



BOROUGH OF AMBLER COMMITTEE MEETING

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

April 2, 2024

7:00PM

Finance & Planning Committee

April 2, 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. **ZONING ORDINANCE AMENDMENT**

Authorization is requested to advertise to hold a public hearing and possible adoption of an ordinance amending the Zoning Ordinance lighting criteria to the current IENA (Illuminating Engineering Society of North America) standards. The current Zoning Ordinance language reflects the 2008 IENA standards. Montgomery County Planning Commission and Borough Planning commission reviews (**attached**).

AMBLER BOROUGH

Project No.	Project Name	Status
Borough Engineer		
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. Updated map submitted to PADEP on 3/14/24.
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.
2024-00261	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. Survey underway.
9991010	Ambler Borough General Engineering Services	
Sewer Engineer		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is complete; testing remains.

GILMORE & ASSOCIATES, INC.

AMBLER BOROUGH

Project No.	Project Name	Status
Sewer Engineer		
2024-00032	2023 Chapter 94 Report	Prepared sanitary sewer collection system report for inclusion in the Ambler WWTP 2023 Chapter 94 Report; submitted to EEMA on 3/13/24.
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. G&A attended meeting at Ambler WWTP with jointure members and treatment plant staff on 3/20/24 to discuss implementation of the Municipal Industrial Pretreatment Plan (MIPP).
Water Engineer		
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. Contractor set backwash tank and valve vault in place and is currently installing the sewer lateral and backwash drain line.
2021-04054.01	2022 MIRJA 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.

GILMORE & ASSOCIATES, INC.

AMBLER BOROUGH

Status

Project No. **Project Name**

Water Engineer

2022-02095	NWWWA Water Purchase Agreement	Meeting held on 2/14/22 between NWWWA staff, Ambler staff and G&A to discuss potential interconnection of respective water systems for emergency & permanent uses and wholesale purchase of water. NWWWA 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).
2022-04076	Lakeview Development 5-9 N. Maple Ave.	Water & Sewer plan review #2 issued on 2/27/2024. Working with Ambler staff and Applicant on water improvements required to serve the project.
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 NWWWA 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 NWWWA 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 NWWWA 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 #2 issued on 3/4/24. Plan resubmission received on 3/19/24. Plan review #3 issued on 3/25/24 recommending approval of the proposed water improvements.
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. Borough authorized work to proceed.

AMBLER BOROUGH

Project No. **Project Name**

Status

Water Engineer

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.
2024-00033	Chapter 110 Report / DRBC Water Audit	Preparation of annual water audit underway.
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.

Borough Of Ambler

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March 26, 2024

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

Re: Zoning Ordinance Amendment
To Lighting Criteria

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the Amendment to the Zoning Ordinance amending the lighting criteria to the current IESNA (Illuminating Engineering Society of North America) standards. The current Zoning Ordinance language reflects the 2008 IESNA standards.

At the November 28, 2023, Planning Commission meeting, the members reviewed this Zoning Amendment and made minor changes. The Borough Solicitor incorporated the changes, and our Code Enforcement Officer and County Planner reviewed the redlined version. There were no questions or additional comments. A motion was made and seconded to recommend to Council to approve this Amendment. The vote taken was unanimous in favor of the recommendation to council to approve this Amendment.

If you have any questions, please do not hesitate to contact our Chairman, John Oswald.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER _____

AN ORDINANCE OF THE BOROUGH OF AMBLER REPEALING THE EXISTING LANGUAGE IN CODIFIED ORDINANCE 27-412, "LIGHTING CRITERIA APPLICABLE TO ALL ZONING DISTRICTS" AND REPLACING IT WITH NEW LANGUAGE THAT ADDS NEW TECHNICAL DEFINITIONS, ILLUMINATION LIMITS, CUTOFF REQUIREMENTS FOR FLOODLIGHTS AND SPOTLIGHTS, LIMITS ON LIGHT SPILLAGE ONTO NEIGHBORING RESIDENCES, FIXTURE HEIGHT LIMITATIONS, FLAG ILLUMINATION, AND OTHER LIGHTING-RELATED REQUIREMENTS; CONTAINING SEVERANCE AND REPEALER CLAUSES; SETTING FORTH AN EFFECTIVE DATE

In order to keep the Borough lighting criteria current and responsive to citizen concerns and reflective of evolving trends in the area of lighting, Borough Council does hereby ORDAIN as follows:

1. The existing language at codified ordinance 27-412 is deleted in its entirety and replaced with the following language.

§27-412. Lighting Criteria Applicable to All Zoning Districts.

1. Purpose and Intent. The purpose of this Section is to regulate the placement, orientation, distribution patterns, and fixture types of exterior lighting. Furthermore it is the intent of this Section to:
 - A. Provide for and control lighting in outdoor public spaces where public health, safety, and welfare are potential concerns.
 - B. Protect drivers and pedestrians from the glare of non-vehicular light sources that shine into their eyes and thereby impair safe traverse.
 - C. Protect neighbors from nuisance glare and stray light from poorly aimed, placed, applied, maintained or shielded light sources.
 - D. Protect and retain the intended character of Ambler Borough.
 - E. Minimize or eliminate wasted and excessive outdoor lighting to promote energy efficiency and protect the environment.

2. Applicability.

- A. This Section applies to all uses where there is exterior lighting that creates a nuisance or hazard, including, but not limited to, residential, commercial, office, industrial, institutional, recreational, and institutional uses, and sign, architectural and landscape lighting.
- B. Temporary seasonal decorative lighting is exempt from all but the glare-control and lighting intensity requirements of this Section.
- C. Emergency lighting, as may be required by any public agency while engaged in the performance of its duties, is exempt from the requirements of this Section.
- D. Exterior lighting shall be required for safety and personal security for uses that operate during hours of darkness where there is a public assembly and traverse, including but not limited to the following uses: multifamily residential, commercial, office, industrial, public-recreational, and institutional.
- E. Borough Council may require that lighting be incorporated for other uses or locations, as it deems necessary.
- F. The glare-control requirements herein contained apply to lighting in all above-mentioned uses as well as, but not limited to, sign, architectural, landscape, and residential lighting.

3. Definitions. The following terms, when used in this Section, shall be defined as follows:

AUTOMATIC DAYLIGHT SHUTOFF — a photocell device that automatically prevents operation of a fixture during daylight hours.

Backlight Uplight Glare (B.U.G.) – An Illumination Engineering Society rating system of the light distribution of a luminaire.

DIRECT LIGHT — light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the reflector or diffuser lens, of a luminaire.

ENERGY-STAR QUALIFIED LIGHTING — lighting which uses 1/3 the energy of traditional lighting, with bulbs lasting at least 10,000 hours. Energy-star qualified lighting is labeled as such by the federal government (U.S. EPA and Department of Energy).

EXTERIOR (OUTDOOR) LIGHTING — the nighttime illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

FIXTURE — the assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

FLOOD LIGHT — a bright, wide-angled light source.

FOOTCANDLE — a unit of light intensity stated in lumens per square foot and measurable with an illuminance meter, a.k.a. footcandle or light meter.

FULL CUTOFF — attribute of a lighting fixture from which no light is emitted at or above a horizontal plane drawn through the highest light-emitting portion of the luminaire and no more than 10% of the lamp's intensity is emitted at or above an angle 10° below that horizontal plane, at all lateral angles around the fixture. A full cutoff luminaire, by definition, is also fully shielded. Full cutoff fixtures all have a B.U.G. upright rating of zero (0).

FULLY SHIELDED — attribute of a lighting fixture provided with internal and/or external shields and louvers to ensure that no light is emitted at or above a horizontal plane drawn through the lowest light-emitting portion of the luminaire.

GLARE — the sensation produced by lighting that causes an annoyance, discomfort, or loss in visual performance and visibility to the eye.

HEIGHT OF LUMINAIRE — the height of a luminaire shall be the vertical distance from the ground directly below the center line of the luminaire to the lowest direct-light-emitting part of the luminaire.

ILLUMINANCE — quantity of light on an area, measured in footcandles (1 footcandle = 1 lumen per square foot).

INDIRECT LIGHT — direct light that has been reflected or has scattered off of other surfaces.

LAMP — the component of a luminaire that produces the actual light.

LIGHT TRESPASS — the shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

LUMEN — a unit of luminous flux. One footcandle is one lumen per square foot. For the purposes of this Section, the lumen-output values shall be the initial lumen output ratings of a lamp.

LUMINAIRE — a complete lighting system, including a lamp or lamps and a fixture.

MOUNTING HEIGHT — the height of a lighting fixture, measured from mean grade to the highest point of the fixture emitting light.

SECURITY LIGHTING — lighting intended to enhance the security of the premises. Security lighting is permitted to remain on between the hours of 11:00 p.m. and 6:00 a.m. even if on-site activities do not occur during that period.

SPOTLIGHT — any light fixture or lamp that incorporates a reflector or a refractor to concentrate light output into a directed beam in a particular direction.

STREETLIGHT — a lighting fixture, mounted on a pole, which provides light along a street. It shall consist of a pole, head, arm, lamp, photocell, mounting bracket and fixture.

TEMPORARY OUTDOOR LIGHTING — the specific illumination of an outside area or object by any man-made device located outdoors that produces light by any means for a period of less than seven days, with at least 180 days passing before being used again.

UNIFORMITY RATIO — the variation of illuminance over an area. For the purposes of this Section, the "uniformity ratio" will be calculated by comparing the average illuminance to the minimum illuminance.

4. Criteria

A. Illumination Levels.

(1) Lighting, where required by this Section, shall have intensities and uniformity ratios that comply with the table below.

Area or Land Use	Illuminance (footcandles)	Uniformity Ratio
Commercial and Nonresidential Roads	1.1 avg	6 avg/min
Local and Residential Roads	0.5 avg	6 avg/min
Sidewalk	0.5 avg	5 avg/min
Parking Lots and Drive Aisles	0.2 min	20 max/min
ATM/Transaction Areas	2 min	4 avg/min
Gas Station Canopy - No Ambient Lighting	4 avg	4 avg/min
Gas Station Canopy - High Ambient Lighting	15 max	2 max/min
Car Dealer and Outdoor Sales - Front Row	15 max	5 max/min
Car Dealer and Outdoor Sales - Other sale areas	10 max	5 max/min
Building Entrances	2 avg	5 avg/min
General Walkways and Bikeways	0.5 avg	5 avg/min
Stairs and Ramps	2 avg	5 avg/min

(2) Future amendments to said recommended practices shall become a part of this Section without further action of the Borough.

B. Lighting Fixture Design.

- (1) Fixtures shall be of a type and design appropriate to the lighting application, and aesthetically acceptable to Borough Council based on the recommendation of the Planning Commission and Borough Engineer.
- (2) For lighting predominantly horizontal surfaces such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, merchandising and storage areas, automotive-fuel dispensing facilities, automotive sales areas, loading docks, culs-de-sac, active and passive recreational areas, building entrances, sidewalks, bicycle and

pedestrian paths, and site entrances, fixtures shall be aimed straight down and shall be full cutoff and fully shielded.

- (a) Except as may be specified elsewhere in this ordinance, luminaires shall have an IES Backlight Uplight Glare (B.U.G.) uplight rating of zero (0).
 - (b) Except for those containing directional lamps, fixtures with an aggregate rated lamp output not exceeding 500 lumens, (e.g., the rated output of a standard non-directional 40-watt incandescent, 10-watt LED, or 10-watt compact fluorescent lamp) are exempt from the requirements of this sub-section.
- (3) For the lighting of predominantly non-horizontal surfaces such as, but not limited to, facades, landscaping, signs, fountains, displays and statuary, fixtures shall be fully shielded and shall be installed and aimed so as to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens (e.g., the rated output of a standard non-directional 40-watt incandescent, 10-watt LED, or 10-watt compact fluorescent lamp) are exempt from the requirements of this paragraph.
- (4) Fixtures shall be equipped with or be capable of being back-fitted with light-directing devices such as shields, visors or hoods when necessary to redirect offending light distribution.
- (5) Streetlights in residential developments, when provided by a developer, shall conform with the specifications for luminaire, pole, connection, etc., as specified by §27-412.5. The developer shall also warrant all parts and associated labor for a period of 18 months.
- (6) Fixture height.
- (a) Any fixtures primarily designed to light pedestrian areas, such as sidewalks and pathways, shall be mounted at a maximum height of 15 feet above finished grade.
 - (b) All other fixtures shall be mounted at a maximum height of 20 feet above finished grade.

- (7) Illuminance Under Outdoor Canopies. All fixtures utilized beneath canopies shall be flush-mounted fixtures, recessed into the canopy itself. All lighting shall be accomplished utilizing flat-lens full cutoff style fixtures, aimed straight down. Canopies themselves shall not be illuminated. Outdoor canopies include, but are not limited to, fueling stations associated with convenience stores and service stations, financial establishments where a drive-through kiosk is proposed, and exterior canopies above store fronts in shopping centers.

C. Control of Nuisance and Disabling Glare

- (1) All outdoor lighting, whether or not required by this Section, on private, residential, commercial, industrial, municipal, recreational, or institutional property, shall be aimed, located, designed, fitted, shielded, and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to present a nuisance glare concern to neighboring properties.
- (2) New floodlights and spotlights shall be prohibited unless they meet full cutoff criteria. Existing directional fixtures such as floodlights and spotlights shall be aimed that they do not project their output into the windows of neighboring residences, adjacent uses, directly skyward or onto a roadway. Floodlights installed above grade on residential properties shall not be aimed out more than 45° from straight down. When a floodlight creates glare as viewed from an adjacent residential property or use, the floodlight shall be required to be re-aimed and/or fitted with a shielding device to block the direct view of the glare from that property.
- (3) Unless otherwise permitted by Borough Council, e.g., for safety or security, lighting shall be controlled by automatic switching devices, such as time clocks or combination motion detectors and photocells, to permit extinguishing offending sources between 11:00 p.m. and dawn to mitigate nuisance glare.
- (4) Where all-night safety or security lighting is to be provided, the lighting intensity levels shall not exceed 25% of the levels normally permitted by this Section for the use. All fixtures designated as non-

security fixtures shall be extinguished between the hours of 11:00 p.m. and 6:00 a.m., unless on-site activities persist during those hours.

(5) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.

(6) Projection onto adjacent uses.

- a. Intensity of illumination projected onto a neighboring residential property line shall not exceed 0.1 footcandles, measured at line-of-sight and from any point on the receiving residential property. This footcandle value shall not be use as a criterion for assessing glare control onto a neighboring property.
- b. Intensity of illumination projected onto a neighboring non-residential property line shall not exceed 0.5 footcandles, measured at line-of-sight and from any point on the receiving residential property. This footcandle value shall not be use as a criterion for assessing glare control onto a neighboring property.

(7) Illuminating flags and flagpoles.

- a. Only the United States and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m.
- b. The light source shall have a beam spread no greater than necessary to illuminate the flag and shall be adequately shielded.
- c. Maximum illumination for flags shall be the sum of the lumens for all light aimed at the flag. For a flagpole of ten feet or less, the maximum illumination shall be 1,400 lumens. For every additional ten feet or portion thereof, an additional 1,400 shall be permitted.
- d. Other regulations from this ordinance shall not apply to flag illumination.

D. Installation.

- (1) All electrical feed wiring and conduit shall be run below finished grade, as required by code.
 - (2) Lighting standards in parking areas shall be placed a minimum of five feet outside of curb, or mounted on a thirty-inch-high pedestal.
Fixtures located in central areas of parking facilities shall be mounted on a thirty-inch-high concrete pedestal.
- E. Maintenance. Lighting fixtures and ancillary equipment shall be maintained so as to comply with this Section.
- F. Energy-Efficient Lighting. The Borough encourages energy conservation, cost savings, and environmental preservation through use of the following external lighting tools.
 - (1) Energy Star qualified lamps.
 - (2) Automatic daylight shutoff switches to extinguish or dim lighting when there is ample natural (solar) lighting.
 - (3) Motion activated lighting which shuts off automatically.
5. Fixture Placement in Residential Developments.
 - A. Streetlighting fixtures in residential developments shall be placed at the following locations:
 - (1) At the intersection of public roads with entrance roads to the proposed development.
 - (2) Intersections involving proposed public or nonpublic primary distributor streets within the proposed development.
 - (3) At the apex of the curve of any primary distributor street, public or nonpublic, within the proposed development, having less than a three-hundred-foot minimum centerline radius.
 - (4) Cul-de-sac bulb radii.
 - (5) Terminal ends of center median islands having concrete-structure curbing, trees and/or other fixed objects not having breakaway design for speeds of 25 miles per hour or greater.
6. Post-Installation Inspection. The Borough reserves the right to conduct a post-installation nighttime inspection to verify compliance with the requirements of this Section, and if appropriate, to require remedial action at no expense to the Borough.
7. Compliance Monitoring.
 - A. Safety Hazards.

- (1) If the Borough judges that a lighting installation creates a safety or personal-security hazard, the person(s) responsible for the lighting shall be notified and required to take remedial action.
- (2) If appropriate corrective action has not been effected within 30 days of notification, the Borough may levy a fine for as long as the hazard continues to exist.

B. Nuisance Glare and Inadequate Illumination Levels.

- (1) When the Borough judges that an installation produces unacceptable levels of nuisance glare, skyward light, excessive or insufficient illumination levels or otherwise varies from this Section, the Borough may cause notification of the person(s) responsible for the lighting and require appropriate remedial action.
- (2) If the infraction so warrants, the Borough may act to have the problem corrected as in §27-412.7A(2) above.

C. Nonconforming Lighting. Any lighting fixture or lighting installation existing on the effective date of this Section that does not conform with the requirements of this Section shall be considered as a lawful nonconformance. A nonconforming lighting fixture or lighting installation shall be made to conform with the requirements of this Section when:

- (1) The nonconformance is deemed to create a safety hazard.
- (2) It is replaced by another fixture or fixtures or abandoned or relocated.
- (3) There is a change in use.

2. This ordinance is effective on the earliest effective date set forth in the Pennsylvania Borough Code as it relates to ordinance adoption and effective dates.

3. Should a court of competent jurisdiction invalidate any portion of this ordinance, then to the extent possible such invalid portion shall be severed from the remainder, which shall continue in full force and effect.
4. Any existing ordinance that is inconsistent with the foregoing is, to the extent of such inconsistency, repealed.

SO ORDAINED this ___ day of _____, 2024.

Glynnis Siskind, Council President

Attest: _____
Mary Aversa, Borough Secretary

APPROVED: _____
Jeanne Sorg, Mayor

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 15, 2024

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

Re: MCPC #24-0059-001
Plan Name: Lighting Ordinance
Ambler Borough

Dear Ms. Aversa:

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, 2024. We forward this letter as a report of our review.

BACKGROUND

Ambler Borough intends to repeal Section 27-412 of their zoning ordinance, "lighting criteria applicable to all zoning districts" and replace the section in its entirety. The 'new' section 27-412 provides for definitions, illumination limits, cutoff requirements for floodlights and spotlights, limits on light spillage onto neighboring residences, fixture height limitations, flag illumination, as well as other lighting standards.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the Borough's land use objectives.

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,

Timothy Konetchy, Senior Community Planner
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

- c: Glenn Kucher, Code Officer
John Oswald, Chair, Borough Planning Commission
Al Comly, Vice Chair, Borough Planning Commission
Carol DiPietro, Secretary, Borough Planning Commission
Jessica Buck, District Manager, MCCD

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



March 26, 2024

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

Re: Zoning Ordinance Amendment
To Lighting Criteria

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the Amendment to the Zoning Ordinance amending the lighting criteria to the current IESNA (Illuminating Engineering Society of North America) standards. The current Zoning Ordinance language reflects the 2008 IESNA standards.

At the November 28, 2023, Planning Commission meeting, the members reviewed this Zoning Amendment and made minor changes. The Borough Solicitor incorporated the changes, and our Code Enforcement Officer and County Planner reviewed the redlined version. There were no questions or additional comments. A motion was made and seconded to recommend to Council to approve this Amendment. The vote taken was unanimous in favor of the recommendation to council to approve this Amendment.

If you have any questions, please do not hesitate to contact our Chairman, John Oswald.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

Public Safety Committee

April 2, 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. **VOLUNTEER FIRE COMPANY**

The Solicitor and Staff are researching a program to support the Ambler Fire House Volunteers.

3. **WISSAHICKON FIRE COMPANY**

There will be a presentation at the Council meeting on a proposed Fire Department Study.

4. **AMBLER BUSINESS REQUEST**

A request was received from Bob Devine of From the Boot. (**attached**)

Public Utilities Committee

April 2, 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**.

2. **WELL 4 - ENGINEERING**

Attached is a request to approve engineering services on the MIRIA-Well 4 PFAS Treatment Project. (**attached**)

3. **SYSTEM FLUSHING**

The Water Department will begin system flushing. They will start in Ambler and then Upper Dublin. Locations will be posted on the Borough Website.



March 26, 2024

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

Re: Status Report - March 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-15 and ET-16 continued in March. 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 provided 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, most specific to the Copper BLM, Aluminum WER, proposed flows and new discharge limits. PADEP has not released the final NPDES Permit at this time.
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 Shop Drawing review 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

MILITARY INSTALLATION REMEDIATION AND INFRASTRUCTURE AUTHORITY
("MIRIA")

2023 MIRIA MUNICIPAL AND MUNICIPAL AUTHORITY GRANT APPLICATION

1. **ELIGIBLE APPLICANTS:** Act 101 of 2019 provides that the only eligible applicants to receive funding from MIRIA Tax Revenue Funds available under the Military Installation Remediation Program, are **Municipalities** or **Municipal Authorities**.

Applicant: Ambler Borough Water Company
Address: 131 Rosemary Avenue Ambler PA 19002
Primary Contact: Mary Aversa
Email: maversa@borough.ambler.pa.us
Phone: 215-646-1000 ext 106

2 **AMOUNT REQUESTED AND PROPOSED USE OF GRANT FUNDS**

A) Grant Request and Project Summary

1). Local Effort Contribution; \$ 784,000.

2). MIRIA Grant Request: \$ 3,525,000.

3). Total Projected Project Costs*; \$ 4,309,000.

4). Projected project completion timeframe: December 2024-January 2025

In an effort to ensure that MIRIA is able to distribute awards equitably, the amount requested, and the corresponding amount of local effort is subject to review and coordination with MIRIA.

*must equal or exceed the local effort contribution plus MIRIA grant requested.



OPINION OF PROBABLE PROJECT COST

Project Name: MIRIA PFAS PROJECTS
Client: Ambler Borough
Project Number: 23-04049
Date: May 10, 2023

I. Wells 2, 6 & 7 PFAS Treatment System

Item No.	Description	Quantity	Unit	Unit Cost	Total Amount
1	Contract No. 22-01: General/Mechanical Construction	1	LS	\$ 2,505,967.00	\$ 2,505,967.00
2	Contract No. 22-01E: Electrical/HVAC Construction	1	LS	\$ 216,887.00	\$ 216,887.00
3	Construction Management & Engineering	1	LS	\$ 130,000.00	\$ 130,000.00
4	PADEP PFAS Grant	1	LS	\$ (1,000,000.00)	\$ (1,000,000.00)
Project Total I:					\$ 1,852,854.00

II. Well 14 PFAS Treatment System

Item No.	Description	Quantity	Unit	Unit Cost	Total Amount
1	Additional Construction, Construction Management & Engineering	1	LS	\$ 600,000.00	\$ 600,000.00
Project Total II:					\$ 600,000.00

III. Well 4 PFAS Treatment System

Item No.	Description	Quantity	Unit	Unit Cost	Total Amount
1	Pilot testing	1	LS	\$ 25,000.00	\$ 25,000.00
2	Mobilization	1	LS	\$ 25,000.00	\$ 25,000.00
3	E&S, Clearing, Tree Removal, Grading	1	LS	\$ 45,000.00	\$ 45,000.00
4	Site Work	1	LS	\$ 50,000.00	\$ 50,000.00
5	Concrete & Precast Vault	1	LS	\$ 115,000.00	\$ 115,000.00
6	New Building	1	LS	\$ 230,000.00	\$ 230,000.00
7	Managanese Treatment upstream of PFAS	1	LS	\$ 130,000.00	\$ 130,000.00
8	PFAS Treatment	1	LS	\$ 250,000.00	\$ 250,000.00
9	Backwash Tank	1	LS	\$ 90,000.00	\$ 90,000.00
10	Process Piping	1	LS	\$ 80,000.00	\$ 80,000.00
11	Yard Piping	1	LS	\$ 65,000.00	\$ 65,000.00
12	Sanitary Sewer	1	LS	\$ 55,000.00	\$ 55,000.00
13	Painting	1	LS	\$ 15,000.00	\$ 15,000.00
14	Paving	1	LS	\$ 25,000.00	\$ 25,000.00
15	Electrical	1	LS	\$ 160,000.00	\$ 160,000.00
16	HVAC	1	LS	\$ 25,000.00	\$ 25,000.00
Construction Subtotal:					\$ 1,385,000.00
Construction Contingency					\$ 138,500.00
Engineering Design, Permitting & Construction Management					\$ 277,000.00
Project Total III:					\$ 1,800,500.00

IV. Whitmarsh Treatment Plant - 2024 Carbon Changeout

Item No.	Description	Quantity	Unit	Unit Cost	Total Amount
1	Carbon removal, disposal and replacement	1	LS	\$ 40,000.00	\$ 40,000.00
Project Total IV:					\$ 40,000.00

Parks & Recreation Committee

April 2, 2024

Jen Henderson -Chair

Haley Welch

Lisa Auerbach

Nancy Roecker Coates

OLD BUSINESS

1. **NO MOW MAY**

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

NEW BUSINESS

1. **DOGS IN PARKS**

An Ordinance permitting Dogs in Ricciardi Park was advertised for adoption.

Salary & Personnel Committee

April 2, 2024

Lisa Auerbach- Chair

Jen Henderson

Karen Sheedy

Elizabeth Iovine

OLD BUSINESS

NEW BUSINESS

1. **HIGHWAY SUPERINTENDANT VACANCY**

Resumes are being accepted for the Highway Superintendent position.

2. **WASTEWATER VACANCY**

A recommendation is requested to approve the hiring of David Eldridge for the vacant mechanic position.

3. **ASSISTANT WATER SUPERINTENDANT**

A recommendation is requested to approve the hiring of Joseph Ottaviano for the Assistant Water Superintendent.

RECOMMENDATIONS:

1. Authorization is requested to approve the hiring of David Eldridge for the vacant mechanic position.
2. Authorization is requested to approve the hiring of Joseph Ottaviano for the Assistant Water Superintendent.