



## BOROUGH OF AMBLER COMMITTEE MEETING

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

April 4, 2023

**Finance & Planning Committee**

April 4, 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 will be provided.

2. **ZONING-SIGN ORDINANCE**

Authorization was granted to advertise to hold a public hearing and possible adoption of an ordinance amending the Zoning Ordinance sign chapter regarding sign architectural elements and other inconsistencies. Montgomery County Planning Commission and Borough Planning commission reviews (**attached**). The hearing is scheduled for April 18<sup>th</sup>.

3. **TOD ORDINANCE**

Authorization is requested to advertise to hold a public hearing and possible adoption of an ordinance amending the Transit-Oriented Development Zoning Ordinance. Montgomery County Planning Commission and Borough Planning Commission reviews (**attached**).

4. **24-26 N. RIDGE LAND DEVELOPMENT**

A presentation will be made at the April 18<sup>th</sup> Council meeting for the Preliminary / Final Land Development Plan to convert the existing buildings into three residential condominium units along with off street parking at 24 -26 North Ridge Avenue – John's Court, LLC Borough Engineer, Borough Planning Commission, and Montgomery County Planning Commission reviews (**attached**).

5. **STREET SWEEPING ORDINANCE**

An Ordinance was advertised for adoption modifying the street sweeping schedule. A hearing is scheduled for April 4th at 7:00PM (**attached**).

6. **MONTGOMERY COUNTY HAZARD MITIGATION PLAN**

The County's updated Hazard Mitigation Plan was reviewed by Ambler's Planning Commission. The plan can be downloaded at <https://www.montcopa.org/3850/Hazard-Mitigation-Planning> Resolution 2023-\*\*\*\* will be considered for possible adoption at April 18<sup>th</sup> Council meeting (**attached**)

# AMBLER BOROUGH

Project No.	Project Name	Status
<b>Borough Engineer</b>		
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	Engineer review of land development application provided 5/16/22. PC recommended conditional approval at 5/24/22 meeting. Council granted conditional approval at 8/23/22 meeting.
2022-05007	24 & 26 N Ridge - John's Court	Engineer review of land development application provided 5/16/22. PC recommended conditional approval at 5/24/22 meeting.
2023-03002	Court at Ambler Station (Ambler Station I, LLC)	Sketch Plan review underway for the April PC meeting.
9991010	Ambler Borough General Engineering Services	
<b>Sewer Engineer</b>		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is complete. testing remains.

**GILMORE & ASSOCIATES, INC.**

# AMBLER BOROUGH

## Status

Project No.	Project Name	Status
<b>Sewer Engineer</b>		
2023-01113	Chapter 94 Report	Collection system report completed and sent to EEMA on 2/22/23.
9991050	Ambler Borough General Sewer Services	Ongoing.
<b>Water Engineer</b>		
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.
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 Alsh 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 is to be scheduled.
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.

GILMORE & ASSOCIATES, INC.



# AMBLER BOROUGH

Project No.	Project Name	Status
<b>Water Engineer</b>		
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.
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 11/30/22. 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.
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. Permit application and supporting documents submitted to PA DEP on 10/28/22 for existing interconnections with Aqua and NWWA. Permit issued by PA DEP on 2/16/23. Met with Borough Manager and Water staff on 3/24/23 to discuss status of current projects and 2024 MIRIA Grant Program application.

THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER 1133

**AN ORDINANCE AMENDING THE BOROUGH ZONING ORDINANCE, SECTIONS 27-2003 (DEFINITIONS), AND 27-2007 (SIGNS IN NON-RESIDENTIAL ZONING DISTRICTS), REMOVING ARCHITECTURAL ELEMENT SIGNS AS A SEPARATE TYPE OF PERMITTED SIGN, REMOVING FLUSH WALL SIGNS TIED TO THE ARCHITECTURAL DESIGN OF THE BUILDING, CLARIFYING THAT THE SIZE LIMIT FOR PROJECTING SIGNS IS FIVE SQUARE FEET FOR EACH SIGN FACE, AND MAKING OTHER CHANGES TO THE WORDING OF THE ORDINANCE CONSISTENT THEREWITH; EFFECTIVE UPON APPROVAL OF THE MAYOR OR THE EARLIEST DATE OTHERWISE APPLICABLE; CONTAINING SEVERANCE AND REPEALER CLAUSES**

WHEREAS, it has been determined that an applicant for a sign permit is entitled to a larger sign if it can be demonstrated that the sign is an "architectural element sign", a problem that is compounded by the subjectivity inherent in determining whether a particular sign is compatible with the architecture of the building,

Ambler Borough Council does hereby ORDAIN as follows:

1. In ordinance 27-2003, "Definitions", the term "Architectural Element Sign" and its definition are hereby deleted from the ordinance.
2. In ordinance 27-2003, "Definitions", the term "Small Additional Projecting Wall Sign" and its definition are hereby deleted and replaced with the following: "Small Projecting Sign – A projecting sign of 2.25 square feet per sign face or smaller."
3. Ordinance 27-2007.C.(1) is amended as follows:
  - a. The language in subparagraph (b) shall be hereby deleted and replaced with the following: "For building frontages of 50 or more linear feet: three (3) signs."
  - b. The language in subparagraph (c) shall be hereby deleted and replaced with the following: "One wall sign up to 50 square feet in area or 15% of the building front façade area, whichever is smaller. When a lot's gross area exceeds two acres and the setback to the wall on which the sign is affixed is 70 feet or greater, each wall sign may not exceed 20% of the wall area or 60 square feet, whichever is smaller."
  - c. The language in subparagraph (d) shall be hereby deleted and replaced with the following: "No wall sign shall exceed a sign height of 15 feet above the existing grade or project above any cornice, parapet wall, roof line or building facade."
  - d. The first two sentences of subparagraph (g) are deleted and replaced with the following language: "The maximum area for projecting signs is five square feet per sign face. Signs shall not project more than three feet from the building wall."
4. The existing language in ordinance 27-2007.C.(5) is deleted entirely and is replaced with the following language:

Small projecting signs shall be permitted. Additional Regulations:

  - (a) Logo or Image. In the interest of increasing the variety and quality of commercial signs, small projecting signs shall include a logo or image as a design element (the sign shall not be comprised exclusively of words on a plain background).
  - (b) Size. Small projecting signs shall be limited to 2.25 square feet (for example, 18 inches by 18 inches).
  - (c) Sign Projection. Small projecting signs may not project more than two feet from the building wall.

(d) Sign Clearance. A minimum clearance of seven feet required between the bottom of the sign and the sidewalk.

(e) No projecting sign shall exceed a sign height of 15 feet above the existing grade or project above any cornice, parapet wall, roof line or building facade.

5. The figure 27-2007.C.(5) shall be amended such that the top right text box reads "Projecting Sign" and the right justified text box under it reads "Small Projecting Sign."
6. The language in ordinance 27-2007.C.(6)(o)6 is deleted and is replaced with the following: "A small projecting sign."

This ordinance is effective when approved by the Mayor or in the absence of mayoral approval on the earliest date applicable under the Pennsylvania Borough Code.

In the event that a court of competent jurisdiction declares any portion of this ordinance to be invalid, then to the extent possible the invalid portion shall be severed from the remainder of the ordinance, which shall remain in full force and effect.

Any existing ordinance which is inconsistent with the terms of this ordinance is, to the extent of such inconsistency, repealed.

SO ORDAINED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Glynnis Siskind, Council President

Attest: \_\_\_\_\_  
Mary Aversa, Secretary

# 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](http://www.boroughofambler.com)



February 28, 2023

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

Re: Sign Ordinance – Architectural Elements

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the Borough Sign Ordinance amendment regarding architectural elements and other inconsistencies.

After discussion, a motion was made and seconded to recommend to Council that it approve the amendment to the Borough Sign Ordinance regarding architectural elements and other inconsistencies. The vote taken of 7 members present was unanimous in favor of a recommendation to Council to approve the proposed Amendment.

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

**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](http://WWW.MONTCOPA.ORG)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

February 23, 2023

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

Re: MCPC #22-0290-002  
Proposal Name: Wall Signs  
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 3, 2023. We forward this letter as a report of our review.

## **BACKGROUND**

The Borough proposes to amend language in the sign ordinance to eliminate "Architectural Element Signs" as a sign type. The revisions include removing regulations related to the size of an Architectural Element Sign and increasing the maximum permitted size for a Wall Sign from 5 square feet to 50 square feet.

The proposed changes to the sign ordinance also include the adjustment of the name of a sign type from "Small Additional Projecting Wall Sign" to "Small Projecting Sign" with accompanying edits to various sections to be consistent in the language referring to various sign types.

A few other edits clarify building and sign measurements as they relate to sign size.

We reviewed an earlier draft of this ordinance revision on December 13, 2022.

## **RECOMMENDATION**

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to improve clarity in the borough's sign ordinance. We appreciate the borough taking into account our previous comments.

## 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 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,



Chloe Mohr, AICP, Senior Community Planner  
Chloe.Mohr@MontgomeryCountyPA.gov – (610) 278-3739

c: Mary Aversa, Manager, Ambler Borough  
Joseph E. Bresnan, Esq., Borough Solicitor  
Robert Lagreca, Chair, Ambler Borough Planning Commission

AMBLER BOROUGH, MONTGOMERY COUNTY, PA

ORDINANCE NO. \_\_\_\_\_

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 "I", 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)(4 and 5).
  - 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

# 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](http://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

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BOARD OF COMMISSIONERS**

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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](http://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.

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', written in a cursive style.

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

c: Mary Aversa, Manager, Ambler Borough  
Robert Lagreca, Chair, 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: John's Court, LLC

Site Location: 24 & 26 North Ridge Ave Ambler, PA 19

Legal Property Owner Name: Gerald Gorski

Address: 1 Iron Bridge Drive, Collegeville, PA 19426

Phone: 610-498-9131 Fax: \_\_\_\_\_

E-Mail Address: igorski@gorskiengineering.com

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

Name: David Lawrence

Address: 1 Iron Bridge Drive, Collegeville, PA 19426

Phone: 215-630-5911 Fax: \_\_\_\_\_

E-Mail Address: dlawrence@gorskiengineering.com

Interest of applicant is:  Owner ( ) Equitable Owner ( ) Other-explain \_\_\_\_\_

**Zoning Information:**

District R-3 - Residential

Tax Parcel Number 01-00 -04153-00-4

Block \_\_\_\_\_ Unit \_\_\_\_\_

Permitted Density \_\_\_\_\_

Total Area 10,881.47 SQ. FT.

**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:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

<input checked="" type="checkbox"/> Residential	<u>2</u>	<u>Dwellings</u>
<input type="checkbox"/> Commercial	<u>          </u>	<u>          </u>
<input type="checkbox"/> Industrial	<u>          </u>	<u>          </u>
<input type="checkbox"/> Office	<u>          </u>	<u>          </u>
<input type="checkbox"/> Other	<u>          </u>	<u>          </u>

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

Attorney's Name: Kellie A. McGowan, Esquire

Address: 10 S. Clinton Street, Suite 300 Doylestown, PA 18901

Phone: 215.606.0181 Fax:           

E-Mail: kellie.mcgowan@obermayer.com

Engineer's Name: Peter Andersen

Address: 150 Ridge Road, Sellersville, PA 18960

Phone: 215-257-5711 Fax:           

E-Mail: petea@andersenengineering.com

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

Plan submitted by: David Lawrence (please print)

Applicant's Signature: 

Application Fee: \$             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.

# Borough Of Ambler

131 ROSEMARY AVENUE  
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000  
FAX 215-641-1355 ADMINISTRATION  
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May 24, 2022

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

Re: 24-26 N. Ridge Avenue

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the Preliminary/Final Land Development proposing to convert the existing building, the former St. John's Church building and adjacent dwelling, into three residential condominium units with off-street parking.

The applicant appeared to present the project and answer questions. After discussion and input from the public, a motion was made to recommend to Council that it approve this Preliminary/Final Land Development Plan in accordance with the Borough Engineer and County Planner Comment Letters. The vote taken was unanimous in favor of the proposed Plan.

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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

May 16, 2022

File No. 2021-01010

Mary Aversa, Manager  
Ambler Borough  
131 Rosemary Avenue  
Ambler, PA 19002-4476

Reference: Final Land Development Plan Application Review  
John's Court LLC  
24-26 N. Ridge Avenue  
Tax Parcel #01-00-04153-00-4; Block 01038, Unit 043

Dear Mary:

As requested, Gilmore & Associates, Inc. has reviewed the information below regarding the final land development plan application referenced above.

- A. Plans for 24 & 26 North Ridge Avenue (7 sheets), prepared by Andersen Engineering Associates, Inc., dated April 29, 2020, last revised April 19, 2022.

The proposed development is located at 24-26 N. Ridge Avenue (St. John's Lutheran Church). The 10,880 sf lot is within the R-3 Residential District, has frontage on N. Ridge Avenue, East Race Street, and Ford Street, and contains two buildings. The Applicant proposes to convert the existing buildings into three residential condominium units. Six new parking spaces are proposed. The plan also includes removal of a detached garage and modifications to the existing buildings to create a patio and a covered porch.

Zoning Comments

1. §27-802.1.A & B – The R-3 Residential District permits several types of single-family dwellings, including single-family attached dwellings. The proposed use appears to be a permitted use.
2. §27-803 – The existing non-conformities shall be noted in the Zoning Data Table.
3. §27-807.5 – Parking areas of 3 or more spaces shall be setback from the ultimate right-of-way 25 feet. The proposed six spaces along Race Street are not setback 25 feet from the right-of-way.
4. §27-412 & §27-807.4 – Additional information is required to review the lighting plan. The plan shall include a table summarizing maximum, minimum, and uniformity of the lighting design.

Subdivision and Land Development Comments

5. §22-307.1.D – The proposed number of units, density of the development, and number on bedrooms per dwelling unit shall be provided on the plans.
6. §22-307.2 & §22-308.A(2) – The plan appears to qualify as a minor land development plan, which allows for concurrent processing of preliminary and final land plan requirements.
7. §22-307.2.E – Existing features within 100 feet of the property should be shown on the plans. The area to the west is not included on the plans. It is noted that new buildings or structures are not proposed. Although a waiver may be required, the information on the plans appears to be adequate given the nature of the project.
8. §22-313.1.D – Details (catalog cuts) of the proposed lights shall be provided.
9. §22-313.1.H – The following notes, listed in this section of the ordinance, shall be included on the lighting plan.
  - a. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

submitted to the Borough for review and approval.

- b. The Borough reserves the right to conduct post-installation inspections to verify compliance with the ordinance requirements and approved lighting plan commitments and, if deemed appropriate by the Borough, to require remedial action at no expense to the Borough.
- c. All exterior lighting shall meet IESNA full-cutoff criteria unless otherwise approved by the Borough.
- d. The installer shall notify the Borough to arrange for inspection and approval of all exterior lighting, including building-mounted lighting, prior to its installation.

#### Subdivision & Land Development Appendix A – Engineering Standards

10. §22A-105 & §22A-106 – Curb and sidewalk shall be per Chapter 21, Part 3.
  - a. §21-301.3 - Cross section detail for the proposed driveway apron should be included on the plans. The concrete should be 6 inches thick and reinforced. The subbase should be 6 inches of PennDOT 2A. The depressed curb should include re-bar. Include subbase thickness on the sidewalk detail.
  - b. Where possible, it is recommended that sidewalks be widened around the existing utility poles to provide the minimum clearance required by ADA if it is not currently provided.

#### Subdivision & Land Development Appendix A – Landscape Planting Requirements

11. §22B-100.3 – Street trees are required at the ratio of 1 tree per 40 feet of frontage. Seven street trees are required. Street trees shall be planted within the yard setbacks and within 15 feet of the right-of-way. Street trees shall be provided and identified on the plans.
12. §22B-100.7.2.B(12) – A schedule showing ordinance requirements and planting proposed for each category shall be included on the plan.

#### Stormwater Management Comments

13. §26-406 – The applicant is proposing less than 750 sf of new impervious cover. The limit of disturbance shall be added to the plans.
14. The plans include a proposed patio using porous pavers. The Borough should determine how porous pavers are considered with respect to the zoning ordinance and the stormwater management ordinance. For this review the porous pavers were not considered impervious. It is noted that the Pennsylvania Stormwater Best Management Practices Manual includes pervious pavement as a BMP (BMP #6.4.1).
15. Infiltration testing should be performed in the porous paver patio area. This area should be designed with an overflow system. It is noted that a city inlet is present at the corner of N Ridge Avenue and Race Street that may allow for connection of an underdrain.
16. The plan includes a ramp down in the porous paver area. It is not clear how this would be impacted by the porous pavers that surround the ramp.

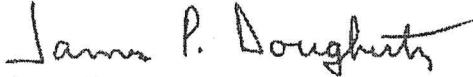
#### General Comments

17. Top and bottom elevations of existing and proposed walls shall be included on the plans. Fall protection barriers shall be provided where existing and proposed retaining walls are 30 inches or higher. The wall at the east end of the six spaces appears to be greater than 30 inches.
18. A note shall be added to the plan stating that design of walls 30 inches or greater and fall protection shall be provided to the Borough for review and approval prior to construction.
19. The plans do not include top and bottom of wall elevations for the proposed wall at the six parking spaces off Race Street. We are not able to determine if adequate sight distance is provided for safe ingress and egress.
20. Sight distance is limited along west bound Race Street due to the curve and building location. A sign shall be added to west bound Race Street alerting drivers to the proposed parking area.
21. It is recommended that existing damaged sidewalk and curb be replaced.

---

22. The Applicant is responsible for compliance with all other applicable Local, County, State, and Federal requirements.  
If you have any questions regarding the above, please contact this office.

Sincerely,



James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough  
Joe Bresnan, Esq. - Solicitor  
Gerald Gorski – Gorski Engineering, Inc.  
David Lawrence – Gorski Engineering, Inc.  
Kellie A. McGowan, Esq. - Obermayer Rebmann Maxwell & Hippel LLP  
Peter Andersen, P.E. – Andersen Engineering Associates, Inc.

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SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

May 24, 2022

Glenn Kucher, Code Enforcement Officer  
Ambler Borough  
131 Rosemary Avenue  
Ambler, PA 19002-4476

Re: MCPC # 20-0081-002  
Plan Name: 24 & 26 North Ridge Avenue  
(1 lot comprising 0.25 acres)  
Situate: North Ridge Avenue and East Race Street  
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 12, 2022. We forward this letter as a report of our review. We previously reviewed a request to rezone this parcel from institutional to residential on May 7, 2020.

## **BACKGROUND**

The site contains two buildings, located only a few feet apart and connected by a rear porch. The applicant, Gerald Gorski, proposes to convert the former church on the site to two residential dwelling units. The conversion will include the removal of a front vestibule of the church and the addition of a small porch to the rear of the building. The applicant plans to use the other building on site as one residential dwelling unit, with only minimal changes to the exterior of the structure.

The three dwelling units are proposed to have a total of six off-street parking spaces in a new parking area to be created along Race Street. A new sidewalk is proposed along the Race Street frontage of the property.

The zoning for this site is R-3 Residential. The exact configuration and type of units may be an existing non-conformity, with multiple buildings on a single lot. The former church is likely best classified as a two-family dwelling, and the remaining building as single family detached. However, we defer to the Borough regarding the classification of the dwelling units.

**RECOMMENDATION**

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, 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 comments are as follows:

**REVIEW COMMENTS**

## COMPREHENSIVE PLAN

- A. Adaptive reuse of existing buildings supports the goal of enhancing community character and protecting neighborhoods from Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*. We appreciate the applicant's interest in preserving and repurposing the former church building. We support the conversion of this property to fully residential use.

## TREES

- A. Street trees. Per the Subdivision and Land Development Ordinance (SALDO §100.3), street trees are required along all existing streets at a rate of one per 40 linear feet of frontage or fraction thereof. It appears that the applicant has 268 linear feet of frontage, indicating a need for seven (7) street trees on the site. We suggest the applicant refer to the list of trees in the SALDO §100.6 for recommended trees that can be used as street trees.
- B. Tree preservation. It appears that the applicant plans to preserve several large trees along the north side of the property. We commend the applicant for the preservation of the large trees on the site.

## PARKING

- A. Proposed parking area. Two off-street parking spaces are required per dwelling unit per §27-2102. The applicant meets this requirement with the proposed parking area along Race Street. Although we generally do not support parking constructed adjacent to the sidewalk which will require drivers to back out into the street, we recognize that site constraints make it very difficult to add parking to the site. Considering that there are curves on East Race Street to both the immediate east and west of the proposed parking area, we suggest the applicant consider installing mirrors for visibility and evaluate any other options to improve safety for vehicles exiting the parking area and drivers traveling along Race Street.
- B. Alternative parking configurations. Although there are few options, we suggest the applicant consider the option of three longer, stacked spaces and see if that provides better outcomes. It would at least make for a shorter area of the sidewalk that is also a driveway apron.

## ZONING

A.

Required Lot Area. The applicant currently lists the required minimum lot area as 5,000 square feet. Per §27-803, it appears that the applicant's zoning table should list a required lot area of either 7,500 or



10,000 square feet, depending on how the dwelling units are classified by the zoning officer. The lot is greater than 10,000 square feet, so it will meet the minimum lot area requirement, but we recommend that the zoning table be updated.

B.

Nonconformities. We recommend that existing non-conformities be clearly noted on the zoning table.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better enhance Ambler Borough's residential neighborhoods.

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. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number: 20-0081-002 on any plans submitted for final recording.

Sincerely,



Chloe Mohr, AICP, Senior Community Planner  
[cmohr@montcopa.org](mailto:cmohr@montcopa.org); 610-278-3739

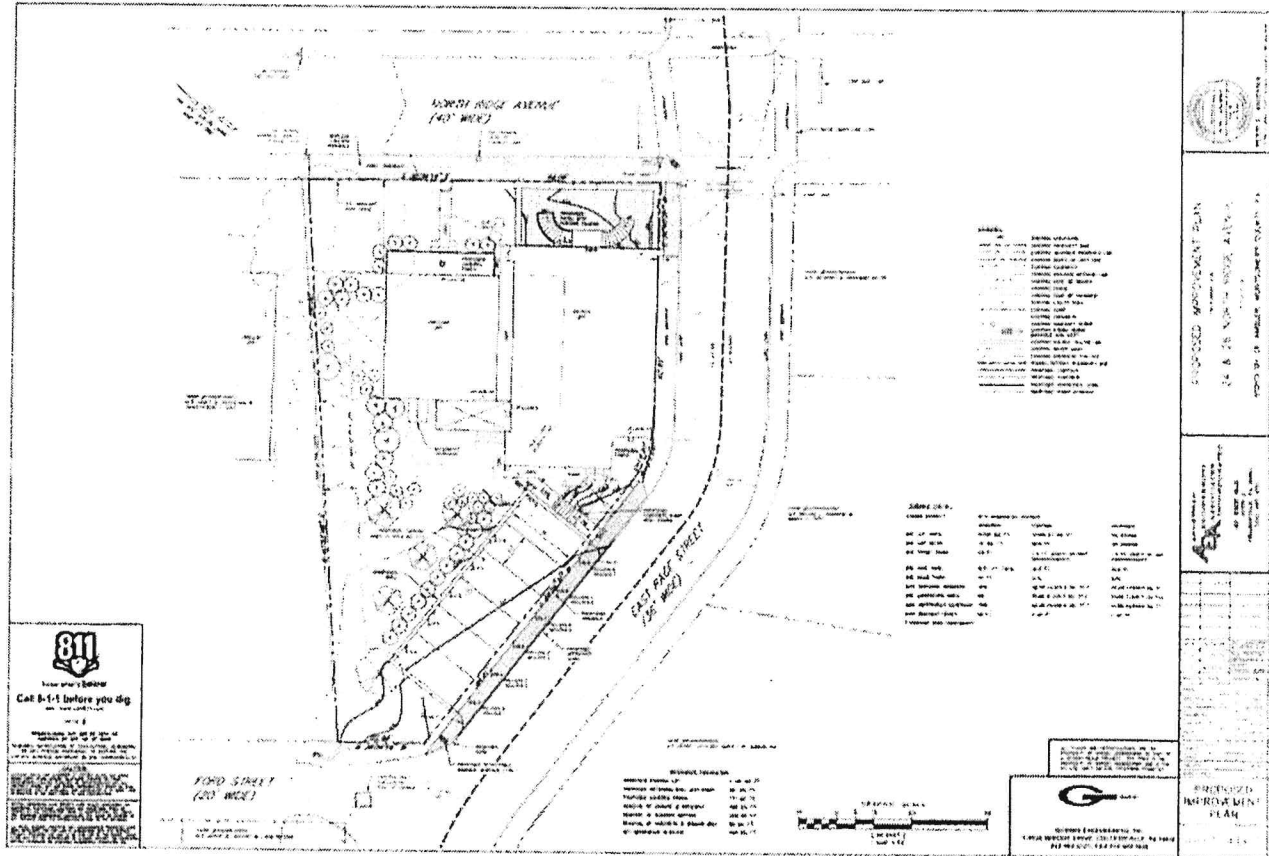
c: Gerald Gorski, Applicant  
David Lawrence, Applicant's Representative  
Mary Aversa, Borough Manager  
Jim Dougherty, Borough Engineer, Gilmore & Associates, Inc.  
Robert Lagreca, Chair, Borough Planning Commission

Attachment A: Aerial Image of Site

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

ATTACHMENTS A & B







AMBLER BOROUGH, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER \_\_\_\_\_

AN ORDINANCE AMENDING THE BOROUGH STREET SWEEPING SCHEDULE FOR THE FOLLOWING ROADS: ANDRSON, CHERRY, CANDY, BEECHMONT, ARTMAN, OVERLOOK, HAYWOOD, AND WALKER; EFFECTIVE UPON TH EARLIEST ADOPTION DATE APPLICABLE PURSUANT TO THE PENNSYLVANIA BOROUGH CODE

Codified ordinance 15-414, "Parking Prohibited on Certain Streets at Certain Times for Street Cleaning", is hereby amended as follows:

1. At paragraph "C", "Tuesdays from 8:00 a.m. to 12:00 p.m. , prevailing time", the following addition is made to the streets listed therein:

Street	Side
Anderson	Even house numbers
Cherry	Even house numbers
Candy	Even house numbers
Beechmont	Even house numbers
Artman	Even house numbers
Overlook	Even house numbers
Haywood	Even house numbers
Walker	Even house numbers

2. At paragraph "E", Wednesday from 8:00 a.m. to 12:00 p.m., the following roads are deleted:

Anderson  
Cherry  
Candy  
Beechmont  
Artman  
Overlook  
Haywood  
Walker

3. At paragraph "F", "Wednesdays from 12:00 p.m. to 4:00 p.m., prevailing time", the following roads are modified by removing the parking restriction on both sides for the listed roads and restricting parking only on the side indicated:

Street	Side
Anderson	Odd house numbers
Cherry	Odd house numbers
Candy	Odd house numbers
Beechmont	Odd house numbers
Artman	Odd house numbers

Overlook  
Haywood  
Walker

Odd house numbers  
Odd house numbers  
Odd house numbers

This ordinance is effective on the earliest date recognized by section 3301.3 of the Pennsylvania Borough Code.

SO ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Glynnis Siskind, Council President

Attest: \_\_\_\_\_  
Mary Aversa, Secretary

# Borough Of Ambler

131 EAST BUTLER AVENUE  
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000  
FAX 215-641-1355 ADMINISTRATION  
FAX 215-641-1921 WATER DEPARTMENT  
WEBSITE: [www.boroughofambler.com](http://www.boroughofambler.com)



## Memorandum

**To:** Ambler Borough Council  
**From:** Glenn Kucher, Code Enforcement Officer  
**Date:** March 31, 2023  
**Re:** Montgomery County Hazard Mitigation Plan Update

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Montgomery County has updated its Hazard Mitigation Plan as per the requirement under the Federal Disaster Mitigation Act of 2000. The original plan was completed and adopted by all municipalities including Ambler Borough in 2007 and updated in 2012 and now again in 2022. The plan is pending approval by FEMA but needs one municipality to adopt it for their approval. Each municipality must formally adopt the plan to continue to be eligible for hazard mitigation grants and funding programs. The plan covers a wide range of potential hazards for the County from flooding and extreme temperatures to terrorist attacks and transportation accidents.

The plan can be found through the link on the Borough website or below. Please note the plan is 191 pages before printing.

[https://www.montcopa.org/DocumentCenter/View/37456/2023HazMitPlan\\_MinusAppendices\\_NoExecSumm](https://www.montcopa.org/DocumentCenter/View/37456/2023HazMitPlan_MinusAppendices_NoExecSumm)

Feel free to contact me with any questions.

# 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](http://www.boroughofambler.com)



March 28, 2023

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

Re: Montgomery County Hazard Mitigation Plan

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the update to the Montgomery County Hazard Mitigation Plan.

After a presentation from the County Planner, discussion and input from the public, a motion was made to recommend to Council that it approve the Plan. 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



**Borough of Ambler  
Montgomery County, Pennsylvania**

**Montgomery County 2022 Hazard Mitigation Plan Update  
Municipal Adoption Resolution 2023-\_\_\_**

**WHEREAS**, the Borough of Ambler, Montgomery County, Pennsylvania is most vulnerable to natural hazards which may result in loss of life and property, economic hardship, and threats to public health and safety, and

**WHEREAS**, Section 322 of the Disaster Mitigation Act of 2000 (OMA 2000) requires State and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities, and

**WHEREAS**, the Borough of Ambler acknowledges the requirements of Section 322 of OMA 2000 to have an approved Hazard Mitigation Plan as a prerequisite to receiving post-disaster Hazard Mitigation Grant Program funds, and

**WHEREAS**, the Montgomery County 2022 Hazard Mitigation Plan has been developed by the Montgomery County Planning Commission in cooperation with other county departments, and officials and citizens of the Borough of Ambler, and

**WHEREAS**, a public involvement process consistent with the requirements of OMA 2000 was conducted to develop the Montgomery County 2022 Hazard Mitigation Plan, and

**WHEREAS**, the Montgomery County 2017 Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by natural hazards that face the County and its municipal governments,

**NOW THEREFORE BE IT RESOLVED** by the governing body for the Borough of Ambler:

- The Montgomery County 2022 Hazard Mitigation Plan is hereby adopted as the official Hazard Mitigation Plan of the Borough of Ambler, and
- The respective officials and agencies identified in the implementation strategy of the Montgomery County 2022 Hazard Mitigation Plan are hereby directed to implement the recommended activities assigned to them.

**ADOPTED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2023

**BOROUGH OF AMBLER**

**Attest:**

\_\_\_\_\_  
Glynnis Siskind, Borough Council President

\_\_\_\_\_  
Mary Aversa, Secretary

**Public Safety Committee**

April 4, 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.



**Public Utilities Committee**

April 4, 2023

Haley Welch- Chair

Erin Endicott

Karen Sheedy

Amy Hughes

**OLD BUSINESS**

**NEW BUSINESS**

1. **WWTP ENGINEER REPORT**

The WWTP Engineer's report will be provided.



March 28, 2023

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

Re: Status Report - March 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 has been emptied, cleaned, and is ready for modifications
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 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. These applications had been submitted to both PADEP and DRBC. PADEP requested the Borough submit the Part I Amendment for the work with its Part I Permit renewal application in 2023. **The Part I NPDES Permit application was submitted 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 letting the installation through the COSTARS program 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 • Kulpsville, PA 19443 • (215) 368-3375 • Fax: (215) 368-6739

**Parks & Recreation Committee**

April 4, 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 will run June 19<sup>th</sup> to July 28<sup>th</sup> from 8:30am – 4:00pm Monday through Friday. Camp fee is \$50 per child.

Registraton will be held at Borough Hall on Wednesday, May 3<sup>rd</sup> 5pm – 7pm. Proof of Borough residency is required at time of registration.

2. **EAC EARTHFEST 2023**

Join the EAC for a fun, family friendly day to learn how to “Invest in Our Future”. This year the event is set to take place in Ambler Borough Hall Parking lot, Cavalier Parking lot and surrounding area. Come by for live music, food, retail vendors, electric vehicles, kids activities, educational exhibits and more! All while supporting local vendors! To find out more visit

<https://www.amblereac.org/earth-fest> Saturday, April 29<sup>th</sup> 10am – 4pm

**Salary & Personnel Committee**

April 4, 2023

Karen Sheedy- Chair

Haley Welch

Nellie Forst

Jen Henderson

**OLD BUSINESS**

**NEW BUSINESS**

1. The vacant Water Department Operator 11 position has been advertised. Resumes are being accepted.