



---

## BOROUGH OF AMBLER COMMITTEE MEETING

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

**March 5, 2024**

**7:00PM**

**PRESENTATION:  
SEPTA presentation on open house results**

**Finance & Planning Committee**

March 5, 2024

Haley Welch- Chair

Karen Sheedy

Lisa Auerbach

Elizabeth Iovine

**OLD BUSINESS**

**NEW BUSINESS**

1. **BOROUGH ENGINEER'S REPORT**

The Borough Engineer's report is **attached**.

2. **SEPTA AMBLER STATION**

SEPTA hosted an open house on January 30<sup>th</sup> for an Ambler Station Area Concept Meeting to solicit input from riders, residents, and businesses about the possibility for development. The attached memo outlines the next steps. Authorization is requested to send zoning suggestions from the Montgomery County Planning Commission to the Planning Commission to revise the Trans Oriented Development Ordinance to include additional Uses, Aesthetics and Architectural Elements. Representatives from SEPTA will be at the meeting this evening. (**attached**)

3. **WATER QUALITY IMPROVEMENT PLAN (WOIP)**

On March 19<sup>th</sup>, Drew Shaw and Erin Landis of the Wissahickon Clean Water Partnership will make a presentation and discuss the process on a proposed Resolution and the Consortium process. (**attached**)

4. **LCB LICENSE TRANSFER**

A request has been made for a license transfer from Carrett LLC d/b/a Cantina Feliz in Fort Washington to 109-115 East Butler Avenue. (Resolution and request attached). A Public Hearing is scheduled for March 19<sup>th</sup>. (**attached**)

5. **PROJECT UPDATES**

The **attached** is a list providing updates on current projects.

6. **READY FOR 100 UPDATE**

The **attached** is an updated summary of the RF 100 project goals.

# AMBLER BOROUGH

| Project No.             | Project Name  | Status  |
|-------------------------|---|---|
| <b>Borough Engineer</b> |   |   |
| 2003-0122-01            | Ambler - NPDES MS4 Permit   | Current Permit expires 3/15/2025. 2022 Annual Status Report submitted to PADEP 9/30/23. Next Annual Status Report due 9/30/24 for period 7/1/23 thru 6/30/24. PADEP review of TMDL/PRP received 5/28/21. Preparation of response underway. NOI for new permit due 9/14/24. PADEP requested map update to be submitted by 3/15/24. |
| 2006-08054              | Pedestrian Sidewalk Upgrade Program                               | All PADOT comments have been addressed. DVRPC preparing revised construction inspection agreement. Tentative letting early Spring 2024.   |
| 2013-02020              | Ambler Crossings  | Construction underway. Review of amended Village Green provided 4/22/22. Escrow release #2 for Phase 2 provided 8/31/23.  |
| 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.  |
| 2020-07089              | 90 W. Butler Ave  | Construction complete. SOM 6/3/2022. EOM 12/2/2023. EOM punch list provided 11/29/23. Maintenance period extended to Spring 2024 to replace shrubs.   |
| 2021-01010.02           | Tannery Run Repairs - 33 - 57 E Butler Ave                        | Borough coordination with property owners underway. Preparation of construction plans and specifications underway. Preparation of PADEP General Permit for stream encroachment underway.  |
| 2021-01010-01           | Tannery Run Repairs (205 E Butler - Serrao)                       | Construction complete. SOM 11/16/22. EOM 5/16/24.   |
| 2021-03028              | Lakeview Development 5-9 N. Maple Ave.                            | Council granted conditional use at the 7/18/23 meeting and preliminary/final land development at the 8/15/23 meeting. Review of revised plans provided 11/16/2023.  |
| 2021-04048              | Edgewood Dr - PA Small Water & Sewer Program Grant Implementation | Construction and punch list completed. Final payment request submitted 1/25/2024. SOM 12/31/2023. EOM 6/30/2025   |
| 2022-05006              | 25 N Ridge - Colony Club LD Review                                | Council granted conditional approval at 8/23/22 meeting. Building construction underway. Record plans signed 9/19/23.   |
| 2022-05007              | 24 & 26 N Ridge - John's Court                                    | Council granted conditional approval at 4/18/23 meeting. Record plans signed 9/19/23.   |
| 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. Revised sketch plan review provided 11/20/23 and discussed at the 11/28/23 PC meeting.   |
| 2400261                 | LSA (Gaming) Program - Pedestrian Improvements                    | Gaming Local Share Account (LSA) - Statewide Grant - \$899,717 for pedestrian improvements along East Mount Pleasant Ave and Hendricks Street, including 51 ADA compliant curb ramps.   |
| 9991010                 | Ambler Borough General Engineering Services                       | Survey to be scheduled.   |
| <b>Sewer Engineer</b>   |   |   |
| 2013-02020-01           | Ambler Crossings - Sewer  | Construction underway. Sanitary Sewer is complete; testing remains.   |

# AMBLER BOROUGH

| Project No.           | Project Name                                 | Status  |
|-----------------------|--|---|
| <b>Sewer Engineer</b> |  |   |
| 2400032               | 2023 Chapter 94 Report                       | Preparing sanitary sewer collection system report for inclusion in the Ambler WWTP 2023 Chapter 94 Report.  |
| 9991050               | Ambler Borough General Sewer Services        | Prepared 2024 Ambler Borough collection sewer service area budget allocations report for Ambler WWTP; submitted to EEMA on 9/26/23.   |
| <b>Water Engineer</b> |  |   |
| 2012-10043            | Loch Alsh Dam Annual Inspections             | Annual inspection with PADEP conducted on 12/12/2023. Inspection report prepared and submitted to PADEP 2/5/24.   |
| 2013-02020-02         | Ambler Crossings - Water                     | Construction underway. Water main is tested/complete.   |
| 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. Reviewed proposed changes to water services associated with a reconfiguration of dwellings. Water Superintendent and Solicitor continue to work with developer regarding extended bond. Reviewing design of additional water service connection with meter pit for irrigation system. |
| 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; inspection conducted with no observed deficiencies..  |
| 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. Review of shop drawing submittals in progress. UDT permits received in December 2023. Gen/Mech construction began on 2/8/24.  |
| 2021-04054.01         | 2022 MIRIA Grant - Design                    | Initial field survey and base plan for Well 14 site completed; design and permitting underway with Greensand Plus filtration proposed for Manganese treatment and Ion Exchange (IX) proposed for PFAS treatment. PADEP issued a letter on 6/28/23 allowing for the use of IX treatment for PFAS subject to a list of conditions.  |
| 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 and testing complete.   |
| 2022-01230            | T-Mobile Upgrades at Houston Rd Tank         | Work completed; as-built plans received.  |
| 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 (awaiting escrow funds).  |

# AMBLER BOROUGH

| Project No.   | Project Name  | Status  |
|---------------|---|---|
| 2022-04076    | Lakeview Development 5-9 N. Maple Ave.              | Water & Sewer plan review #2 issued on 2/27/2024.   |
| 2022-04096    | 2023 MIRIA Grant Program                            | Prepared MIRIA Application documents for submission by Borough on May 16, 2022. Attended MIRIA Board meeting on December 16, 2022 to provide update on completed, ongoing, and proposed Ambler MIRIA/PFAS projects. At the December 16th meeting, MIRIA awarded \$1,134,000 in grant funding for (2023) projects associated with 2022 application, including NWWA interconnection and associated new piping, additional cost for Whitemarsh carbon replacement, and 2023 PFAS sampling. Reviewed and tabulated January, April, July, and October 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 and permitting in progress. Water and interconnect design currently underway. G&A met with Water staff on 1/18/2024 to review plans, project considerations and schedule. Attended meetings with PennDOT on 2/14/24 to coordinate with their paving contract, and with NWWA on 2/28/24 to discuss location and design of the water interconnection.  |
| 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. Plan review #1 issued on 11/10/23. Response letter and plan resubmission received on 11/22/23. Plan review underway.  |
| 2023-04049    | 2024 MIRIA Grant Program                            | Prepared MIRIA Application documents including cost estimates for submission by Borough on May 15, 2023. The application included projects for a PFAS treatment system at Well 4, additional costs for current PFAS treatment system projects at Wells 2, 6 & 7 and Well 14, as well as Whitemarsh carbon changeout and quarterly PFAS sampling at all sources and tanks for 2024. Total grant request amount was \$3,525,000. Executed grant agreement received on 1/5/24. Reviewed and tabulated January 2024 quarterly PFAS samples for all sources and tanks.                                       |
| 2023-07033    | Upper Dublin Twp Public Works Building              | New water service and meter pit installed. Testing satisfactorily completed. As-built plan received and under review.   |
| 2023-08002    | AT&T Generator at Houston Rd Tank                   | AT&T proposing to install a new permanent generator and pad at the site which will require additional lease space. G&A assisting Water Superintendent with review of proposed location. Proposed location approved.   |
| 2023-08044    | Wissahickon Valley Boys & Girls Club (Whitpain Twp) | Plans received for a proposed community center building and review with Water staff being conducted with respect to proposed water improvements. Plan review #1 issued on 11/21/23. Plan review #2 issued on 12/19/23. Plan review #3 issued on 1/26/24 recommending project approval. Review of shop drawing submittals in progress.   |
| 2023-10031    | Sprint Decommission at Houston Rd Tank              | Plans received for the decommission of Sprint's facilities at the tank site in conjunction with termination of lease. Plans reviewed and scope of work approved. Pre-construction meeting held on 11/7/23. Work at site commenced on 11/27/23. MBA completed pre-construction inspection and report received 1/17/24. Post-construction inspection to be conducted following completion of decommission work.   |
| 2023-10045    | 776 Johns Lane (LGT)                                | Plans received for a 6-lot subdivision to be served by a public water extension. Plan review #1 issued on 1/31/24.  |
| 2400033       | Chapter 110 Report / DRBC Water Audit               | Preparation of annual water audit underway.   |

# AMBLER BOROUGH

| Project No. | Project Name                          | Status   |
|-------------|---------------------------------------|--|
| 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. |

Water Engineer

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR  
NEIL MAKHIJA, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
[WWW.MONTGOMERYCOUNTYPA.GOV](http://WWW.MONTGOMERYCOUNTYPA.GOV)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

February 28, 2023

**SUBJECT:** Zoning Assessment of Transit-Oriented Development in the Redevelopment Overlay

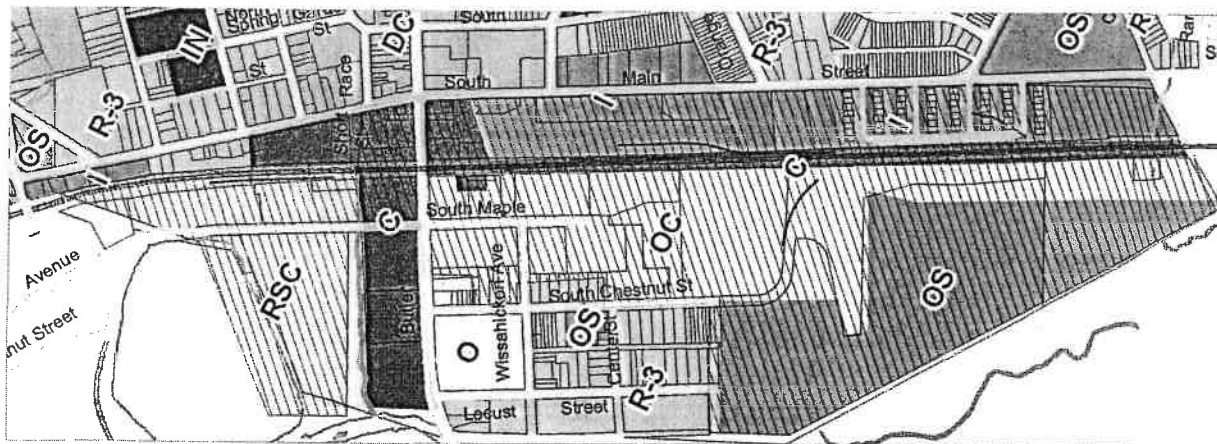
**TO:** Ambler Borough Council; Mary Aversa, Manager; Glenn Kucher, Code Enforcement Officer

**FROM:** Tim Konetchy, Senior Community Planner; Chloe Mohr, AICP, Principal Planner

---

### Background

The Borough has made use of its land use controls to encourage certain types of uses/development surrounding Ambler Station for many years. The Borough's Zoning Ordinance has permitted Transit-Oriented Development (TOD) within the RO Redevelopment Overlay since at least 2011. As an overlay, property owners within the RO can choose to conform to the underlying zoning district regulations (OC Office Campus, RSC Retail and Service Commercial, or I Industrial) or make use of the overlay. The TOD use within the overlay allows for residential, commercial, and mixed uses with various restrictions.



*The RO Redevelopment Overlay includes the hatched areas of the RSC, OC, C, OS, and I. TOD use is only permitted within the OC, RSC, or I.*

The zoning ordinance was amended in 2013, 2014, and 2023 to address specific concerns with the existing regulations. MCPC has worked with borough staff to identify additional amendments that could be made to the TOD to encourage the type of development that the borough would like to see surrounding the station. With the recent uptick in development interest in this area, it is an opportune time to take a hard look at the TOD regulations and to make targeted amendments to ensure that development proposals meet the borough's land use objectives.

## Recent Development

The following developments have been proposed within the RO Redevelopment Overlay area since 2020:

- Chase Bank, 2020. A 3,300 square foot bank on 0.56 acres. Approved and built without RO.
- Ambler Lakeview, 2022. 92 residential units on 2.67 acres. Approved as a TOD use in the RO, not built.
- The Court at Ambler Station, 2023 (sketch plan). 30 residential units on 0.53 acres. The proposal does not meet zoning and has not received any approvals.
- SEPTA Ambler Station. SEPTA has been in discussion with borough officials about the potential for redevelopment of their surfacing parking areas abutting Ambler Station. SEPTA held an open house event on January 30<sup>th</sup> to provide the public with an overview of their goals and to solicit input. Not submitted for review or approval.

## Recommendations

As discussed above, borough staff and MCPC previously began to identify areas of the existing Redevelopment Overlay Ordinance that may not align with the borough's goals for development. Top priority amendments include:

- amending the permitted uses within the Redevelopment Overlay to allow mixed uses and commercial uses (instead of only residential) for properties making use of the overlay district (portions of the Industrial, Office Campus, and Retail and Service Commercial Districts as identified above),
- requiring active, customer-facing first floor uses for properties with frontage on Main Street and Butler Avenue,
- improving and expanding building orientation and architectural design standards (such as a cornice or parapet wall requirement for flat roofs),
- requiring specific street furnishings based on scale of development (such as one bench per X linear feet of frontage, etc.),
- reviewing dimensional requirements (e.g., minimum lot size, building coverage),
- requiring wider sidewalks, and
- updating how parking requirements are calculated.

Beyond these amendments, there are other areas of the ordinance that may be explored, including: requiring upper stories of buildings to be set back (e.g., above the 4<sup>th</sup> story), expanding streetscaping standards, and improving landscaping and buffering requirements. This list is not exhaustive, but it should provide an understanding of what areas of the ordinance might be considered for updates.

MCPC would recommend addressing TOD use in the zoning ordinance sooner than later, as there has been development pressure within the RO for quite some time. Making targeted amendments to the zoning ordinance could pay dividends down the road as future development proposals come in and conform to the borough's land use objectives.



## CONTENTS:

- Working Together
- Water Quality Planning
- Accomplishments
- Implementation

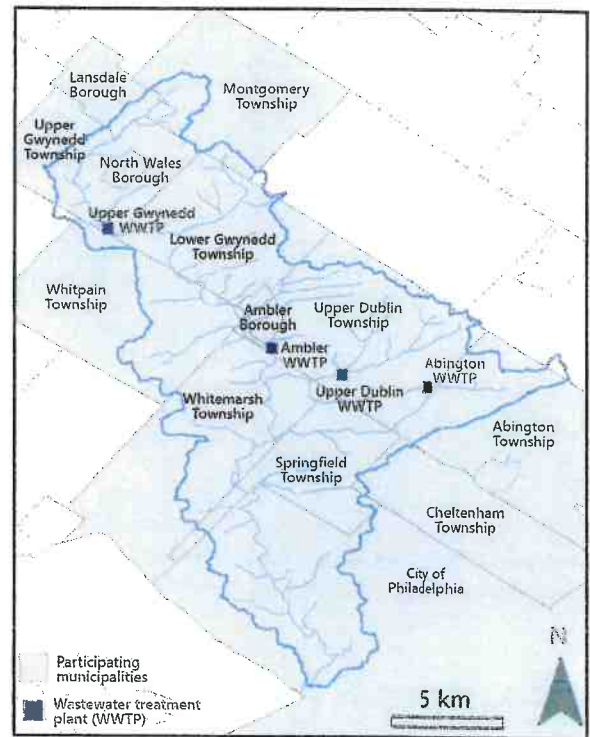
# Wissahickon Clean Water Partnership

*Water is a natural resource upon which we are all dependent. Ensuring that local waterways are clean is not simply an expenditure of funds, it is a necessary investment to ensure the future of our communities.*

## WORKING TOGETHER FOR A CLEANER WISSAHICKON

The Wissahickon Clean Water Partnership (WCWP) is a coalition of 13 municipalities and four wastewater treatment plants (WWTPs) collaborating with the Pennsylvania Department of Environmental Protection (PADEP) and the U.S. Environmental Protection Agency (EPA) to address impaired aquatic life health and stormwater management in the Wissahickon Creek Watershed. Our overarching goal is to synthesize a holistic watershed plan that protects and improves the Wissahickon Creek

- Abington Township
- Ambler Borough
- Cheltenham Township
- Lansdale Borough
- Lower Gwynedd Township
- Montgomery Township
- North Wales Borough
- Springfield Township
- Upper Dublin Township
- Upper Gwynedd Township
- Whitmarsh Township
- Whitpain Township
- City of Philadelphia



## ABOUT THE WATERSHED

The Wissahickon Creek Watershed is located in southeastern Pennsylvania, in Montgomery and Philadelphia Counties. The headwaters commence just below a parking lot in a large suburban mall. The mainstem flows approximately 27 miles before joining with the Schuylkill River in the City of Philadelphia. The watershed drains 64 square miles and spans portions of 15 municipalities.

The mainstem of the Wissahickon and most of its tributaries are considered impaired for aquatic life uses PADEP. This impairment determination is largely based on the results of long-term aquatic macroinvertebrate sampling in the watershed. Many of these segments are also classified as impaired due to nutrient and siltation levels. In response to the impairment and new EPA/PADEP regulations, thirteen municipalities and four wastewater treatment plants of the Wissahickon Watershed joined together to form the WCWP. Since its formation, the WCWP has been working on a watershed-wide "Water Quality Improvement Plan" (WQIP) that would restore the health of the Wissahickon Creek and its tributaries including addressing regional stormwater management issues.

### WCWP WASTEWATER TREATMENT PLANTS (WWTPs):

Abington Township WWTP, Ambler Borough WWTP, Upper Gwynedd Township WWTP, Upper Dublin Township WWTP (BCWSA)

### WCWP LEGAL & TECHNICAL ASSISTANCE PARTNERS:

Cerulean LLC; Environmental Finance Center- University of Maryland; Kleinfelder, Inc.; Land Concepts LLC.; Manko, Gold, Katcher & Fox LLP.; Montgomery County Planning Commission; Pennsylvania Environmental Council; Temple University; and Wissahickon Trails



## WHAT IS A WATER QUALITY PLAN?

Short for Water Quality Improvement Plan, the Partnership's WQIP is an adaptive, flexible management plan and will provide a mechanism to improve water quality and habitat in the Wissahickon Creek Watershed through continual incorporation of new data and information and identification of opportunities and actions to positively impact the watershed over time.


The WQIP serves as a roadmap for municipalities and participating WWTPs to identify and prioritize projects, policies, and collaborative programs where efficiencies can be gained by working together. It includes a framework to assess the effectiveness of the plan and ensure regular evidence-based updates.

**Stormwater Best Management Practices (BMPs)** are devices and actions that improve or prevent the pollution and/or flooding resulting from stormwater runoff.

- ◆ **STORMWATER PROJECTS & POLICIES**  
 Over 60 projects throughout the watershed have been identified that will mitigate stormwater impacts and participating municipalities have committed to evaluate the adoption of stronger local policies.
- ◆ **TREATMENT PLANTS OPTIMIZATION**  
 Wastewater Treatment Plants in the Watershed have also committed to optimizing their operations to further reduce nutrient loads to the Creek.
- ◆ **PUBLIC EDUCATION AND OUTREACH**  
 The WQIP calls for educational outreach designed to raise awareness of WCWP's efforts and its importance to participating communities.
- ◆ **IMPLEMENTATION METRICS**  
 Annual tracking of progress through the monitoring of BMPs implemented, increases in area treated by BMPs, increases in linear feet of stream restoration and bank stabilization, increases in protected open space and water quality in the Creek.
- ◆ **REPORTING**  
 The WQIP includes reporting methods to the state agencies and participating communities.


## BENEFITS OF WORKING TOGETHER

Facing increasingly more stringent (and costly) environmental regulations, the participating municipalities and wastewater treatment facilities acknowledge the many benefits of working together as part of the Wissahickon Clean Water Partnership:




HOLISTIC APPROACH

Water does not recognize jurisdictional boundaries. By working together, we are able to more effectively tackle the issues of water quality and stormwater management across the entire watershed.




ECONOMIES OF SCALE

Collaborating and working more efficiently will allow communities to capitalize upon the cost savings of larger watershed projects that more effectively address water quality and stormwater management.



INCREASE CAPABILITY

Organizations enhance their ability to tackle challenges when they combine their strengths and knowledge. WCWP helps municipalities ensure regulatory compliance that would be more difficult and costly on their own.



ENDURING PARTNERSHIPS

Collaboration breaks down the walls between municipal partners to make the most out of mutual assets, pooled resources, & shared purposes to meet broadly distributed obligations to ensure regulatory compliance.

# Clean Water Partnership

## ACCOMPLISHMENTS TO DATE

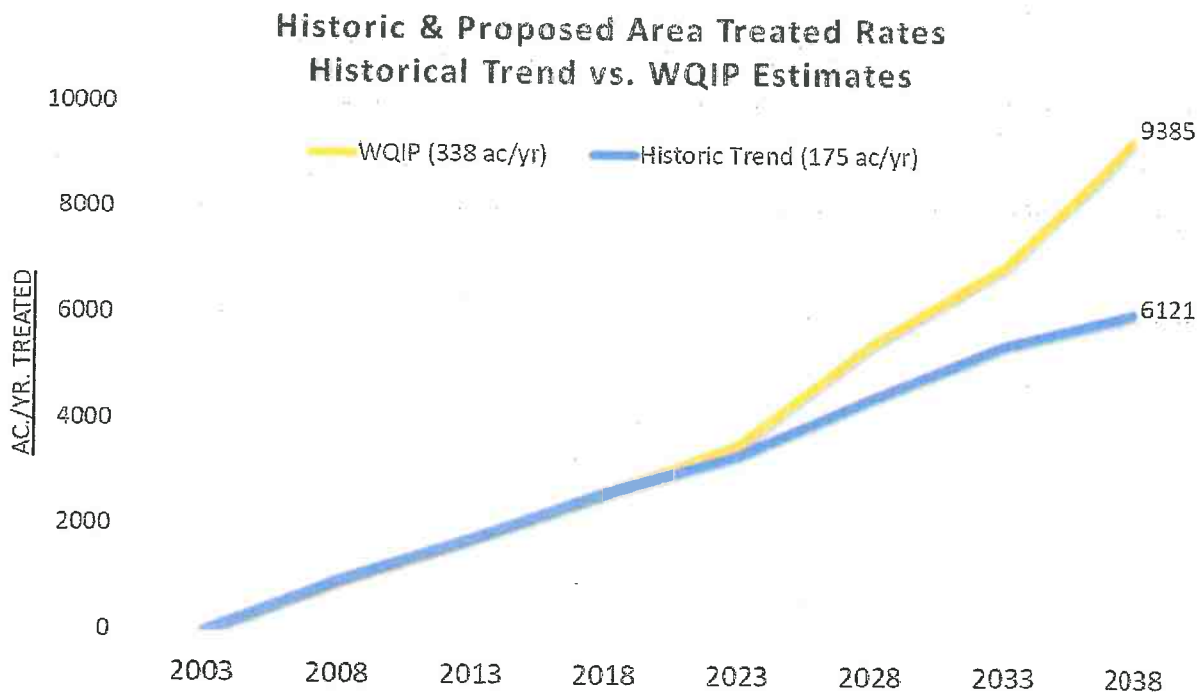
- INTER-GOVERNMENTAL AGREEMENTS**  
 The Partnership consists of 13 municipalities and 4 wastewater treatment facilities in Montgomery County and the City of Philadelphia. Each have signed off on an inter-governmental agreement committing the municipality to the goals and objectives of the Clean Water Partnership.
- DATA COLLECTED**  
 A comprehensive sampling plan has been designed and implemented. We now have a clear understanding of the Wissahickon Creek and a better view of the causes of impairment.
- SCIENTIFIC MODEL DEVELOPED & PROJECTS IDENTIFIED**  
 Multiple methods of analysis including modeling of the watershed have been used to identify over 60 priority projects across all thirteen municipalities in the watershed. These analyses will help us focus on what matters most.
- DRAFT WQIP CREATED & REVISED**  
 The draft WQIP has been developed and submitted to the EPA and PADEP. Feedback from regulators is currently being integrated for a revised submission. The Partnership expects adoption of the WQIP by EPA & PADEP in 2022.

### Wissahickon Clean Water Partnership Planning Process



## MAKING A BIGGER, MORE LASTING IMPACT

The strategies proposed by the Partnership in the WQIP stands to treat more acres for water quality and stormwater management than the historic trend as well as more traditional approaches offered through the development of individual Pollution Reduction Plans (PRP/PRP Plus).

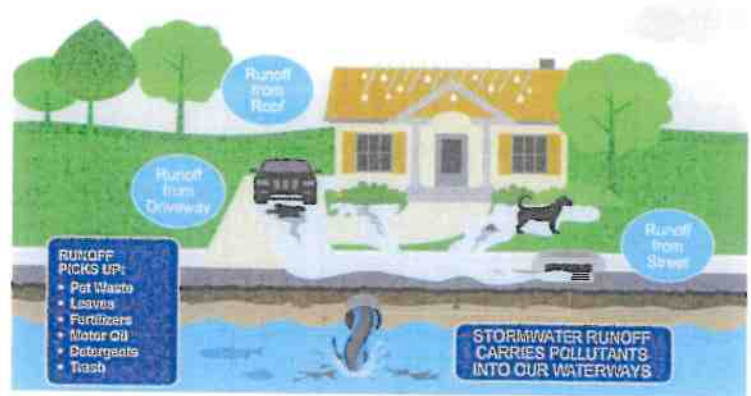


# Clean Water Partnership

## HEADING TOWARDS IMPLEMENTATION

### PROJECT IMPLEMENTATION GOALS:

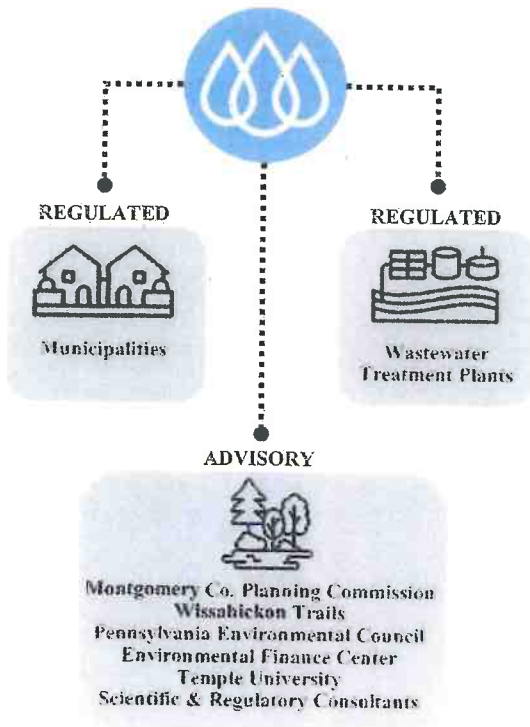
- REDUCE VOLUME & VELOCITY
- RESTORE BASEFLOW
- REDUCE IMPERVIOUS COVERAGE
- IMPROVE NATURAL HABITATS
- REDUCE EROSION
- IMPROVE ECOLOGICAL CONDITIONS



## DECISION-MAKING IN THE PARTNERSHIP

### STAKEHOLDERS

#### Wissahickon Clean Water Partnership



The WCWP is a voluntary collaboration where every participating municipality has a say in what happens with the Partnership.

The WCWP Management Committee comprised of municipal representatives (usually a municipal staff member) from each participating community in the watershed serves as the main governing body, guiding decision-making in the Partnership and formulating recommendations that the representatives can then take back to the elected officials in their respective municipalities for consideration.

## UNDERSTANDING THE COST

Containing/reducing the costs of restoring the Watershed is one of the main reasons for the WCWP. Federal and state environmental regulations have only become stricter (and more costly) overtime. By pooling the resources and finances of the Partnership's member communities, the WCWP is intended to help municipalities comply with these stricter regulations while reducing costs through the achievement of greater economies of scale.

In preparation for the approval of the WQIP by federal and state regulators, the Partnership has started developing a funding formula that would distribute the anticipated costs to participating municipalities in an equitable fashion based on the following factors:

- IMPERVIOUS COVER
- LAND AREA IN THE WATERSHED
- NUMBER OF IMPAIRED STREAMS
- WASTEWATER FLOW
- POPULATION

Based on the current funding formula being considered by the Partnership, the anticipated annual administrative allocation would be \$10,000 per municipality and treatment plant with annual project allocations ranging from under \$50,000 to over \$400,000 for each municipality. It should be noted that grant funds will also be pursued to offset municipal costs.

**THE BOROUGH OF AMBLER  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE BOROUGH OF AMBLER,  
COUNTY OF MONTGOMERY, COMMONWEALTH OF  
PENNSYLVANIA, APPROVING THE TRANSFER OF  
LIQUOR LICENSE NO. R-15892 INTO AMBLER  
BOROUGH**

**WHEREAS**, Act 141 of 2000 (“the Act”) authorizes the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of restaurant liquor licenses across municipal boundaries within the same county regardless of the quota limitations provided for in Section 461 of the Liquor Code if, as in Ambler Borough, sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

**WHEREAS**, the Act requires the applicant to obtain from the receiving municipality a resolution approving the inter-municipal transfer of the liquor license prior to an applicant’s submission of an application to the Pennsylvania Liquor Control Board; and

**WHEREAS**, the Liquor Code stipulates that, prior to adoption of a resolution by the receiving municipality, at least one (1) hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding applicant’s intent to transfer a liquor license into the receiving municipality; and

**WHEREAS**, an application for transfer filed under the Act must contain a copy of the resolution adopted by the municipality approving the transfer of a liquor license into the municipality.

**NOW, THEREFORE, BE IT RESOLVED**, that Carrett LLC d/b/a Cantina Feliz has requested the approval of the Ambler Borough Council for the proposed transfer of Pennsylvania liquor license no. R-15892 to facilities within Ambler Borough to be located at 109-115 East Butler Ave, Ambler, Pennsylvania, 19002, with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

**BE IT FURTHER RESOLVED**, that the Ambler Borough Council held a properly advertised public hearing pursuant to the notice provisions of Section 102 of the Liquor Code to receive comments on the proposed liquor license transfer; and

**BE IT FURTHER RESOLVED**, that Ambler Borough Council approves, by adoption of this Resolution, the proposed inter-municipal transfer of restaurant liquor license No. R-15892 into Ambler Borough by Carrett LLC d/b/a Cantina Feliz; and

**BE IT FURTHER RESOLVED** that transfers, designations and assignments of licenses hereunder are subject to approval by the Pennsylvania Liquor Control Board.

Duly adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Ambler Borough Council, Montgomery County, Pennsylvania, in lawful session duly assembled.

**AMBLER BOROUGH**

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

ATTEST: \_\_\_\_\_  
Mary Aversa, Borough Council 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)



## Memorandum

To: Ambler Borough Council  
From: Glenn Kucher, Code Enforcement Officer  
Date: February 27, 2024  
Re: 2024 Project Updates

---

- **PARKING LOT PROJECT – 106 POPLAR AVENUE**  
Grant funding was not approved in the 2021 and 2022 rounds for construction of a parking lot and associated stormwater management and grading. In October of 2023, a quote was obtained for demolition of the building and haul all debris. Backfill basement install silt fence around rear of building area to prevent soil erosion entering properties behind the building along with grading, stone, and paving. Engineering involved not associated with the cost. Bid documents would need to be drafted and authorized to advertise to move forward with demolition. Quote attached.
- **PICKERING FIELD SIDEWALKS**  
Permitting was approved associated with the funding source for the portions of sidewalk along North Street and Highland Avenue. Bid documents should be completed within the next month or two to request for advertising and award in the late spring / early summer this year. The sidewalk portion along Park Avenue is still in design because of associated stormwater management involved and will seek funding once completed later this year.
- **HENDRICKS STREET AND MT. PLEASANT PEDESTRIAN IMPROVEMENTS**  
Grant funding award announced in 2023 for curb ramps along with crosswalks, bump outs, pedestrian flashers in some areas for several intersections along Mt. Pleasant and Hendricks. Borough engineer will be surveying the curb ramps this spring. A few of the work locations are on State Roads (Mount Pleasant, Tennis, & N Spring Garden) and will need to get Highway Occupancy Permits from PennDOT. The Borough will also need signal permits for the pedestrian flashers. Permits should be obtained by the end of 2024 with advertising and construction for the 2025 construction season. The work must be completed by June 2026.
- **TANNERY RUN CULVERT REPLACEMENT BEHIND 37 TO 57 E. BUTLER**  
Design, specifications, and permits should be completed by spring / summer. Meeting with effected property owners in the next month to go over construction details and sequence. Bid documents should be completed for request for advertising late summer with a construction start date to be determined.

- **LOCUST STREET SIDEWALK REPAIRS**

Project was completed in 2023.

- **LOCUST STREET PARK AND RICCARDI PARK EXERCISE EQUIPMENT**

Equipment delivered will be pouring required pads / footers for equipment this spring / summer.

- **BENCHES / PICNIC TABLES AT VARIOUS PARKS**

Picnic tables and benches were installed in 2023.



# Amblor Borough Strategic Plan: Transition to 100%

## Renewable Energy from 2020 to 2050

### Implementation Update March 2024

| OBJECTIVES |                          | ACTION ITEM (S)   |  | 2024 UPDATE   |
|------------|--------------------------|---|--|---|
| II.K       | SIDEWALK CONNECTIONS     | Coordinate with property owners and various agencies to fill in the missing gaps within the Borough sidewalk network.   |  | Property owners have been contacted to fill in the gaps. Will re-approach owners when properties are sold or redeveloped. Gaps along east side of N. Maple Avenue will be built as a condition to the Lakeview development approved in 2023.  |
| II.L       | BIKE LANES               | Work with Bike Montco to evaluate possible locations of bike lanes and / or outside of the box ways of making streets safer for bikers.   |  | The Borough takes into consideration bike safety with large projects such as Park Avenue sidewalks road narrowing by Pickering Field. The Borough also suggests bike storage / bike racks in multifamily developments such as Ambler Crossings and Lakeview and has added bike racks where needed or missing such as Ambler Square.               |
| II.M       | ENCOURAGE LED            | Due to Ambler's urban design and access to transit, its residents use less energy than those living in more disconnected suburban communities. LEEDS can build upon the effort to move to being a renewable energy community.   |  | Ambler Borough encourages LEED certification in all new construction.   |
| IV.        | SOLAR POWER              | Reach out to solar companies to perform an in-depth evaluation for the potential and costs of locally sourced solar on Borough owned buildings.   |  | Borough officials have been in contact with potential solar vendors for evaluations and funding.  |
| IV.A       | SOLAR FARM OPPORTUNITIES | Coordinate with large vacant property owners along with State and Federal agencies on the possibility of converting unused properties into economically productive parcels for the use of a solar farm. Financing, insurance, stormwater, fencing, viewshed/glare, construction standards, and community resources should all be considered in this evaluation. |  | Montgomery County has been exploring this possibility and would work with multiple Counties for increased purchasing power for clean energy for municipalities. In addition, Borough Officials have been exploring the possibility of placing solar panels on a large vacant parcel adjacent to the sewer plant. Conversations have been ongoing. |

|      |                        |   |  |
|------|------------------------|---|--|
| IV.B | SOLAR PARKING CANOPIES | Evaluate the potential for elevated structures that host solar panels and provide shade to be installed in parking lots or other paved areas. Including but not limited to Borough owned lots along with reaching out to SEPTA for consideration within the train station lots. | Solar parking canopies have been suggested in conversations with SEPTA regarding the possible redevelopment of the lot.  |
| IV.C | SOLSMART               | Work toward achieving SolSmart designation. SolSmart provides no-cost technical assistance to evaluate programs and practices that impact solar markets and identify opportunities for improvement.   | I have spoken to SolSmart representatives since the completion of the report and had them do preliminary evaluations of Borough practices and ordinance reviews. This is a nationwide popular program with limited staff. I hope to start the designation process this year if SolSmart staff is available to work with the Borough.                         |
| V.A  | ELECTRIC VEHICLES      | Evaluate the cost and performance comparison when purchasing and budgeting for all new vehicles.  | This conversation is made with each vehicle purchase approval.   |
| V.C  | EV CHARGERS IN BOROUGH | Continue to install EV chargers in the Borough to keep up with the demand for electric vehicles for residents, visitors, and Borough fleet.   | The Borough has installed two EV chargers in the Borough spaces. There are four additional locations in other parking lots not owned by the Borough.   |
| VI.B | PECO                   | Work on increased advertisement for PECO energy assessment residential program for energy cost savings for all residents.   | The Borough Hall, Borough Sewer Plant, and Borough Public Works garage have all performed PECO energy assessments for savings and upgrades. This program has been listed on the Borough website, Borough newsletter, Borough Hall brochures, etc. The has spent \$135,000 to date to upgrade all of the streetlights in the Borough to energy efficient LED. |
| VI.D | WEATHERIZATION         | Weatherization services are cost effective. These services are derived by using diagnostic energy audit and building assessment that determines the necessary energy efficiency measures for each unique home. Look into weatherization of existing Borough owned facilities.   | Borough Officials have been exploring weatherization funding opportunities when available.   |

**AMBLER BOROUGH RESOLUTION NO. 2019-03**

- 100% clean renewable electricity by 2035
- 100% clean renewable energy when replacing heat & transportation equipment & vehicles by 2050
- As vehicles are replaced, priority will also be given where possible to transitioning the Ambler Borough vehicle fleet to 100% renewable energy sources by 2030

**Public Safety Committee**

March 5, 2024

Amy Hughes - Chair

Jen Henderson

Nancy Roecker Coates

Lou Orehek

**OLD BUSINESS**

**NEW BUSINESS**

1. **PUBLIC WORKS & CODE REPORT**

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

2. **GAMING MACHINES**

The **attached** memo from the solicitor provides details on the current gaming machine laws.

3. **VOLUNTEER FIRE COMPANY**

The committee would like to discuss a program to support the Ambler Fire House Volunteers.



**Public Utilities Committee**

March 5, 2024

Karen Sheedy- Chair

Haley Welch

Amy Hughes

Lou Orehek

**OLD BUSINESS**

**NEW BUSINESS**

1. **WWTP ENGINEER REPORT**

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



February 27, 2024

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

Re: Status Report - February 2024

Dear Mary:

The status of current active projects is as follows:

1. Conversion of Digesters - Construction continues 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 completed and re-started in March 2023, the second, T-10, in early August 2023, and the third, ET-17, was completed in December 2023. The plant is operating T-9, T-10, and ET-17 in a work-around, with down-sized sheaves and belts, as a permanent solution with VFD's will be considered at the end of or after the project. Work on ET-16 and ET-17 continued in February. We anticipate completion of the final two digesters in the scope, T-15 and T-16, in the first quarter of 2024.
2. Diversion of Upper Dublin WWTP to Ambler WWTP - PADEP approved the Act 537 Plan prepared by Bucks County Water and Sewer Authority (BCWSA) in 2022 for closing the Upper Dublin Wastewater Treatment Plant and diverting that flow to Ambler's Wastewater Treatment Plant. EEMA and the Borough's engineer on the Diversion project, HRG, have been discussing the future Part II WQM permit for the Diversion with PADEP, with respect to the increased flow from the current 6.5 MGD to 7.7 MGD with the diversion, associated changes in permit limits and conditions, and the timeline of the construction of the necessary new facilities at the plant.
3. NPDES Permit Renewal - EEMA will be providing comments to PADEP with the Borough's other professionals at HRG and GHD for a collective response on the Borough's draft NPDES Permit in early February; released for public review and comments in late December 2023. We continue to review and discuss several aspects of the renewal, specifically with respect to the Copper BLM, Aluminum WER, proposed flows and new discharge limits.
4. UV Light Disinfection Replacement - The WWTP, EEMA, and its team completed work on design, finalized the scope, and requested competitive equipment and installation cost estimates in July 2023 through CoStars. The Borough approved the equipment portion of the CoStars proposal at its January meeting; the equipment has been ordered and is in preliminary Shop Drawing phase. The Borough approved the installation portion of the CoStars proposal at its February meeting. The project is fully awarded, with site work expected to start in mid-to late summer.

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**

March 5, 2024

Jen Henderson -Chair

Haley Welch

Lisa Auerbach

Nancy Roecker Coates

**OLD BUSINESS**

**NEW BUSINESS**

1. **NO MOW MAY**

The details of the No Mow May program for 2024 will be posted on the website.

2. **DOGS IN PARKS**

A trial program permitting dogs in Ricciardi park is ending in April. The committee would like to discuss the plan going forward. **(attached)**

3. **RESOLUTION 2024-2**

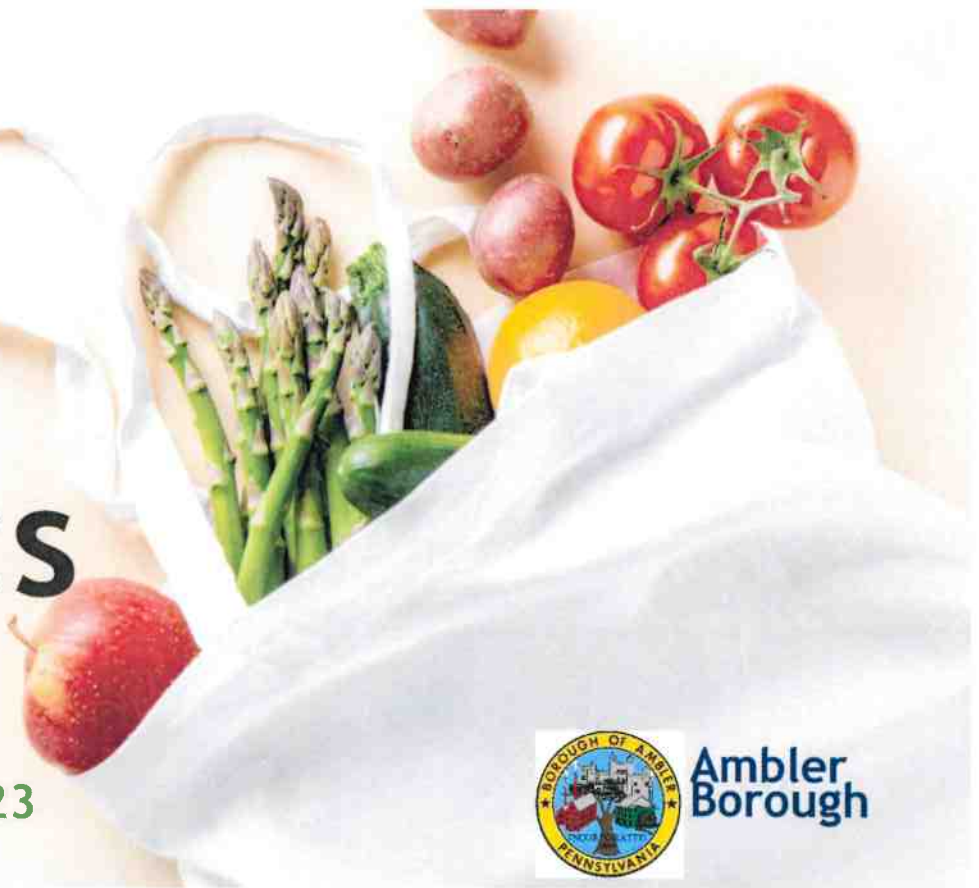
**Attached** is Resolution 2024-2 suspending the open container ordinance in Ambler for the Arts and Music Festival and Oktoberfest.

4. **SINGLE USE PLASTICS**

The plastic ban Ordinance has a date of March 1, whereas establishments are prohibited from providing styrofoam food service products either directly at the establishment or through delivery. **(attached)**

# Ambler Borough's Single Use Plastics Ban

Effective March 1, 2023



Beginning March 1, 2023, Ambler Borough establishments are prohibited by Borough law from providing single-use plastic bags (BOROUGH ORDINANCE 1126 ADOPTED AUGUST 16, 2022)

\*\*\*Exceptions: Plastic bags used by customers to package bulk items such as fruit, vegetables, nuts, grains, candy; or bags used for damp or leaking products such as frozen items, meat or fish shall not be prohibited.

\*\*\*\* Single-use plastic devices such as straws, drink stirrers, beverage spill plugs, toothpicks, novelty cocktail accessories, and other drink or food accoutrements available upon request. Expectations include plastic forks, spoons, chopsticks, and recyclable cups / lids.

\*\*\*\*\*Beginning March 1, 2024, establishments are prohibited from providing styrofoam food service products either directly at the establishment or through a delivery from the establishment to the customer

| BANNED  |   |
|---|---|
|   | Single-use plastic bags                             |
| ALLOWED   |   |
| Reusable bag that is a durable bag with handles made and intended for repeated use. | Paper bags offered to the customer at point of sale |
|   |   |



SCAN ME

Learn more on the Borough Website or by scanning the QR [www.boroughofambler.com](http://www.boroughofambler.com)



**AMBLER BOROUGH, MONTGOMERY COUNTY, PA**

**RESOLUTION NUMBER 2023-12**

**A RESOLUTION OF AMBLER BOROUGH COUNCIL SUSPENDING ENFORCEMENT OF ORDINANCE 16-102(k), AS IT RELATES TO DOGS PROHIBITED IN PUBLIC PARTS, TO TEMPORARILY ALLOW DOGS IN RICCIARDI PARK ON A TRIAL BASIS, FOR A PERIOD OF SIX MONTHS**

Ambler Borough Council, having taken surveys of the public and having considered the potential positives and negatives of allowing dogs in Borough parks, and wishing to further explore the possibility by allowing dogs in one park on a trial basis, does RESOLVE as follows:

1. Enforcement of Ordinance 16-102(k), which prohibits animals in Borough parks, will be suspended for a period of six months until April 15, 2024, as it relates to its prohibition of dogs in Ricciardi Park, unless Council sooner adopts a resolution resuming enforcement of the ordinance.
2. Ordinance 16-102(k) will continue to be enforced in Ricciardi park with respect to all other types of animals.
3. Ordinance 16-102(k) will continue to be enforced, including with respect to dogs, in the other Borough parks, except with respect to dogs in Ambler Borough Park, where leashed dogs are already permitted pursuant to ordinance 1091, adopted in 2015.
4. Ordinance 2-201, requiring that dogs be leashed, will continue to be enforced at all times.

SO RESOLVED this 17<sup>th</sup> day of October, 2023.

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

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

BOROUGH OF AMBLER  
MONTGOMERY COUNTY, PENNSYLVANIA

**RESOLUTION NO. 2024-2**

A RESOLUTION SUSPENDING ENFORCEMENT OF ORDINANCE 748  
FOR PERSONS ATTENDING AMBLER BOROUGH'S

**ARTS & MUSIC FESTIVAL EVENTS**

ON JUNE 14 AND 15, 2024,

AND FOR PERSONS ATTENDING  
**OKTOBERFEST FESTIVAL EVENTS**

ON OCTOBER 4 AND 5, 2024

**BE IT RESOLVED** that Ordinance 748, Codified in the Borough Ordinances at §6-101, prohibiting the carrying of alcoholic beverages in open containers, will not be enforced on June 14 and 15, 2024 against any attendee of Ambler Borough's Arts & Music Festival events, or on October 4, 2024, or October 5, 2024 against any attendee of Ambler Borough's Oktoberfest Festival events. During the festival, vendors and merchants will sell alcoholic beverages which may be carried and consumed by attendees within the visible boundaries of the event. Ordinance 748 will remain in force in the remainder of the Borough on those dates. All other laws relating to public conduct, including public intoxication and underage drinking, will remain in full force and effect, including throughout the festival events.

SO RESOLVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

**Salary & Personnel Committee**

March 5, 2024

Lisa Auerbach- Chair

Jen Henderson

Karen Sheedy

Elizabeth Iovine

**OLD BUSINESS**

1. Resumes are being accepted for the vacant Assistant Water Superintendent position.

**NEW BUSINESS**

1. **HIGHWAY SUPERINTENDANT VACANCY**

Resumes are being accepted for the soon to be vacant Highway Superintendant position.

2. **WASTEWATER VACANCY**

An offer of employment was made for the vacant mechanic position.

3. **PLANNING COMMISSION VACANCY**

Resumes are being accepted until March 14 for the Planning Commission vacancy.