

## AMBLER BOROUGH COUNCIL MINUTES

August 16, 2022

The regular monthly meeting of Ambler Borough Council was held Tuesday, August 16, 2022 at 7:00 p.m. at Borough Council Chambers located at 131 Rosemary Avenue, Ambler, Pennsylvania, 19002.

Council President Siskind called the Council Meeting to order at 7:00 p.m. and she led the public in the Pledge of Allegiance.

**Present:** Mrs. Siskind, Ms. Welch, Ms. Forst, Ms. Sheedy, Ms. Henderson (arrived 7:05 p.m.), Ms. Auerbach, and Ms. Hughes. Police Chief Borkowski, Solicitor Joe Bresnan, and Borough Manager Aversa also were in attendance. Mr. DeRuosi, Ms. Endicott, and Mayor Sorg were absent.

**Approval of Minutes:** Mrs. Siskind made a motion to approve the Minutes of the July 19, 2022 Council Meeting. Seconded. All Aye. Carried.

### **COMMITTEE REPORTS**

The Committees of Ambler Borough Council met Tuesday, August 2, 2022 at 7:00 p.m. at Borough Council Chambers located at 131 Rosemary Avenue, Ambler, Pennsylvania, 19002. Present: Mrs. Siskind, Ms. Welch, Mr. De Ruosi, Ms. Sheedy, Ms. Henderson, Ms. Auerbach, and Ms. Hughes. Police Chief Borkowski, Solicitor Joe Bresnan and Borough Manager Aversa also were in attendance. Ms. Endicott, Ms. Forst and Mayor Sorg were absent.

This evening, the following was presented:

#### **Finance and Planning Committee – Ms. Nellie Forst, Chairperson**

Committee Members: Mr. DeRuosi, Ms. Sheedy, Ms. Auerbach

The Finance and Planning Committee report was given this evening by Ms. Forst.

#### **The Committee will consider the following actions this evening:**

1. Authorization is requested to approve payment of the **July 2022** bills in the amount of **\$770,855.86** as follows: General (**\$115,675.61**); Street Lights (**\$3,589.12**); Fire (**\$0.00**); Refuse (**\$55,256.43**); Parks & Rec. (**\$11,685.14**); Water (**\$269,984.66**); Sewer (**\$143,582.49**); WWTP (**\$162,818.05**); Debt Fund (**\$0.00**); Liquid Fuels (**\$4,681.36**); Water Capital (**\$3,583.00**).

2. Consider approving the Preliminary/Final Land Development Plan to convert an existing building into two residential condominium units along with off-street parking at 25 N. Ridge Avenue – Colony Club, LLC, including waivers as discussed in the engineer review letters.

A Public Hearing was held, and a presentation was made by Project Manager David Lawrence (Gorsky Engineering) and the Colony Club, LLC attorney to profile the project which is an adaptive reuse of an historic building. Mr. Lawrence stated the project involved construction of two dwelling units of approximately 2,500 square feet as a permitted use in the zoning district. He stated that four parking spaces were required and that the plan allows for five spaces. Minor exterior cosmetic changes would occur, and two small decks would be constructed. The waiver requests involved seeking a waiver requiring showing existing features within a 100-foot radius of the property and a waiver of the street tree requirement (it was stated there was room for only two trees, not three).

Solicitor Bresnan stated the project had received clean letters and approval from the Planning Commissions. Ms. Siskind noted with approval the developer's intention to make sidewalk and curb repairs.

Council members noted that the developer additionally was planning a project across the street from Colony Club involving reuse of the former St. John's Lutheran Church. Several questions were asked by Council, however the Project Manager stated he had not delivered plans and was not prepared to make a presentation at this time. He did state that they would be going to the Zoning Hearing Board for this project to obtain a variance for the parking set-back requirement. It was agreed that a presentation on this project would be made at the September Council meeting. Code Officer Kucher stated the plan would go before the Zoning Hearing Board late September/early October.

*Public Comment:* A member of the Environmental Advisory Council requested that the developer plant tall canopy trees at the 25 N. Ridge Avenue site.

3. Consider adoption of Ordinance 1128 involving revisions to the Borough's Stormwater Management Ordinance to be consistent with the DEP's 2022 model ordinance.

A Public Hearing was held. Ms. Sheedy summarized that the ordinance was required for regulations. Borough Engineer Jim Dougherty stated the ordinance provided updated language for compliance with a few new definitions yet no technical changes.

*Public Comment:* There was no public comment.

4. Consider executing Lease Addendum #1 with MCIU/Head Start Program for rental space at Ambler Borough Hall for the 2022-23 school year, to accommodate a second classroom.

**In other business the following was reviewed:**

1. The Borough Engineer's report was provided.

2. Staff is reviewing the current street sweeping schedule at the request of Haywood Park residents, to consider splitting the schedule into an A.M./P.M. process to allow for parking on alternate sides of the street on street sweeping days.

Ms. Forst asked if there were further comments or questions from the Committee, Council, or the public. There being nothing further, it was moved the Committee's report be accepted as filed. Seconded. Carried.

**Public Safety Committee – Ms. Jennifer Henderson, Chairperson**

Committee members: Ms. Endicott, Ms. Forst, Ms. Hughes

The Public Safety Committee report was given this evening by Ms. Henderson.

**The Committee will consider no actions this evening.**

**In other business the following was reviewed:**

1. The Police and Community Ambulance reports were received.
2. The Public Works and Code Enforcement reports were received.
3. The Civil Service Commission met August 15 to void the existing candidate list and conduct such other business as was necessary. Chief Borkowski is preparing to conduct the testing process for new qualified officer candidates this fall.
4. A Red Cross Blood Drive is scheduled for Friday, September 16 from 2-7 p.m. in the Ambler Borough Hall Gymnasium.

Ms. Henderson asked if there were further comments or questions from the Committee, Council or the public. There being nothing further, it was moved the Committee's report be accepted as filed. Seconded. Carried.

**Public Utilities Committee – Ms. Haley Welch, Chairperson**

Committee members: Ms. Endicott, Ms. Sheedy, Ms. Hughes

The Public Utilities Committee report was given this evening by Ms. Welch.

**The Committee will make no recommendations this evening.**

**In other business the following was reviewed:**

1. Engineer's Report - The WWTP engineer's report will be provided.

2. Water Dept. has completed July 2022 sampling in the distribution system for PFAS. The contracted lab will analyze the samples and the Water Engineer will review the data. Results will be posted on the Borough website. The Water Dept. will continue to take quarterly samples.

Ms. Welch asked if there were further comments or questions from the Committee, Council or the public. There being nothing further, it was moved the Committee's report be accepted as filed. Seconded. Carried.

**Parks and Recreation Committee – Ms. Erin Endicott, Chairperson**

Committee members: Ms. Henderson, Ms. Welch, Ms. Auerbach

The Parks and Recreation Committee report was given this evening by Ms. Welch.

**The Committee will consider the following action this evening:**

1. Consider adoption of Ordinance 1126 - Single Use Plastics (SUP) ordinance.

A Public Hearing was held. Ms. Siskind noted a typographical error at §901.1(c), stating that the word "utensil" should be deleted and the word "device" added. The Committee agreed.

Public comment: Nancy Roecker-Coates of 208 Southern Avenue and an EAC member, stated that approval of the ordinance would be a very encouraging step forward for the Borough. Wes Pipitone of 149 Rosemary Avenue and EAC Co-Chair, stated he was very pleased that Council was supportive of the ordinance.

**In other business the following was reviewed:**

1. Registered Yoga Teacher Dan Rosenak offered residents a free yoga session at Knights Park on August 13. The Committee is considering offering additional activities in the parks.

Ms. Welch asked if there were further comments or questions from the Committee, Council or the public. There being nothing further, it was moved the Committee's report be accepted as filed. Seconded. Carried.

**Salary and Personnel Committee – Mr. Frank DeRuosi, Chairperson**

Committee members: Ms. Forst, Ms. Henderson, Ms. Welch

The Salary and Personnel Committee report was given this evening by Ms. Henderson.

**The Committee will consider no actions this evening.**

**In other business the following was reviewed:**

1. The Water Department vacancy for Assistant Water Superintendent has been advertised and resumes are being accepted.
2. An Executive Session was held at the Committee Meeting regarding AFSCME Union negotiations. Manager Aversa stated that a recommendation on the proposed contract should be forthcoming at the September meeting.

Ms. Henderson asked if there were further comments or questions from the Committee, Council or the public. There being nothing further, it was moved the Committee's report be accepted as filed. Seconded. Carried.

**RECOMMENDATIONS**

**Finance & Planning Committee** – The Committee recommends and Ms. Forst moves:

Consider approving payment of the **July 2022** bills in the amount of **\$770,855.86**.  
Seconded. All Aye. Carried.

Consider approving the Preliminary/Final Land Development Plan to convert an existing building into two residential condominium units along with off-street parking at 25 N. Ridge Avenue – Colony Club, LLC, including waivers as discussed in the engineer review letters. Seconded. All Aye. Carried.

Consider adoption of Ordinance 1128 involving revisions to the Borough's Stormwater Management Ordinance to be consistent with the DEP's 2022 model ordinance. Seconded. All Aye. Carried.

Consider executing Lease Addendum #1 with MCIU/Head Start Program for rental space at Ambler Borough Hall for the 2022-23 school year, to accommodate a second classroom. Seconded. All Aye. Carried.

**Parks & Recreation Committee**

The Committee recommends and Ms. Welch moves:

Consider adoption of Ordinance 1126 – Single Use Plastics. Seconded. 6-Aye; 1-Nay (Ms. Hughes). Carried.

**PUBLIC COMMENT**

**There being no further public comment or other business**, Mrs. Siskind moved the meeting be adjourned. Seconded, motion carried. Meeting adjourned.

Respectfully submitted,

Elizabeth Russell  
Assistant Secretary  
Borough of Ambler