



BOROUGH OF AMBLER

COUNCIL MEETING AGENDA

**All matters that are deliberated could result in
a vote to take official action.**

July 18, 2023

7:00 p.m.

**Minutes for Consideration:
June 20, 2023**

COMMITTEE REPORTS:

FINANCE & PLANNING

PUBLIC SAFETY

PUBLIC UTILITIES

PARKS & RECREATION

SALARY & PERSONNEL

This evening's presentations:

A public hearing will be held this evening for Ambler Lakeview Development LP
at 9 N. Maple Avenue for Conditional Use Approval

Finance & Planning Committee

Committee Members: Nellie Forst – Chair, Karen Sheedy, Lisa Auerbach, Nancy Roecker Coates.

The Committee will consider the following recommendations:

1. That the June 2023 bills be paid in the amount of \$ 578,116.69

FUND	June 1st Run	June 2nd Run	TOTALS
GENERAL	119,756.70	23,531.65	143,288.35
STREET LGTS	3,684.68	-	3,684.68
FIRE	-	-	-
REFUSE	53,868.22	4,684.44	58,552.66
PARKS & REC	5,459.99	2,447.89	7,907.88
WATER	62,229.36	62,089.01	124,318.37
SEWER	21,426.95	3,740.27	25,167.22
WWTP	96,348.11	72,986.18	169,334.29
LIQUID FUELS	206.24	-	206.24
WATER CAPITAL	45,657.00	-	45,657.00
TOTALS	408,637.25	169,479.44	578,116.69
VOID CHECKS *	-	-	-
GRAND TOTAL	408,637.25	169,479.44	578,116.69

2. **Attached** for consideration is an Ordinance for a residential inspection program for resale properties. The Committee may consider advertising the Ordinance for adoption.
3. A public hearing will be this evening for Ambler Lakeview Development LP at 9 N. Maple Avenue Conditional Use application proposing a 92 residential unit five story building with associated parking. Borough Engineer, Borough Planning Commission, and Montgomery County Planning Commission reviews.(**attached**).
4. A recommendation is requested to approve the **attached** lease for the Head Start program for the 2023-2024 School year.

The following business will be discussed:

1. The Borough Engineer's report is attached..
2. **Attached** is the Zoning Hearing Board notice for 9 N. Maple Avenue

Recommendations

1. That the June 2023 bills be paid in the amount of \$578,116.69.
2. Consideration is requested for a residential inspection program for resale properties. The Committee will consider advertising the Ordinance for adoption.
3. A Recommendation is requested to approve the lease for the Head Start program for the 2023-2024 School year.
4. A public hearing was held for Ambler Lakeview Development LP at 9 N. Maple Avenue for Conditional Use Approval.

PROPOSED RESALE INSPECTION LIST

- Curb / Sidewalk Inspection – if a home has a curb and sidewalk that needs repair or replacement it would be required to do so prior to the issuance of a use and occupancy. Borough inspectors would mark the required areas for repair with white spray paint. *Please note that enforcement of the existing curb and sidewalk is presently done on a complaint basis. If a complaint is received regarding a damaged curb or sidewalk an inspection is done property owner notified for said repairs and failure to repair or replace within a reasonable timeframe would result in possible fines and the Borough performing the work and placing a lien on the property for the costs of said repairs.*
- Sewer lateral Inspection - the seller of the property would be required to hire a plumber to conduct a video inspection of the sanitary sewer service lateral and issue a certified report regarding the condition. *Act 537 of the Pennsylvania Department of Environmental Protection (DEP) requires local governments to adopt a corrective action plan to control overloading of the sanitary sewer system and one of the requirements is to remove stormwater from these types of sewer lines. This storm water and ground water entering the system inappropriately is referred to as Inflow and Infiltration (I&I). Below is the link to further information on PA DEP Act 537:*

<https://www.dep.pa.gov/Business/Water/CleanWater/WastewaterMgmt/Act537/Pages/default.aspx>

- Backflow preventer verification – this is a check valve located on the house side of the meter to prevent water from flowing in the opposite direction out of the home in the event of an emergency. Verification if water service line is constructed of Lead. Whether the service line is categorized as “Lead”, “Non-lead”, or “Lead Status Unknown”. This is a requirement of the Ambler Borough Water Company not because of restrictions of the Borough of Ambler. The Borough owns the water company that is why this it is a requirement. *Back flow preventors have been required as per the Pennsylvania Code Chapter 109 and the Safe Drinking Water of 1974. If your property has been bought since the 1980s or constructed after that year, chances are your property has a backflow preventor already installed on the property or the previous homeowner or agent may have failed to disclose this. In addition to the backflow preventor requirement the US EPA as of August 2022 is requiring Water Distribution Companies to provide an inventory of all customer lead and copper service lines by October 2024. Below is further information on Pennsylvania Code regarding backflow prevention requirements as well as the lead and copper service line inventory rules for US EPA:*

<https://www.pacodeandbulletin.gov/Display/pacode?file=/secure/pacode/data/025/chapter109/subchapGtoc.html&d=>

<https://www.pacodeandbulletin.gov/Display/pacode?file=/secure/pacode/data/028/chapter18/s18.73.html&d=>

<https://www.epa.gov/ground-water-and-drinking-water/revised-lead-and-copper-rule>

- Smoke and Carbon monoxide detectors - seller is required to sign a pre-closing affidavit on a form provided by the Borough which confirms the presence of working smoke and carbon monoxide detectors on each floor of the home, including the basement, along with any other details as recommended from time to time by the Fire Marshal. *This is already a requirement for resale of property in the Borough. Given the older housing stock in the Borough many attached homes were built without required fire walls in the Borough and this requirement benefits existing attached homeowners and new homeowners. While smoke detectors don't prevent fires, detecting them early helps prevent spread to neighboring properties.*
- House numbers, a minimum of 3 inches in height, have been installed and are easily seen from the street. *This is done for the benefit of homeowners, Wissahickon Volunteer Fire Company, Ambler Police Department, and local Ambulance Companies in the event of emergencies.*

BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER _____

AN ORDINANCE CREATING RESIDENTIAL RESALE OCCUPANCY PERMITS AND PRE-PERMIT INSPECTIONS WITHIN THE BOROUGH; IDENTIFYING THE SPECIFIC ITEMS THAT MUST BE INSPECTED; BEING A NEW PART 200 IN CHAPTER 11, "BUILDINGS" IN THE BOROUGH CODIFIED ORDINANCES; INCLUDING SEVERABILITY, REPEALER, AND EFFECTIVE DATE CLAUSES

In the interests of the health, safety and welfare of the Borough and its residents, the Borough of Ambler does hereby create residential occupancy permits and a requirement that certain identified items be inspected at the time of any transfer of ownership of residences within the Borough, and specifically ORDAINS as follows:

11-200. TITLE. There is hereby created a residential resale inspection obligation in the Borough of Ambler.

11-201. DEFINITIONS

- a. *Private Sewer Service Lateral.* The private sewer pipe extending from a building to the publicly owned and operated sewer system, regardless of where the sewer main is located within the street that the building fronts.
- b. *Transfer.* The conveyance of fee simple ownership of improved real estate through the execution of a recordable deed.

11-202. INSPECTIONS REQUIRED UPON TRANSFER.

1. Prior to proceeding to closing and the execution of a deed conveying ownership, the Seller (or, if agreed between the Seller and the Buyer, then the Buyer) shall obtain inspections of the following:
 - a. Sewer laterals;
 - b. Curbs and sidewalks, when the home includes such improvements;
 - c. Backflow Prevention
 - d. House Numbers
2. Prior to proceeding to closing and the execution of a deed conveying ownership, the Seller shall provide an affidavit in a form provided by the Borough which verifies the existence of smoke detectors and carbon monoxide detectors within the residence.

11-203. SEWER LATERAL INSPECTION REQUIREMENTS

- A. A plumber must conduct a video inspection of the sanitary sewer service lateral.
- B. The plumber shall certify that there is no inflow or infiltration into the lateral, that there are no illegal connections, and that the clean-out vent is capped and not damaged.
- C. The transfer of the property does not require such plumber's certification where:
 - i. The transfer is from the builder of the home to the first owner;
 - ii. There was a previous lateral inspection by a plumber within the preceding 36 months;

- iii. The lateral has been replaced and was inspected at the time of such replacement, in which case no further inspections are required for a period of ten years.

11-204. SMOKE AND CARBON MONOXIDE DETECTORS

- i. Seller is required to sign a pre-closing affidavit on a form provided by the Borough which confirms the presence of working smoke and carbon monoxide detectors on each floor of the home, including the basement, along with any other details as recommended from time to time by the Fire Marshal.

11-205. CURB/SIDEWALK REQUIREMENTS

- i. Upon being advised of the pending transfer, the Borough staff or engineer will inspect the curb, sidewalk as applicable;
- ii. Inspections shall use U.S. Department of Transportation criteria or newly established criteria that the Borough is currently researching: 99.5% of the sidewalk must be free of vertical misalignment greater than 1/2 inch, horizontal cracks greater than 3/4 inch, spalling deeper than 1/2 inch, and no visible hazards.

11-206. BACKFLOW PREVENTION REQUIREMENTS

- i. The home will be inspected by Water Department staff or Code (in the event of an emergency) for the presence of a working check valve that prevents water from flowing out of the home and back into the system;
- ii. The inspection will identify the service line as one of the following:
 - a. Lead
 - b. Non-lead
 - c. Lead status unknown

11-207. HOUSE NUMBERS

- i. Each inspected home must have the house number installed, at least three inches high, and easily visible from the street.

11-208. ADMINISTRATION

- i. When each of the inspections required by this ordinance are satisfactorily completed, the Borough will issue a use and occupancy permit for the residence.
- ii. When one or more inspections discloses that the residence is not in compliance and requires work to be brought into compliance, the Borough will issue a temporary occupancy permit, in which case the property shall be brought into compliance within twelve months of closing. When weather or other exigencies prevents a pre-closing inspection, a temporary occupancy permit will be issued and a post-closing inspection will be scheduled, with compliance required within 12 months of the inspection.
- iii. If an inspection discloses that the residence is in such a condition occupying it would be dangerous to the health, safety or welfare of the occupants, the

- Borough will issue an access only permit, allowing entry to the residence (but not occupancy), to bring the property into compliance within twelve months of closing.
- iv. The Borough shall not require the posting of any escrow, and the inspections set forth herein shall not serve to delay or postpone and closing scheduled between a buyer and seller.
 - v. The obligations herein apply to every seller of a residence in the Borough. The obligation will pass to the Buyer if this ordinance is not complied with prior to sale.
 - vi. The Borough will, to the extent possible, tie the inspection program to the issuance of water certifications associated with the sale, in order to identify homes that require inspection.

This ordinance shall be effective on the earliest effective date recognized by the Pennsylvania Borough Code, section 3301.3.

The provisions of this ordinance are intended to be read *in pari materia* with existing Borough ordinances. To the extent that any earlier Borough ordinance includes language inconsistent with any language in the within ordinance, then to the extent of such inconsistency, the prior ordinance is repealed.

Should a court of competent jurisdiction invalidate any portion of this ordinance, then such portion shall, to the extent possible, be severed from the remainder, which shall continue in full force and effect.

SO ORDAINED this _____ day of _____, 2023.

Glynnis Siskind, Council President

ATTEST: _____
Mary Aversa, Secretary

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 18, 2023

Glenn Kucher, Zoning Officer & Planning Coordinator
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002

Re: MCPC #21-0200-003
Plan Name: The Ambler Conditional Use
2 lots comprising 2.67 acres
Situate: 9 North Maple Avenue, between Butler Avenue and Ambler Avenue
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced conditional use application as you requested on May 2, 2023. We forward this letter as a report of our review. We previously reviewed a preliminary land development plan and zoning text amendment for this site on October 11, 2022 and a sketch plan proposal on July 22, 2022.

BACKGROUND

The Applicant, Ambler Lakeview Development LP, proposes to develop a new five-story residential building on vacant land that was a former industrial site. Two parcels are involved in the development, both of which have frontage on North Maple Avenue on one side and the SEPTA regional rail tracks on the other side.

The primary parcel proposed for development (parcel ID # 01-00-02938-40-9) is 1.55 acres and proposed to contain a new building with 52 motor vehicle parking spaces on the first level and 92 residential dwelling units on floors 2 through 5. This parcel is also proposed to contain an outdoor parking area located between the building and the train tracks. The parking areas include ADA spaces, electric vehicle charging spaces, and landscaping.

The second parcel involved (parcel ID # 01-00-02938-00-4) is located in three municipalities. This 0.66 acre parcel is proposed to contain a parking lot, driveway trash enclosure, and curbing. The portions proposed for development are located within Ambler Borough and Upper Dublin Township. There is a small portion also located within Whitpain Township on which no development is proposed.



The development is proposed to have two driveways on North Maple Avenue – one on each side of the building. The proposed parking areas inside and outside of the building provide a total of 139 parking spaces. The total proposed area of disturbance is 2.24 acres.

Since the previous submission, the borough has advertised a zoning text amendment to the RO District that would allow this project to be submitted as a TOD by Conditional Use. The applicant has amended the plan since the previous submission to add internal sidewalks and crosswalks.

The portions of the parcels in Ambler Borough are located within the RSC – Retail & Service Commercial Zoning District and within the RO – Redevelopment Overlay District Zoning. The applicant proposes the development as a Transit-Oriented Development, permitted under the RO District as a Conditional Use, provided the ordinance advertised by the borough is adopted. This application is primarily to seek Conditional Use approval for the Transit-Oriented Development Use.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal. We have found it to be generally consistent with the Ambler Borough's ordinances and planning documents. As our previous review letter states, we also find this application consistent with the county's comprehensive plan. However, in the course of our review we have identified the following issues that the applicant and Ambler Borough may wish to consider prior to final plan approval. Our comment are as follows:

REVIEW COMMENTS

CONDITIONAL USE REQUIREMENTS

- A. Intent. The application submitted appears to meet the intent of a Transit-Oriented Development as stated in the zoning ordinance.
- B. Requirements. We have identified a few requirements that the borough may need to evaluate to ensure conformance to the ordinance. For some items, the applicant may be able to provide details at a later point while agreeing to the requirement now.
 1. Ownership. Section 27-2703.E.(4).(a).6) requires a lot to be in one ownership or filed jointly by the owners of each lot under consideration.
 2. Architectural Elements. At least four architectural elements are required by §27-2703.E.(4).(c). Architectural renderings are required by §27-2703.E.(5).(b).3).
 3. Site Amenities. Bicycle racks, benches, and trash receptacles are required in appropriate locations on the development site by §27-2703.E.(4).(d).5).
 4. Lighting. The conditional use requires lighting that is "traditional in design" along interior walkways and parking areas by §27-2703.E.(4).(i).
 5. Traffic Impact. A "traffic impact report" is required by §27-2703.E.(4).(k). A traffic study is required by §27-2703.E.(5).(b).5).

OTHER REQUIREMENTS

- A. Additional Studies and Plans. Several Requirements for additional studies are required in the Redevelopment Overlay District. These do not necessarily need to be provided prior to the Conditional Use approval. We recommend the borough verify these items are complete prior to final plan approval.
1. Traffic Impact Study. In addition to the requirements mentioned above, a Traffic Impact Study is required by §27-2705.C.
 2. Parking Needs Analysis Study. The zoning ordinance contains a requirement for a professional engineer to provide a parking needs analysis per §27-2705.F.(3).
 3. Architecture. Section 27-2705.P requires architectural elevations to be submitted with any preliminary plan or conditional use application. A variety of architectural requirements are contained in this section. We recommend these be reviewed by the borough.
- B. Additional Regulations.
1. Loading. The borough should work with the applicant to determine if “adequate provision for loading” is provided (§27-2705.F.(2)).
 2. Common Areas. The borough should ensure that common areas of the development are deeded to the satisfaction of the borough solicitor (§27-2705.G.).
 3. Solid Waste Screening. Solid waste facilities are required to be screened per §27-2705.H.
 4. Lighting. In addition to Conditional Use requirements above, lighting requirements of §27-2705.J also apply.

PEDESTRIAN INFRASTRUCTURE

- A. Maple Avenue Property Frontages. The plan set indicates that the applicant proposes to add sidewalk along the Maple Avenue frontage of the building. We strongly recommend that the applicant be required to complete the sidewalk along all frontages of both parcels with Maple Avenue. The portion that is not proposed to have sidewalks is within Upper Dublin Township. Upper Dublin Township requires sidewalks of a minimum of five feet in width along all streets per §212-18 of the Subdivision and Land Development Ordinance. The applicant will likely need to seek a waiver from Upper Dublin from providing sidewalks along this frontage.
- B. Maple Avenue Adjacent Properties. The applicant has mentioned an agreement with a neighboring property owner to complete the sidewalk between this development and the Ambler Train Station. We commend the applicant for this effort and suggest that this be written into the conditional use approval or other legal agreement that is generated during the land development process.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office.

Please print the assigned MCPC number (#21-0200-003) on any plans submitted for final recording.

Sincerely,



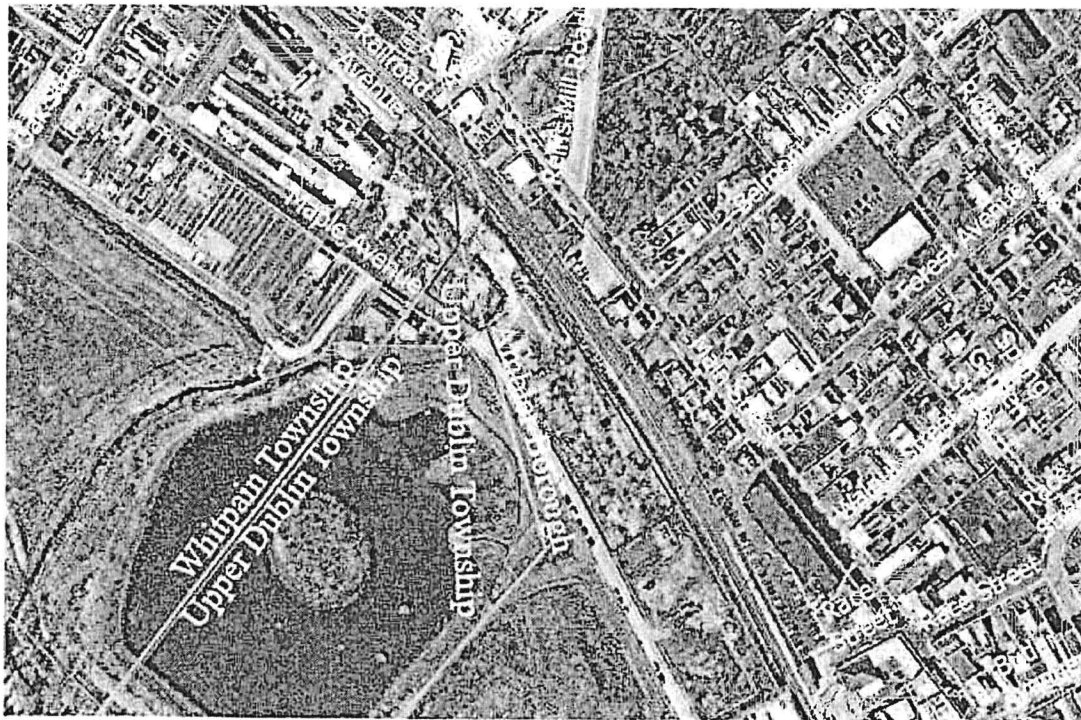
Chloe M. Mohr, AICP, Senior Community Planner
chloe.mohr@montgomerycountypa.gov - (610) 278-3739

- c: John Zaharchuk, Applicant
James Garrity, Esq., Applicant's Representative
Lindsey Breylinger, P.E., Applicant's Engineer
Mary Aversa, Manager, Ambler Borough
Robert Lagreca, Chair, Municipal Planning Commission
Jim Dougherty, P.E., Borough Engineer
Jennifer Dougherty, AICP, Manager of Long Range Planning, SEPTA
Claire Warner, MCPC Senior Community Planner for Upper Dublin Township
Kurt Ferguson, Manager, Upper Dublin Township
Roman Pronczak, Manager, Whitpain Township
Jessica Buck, District Manager, Montgomery County Conservation District

Attachment A: Aerial Image of Site

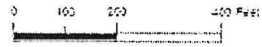
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

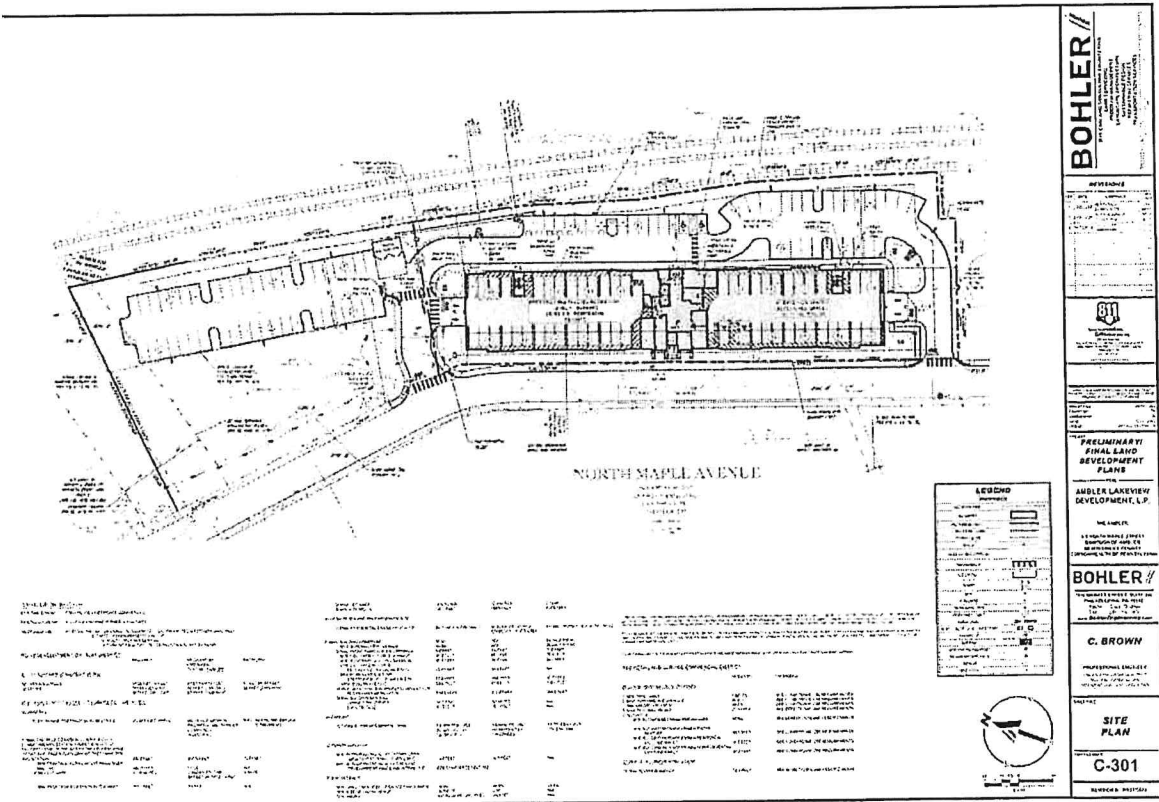
ATTACHMENTS A & B



The Ambler CU
MCPC#210200003

Montgomery
County
Planning
Commission
1000 Locust Hill Road
P.O. Box 37070
Philadelphia, PA 19103
www.montgomerycountypa.gov





Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.boroughofambler.com



May 23, 2023

Mary Aversa, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

Re: 9 N. Maple Avenue
Conditional Use Application

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review a request for a Conditional Use for the proposal of a 92-residential-unit, five-story building with associated parking on the above parcel.

After a presentation from the Applicant, his attorney and his engineer, discussion among the Planning Commission members and input from the public, a motion was made to recommend to Council that it approve the Conditional Use request subject to the County and the Borough Engineer comment letters. The Planning Commission also specifically recommended to Council that they require the sidewalk along Maple Avenue be continued to connect with the existing sidewalk along the SEPTA parking lot at the former train station toward Butler Avenue. The owner of the parcel in between was present at the meeting and agreed to have the sidewalk traverse her property. The vote taken was unanimous in favor of the recommendation.

If you have any questions, please do not hesitate to contact our Chairman, Robert Lagreca.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

APPLICATION FOR SUBDIVISION &
LAND DEVELOPMENT REVIEW
BOROUGH OF AMBLER
131 Rosemary Avenue
Ambler, PA 19002
(215) 646-1000
FAX (215) 641-1355



Development Name: The Ambler

Site Location: 9 N. Maple Avenue, Ambler, PA

Legal Property Owner Name: Ambler Lakeview Development LP

Address: 201 S Maple Ave., Suite 100, Ambler, PA 19002

Phone: 484-532-7830 Fax: 484-532-7833

E-Mail Address: jzaharchuk@summitrealtyadvisors.com

Contact Person (to whom all correspondence will be sent):

Name: John Zaharchuk

Address: 201 S Maple Ave., Suite 100, Ambler, PA 19002

Phone: 484-532-7830 Fax: 484-532-7833

E-Mail Address: jzaharchuk@summitrealtyadvisors.com

Interest of applicant is: Owner Equitable Owner Other-explain _____

Zoning Information:

District RSC

Tax Parcel Number 01-00-02938-40-9

Block 47 Unit 8

Permitted Density 108 units

Total Area 2.16 acres - TOD Effective Tract Area

Type of Review Requested:

Subdivision Plan Land Development Conditional Use Amendment

Type of Plan:

Sketch Preliminary Final

Type of Submission:

New Proposal Revised Prior Submission

Statement of Intent: To obtain conditional use approval for proposed multi-family dwelling as a transit-oriented development. The Application is made pursuant to recent amendments to Redevelopment Overlay District (Zoning Ordinance, Part 27)

Land Use/Proposed Number of Lots/Units Intended Use(s):

- Residential 92 units Apartments
 Commercial _____
 Industrial _____
 Office _____
 Other _____

Please complete the following items which are applicable to your project:

Attorney's Name: James J. Garrity, Esq. and Andrew R. Freimuth, Esq.

Address: Wisler Pearlstine, LLP, 460 Norristown Rd., Suite 110, Blue Bell, PA

Phone: 610-825-8400 Fax: 610-828-4887

E-Mail: jjgarrity@wispearl.com afreimuth@wispearl.com

Engineer's Name: Lindsey Breylinger - P.E.

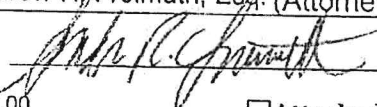
Address: 1515 Market Street, Suite 920, Philadelphia, PA 19102

Phone: 267-402-3400 x 11139 Fax: _____

E-Mail: lbreylinger@bohlereng.com

I certify that the plans submitted comply with the requirements of Chapter 22 of the Ambler Borough Code of Ordinances.

Plan submitted by: Andrew R. Freimuth, Esq. (Attorney for Applicant) (please print)

Applicant's Signature: 

Application Fee: \$ 500.00 Attached Under separate cover

Escrow Amount: \$ _____ Attached Under separate cover

Ambler Borough Fee Schedule (non-refundable)
Checks should be made payable to "Ambler Borough"

RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

NON-RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

ESCROW FUND: Established based on the following calculations

Minor Subdivisions/Land Development (4 lots or fewer)	AT COST
Major Subdivisions/Land Development (5 lots or greater)	AT COST

CONDITIONAL USE HEARING (Council):

Residential \$500.00; Non-Residential \$1000.00 plus costs.

**Addendum to Conditional Use Application Pursuant to Recent Amendments to the
Redevelopment Overlay District (Zoning Ordinance, Part 27)**

Background and Site

Ambler Lakeview Development LP (the “Applicant”) is the owner of 9 N. Maple Ave., Ambler, Pennsylvania 19002, Tax Parcel ID #01-00-02938-40-9 (the “Property”). The Property is primarily located in Ambler Borough, with small portions of land in Upper Dublin Township, with development proposed only in Ambler Borough. In particular, the Property is located within the RSC Retail and Service Commercial District and the RO Redevelopment Overlay District of Ambler Borough, with frontage on Maple Avenue and on the railroad to the rear.

The Property will consist of 2.16 acres, including 1.55 gross tract acres of currently vacant land of a former industrial warehouse site in Ambler Borough (with .004 gross tract acres in Upper Dublin Township). The remaining .61 acres is through an easement with adjacent property owner Anthony G. Biddle Jr. at 5 N Maple Ave., Tax Parcel ID # 01-00-02938-00-4 (the “Easement Area”). The Easement Area includes .25 acres in Upper Dublin Township and .36 acres in Ambler Borough. The Easement Area currently exists as a parking lot and will remain a parking lot.

The total 2.16 acres comprises the TOD Effective Tract Area, a term adopted in the recent amendments to Section 27-102 of the Ambler Zoning Ordinance (the “Zoning Ordinance”). Copies of the deeds and plans for the Property and Easement Area are also included in this application.

Proposed Use

The Applicant seeks to redevelop the Property as a transit-oriented, mid-rise, multi-family development (the “Development”) in accordance with Chapter 27 of the Zoning Ordinance, as amended. The Development will consist of ninety-two (92) studio, one-bedroom, and two-bedroom residential dwelling units in a five (5) story mid-rise building. The Development will also have fifty-two (52) covered motor vehicle parking spaces on the building’s first level, with residential units on floors 2 through 5. The Property will also include an outdoor, at grade, parking area consisting of 87 additional parking spaces, located between the building and the train tracks. In order to permit the Development, the Applicant requires a conditional use approval pursuant to Section 2703(E) of the Zoning Ordinance, which provides that TOD developments shall be permitted within the RO District when authorized as a conditional use by the Borough Council. Consistent therewith, the Applicant has filed this Application.

The Applicant submits that the Development complies with all applicable requirements of the Zoning Ordinance, as amended, and therefore, the requested conditional use should be approved. In particular, the Development complies with the specific requirements for TOD developments in the RO District, contained in Section 2703(E)(4) (Conditional Use Standards). The Property is zoned RSC, is located within 800 feet of the nearest edge of the of the Ambler

Train Station passenger platform, and exceeds the minimum lot width of 100 feet. The Development is an exclusive multi-family residential use, and at 2.669 acres, the Property meets the exception to the minimum lot area set forth in Section 2703(E)(4)(a)(2).

The Development will meet all requirements for density, mix, and bulk, building space, and building orientation. Notably, as a tract in the RSC district, the Development will comport with the maximum residential density of 50 dwelling units per gross TOD Effective Tract Area acre. The Property will further meet the maximum requirements for building and impervious coverage, building setback, building height and building length set forth in Section 2703(E)(4)(b).

The Development's design will be compatible with existing Borough development and designed in a varied and pleasing way. The Development will incorporate a minimum of four architectural elements on the building, and also include pedestrian and transit-oriented designs, such as sidewalks, pedestrian connections and site amenities for a walkable, enjoyable residential experience, with green space and recreation areas in mind. A minimum of 20% of the gross tract area shall be set aside for green space with a portion dedicated and accessible to residents for recreational activities. The Development will include rooftop amenities with recreational opportunities and activities, as well as pedestrian pathways to the nearby Borough streets. Pedestrian-oriented lighting will also be provided for the sidewalk as part of the Development, which, along with the other lighting installed as a part of the Development, will comply with the lighting standards contained in Section 2703(E)(4)(i) of the Zoning Ordinance and enhance the walkability and safety of the area.

Furthermore, the Development satisfies the general standards for Conditional Use approval contained in Section 27-413 of the Zoning Ordinance and the general requirements in the RO District contained in Section 27-2705. The redevelopment of the Property as a transit-oriented, apartment development within 800 feet of the Ambler Train Station platform is consistent with the spirit and intent of Zoning Ordinance, the Subdivision and Land Development Ordinance, and all other relevant plans and studies adopted by the Borough Council, including virtually all the tenets of good planning supporting population density near non-automobile transportation opportunities. The Applicant submits that the Development will not be detrimental to or endanger the public health, safety, or welfare. Because the Development is designed to have studio, one-bedroom and two-bedroom apartment units only, it is not anticipated that many residents will have school-aged children, thereby minimizing any unexpected impacts on the local public school system. Further, the Development has been designed to properly manage the flow of vehicular ingress and egress and pedestrian movements to assure adequate access and circulation arrangements, so that major roads are protected from undue congestion and hazard, and so that pedestrians are encouraged to travel on foot and are still safe from vehicular traffic. The Development will also have all necessary infrastructure to protect the welfare of the public, including adequate utilities, roads, and drainage facilities.

The Applicant further submits that the Development will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the RO District and the underlying zoning districts. To the contrary, the Development will be a significant asset to the surrounding neighborhood and value as well to the public generally, and will dramatically enhance the character of the neighborhood and the use of adjacent properties.

Based on the foregoing, the Applicant believes that it has satisfied all applicable conditions and criteria of the Zoning Ordinance, and respectfully requests that Borough Council grant the requested Conditional Use pursuant to Sections 2703-413 and 2703(E)(3) of the Zoning Ordinance.

AMBLER BOROUGH

Project No.	Project Name	Status
2003-0122-01	Ambler-2013 NPDES MS4 Permit	2022 Annual Status Report submitted to PADEP 9/30/22. Next Annual Status Report due 9/30/23 for period 7/1/22 thru 6/30/23. PADEP review of TMDL/PRP received 5/28/21. Preparation of response and map update underway.
2006-08054	Pedestrian Sidewalk Upgrade Program	Revised Safety Report, ADA, Traffic, DM-3 (plans presentation), and Environmental Report Re-Evaluation approved by PADOT. Revised construction submission, with the reduced scope of work to accommodate the future Park Ave sidewalk, made to DVRPC on 3/28/23. Utility submission coordination with DVRPC underway.
2013-02020	Ambler Crossings	Construction underway. Escrow release for Phase 1 (Boiler House parking) provided 9/27/18. Escrow release #1 for Phase 2 provided 6/4/20. Review of amended Village Green provided 4/22/22.
2014-12015	St. Mary's Villa Residential Redevelopment.- TIS	UDT provided Bethlehem/Lindenwold signal concept plans for review on 7/2/21 and were discussed with UDT on 7/22/21. UDT & Ambler coordinating with owner of 98 S Bethlehem & 359 Lindenwold.
2017-01010-01	Ambler Pocket Park - Ambler Square	SOM 9/21/2021. EOM 3/22/2023.
2020-07089	90 W. Butler Ave	Construction complete. SOM 6/3/2022. EOM 12/2/2023
2021-01010.02	Tannery Run Repairs - 33 - 57 E Butler Ave	Design underway to replace culvert and make other repairs. Anticipate bidding late winter for bidding in spring 2023. Coordination with property owners underway.
2021-01010-01	Tannery Run Repairs (205 E Butler - Serrao)	Construction complete. SOM 11/16/22. EOM 5/16/24.
2021-01136	241 N Main Street (DeCastro Enterprises)	LD review provided 3/29/23.
2021-03028	Lakeview Development 5-9 N. Maple Ave.	Review of preliminary/final plans provided 10/18/22. PC recommended conditional use at 5/23/23 meeting.
2021-04048	Edgewood Dr - PA Small Water & Sewer Program Grant Implementation	Contract for storm sewer extension base bid award to Nyce Construction Services. The preconstruction meeting will be scheduled.
2022-03102	Ambler 2022 Paving	Constuction complete. SOM 3/16/23. EOM 9/13/24.
2022-05006	25 N Ridge - Colony Club LD Review	Council granted conditional approval at 8/23/22 meeting. Building construction underway.
2022-05007	24 & 26 N Ridge - John's Court	Council granted conditional approval at 4/18/23 meeting.
2023-03002	Court at Ambler Station (Ambler Station I, LLC)	Sketch Plan review provided 4/20/23 and discussed at 4/25/23 PC meeting.
2023-06042	Deane Lot Line - 162 E Park and 215 Mattison (01270-308)	Review due 7/14/23
2023-06046	109 Glen Mawr Dr Grading Permit	GP review provided 6/21/23
9991010	Ambler Borough General Engineering Services	

Sewer Engineer

GILMORE & ASSOCIATES, INC.

AMBLER BOROUGH

Project No.	Project Name	Status
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is complete; testing remains.
9991050	Ambler Borough General Sewer Services	Ongoing.
Water Engineer		
2012-10043	Loch Alsh Dam Annual Inspections	Annual inspection with PADEP conducted on 11/2/22. Inspection report submitted to PADEP on 11/10/22.
2013-02020-02	Ambler Crossings - Water	Construction underway. Water main is tested/complete.
2018-01154	Gwynedd Walk (LGT)	Water main construction and testing complete. 18 month maintenance period complete. Acceptable water as-built plan received 9/13/21, and final inspection conducted by Water Dept. Solicitor preparing documents for acceptance of water system by Ambler Borough.
2018-01171	Mattison Estates (UDT)	Water construction and testing complete. 18 month maintenance period began 7/1/20. Assisting Ambler staff with construction concerns and project documentation. Maintenance Bond extended to 4/1/2023 based on observed water service leaks and concerns with construction of water facilities. Water as-built plans received; additional G&A comments provided to developer on 2/8/23. Developer continues to address punch list items and as-built plans. Reviewing proposed changes to water services associated with a reconfiguration of dwellings.
2020-03071	2021 MIRIA Grant Program	Construction of the water mains to connect Wells 2, 6 and 7 to the proposed PFAS treatment facility next to Well 6 was completed in 2022. Maintenance period ends 9/4/23 and punch list inspection is to be scheduled.
2020-03072	Whitemarsh Plant Operations	Assisting Water Dept. with recommendations and revisions to the Whitemarsh Plant SOPs. G&A conducted a visual assessment of the clear well tank's structural condition and provided a report dated 9/19/22 with observations and recommendations.
2020-06158	Wells 2, 6, and 7 PFAS Treatment System	\$1,000,000 grant awarded by PADEP. Project advertised for bids on December 22, 2022; pre-bid meeting held at Boro Hall on January 18, 2023; bids received February 2, 2023. General/Mechanical and Electrical/HVAC contracts awarded to Blooming Glen Contractors on 2/7/23. Pre-construction meeting held on 4/13/23. Construction expected to begin in September/October 2023. Review of shop drawing submittals underway.
2021-04054.01	2022 MIRIA Grant - Design	Initial field survey and base plan for Well 14 site completed; design and permitting underway with Greensand Plus filtration proposed for Manganese treatment and Ion Exchange proposed for PFAS treatment.
2021-04095	Longfield Farms Development (Whitemarsh Twp)	Plan review letter #3 issued 5/17/22 recommending project approval; water construction escrow recommended per letter dated 5/5/22 for use in developer's agreement. Pre-construction meeting held on 6/27/22. Water shop drawing submittals reviewed 7/22/22. Water construction and testing complete.
2022-01230	T-Mobile Upgrades at Houston Rd Tank	Plan review #2 issued 5/24/22 recommending project approval.
2022-02056	AT&T Upgrades at Houston Rd Tank	Plan review letter #2 issued 8/3/22 recommending project approval.
2022-02095	NWWA Water Purchase Agreement	Meeting held on 2/14/22 between NWWA staff, Ambler staff and G&A to discuss potential interconnection of respective water systems for emergency & permanent uses and wholesale purchase of water. NWWA provided a draft Water Supply Agreement to Ambler on 3/9/22 for review.

AMBLER BOROUGH

Project No.	Project Name	Status
2022-02104	AT&T Upgrades at Broad Axe Tank	Plan review #2 issued 6/30/22 recommending project approval. Work to follow pre-construction tank inspection by MBA.
2022-04076	Lakeview Development 5-9 N. Maple Ave.	Water/Sewer plan review #1 issued 2/23/23.
2022-04096	2023 MIRIA Grant Program	Prepared MIRIA Application documents for submission by Borough on May 16, 2022. Attended MIRIA Board meeting on December 16, 2022 to provide update on completed, ongoing, and proposed Ambler MIRIA/PFAS projects. At the December 16th meeting, MIRIA awarded \$1,134,000 in grant funding for (2023) projects associated with 2022 application, including NWWA interconnection and associated new piping, additional cost for Whitmarsh carbon replacement, and 2023 PFAS sampling. Reviewed and tabulated January 2023 quarterly PFAS samples for all sources and tanks.
2022-04096.01	2023 MIRIA Grant - Design	Consulted with PADEP regarding permitting requirements for new NWWA Interconnection. Field survey complete. Water and interconnect design currently underway. G&A met with Water staff on 4/25/23 to review preliminary design.
2022-06066	Verizon Upgrades at Houston Rd Tank	Plan review #1 issued 6/22/22 recommending project approval.
2022-07025	Wissahickon Park (Whitpain Twp)	Coordinating with Ambler staff re: proposed improvements to Wissahickon Park and need for new or upgraded water service for site. Received plans on 6/23/23 and review is in progress with Water staff.
2023-04049	2024 MIRIA Grant Program	Prepared MIRIA Application documents including cost estimates for submission by Borough on May 15, 2023. The application included projects for a PFAS treatment system at Well 4, additional costs for current PFAS treatment system projects at Wells 2, 6 & 7 and Well 14, as well as Whitmarsh carbon changeout and quarterly PFAS sampling at all sources and tanks for 2024. Total grant request amount was \$3,525,000.
9991049	Ambler Borough General Water Services	Ongoing assistance concerning PFAS issues, including regulatory activity, source monitoring, providing information and responses to the public. Preparing update to water distribution system map. Met with Borough Manager and Water staff on 3/24/23 to discuss status of current projects and 2024 MIRIA Grant Program application.

Zoning Notice

Notice is Hereby given that the Zoning Hearing Board of the Borough of Ambler will conduct a public hearing on July 26, 2023 at 6:30 pm prevailing time at the Ambler Borough Hall, 131 Rosemary Avenue, Ambler, Pa 19002.

At that time, the Zoning Hearing Board will hear testimony and accept evidence on the application of Ambler Lakeview Development LP (**owners**) for the real property located at 9 N. Maple Avenue, Ambler, PA 19002 parcel number 01-00-02938-40-9 (the "Tract") located in Retail and Service Commercial (RSC) district with a Redevelopment Overlay District requesting special exceptions approval to permit the proposed floodplain uses within the Borough's floodplain conservation district in order to construct a 92-unit residential five story building with associated parking. Specifically, the Applicant requests special exceptions pursuant to Sections 27-1910.E, F, G, I, and J and Section 27-1911.3 to permit the following proposed uses and activity within the floodplain on the property which is part of the Borough's floodplain conservation district: (1) sanitary, storm sewers and stormwater basins; (2) driveways; (3) grading or regarding in connection with such uses; (4) a fence; and (5) portions of a retaining wall (collectively, the "Proposed Floodplain Uses").

All interested parties are invited to attend and participate in the hearing. Any individual with a disability wishing to attend the above scheduled hearing who requires an auxiliary aid, service or other special accommodations to participate in this hearing should contact the Borough at (215) 646-1000 as soon as possible to discuss how the Borough of Ambler can best provide assistance.

Public Safety Committee

Committee members: Jennifer Henderson – Chair, Nancy Roecker Coates, Erin McKenna Endicott, and Amy Hughes.

The Committee will make no recommendations.

The following business was discussed:

1. The Police Department report is **attached**.
2. The Community Ambulance report is **attached**.
3. The Fire Department report is **attached**.
4. The Public Works and the Code Enforcement reports are **attached**.



EMERGENCY: DIAL 911
EMAIL: info@amblerambulance.org

BUSINESS: (215) 643-6517
FAX: (215) 643-5212

Excellence in Pre-Hospital Care
COMMUNITY AMBULANCE ASSOCIATION, AMBLER
1414 E. BUTLER PIKE
P.O. BOX 98
AMBLER, PENNSYLVANIA 19002

Ambler Borough Statistics – 2023

<u>Month</u>	<u>Calls in Borough</u>	<u>Total Calls for CAAA</u>
January	56	524
February	45	431
March	48	471
April	48	489
May	60	493
June	65	479
<u>YTD Totals</u>	322	2,887

*Serving Ambler Borough, Lower Gwynedd Township
Springfield Township and Portions of Upper Dublin Township*



Wissahickon Fire Company
 Fire Chief Report
 June 2023 (181 days)

Township	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total	%
Ambler	17	17	8	17	18	18							95	35%
Conshohocken				1									1	0%
Horsham	3	1	1		1	1							7	3%
Lansdale		2											2	1%
Lower Gwynedd	18	17	20	20	24	22							121	44%
Montgomery		1	1	1	1	2							6	2%
North Wales				1									1	0%
Plymouth			1	2		2							5	2%
Springfield			2										2	1%
Upper Dublin	2	1		3	3	1							10	4%
Upper Merion			1										1	0%
Whitemarsh	1	3	1	1		2							8	3%
Whitpain	2	2	2	1	4	2							13	5%
TOTAL	43	44	37	47	51	50	0	0	0	0	0	0	272	100%

Type of Call	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total	%
Accident Standby		2	4	1	1	1							9	3%
AFA Actual	8	8	5	12	8	9							50	18%
AFA False	10	12	7	5	6	15							55	20%
Appliance					1	1							2	1%
Assist EMS		1		2	1	1							5	2%
Assist Police					2								2	1%
Brush			1		6	1							8	3%
Building Investigation	2	2	2										6	2%
CO Detector		2		3	3	3							11	4%
Commercial Bldg	2	1	2	2	1	2							10	4%
Elevator Rescue		1		2	3	2							8	3%
Fast Team Assist	2			1	2	1							6	2%
Gas Odor Inside	2	4	3	5	2	2							18	7%
Gas Odor Outside	1	2		1	1	1							6	2%
High Angle Rescue			1										1	0%
LDH Strike Team			1										1	0%
Non Comm Bldg	4	3	3	4	2	3							19	7%
Officer Investigation	3	3	1		3	2							12	4%
Search			1										1	0%
Smoke in area	2			1		1							4	1%
Standby	1	1	1	1									4	1%
Traffic Unit assist	2	1	2	2	4	2							13	5%
Trash	1			1	1								3	1%
Vehicle Fire				1	2	1							4	1%
Vehicle Leaking fuel			1										1	0%
Vehicle Rescue		1	1	2	2								6	2%
Water Rescue													0	0%
Wires	3		1	1		2							7	3%
TOTAL	43	44	37	47	51	50	0	0	0	0	0	0	272	100%

Day of the week	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total	%
Monday	9	2	5	8	9	10							43	16%
Tuesday	6	6	7	2	9	11							41	15%
Wednesday	10	7	3	8	12	3							43	16%
Thursday	2	8	4	5	3	10							32	12%
Friday	2	8	7	6	5	6							34	13%
Saturday	5	7	8	12	9	4							45	17%
Sunday	9	6	3	6	4	6							34	13%
TOTAL	43	44	37	47	51	50	0	0	0	0	0	0	272	100%



Wissahickon Fire Company
Fire Chief Report
June 2023 (181 days)

Attendance	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total	%
Day Calls (M to F 6AM to 6PM)	19	23	15	21	26	31							135	50%
Attendance at Day Calls	254	291	158	221	288	374							1,586	
Average Day Calls	13.4	12.7	10.5	10.5	11.1	12.1	-	-	-	-	-	-	11.7	
Night & Weekend Calls	24	21	22	26	25	19							137	50%
Attendance at N & W Calls	327	316	294	325	306	210							1,778	
Average Night & Weekend	13.6	15.0	13.4	12.5	12.2	11.1	-	-	-	-	-	-	13.0	
Total Calls	43	44	37	47	51	50							272	100%
Total Attendance	581	607	452	546	594	584							3,364	
Average Total Calls	13.5	13.8	12.2	11.6	11.6	11.7							12.5	
Average Fire Attendance 7A	11.2	11.1	10.1	9.7	9.8	9.5							10.2	
Average Fire Attendance 7B	2.3	2.7	2.2	1.9	1.9	2.1							2.2	
Average Fire Attendance	13.5	13.8	12.2	11.6	11.6	11.7	-	-	-	-	-	-	12.4	
Total Drills	4	4	4	4	4	4							24	
Total Drill Attendance	138	135	117	114	114	104							722	
Average Drill Attendance	34.5	33.8	29.3	28.5	28.5	26.0							30.1	

January 2023 Training	Reorganization & Equipment Checks, Bloodborne Pathogens, First Aid & CPR recertification, Ambulance equipment review	345 FF hours In training
February 2023 Training	Hazmat Refresher for 2 nights, Basement Fires, Tour of Janson Research Facility in Lower Gwynedd	337 FF hours In training
March 2023 Training	Tumpike Incident Management, Door prop & Equipment check, MSA new air pack review, MSA air pack training along with FF CPR	293 FF hours In training
April 2023 Training	MSA air pack training @ Main St. Passport system review, Forcible entry practice, LDH strike team review, Ventilation Prop @ Fire Academy	285 FF hours In training
May 2023 Training	Water evolutions with trainees, Engine Company Operations, Car fire Prop	285 FF hours In training
June 2023 Training	Engine Company Operations, Hoarding Awareness, Mapbook knowledge, Water rescue review	260 FF hours in training
July 2023 Training		
August 2023 Training		
September 2023 Training		
October 2023 Training		
November 2023 Training		
December 2023 Training		

1805 Total training hours

Count of Alarm 2023								
Hour of Day	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
0	3	1		1		1	1	7
1	3		1			1		5
2		1				1	1	3
3	1			3			2	6
4	1						1	2
5	1						2	3
6	1			2			1	4
7	2	1		1		2		6
8		3	4	2	2	2	3	16
9	3	5	3	1	4	1	2	19
10	1	4	3	4	1	3	4	20
11	1	1	5	4	3	2	2	18
12	1	3	1	3	3	4	1	16
13	2	2	3	3	3	2	2	17
14	2	1	2	3	3	1	3	15
15	1	2	2	3	5	2	3	18
16	1	3	3	3	3	2	4	19
17	2	2	3	1	1		3	12
18		2	1	3	1	4	1	12
19	2	2	3	2	2	2	2	15
20	2	3	6	1		1	5	18
21	2	3	1	1		1		8
22	2	1		2	1		2	8
23		3				2		5
Grand Total	34	43	41	43	32	34	45	272

Water and Highway Monthly Report June 2023

Water Department

Blow Out Curb Box / Street Valve with Air Compressor	4*
Change Meter	39*
Change CU Ft Meter to Gallon Meter	13*
Check Meter Pit for Leak	
Check Report of Possible Water Leak	2*
Deliver New Meter & Couplings to Contractor / Plumber	1*
Deliver Notice of Repairs/Meter Replacements/Shut Offs	5*
Dig and Reset / Replace Curb Box	7*
Dig and Replace Street Valve	
Dig and Retap Main	2**
Exercise Valves	
Final Water Readings	27*
Fire Flow Test	
Flushing Fire Hydrants	4**
Flushing Sewer Mains for Preventative Maintenance	
Frozen Curb Stop	
Hose off Water Service	
Hydrant Maintenance	2*
Install New Meter	6*
Install New Register on Meter (Pit)	
Leaking Cuplink / Washers on Meter/Valve	
Leaking Meter	
Locate, Clean Out, Mark Curb Box & Exercise Curb Box	3*
Locate Valves & Blow Out	
Low Water Pressure Check	3*
Lower / Raise / Install Curb Box Lid	
Meter Readings	13*
Meter Readings Quarterly Billing	1**
Meter in Reverse	
MetroTech Water Service Line (Locate Curb Stop)	1*
No Water Check	
Noisy Meter	
Parking Meter Collections	5*
Parking Meter Repair	4*
Possible Clogged Meter	
Renew Water Service	
Repair Lid (Curb or Valve)	1*
Repair/Replace Radio Read	2*
Replace Fire Hydrant	1**
Trace Water Service	
Stopped Meter	1*
Verify Meter is installed Correctly	
Verify Service Leak on Customer Side Has Been Repaired	
Verify Water is off at Curb	
Water Class	
Water Service Leak Borough Side 534 Argyle Ave.	1**
Water Shut Offs for Non Payment	2*
Water Shut off - Temporary Request or Emergency	7*
Water Turn On Service	5*
Well Maintenance/Sampling	Daily**
WLPP Application (Inspection needed)	4*

Public Works

Backfill, Tamp & Cold Patch Holes from Water Repairs	1*
Base Street from Water Repair	
Clean Bathrooms / Breakroom @ Garage	1*

Clean Blockhouse's	3*	
Clean out Culverts / Inlets		
Clean Dump @ WWTP		
Clean Garage/Shop	3*	
Clean Tools, Pumps & Hoses	1*	
Clean Equipment / Vehicles	4*	
Clean Grounds at Borough Hall/Water Tanks/Wells		
Clean & Organize Water Cage @ Garage		
Clean Up After Storm	1*	
Cut Grass @ Boro Hall/CVS Alley/106 Poplar/Triangle at Reiffs Mill&Ten	1*	
Cut Low Hanging Tree Branches Parks & Sidewalks		
Deliver / Pick Up Barricades / Cones	4*	
Deliver/Pick Up Suplies	2*	
Deliver New Trash / Recycle Cart	5*	
Equipment Repair / Maintenance		
Form Curb & Sidewalks for Concrete	8**	
Hang/Remove Banners on E. Butler Ave		
Installing belgium blocks around tree near Ridge		
Lawn Restorations		
Leaf Clean/Pick Up		
Mulch	2*	
PA One Calls	Daily*	
Paint Crosswalks / Crossbars / Curbs / Parking / Lines	2*	
Park Clean Up / Maintenance	1*	
Plantings	1*	
Playground Maintenance	2*	
Playground Equip. Maintenance		
Pothole Restoration		
Possible Sanitary Sewer Backup		
Prep for Event	2*	
Prep for Sidewalk		
Pull Sidewalk Forms & Fill with Topsoil	1*	
Pull Weeds	1*	
Repair Manhole Lid	1*	
Repair / Rebuild Inlet		
Repair Wheels on Recycle / Trash Cart	5*	
Replace Recycle/Trash Cart	2*	
Saw Cut Street for Street Restoration		
Sewer Jetting		
Sewer Solvent in Sewers	1*	
Sidewalk / Curb Restorations	2*	
Sign Maintenance	4*	
Street Sweeper Operator	Daily*	
Street Sweeper Maintenance	5*	
Street Restorations		
Tar Seal Cracks in Parks & Various other Locations		
Trash Removal Butler Ave.	Weekly*	
Trash Removal Parks / Clean Blockhouse's	Weekly*	
Trim Tree Branches around Street Signs		
Vehicle Maintenance	2*	
Weed Wack		
Employees Hours Off / Days	56	7
Holidays	8	1
Scheduled On-Call Overtime	18 HOURS	
Scheduled Operational Overtime	18 HOURS	
Emergency Overtime-See Finance Manager Report		

*Jobs

**Day

Public Utilities Committee

Committee Members: Haley Welch-Chair, Erin McKenna Endicott, Amy Hughes, and Karen Sheedy.

The Committee will consider the following recommendations.

1. A Recommendation is requested to approve the **attached** lease renewal for the T Mobile equipment on the Houston Tank.
2. The Solicitor will provide an update on the 3M settlement details for the PFOS/PFAS contamination. A motion to accept recommendation of special counsel to opt out of the class action is requested.

The following business was discussed:

1. The WWTP Engineer's report is **attached**.

Recommendations

1. A recommendation is requested to approve the lease renewal for the T Mobile equipment on the Houston Tank.
2. The Solicitor will provide an update on the 3M settlement details for the PFOS/PFAS contamination. A motion to accept recommendation of special counsel to opt out of the class action is requested.



July 11, 2023

Ms. Mary Aversa, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

Re: Status Report - June 2023

Dear Mary;

The status of current active projects is as follows:

1. Wissahickon Creek TMDL - We understand that the Water Quality Improvement Plan is still being prepared by the partnership.
2. Conversion of Digesters - Construction restarted in late February for the conversion of the digesters from anaerobic digestion (without air) to aerobic digestion (with air). There is a total of 5 digesters in the scope. The first digester, T-9, was re-started in March with some operational aeration issues; the plant is operating T-9 in a temporary work-around, down-sized sheaves and belts, as we work on a permanent solution with VFD's. T-10 had been emptied, cleaned, the cover removed, the work on the modifications in the tank started in April and is on-going.
3. Diversion of Upper Dublin WWTP to Ambler WWTP - PADEP approved the Act 537 Plan prepared by Bucks County Water and Sewer Authority (BCWSA) for closing the Upper Dublin Wastewater Treatment Plant and diverting that flow to Ambler's Wastewater Treatment Plant. EEMA prepared the PADEP NPDES Permit Application and DRBC docket application in late 2022 for increasing the permitted annual average flow of the WWTP from 6.5 MGD to 7.7 MGD and obtaining the new effluent permit limits from PADEP and DRBC. Ambler's Part I NPDES Permit application, inclusive of the request for increased permitted flows and limits, was submitted to PADEP in March 2023.
4. UV Light Disinfection Replacement - The PADEP Part II Permit application was submitted and approved in late 2022. We continue to work on design and anticipate finalizing the scope and cost estimates in June, then letting the installation through the COSTARS program, late 2023, early 2024, at the Borough's discretion.

If you have any questions, please do not hesitate to contact me.

Very truly yours,
Environmental Engineering
& Management Associates, Inc.

Anthony L. Price

Anthony L. Price, P.E.

Principal Engineer

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Parks and Recreation Committee

Committee Members: Erin McKenna Endicott-Chair, Jen Henderson, Haley Welch, and Lisa Auerbach.

The Committee will consider the following recommendation.

1. A recommendation is requested to appoint the new applicant to the EAC. **(attached)**

The following business was discussed:

1. A presentation was made from Bird Town PA, the committee will research program options.

Salary & Personnel Committee

Committee Members: Karen Sheedy – Chair. Haley Welch, Nellie Forst, and Jen Henderson.

The Committee will make no recommendations.

The following business will be discussed:

1. Resumes are being accepted for the Water and Waste Water vacancies.