



BOROUGH OF AMBLER COMMITTEE MEETING

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

May 2, 2023

This evening's hearing :

A public hearing will be held this evening at 7:00pm with the possible adoption of Ordinance 1134 amending the Transit-Oriented Development Zoning Ordinance.

Finance & Planning Committee

May 2, 2023

Nellie Forst - Chair

Karen Sheedy

Lisa Auerbach

Nancy Roecker Coates

OLD BUSINESS

NEW BUSINESS

1. **BOROUGH ENGINEER'S REPORT**

The Borough Engineer's report is attached.

2. **TOD ORDINANCE**

A public hearing will be held this evening at 7:00pm with the possible adoption of Ordinance 1134 amending the Transit-Oriented Development Zoning Ordinance. Montgomery County Planning Commission and Borough Planning commission reviews are **attached**.

3. **RESIDENTIAL SALE INSPECTION PROGRAM**

Staff would like Council to consider a residential inspection program for resale properties and determine the direction on sidewalk inspection and repairs. Please see the **attached** memo detailing the recommended process and scope.

4. **THE COURT AT AMBLER STATION SKETCH PLAN**

A presentation will be made at the May 17th Council meeting for The Court at Ambler Station Sketch Plan (10,14-22 N. Main Street & 9W Butler Avenue) proposing to consolidate three lots and construct a mixed-use building containing commercial space along Butler Avenue, 13 townhouses and 17 apartments. Parking is provided at grade under the building along Race Street and within garages of townhouse units.

5. **ZONING HEARING BOARD**

Attached is the Zoning Hearing Board notice for 215 Mattison and 162 Park Avenue.

6. **POLICE VEHICLE**

A request was received to purchase a 2023 Ford Police Interceptor Utility Base. (**attached**)

AMBLER BOROUGH

Status

Project No.	Project Name	Status
Borough Engineer		
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	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 preliminary approval at 10/25/22 meeting.
2021-04048	Edgewood Dr - PA Small Water & Sewer Program Grant Implementation	Slope protection work completed. Preparation of plans and specifications for storm sewer project underway.
2022-03102	Ambler 2022 Paving	Base bid awarded to Delaware Valley Paving. Construction complete. Punch list to be completed (pavement markings).
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.
9991010	Ambler Borough General Engineering Services	
Sewer Engineer		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is complete; testing remains.
2023-01113	Chapter 94 Report	Collection system report completed and sent to EEMA on 2/22/23.

GILMORE & ASSOCIATES, INC.

AMBLER BOROUGH

Status

Project No.	Project Name	Status
Sewer Engineer		
9991050	Ambler Borough General Sewer Services	Ongoing.
Water Engineer		
2012-10043	Loch Ash 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	Assisted Water Dept. with preparation of grant application documents, including budget cost estimate for proposed PFAS treatment piping project to connect Wells 6 and 7 to proposed Well 2 treatment system. Grant awarded by MIRIA end of December 2020. Contract 21-01: Wells 2, 6 & 7 Water Mains awarded to KBC Construction on 8/18/21. Pre-construction meeting held and Notice to Proceed issued 9/29/21. Construction began 10/4/21 and is complete. Change Order processed for change in main size, pipe purchase credit, and extension of new main on Loch Ash Ave. Final payment recommended 3/2/22. 18 month maintenance period began 2/4/22. Proposal reviewed and recommendations sent to Ambler staff for removal, inspection, incineration and replacement of carbon at both Whitemarsh treatment vessels. Provided recommendations for inspection of interior of GAC vessels during carbon changeout. Reviewed and tabulated October 2021 quarterly PFAS samples for all sources and tanks. Reviewed PA DEP proposed PFAS MCL Rule and provided summary of proposed regulation to Ambler staff.
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	2022 MIRIA Grant Program	Assisted Water Dept. with preparation of grant application documents, including budget cost estimate for proposed PFAS treatment system facility at Well 12 or Well 14, carbon changeout at Whitemarsh treatment plant, and 2022 quarterly PFAS sampling and laboratory testing. Reviewed and tabulated January, April, July, and October 2022 quarterly PFAS samples for all sources and tanks.
2021-04054.01	2022 MIRIA Grant - Design	Initial field survey and base plan for Well 14 site completed; preliminary design underway; coordinating with PADEP regarding required pilot testing and permitting.

AMBLER BOROUGH

Status

Project No.	Project Name	Status
Water Engineer		
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. Preconstruction meeting held on 6/27/22. Water shop drawing submittals reviewed 7/22/22. Water construction underway.
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.
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	Met with Ambler staff to review scope of work to be included in MIRIA Application. 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 Whitemarsh 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. Awaiting plans from Whitpain Township to review for the proposed park.
2022-08013	Whitemarsh Plant-NPDES Permit Renewal	Prepared application for NPDES permit renewal. Application submitted to PADEP on 1/30/22. NPDES permit received from PADEP on 3/17/23; new permit becomes effective on 4/1/23.
2023-01112	DRBC Annual Water Audit	Annual water audit submitted to DRBC on 3/30/23.
2023-04049	2024 MIRIA Grant Program	Preparing grant application including cost estimates and supporting documents.
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.

AMBLER BOROUGH, MONTGOMERY COUNTY, PA

ORDINANCE NO. 1134

AN ORDINANCE OF THE BOROUGH OF AMBLER MAKING ADDITIONS TO THE RO REDEVELOPMENT OVERLAY ZONING DISTRICT, INCLUDING: A DEFINITION OF EFFECTIVE TRACT AREA; MODIFYING CONDITIONAL USE STANDARDS BY REMOVING THE RAIL FRONTAGE REQUIREMENT AND DEFINING PROXIMITY TO A RAIL STATION WITH REFERENCE TO THE STATION PLATFORM; APPLYING THE CONDITIONAL USE CRITERIA TO THE RSC AND I ZONING DISTRICTS IN ADDITION TO THE OC DISTRICT; REDUCING THE REQUIRED LOT SIZE TO TWO ACRES OF EFFECTIVE TRACT AREA IF THE USE IS MULTI-FAMILY OR SINGLE FAMILY ATTACHED; ALLOWING A GREATER LOT DENSITY WHEN APPLIED WITHIN THE RSC DISTRICT; REMOVING THE PLANTING BUFFER REQUIREMENT WHEN DEVELOPING ADJACENT TO AN EXISTING TOD WITH SHARED VEHICULAR AND PEDESTRIAN ACCESS; FURTHER DEFINING REQUIRED GREEN SPACE, REQUIRING GREEN SPACE TO INCLUDE A RECREATION COMPONENT, ALLOWING SAME TO BE OFF-SITE IF WITHIN 250 FEET AND ACCESSIBLE BY PEDESTRIANS; ADDING DETAILS TO FACILITATE THE FOREGOING CHANGES, ALL BEING MODIFICATIONS TO TITLE 27, PART 27 OF THE BOROUGH ZONING ORDINANCE AS MODIFIED BY ORDINANCES 1072 AND 1078; CONTAINING SEVERANCE AND REPEALER CLAUSES; EFFECTIVE ON THE EARLIEST APPLICABLE DATE SET FORTH IN SECTION 3301.3 OF THE PENNSYLVANIA BOROUGH CODE

In order to maximize the applicability of the Transit Oriented Development option for properties that can benefit from its use while remaining consistent with the original and continuing intentions and purposes of Transit Oriented Development, Ambler Borough Council does hereby ORDAIN as follows:

1. Ordinance 27-2702, Definitions, is modified by adding the following definition:

TOD EFFECTIVE TRACT AREA – The aggregate Net Lot Area of the parcels involved in a Transit-Oriented Development including any land subdivided off an adjoining parcel and merged in ownership with the proposed TOD Development or land immediately adjacent to the TOD Parcel on which the TOD Applicant benefits from a recorded, perpetual, irrevocable easement for use and access as permitted by the Borough.

2. Ordinance 27-2703, Use Regulations, is amended by adding an additional criteria for the setback for a parking structure by adding section 2703A(1)e, which reads:
 - (e) Setbacks. Joint use with other principal use in same structure: Setback applicable to other principal use.

3. Ordinance 2703.E(4), Conditional Use Standards, is amended by removing all of the existing language in its entirety and replacing it with the following:

E(4). Conditional Use Standards. The following conditional use standards are in addition to the general conditional use criteria set forth in Part 4 of this Chapter:

(a) General:

- 1) A tract proposed for TOD development must be zoned "OC" "RSC," or "T", and must be located within 800 feet of an active or proposed commuter rail station. The 800-foot requirement (for proximity to a commuter rail station) shall be measured from the nearest property line of the TOD to the nearest edge of the passenger platform of the commuter rail station.
- 2) Minimum Lot Area: eight acres. The minimum lot area requirement may be reduced to two acres of TOD Effective Tract Area if the tract proposed for the TOD is proposed exclusively for multifamily and/or single-family attached residential uses.
- 3) Maximum Lot Area: In order to prevent a disproportionate amount of the acreage in the redevelopment overlay district from being used for residential development, the maximum lot area which can be utilized for a proposed TOD Development shall be 12 acres.
- 4) Minimum Lot width: 100 feet
- 5) Water and sewer. All TOD developments shall be serviced by public water and public sewer.
- 6) The lot to be developed shall be in one ownership or shall be the subject of an application filed jointly by the owners of each lot under consideration.
- 7) A TOD development shall be designed to be compatible in use with the existing Borough development; and in its residential and nonresidential components in terms of architecture, building materials, massing and scale.
- 8) Transportation oriented development applications shall be considered with recognition for the need to have a mix of uses in the vicinity of the rail station and Borough Council may decline such an application if, after proper

consideration of the proposal, it is determined that such use, when considered cumulatively with other uses in the area of the rail station, would cause a particular use to be disproportionately represented in the train station area.

(b) Density, mix and bulk requirements.

1) The maximum residential density for a TOD development shall not be more than 35 dwelling units per gross tract acre, except that tracts zoned "RSC" shall be permitted to have TOD developments with a maximum residential density of 50 dwelling units per gross TOD Effective Tract Area acre.

2) Building and Impervious coverage:

Maximum Building coverage: 50%

Maximum Impervious coverage: 80%

3) Building setback requirements:

Front Yard: 8 feet

Side Yard: 20 feet

Rear Yard: 20 feet

(Side and rear yards adjacent to a railroad right-of-way may be reduced by 50%)

4) Building Height:

Maximum building height: 65 feet

5) The maximum length of any building used exclusively for multifamily residential use (excluding mixed-use buildings), shall be 375 feet.

6) Building spacing:

Corner to corner: 30 feet

Face to face: 40 feet

Between the rear of single-family attached dwellings 25 feet

(Corner to corner spacing shall be deemed controlling unless the angle of any face of one building to the angle of any

face of any immediately adjoining building shall be less than 20°.)

- 7) Building orientation and entrance. Front facades of buildings shall be oriented toward an internal or external street or driveway.
 - 8) Walls and windows.
 - i. Blank walls shall not be permitted.
- (c) Architectural Elements. All buildings shall include a variety of architectural design elements to avoid creating monotonous building facades. For a building with a front façade longer than 60 linear feet, at least four of the following elements shall be included:
- 1) Masonry (but not flat concrete block);
 - 2) Concrete or Masonry plinth at the base of walls;
 - 3) Belt courses of a different texture or color;
 - 4) Projecting or decorative cornices;
 - 5) Quoins;
 - 6) Decorative tile work;
 - 7) Trellis containing planting;
 - 8) Medallions;
 - 9) Opaque or translucent glass;
 - 10) Bay windows;
 - 11) Artwork;
 - 12) Change in building plane of at least two feet;
 - 13) Vertical articulation;
 - 14) Stylized lighting fixtures;
 - 15) Porticos and/or balconies;
 - 16) Building extensions.

- (d) Pedestrian and transit-oriented design elements.
 - 1) Sidewalks or other walkways acceptable to the governing body shall be provided along all internal streets and driveways.
 - 2) Convenient pedestrian connections shall be provided from all residential, nonresidential and mixed use building entrances to parking areas, open space and recreational areas, and to the transit station intended to be served by the TOD.
 - 3) Sidewalks or walkways shall connect to existing sidewalks on abutting tracts.
 - 4) All sidewalks and walkways within 300 feet of the transit station building shall be a minimum of five feet in width.
 - 5) Site amenities such as bicycle racks, benches, and trash receptacles shall be provided in appropriate locations, such as near residential buildings, mixed use buildings, and pedestrian walkways.
- (e) Parking. Required parking and loading shall be in accordance with Article XXI, including the use of common and/or off-site parking facilities.
 - 1) Parking for residential units shall be provided at a rate of 1.5 spaces per unit over the entire residential portion of the TOD. The total number of parking spaces required by this Section may be reduced by 25% (rounded upward to an additional space) when the parking serves a nonresidential building which has a door to be used as a general means of ingress and egress for occupants (as opposed to a service or emergency only door) within one-quarter of a mile of any portion of a railroad station platform used by the public for rail service.
 - 2) Parking areas shall be interconnected and cross easements provided to ensure shared use is provided where appropriate.
 - 3) Off-street parking and garages should be designed such that vehicular access to such parking or garages does not unnecessarily obstruct the primary internal driveway(s) or existing external streetscape. The main internal drive is the primary connecting access cartway that connects the internal driveways and parking lots to the external street system.

- (f) Loading and trash disposal.
 - 1) Dedicated areas for such purposes shall be provided for all uses.
 - 2) Such areas shall be located to the side or rear of buildings, and shall be screened from view from public streets.

- (g) Planting Buffer. All TOD developments shall provide a permanent landscaped planting area of at least 10 feet in depth (inclusive of curb, but not sidewalk, of up to one foot in width) along all property lines adjacent to a residentially zoned property, except property adjacent to a public right-of-way (when street trees and foundation landscaping is planted in the front yard along the right-of-way) or a common property line with an existing, multifamily residential TOD providing shared vehicular and pedestrian access and green space and recreation area amenities (through a written agreement approved by Borough solicitor). The property line buffer shall be designed in accordance with the applicable requirements of the Subdivision and Land Development Ordinance [Chapter 22]. Where a residential land development abuts an industrial use or vice versa, one of the following buffers shall be established which shall be equivalent to the type of screens described in Chapter 22, Appendix B, §100.4.4F(2) or 100.4.4F(4). If §100.4.4F(2) (evergreens) is selected, the evergreens may be planted at a depth closer than 10 on center. If §100.4.4F(4) (fence with plantings) is selected, then (a) a combination of large shrubs or ornamental trees may be used, provided they are planted three feet on center; and (b) a wall or fence is acceptable, provided it is constructed of brick, stone, wood, masonry or similar appearing material (chain link or cinder block is not acceptable).

- (h) Green space and Recreation Areas. A minimum of 20% of the gross tract area shall be set aside as green space. This may include, but is not limited to, stormwater management areas, landscaped buffers, wooded areas, etc. In addition, a portion of the total green space shall be accessible to residents and include recreational activities for the use of the occupants of the TOD. Green space and Recreation Areas shall be in accordance with the following standards:
 - 1) The green space requirement shall be met on an overall tract basis.
 - 2) A portion of the green space shall be designated as recreation area(s). The recreation area(s) shall be accessible to the residents and contain active and/or passive recreation amenities. Recreation area requirements may be met in part or in full with roof deck areas provided the roof deck areas

are accessible to all the residents of the TOD and meet the requirements for recreation areas. The recreation area(s) shall:

- i) Add up to at least 5% of gross tract area in size;
 - ii) Be accessible by safe pedestrian pathways (such as sidewalks) from the residential units.
- 3) Recreation areas shall not contain any above-ground stormwater management facilities.
- 4) Each recreation area on the site shall include:
 - i) seating such as benches or picnic tables; and
 - ii) landscaping such as planters or trees.
- 5) In addition, among all of the recreation areas, there shall be amenities from at least two of the following categories:
 - i. fountain, fire pit, sculpture, public art or similar amenity;
 - ii. pavilion, gazebo, stage, trellis, amphitheater, or other public gathering space;
 - iii. corn hole, swings, playground, or other active recreation activity;
 - iv. dog park;
- 6) Recreation area(s) may be located partially or completely off-site, provided that:
 - i. The recreation area(s) meet (in aggregate) the amenity requirements of 27-2703.E.(4)(h)3 and 4).
 - ii. A permanent written easement is provided to the satisfaction of the borough solicitor that the residents of the proposed TOD have access to the recreation area(s);
 - iii. the off-site location is within 250 feet of the primary entrance to the residential units;
 - iv. sidewalks, crosswalks, and other pedestrian pathways form a continuous connection from the primary entrance to the residential units to the recreation area(s);
 - v. wayfinding and entrance signage directs residents to the off-site recreation area(s); and
 - vi. The minimum recreation area requirements for any other developments that the off-site area was built for shall be satisfied before any portion of the area shall be permitted to be counted for an additional development. The provided recreation area(s) aggregated shall meet the minimum area requirement for the proposed development in addition to the minimum recreation area requirements for other developments that it was designed to meet.
- 7) The green space and recreation area requirements for single-family attached dwellings shall be eliminated if (a) the

transportation oriented development contains a minimum of 20% green area throughout the site, and (b) the rear yard area has been identified on the development plan for use by each dwelling unit. Rear yard area may be allocated to each unit either exclusively through fee simple ownership or in common through a condominium or planned community association, or some combination of the two. No impervious surfaces may be installed by a homeowner in the rear yard except for a patio and/or deck extending no greater than 12 feet from the rear of the dwelling unit.

- (i). Lighting.
 - 1) Lighting shall be provided at intersections along all perimeter public streets, at regular intervals along interior streets and interior walkways and parking areas at spacing sufficient to provide illumination of not less than 1/2 foot candle at ground surface.
 - 2) Lighting standards shall be traditional in design and consistent in style within both the residential and nonresidential areas of the TOD tract.
 - 3) Residential and mixed-use lighting standards shall not exceed 14 feet in height.
 - 4) All lighting shall be designed and installed to minimize spillover to adjoining properties through consideration of placement of the light standards and by the use of down lighting.
- (j) For all residential uses, the applicable homeowner association or condominium association documents shall be submitted to and approved by the Borough Solicitor.
- (k) Traffic Impact. A TOD development plan shall be designed so that access to the development and interior circulation protect new and existing streets from unnecessary congestion or hazard. A traffic impact report shall be prepared at the TOD developer's expense to demonstrate the impact of the proposal on the levels of service of intersections within 1,000 feet of the property. If required as a condition of approval by the Borough Council, the TOD developer shall be required to implement traffic and transportation improvements and/or satisfactorily demonstrate the source of funding for these improvements and coordinate the phasing of the proposed TOD development with those highway intersection improvements.

- (2) Application for Approval.

- (a) TOD development shall be available as a conditional use in the Development Overlay District only, and application shall be made for such approval in accordance with the provisions of this subsection.
- (b) Such applications shall be accompanied by a conditional use plan showing the relationship among the various components of the development. The conditional use shall be prepared at a scale appropriate to the size of the property and in sufficient detail to demonstrate that the plan complies with the requirements of this chapter. The conditional use plan shall be conceptual in nature and shall not be required to meet the provisions of a preliminary subdivision or land development plan. The applicant shall have the option, however, of submitting preliminary subdivision or land development plans concurrent with the conditional use application. The conditional use plan shall include the following elements:
 - 1) An existing features plan shall be submitted which shall indicate the tract size, out bounds of the tract, topography, wetlands, woodlands, floodplains, recorded easements and rights-of-way and any other significant physical or man-made feature existing on the tract.
 - 2) A general land use plan, indicating the tract area and the general locations of the land uses included, shall be submitted. The total number and type of dwelling units and the amount of nonresidential square footage shall be provided. The residential density and the overall tract intensity (building and impervious coverage) shall be provided. The plan shall indicate the location of proposed uses within the development; the location and amount of common open space, along with any proposed recreational facilities, such as but not limited to pedestrian pathways, community greens, community centers, etc.
 - 3) Conceptual architectural renderings, showing the general design, scale and materials of residential buildings within the TOD development.
 - 4) A conceptual utility plan shall be included which shall indicate the proposed location of sanitary sewer and water lines, along with a narrative indicating the feasibility of such facilities. The plan shall also show the approximate areas needed for stormwater management.
 - 5) As required under Subsection 27-2703E(4)(k) above, a traffic study shall be submitted which analyzes the likely impacts of the proposed development and makes traffic improvement recommendations in accordance with standard traffic engineering procedures.

- (3) Decision on conditional use request. In allowing a conditional use, Borough Council may attach reasonable conditions and safeguards as may be deemed necessary to implement the purposes of this chapter and ensure the protection of adjacent uses and streets from adverse impacts that may be determined from credible testimony.
4. If any portion of this ordinance is found invalid by a court of competent jurisdiction, the invalid portion shall, to the extent possible, be severed from the remainder of the ordinance, which shall remain in full force and effect.
5. Any portion of any Borough ordinances that is inconsistent with this ordinance shall be considered repealed to the extent of such inconsistency.
6. This ordinance shall be effective immediately upon the happening of the earliest adoption events set forth in the Pennsylvania Borough Code, section 3301.3.

SO ORDAINED this ____ day of _____, 2023.

Glynnis Siskind, Council President

ATTEST: _____

Mary Aversa, Secretary

Public Utilities Committee

May 2, 2023

Haley Welch- Chair

Erin Endicott

Karen Sheedy

Amy Hughes

OLD BUSINESS

NEW BUSINESS

1. **WWTP ENGINEER REPORT**

The WWTP Engineer's report is attached..

2. **MIRIA RESOLUTION**

A recommendation is requested to approve Resolution 2023-4 in support of the 2023 MIRIA Grant Application. The Grant is for Wells 2, 6 & 7 PFAS Treatment System, Whitmarsh Carbon Changeout, Quarterly PFAS Sampling, Well 14 PFAS Treatment System and Well 4 PFAS Treatment System. **(attached)**

Recommendation

1. A recommendation is requested to approve Resolution 2023-4 in support of the 2023 MIRIA Grant Application.



April 26, 2023

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

Re: Status Report - April 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, as we work on a permanent solution. **T-10 had been emptied, cleaned, the cover removed, and the work on the modifications in the tank started in April.**
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. 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

Environmental Engineering & Management Associates, Inc.
P.O. Box 232 • Kuipsville, PA 19443 • (215) 368-3375 • Fax: (215) 368-6739

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2023-4

AN AUTHORIZING RESOLUTION FOR APPLICATION TO MIRIA

Ambler Borough Council, the governing body of Borough of Ambler, does hereby authorize the Borough of Ambler on behalf of the Ambler Borough Water Department, to make application to and submission of a Military Installation Remediation and Infrastructure Authority (MIRIA) Grant Application specifically for the **Wells 2, 6 & 7 PFAS Treatment System, Whitemarsh Carbon Changeout, Quarterly PFAS Sampling, Well 14 PFAS Treatment System and Well 4 PFAS Treatment System.**

Ambler Borough Council further recognizes the requirement of the municipality to make contributions to MIRIA each year to be eligible for grant monies and as such Borough Council authorizes a Local Effort contribution in an amount not to exceed \$784,000 for the purpose of submitting the aforementioned grant application.

SO RESOLVED, this 2nd day of May 2023.

Glynnis Siskind, Borough Council President

Mary Aversa, Secretary

Parks & Recreation Committee

May 2, 2023

Erin Endicott- Chair

Haley Welch

Jen Henderson

Lisa Auerbach

OLD BUSINESS

NEW BUSINESS

1. **YMCA SUMER CAMP**

Staff is working with the YMCA to plan the 2023 Camp Program. The camp will run June 19th to July 28th from 8:30am – 4:00pm Monday through Friday. Camp fee is \$50 per child. Registration will be held at Borough Hall on Wednesday, May 3rd 5pm – 7pm. Proof of Borough residency is required at time of registration.

2. **JUNETEENTH**

An event is scheduled for Juneteenth on June 17, 2023 at Bethlehem Baptist Church sponsored by Lower Gwynedd and Ambler. Authorization is requested to approve the cost of \$647.50 for each township. **(attached)**

Recommendation

1. Authorization is requested to approve the cost of \$647.50 for the Juneteenth event.

Salary & Personnel Committee

May 2, 2023

Karen Sheedy- Chair

Haley Welch

Nellie Forst

Jen Henderson

OLD BUSINESS

NEW BUSINESS

1. The vacant Water Department Operator 1 & 11 positions have been advertised and interviews are being held. An executive session is needed.

2. **VACANCIES**

Below is a list of vacancies for the following appointed positions:

- **Appeals Board (3-year term) – 1 seat**
- **Environmental Advisory Council (3-year term) – 2 seats**
- **Human Relations Commission (3-year term) – 1 seat**
- **Civil Service Commission (Alternate) – 1 seat**
- **Zoning Hearing Board (Alternates) – 3 seats**

**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

March 21, 2023

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

Re: MCPC #22-0305-002
Transit-Oriented Development Ordinance Amendment
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced zoning ordinance amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 7, 2023. We forward this letter as a report of our review.

BACKGROUND

Ambler Borough has resubmitted a proposal for certain zoning ordinance amendments, primarily to the Transit-Oriented Development (TOD) use in the Redevelopment Overlay (RO) Zoning District.

The proposed amendments provide simpler, more logical criteria as to which parcels are permitted to have a TOD use. Requirements for green space and recreation area are clarified and strengthened, with specific requirements for the type of amenities that should be included. Requirements for interesting architectural elements on longer buildings are also bolstered to improve aesthetic outcomes.

We previously reviewed a version of this ordinance on January 17, 2023. In addition, there was a previous submission from Ambler Borough for a land development that included an earlier version of these proposed revisions. That MCPC number is 21-0200-002 and it was reviewed by our office on October 11, 2022.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal and recognizes a number of improvements that these proposed amendments make to the TOD use. We appreciate the borough taking into account our previous comments. In the course of our review we have identified the following issues that Ambler Borough may wish to consider either prior to zoning amendment adoption or for future updates to this part of the code. Our comments are as follows:

REVIEW COMMENTS

ACREAGE

- A. Minimum Lot Area. The minimum lot area for a TOD in Ambler is eight acres in the existing ordinance and is proposed to be reduced to two acres under certain circumstances. We support the reduction in minimum lot area. However, the reduced lot area is only available if the TOD is “exclusively for multifamily and/or single-family attached residential uses” (proposed §27-2703.E.(4)(a)2). We are concerned that in certain locations, such as along Butler Avenue and portions of Main Street, a TOD that contains both commercial and residential uses would be more beneficial to the borough than one with only residential uses. We suggest the borough consider some standards that would require some commercial uses on significant commercial corridors rather than incentivizing TOD development that is solely residential.

DENSITY

- A. Dwelling Units per Acre. The proposed ordinance amendments raise the maximum permitted dwelling units per acre from 35 to 50, but only for one of the underlying zoning districts. (Proposed §27-2703.E.(4)(b)1)) We support this change and recommend that it be applied to the TOD use in all of the permitted underlying zoning districts. There does not appear to be any reason that more dense development should be permitted in the RSC (Retail & Service Commercial) district than in the OC (Office Campus) or I (Industrial) district.

BUILDING MASSING AND DESIGN

- A. Required Architectural Elements. We appreciate the borough’s addition of stronger language requiring architectural elements for all buildings longer than 60 linear feet. The borough may wish to consider adding design requirements for some of the elements that can be used to fulfill this requirement. This will help to ensure that the intention of the ordinance is met. (Proposed §27-2703.E.(4)(c))

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.

Mr. Glenn Kucher

- 3 -

March 21, 2023

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Chloe M. Mohr". The signature is fluid and cursive, with the first name "Chloe" being more prominent than the last name "Mohr".

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

c: Mary Aversa, Manager, Ambler Borough
Robert Lagreca, Chair, Ambler Borough Planning Commission

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



February 28, 2023

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

Re: Zoning Amendment
Transit-Oriented Development Ordinance

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review a revised Transit-Oriented Development Ordinance amendment draft.

After discussion and input from the public, a motion was made and seconded to recommend to Council that it approve the Transit-Oriented Development Zoning Amendment draft with the provisions discussed. The vote taken of 7 members present was unanimous in favor of a recommendation to Council to approve the revision with the provisions discussed incorporated into the draft.

If there are any questions, please do not hesitate to contact our Chairman, Robert Lagreca.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002-4476

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Memorandum

To: Ambler Borough Council
From: Glenn Kucher, Code Enforcement Officer
Date: April 30, 2021
Re: Resale Residential Use and Occupancy Inspection Proposed Procedures and Policies

Ambler Borough presently does not require a use and occupancy for the sale of a residential property in the Borough. The Borough presently requires a letter outlining items are in good working condition from the seller. With the present booming real estate market in the Borough, it may be a good time to inspect and regulate some commonly neglected items that have a negative effect on the Borough as a whole. Staff would like to propose starting a residential resale use and occupancy inspection program. This would NOT entail an interior inspection of the property. I feel that many new homeowners in the Borough are either hiring their own home inspector and / or renovating after settlement. New rentals are inspected by the Borough in order to make sure that property maintenance issues are repaired. With performing the below items current staff along with the Building Inspector would be able to handle the increase in tasks. This proposed program would entail inspections of the following:

- Electrical Certification – this electrical inspection and certification would be done by a certified electrical underwriter to ensure compliance and safety under the electrical code. There are several electrical underwriters in the area and a list would be provided to the seller as part of the resale packet information. Electric certifications would be sent to the Borough via email from the electrical underwriter.
- Curb / Sidewalk / Alley Inspection – if a home has a curb, sidewalk and/or a driveway or portion of the rear alley that need 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. Walkability is one of the many cornerstones which makes Ambler a desirable place to live, and this would help improve its walkability and safety as properties turnover.

- Sewer lateral Inspection - the seller of the property would be required to hire a master plumber to conduct a video inspection of the sanitary sewer service lateral and issue a certified report regarding the condition. This certified report would clearly indicate whether the private sewer service lateral serving the property is in satisfactory or defective condition. The certification shall clearly indicate that there is no inflow and/or infiltration into the private sewer service lateral, nor any illegal connections, sump pump connections, and that the cleanout vent is capped and not damaged. If the private sewer service lateral serving the property is in defective condition, the certified report shall identify the deficiencies and make necessary changes. I have spoken to plumbers in the Borough that have the necessary equipment and certifications to perform these inspections.
- 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.
- Exterior property maintenance inspection – a visual inspection to ensure that there are no tripping hazards on walkways, loose railings, missing roof shingles or visually distressed items on the exterior.

I have overseen use and occupancy resale inspection programs at my previous municipality I worked at and believe the above lite inspection program could easily be incorporated into the Code Department operations. The next step moving forward would be to draft an ordinance outlining the above. I have several sample municipal ordinance language to assist in this process with the Borough Solicitor. The Borough would be looking for a fee of about \$150.00 which would cover the cost of the initial inspection and a re-inspection and paperwork. The Borough Code Department would be able to implement this program immediately after adoption of the Ordinance. I have obtained all the necessary forms and paperwork get started.

Feel free to contact me with any questions or comments. Thank you for your input and assistance with this matter.

ZONING HEARING NOTICE

Notice is Hereby given that the Zoning Hearing Board of the Borough of Ambler will conduct a public hearing on May 4, 2023 at 6:30 pm prevailing time at the Ambler Borough Hall, 131 Rosemary Avenue, Ambler, Pa 19002. At that time, the Board will hear testimony and accept evidence on the application of John Deane and Diane Deane (**owners**) for the real property located at 215 Mattison Avenue and 162 Park Avenue, Ambler, PA 19002 parcel number 01-00-03604-00-4 and 01-00-02983-00-4 (the “Tracts”) requesting two variances to pursue a subdivision to move the lot lines between the two properties in an R-1A Zoning District. Specifically, the Applicant requests a variance from Section 27-603.1 minimum lot area and Section 27-2102 parking requirements.

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

May 2, 2023

Jen Henderson- Chair

Erin Endicott

Amy Hughes

Nancy Roecker Coates

OLD BUSINESS

NEW BUSINESS

1. **PUBLIC WORKS & CODE REPORT**

The Code Enforcement and the Public Works reports are **attached**.

2. **CPR TRAINING**

A survey to hold CPR training is being prepared. If residents would like to participate, they will need to register, and a fee will be charged. Interested residents can inquire by filling out an interest form on the Borough website.

3. **NO MOW MAY PROGRAM**

A request was received to consider the attached guidelines supporting No Mow May. This will require registration through the Borough code department. Residents with property maintenance violations will not be eligible.

Pilot participants must adhere to the following guidelines:

- Provide your name and address to be shared with the Borough. This list will be used in case of complaints from neighbors.
- All lawns would need to be cut back to regular length by the end of the first weekend after May ends, by end of day Sunday June, 4.
- The curb strip grass between the street and the sidewalk must be maintained at a mowed height, where a curb strip exists.
- Along the perimeter of the lawn next to the sidewalk or street if you have no sidewalk, the grass must be maintained at a mowed height for the width of a lawn mower.
- A sign identifying participation must be prominently displayed on the lawn. The sign will be provided by the Borough and should be returned once the program ends.
- Educate neighbors on the benefits of No Mow May and why you are participating.

Recommendation

1. Authorization is requested to consider the No Mow May program.

