



BOROUGH OF AMBLER

COUNCIL MEETING AGENDA

September 19, 2017

7:00 p.m.

CALL TO ORDER: Mr. Sal Pasceri

PLEDGE OF ALLEGIANCE: Mayor Sorg

ROLL CALL: Ms. Mary Aversa

MINUTES APPROVED
August 15, 2017

COMMITTEE REPORTS:

PUBLIC SAFETY
PUBLIC UTILITIES
FINANCE & PLANNING
PARKS & RECREATION
SALARY & PERSONNEL

Public Safety Committee

The Committee meeting was held September 5, 2017 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee members: Edward Curtis (Chair), Sharon McCormick, Jonathan Sheward. Absent: Chief Foley and Mr. Zaccone.

The Committee will consider make no recommendations.

The following business will be discussed.

1. The Police Department report is **attached**.
2. The Fire Department report is **attached**.
3. The Community Ambulance report is **attached**.
4. The Public Works and the Code Enforcement reports were received.
5. The Community Development Block Grant application was approved with an increased allocation for the amount of \$70,425. The funding will remove public architectural barriers from the public restrooms and make them ADA compliant. A County Commissioners 30 day comment period is currently underway.

Wissahickon Fire Company

Year 2017 Summary

Chiefs Report

Types of Calls	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Total	
									YTD	
Accident Standby	1				3				4	1.0%
AFA Actual	6	7	15	4	8	6	8	9	63	16.4%
AFA False	9	5	17	21	21	15	12	14	114	29.6%
Brush		1	1	2	5	2	1		12	3.1%
CO Detector	1	1	2	1	4		1	2	12	3.1%
Commercial Building	4	2		2	3	4	4	3	22	5.7%
Elevator Rescue					2	1	1	4	8	2.1%
EMS Assist			2		1				3	0.8%
FAST Team Assist	3				1	1		1	6	1.6%
Gas Odor Inside	2	2		1	1	1		2	9	2.3%
Gas Odor Outside			2	3	1		1		7	1.8%
Helicopter Landing		1							1	0.3%
Non Commercial Building	12	3		1	4	5	1	3	29	7.5%
Officer Investigation	2	3	2	2	1	4	3		17	4.4%
Residential Rescue		1							1	0.3%
Smoke in Area			1	1	1	2		1	6	1.6%
Special Service			1						1	0.3%
Standby	1			2	1	1			5	1.3%
Traffic Unit Assist	1	2	3		3	4	3	4	20	5.2%
Trash	1		1			1	1		4	1.0%
Vehicle Fire		2	3	1		2	1		9	2.3%
Vehicle Leaking Fuel			1						1	0.3%
Vehicle Rescue	2	1	4	1	2	1		1	12	3.1%
Water Flow False	1	2			1				4	1.0%
Water Rescue						1			1	0.3%
Wires			3	2		6	1	2	14	3.6%
Total	46	33	58	44	63	57	38	46	385	100.0%

Townships	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Total	
									YTD	
Ambler	12	12	18	18	19	18	14	19	130	33.8%
Lower Gwynedd	18	16	31	15	25	24	19	15	163	42.3%
Conshohocken				1					1	0.3%
East Norriton						1			1	0.3%
Hatfield								1	1	0.3%
Horsham	2			1	3	1			7	1.8%
Lower Frederick				1					1	0.3%
Montgomery	4	3	1	1	2	3	2	3	19	4.9%
Norristown					1				1	0.3%
Springfield			1						1	0.3%
Upper Dublin	-		2	1	3	3	1	1	11	2.9%
Warrington - Bucks County		1			1				2	0.5%
Whitemarsh	3		3	4	4	6	1	3	24	6.2%
Whitpain	5	1	2	2	5	1	1	4	21	5.5%
Total	46	33	58	44	63	57	38	46	385	100.0%

Day Calls - Mon/Fri 6am- 6pm	24	16	31	22	27	22	17	18	177	46.0%
Total Personnel to Day Calls	315	142	349	257	296	260	182	223	2,024	
Total Per Day Call	13	9	11	12	11	12	11	12	11	

Night and Weekend Calls	22	17	27	22	36	35	21	28	208	54.0%
Total Personnel to Night Calls	400	228	353	287	597	507	290	358	3,020	
Total Per Night & Weekend Call	18	13	13	13	17	14	14	13	15	

All Calls	46	33	58	44	63	57	38	46	385	
Total Personnel to All Calls	715	370	702	544	893	767	472	581	5,044	
Total Per Call	16	11	12	12	14	13	12	13	13	

Monday Night Training Drills	4	4	4	4	4	4	4	4	32	
Total Personnel to Drill	174	142	132	122	151	147	144	135	1,147	
Total Per Drill	44	36	33	31	38	37	36	34	36	



Excellence in Pre Hospital Care
COMMUNITY AMBULANCE ASSOCIATION, AMBLER
1414 E. BUTLER PIKE
P.O. BOX 98
AMBLER, PENNSYLVANIA 19002

EMERGENCY DIAL 911
EMAIL: info@amblerambulance.org

BUSINESS:(215)-643-6517
FAX:(215)-643-5212

Ambler Borough Statistics -- 2017

<u>Month</u>	<u>Calls in Borough</u>	<u>Total Calls for CAAA</u>
January	52	210
February	55	208
March	34	222
April	63	241
May	60	252
June	53	232
July	51	195
August	72	248
September		
October		
November		
December		
<hr/>		
YTD Totals	440	1,808

*Serving Ambler Borough, Lower Gwynedd Township and
Portions of Upper Dublin Township Since 1947*

Elizabeth Russell

From: Mary Aversa <maversa@borough.ambler.pa.us>
Sent: Wednesday, September 13, 2017 9:04 AM
To: Elizabeth Russell; Gail Gordon
Subject: FW: Amended CDBG Funding Amounts for the 2017 Annual Action Plan

Project Number: B-17-03-101
Ambler Borough
Municipal Building Public Restrooms
Architectural Barrier Removal (ABR) \$70,425.00 Increase Funding

From: Pescatore, Gerard [mailto:gpescato@montcopa.org]
Sent: Tuesday, September 12, 2017 3:07 PM
To: manager@borough.ambler.pa.us; 'fzollers@hatborogov.org'; glocke@jenkintownboro.com; aklepfer@schwenksville-pa.org; Mtaylor@springfieldmontco.org; ewagner@lowerpottsgrove.org; jhopkins@pennsburg.us; mleonard@royersfordborough.org; menglish@westconsho.com; wptmanager@comcast.net
Cc: Hertz, Emma; McMullen, Terence; McCue, Terrence
Subject: Amended CDBG Funding Amounts for the 2017 Annual Action Plan

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR
JOSEPH C. GALE



PROGRAM OFFICE OF HOUSE
COMMUNITY DEVELOP
MONTGOMERY COUNTY COURTHOUSE • PO I
NORRISTOWN, PA 19401
610-278-3636 • TDD: 610-610-2783
WWW.MONTGOMERYCOUNTYPA.GOV
EMMA W. HERTZ
ADMINISTRATOR

MEMO

To: 2017 CDBG Applicants
From: Emma W. Hertz, MPA, Program Office Administrator
Date: September 12, 2017
RE: Proposed changes in CDBG funding levels for 2017 Program Year proposed projects

Dear CDBG Applicants:

We are pleased to inform you that we are able to fund the project you submitted during the 2017 CDBG application process in April of 2017. The County Commissioners took action at their board meeting of September 7th to propose a series of amendments to our 2017 Annual Action Plan. Your

project is included in this action. Initially your project was either unfunded or received an allocation at a lesser amount than your grant request. We have recently received a return of CDBG funds that were invested in a housing development more than fifteen years ago. We are proposing to use these funds to support several projects that did not receive any allocation, and to increase our funding support of several projects that received only partial funding support when we developed our annual action plan earlier in the spring of this year. The amendment process will take approximately forty-five days to complete and your project is only proposed for funding at this time so please do not take any action to implement the project. We will be providing you with further instruction as we progress with the amendment process.

In accordance with federal regulation at 24 CFR Part 91 Montgomery County is required to provide its citizens with an opportunity to comment on any proposed substantial amendments to its Annual Action Plans. As required by § 91.505 (b), the County has adopted a Citizen Participation Plan which sets forth the criteria the County will use for determining what constitutes an amendment to the Consolidated Plan and Annual Action Plans. Montgomery County has determined that the proposed amendments, described below, meet the criteria for an amendment to the Annual Action Plan for Program Year 2017.

The Montgomery County Commissioners will receive written comments on the County's proposed amendments to the Annual Action Plan for the next thirty (30) days at the County Office of Housing and Community Development, Montgomery County Human Services Center, 1430 DeKalb Street, 5th Floor, P. O. Box 311, Norristown, PA 19404-0311, between the hours of 8:30 a.m. and 4:15 p.m., Monday through Friday. The deadline for comments is Wednesday, October 11, 2017. If no comments are received within the comment period, the Commissioners will take final action on the proposed amendments at their board meeting on Thursday, October 19, 2017 or such subsequent public meeting date scheduled by the Board of Commissioners. If comments are received, no action will be taken until the comments are evaluated and a response is made. Such response shall be made within fifteen (15) working days of receipt.

Specifically the proposed amendments are described as follows:

2017 Program Year

Community Development Block Grant Program (CDBG)

Project Number: B-17-03-101

Ambler Borough

Municipal Building Public Restrooms

Architectural Barrier Removal (ABR) \$70,425.00

Increase Funding

Increase the funding allocation by \$6,086.00 from the initial level of \$64,339.00 to a total allocation of \$70,425.00 in support of the ABR renovations.

Public Utilities Committee

The Committee meeting was held September 5, 2017 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Claudio Zaccone (Chair), Sal Pasceri, Edward Curtis. Absent: Chief Foley and Mr. Zaccone.

The Committee will consider the following recommendations.

1. The DAF building at the WWTP has a roof leak, quotes were requested. Authorization to award the repair to Banes Roofing in the amount of \$39,885 is requested. **(attached)**
2. Quotes were received for the Phase IV Paving at the WWTP. Authorization to award the paving project to B.F. Brown & Company for \$84,995 is requested. **(attached)**

Approved at Committee Meeting.

1. Quotes to repair the Boilers in the Belt Filter Press at the WWTP while simultaneously getting quotes for new equipment were requested. Approval was granted to award the repair to Heisey Mechanical for the bid of \$172,463. (8-Aye)

The following business will be discussed.

1. The Engineer's report was provided.
2. Quotes are being obtained to pave the driveways at the Borough Wells, the project was budgeted.



September 1, 2017

Mr. Patrick E. Sarro
Borough of Ambler
131 Rosemary Ave.
Ambler, PA 19002

Re: *Roof Replacement of
Buildings B-2
Contract No. 17109-130
RFP Recommendation*

Dear Pat:

Proposals were received by the Borough through August 31, 2017, in response to the Request for Proposals (RFP) for the Roof Replacement of Buildings B-2 project.

Four (4) contractors were contacted and were provided RFP documents, and one (1) proposal was received, as follows:

Banes Roofing, Inc.	\$39,885.00
Vince Hee Roofing	No bid
Matrix Roofing Systems, Inc.	No bid
Tony Bevilacqua Roofing	No bid

Banes Roofing has done previous roofing projects for the Borough. Environmental Engineering & Management Associates, Inc. has reviewed the proposal and recommends Award to Banes Roofing, Inc., of Telford, PA.

Very truly yours,
Environmental Engineering &
Management Associates, Inc.

William A. Brown II, P.E.
Principal Engineer

Cc: Mary Aversa, Borough of Ambler
Anthony Price, PE, EEMA

August 15, 2017

Mr. Pat Sarro
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

Re: *Bituminous Paving – Phase IV*
Contract No. 17109-129
RFP Recommendation

Dear Pat:

Proposals were received by the Borough through August 11, 2017, in response to the Request for Proposals (RFP) for Bituminous Pavement Replacement – Phase IV, at the Ambler Wastewater Treatment Plant.

Four (4) firms were contacted and invited to submit proposals. Two of the four submitted proposals, as follows:

	<u>Price</u>
B. F. Brown & Company, Inc.	\$ 84,995.00
A. Giuliani & Co., Inc.	\$ 108,800.00
Associated Paving Contractors, Inc.	No Bid
Caddick Construction Co., Inc.	No Bid

Environmental Engineering & Management Associates, Inc. has reviewed the proposals and recommends Award to B.F. Brown & Company, Inc., of Bethlehem, PA. This Contract has a \$5,000 Allowance line item.

Very truly yours,
Environmental Engineering &
Management Associates, Inc.

William A. Brown II, P.E.
Principal Engineer

Finance and Planning Committee

The Committee meeting was held September 5, 2017 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Jonathan Sheward (Chair), Frank DeRuosi and Francine Tomlinson. Absent Chief Foley and Mr. Zaccone.

The Committee will consider the following recommendations.

1. That the August 2017 invoices be paid as follows:

#	Fund	AUG 1ST RUN	AUG 2ND RUN	TOTALS
1	GENERAL	\$14,632.08	\$ 80,399.70	\$95,031.78
2	STREET LGTS	\$8,771.74	\$ 4,959.39	\$13,731.13
3	FIRE			\$0.00
4	REFUSE	\$4,600.01	\$33,454.58	\$38,054.59
5	PARKS & REC	\$1,250.46	\$1,852.23	\$3,102.69
6	WATER	\$70,358.13	\$74,332.97	\$144,691.10
8	SEWER	\$1,933.03	\$145,144.61	\$147,077.64
9	WWTP	\$397,588.33	\$115,134.99	\$512,723.32
23	DEBT FUND			\$0.00
30	WATER CAPITAL			\$0.00
35	LIQUID FUELS		\$ 15,643.45	\$15,643.45
TOTALS		\$499,133.78	\$470,921.92	\$970,055.70
VOID CHECKS				\$0.00
GRAND TOTAL		\$ 499,133.78	\$ 470,921.92	\$ 970,055.70

2. John Zaharchuk of the Boiler House is requesting grant funding for a Maple-To-Chestnut Street Connector. It will provide a safe and convenient public access connection along Maple street from the residential neighborhoods along Locust Street and Chestnut Street to SEPTA's Regional Rail, SEPTA's Bus Stop and to the Ambler Main Street District. A letter of support for the grant Application is requested. **(attached)**
3. Recommend adoption of **Resolution 2017-11** recognizing the actuarial condition of the Borough's Police Pension Plan as determined by calculation of the 2018 Minimum Municipal Obligation for Borough pension plans. **(attached)**

Recommend adoption of **Resolution 2017-12** recognizing the actuarial condition of the Borough's Municipal Employee Pension Plan for the benefit of municipal employees hired prior to January 1, 2014, as determined by calculation of the 2018 Minimum Municipal Obligation for Borough pension plans. (**attached**)

Recommend adoption of **Resolution 2017-13** recognizing the actuarial condition of the Borough's Municipal Employee Pension Plan for the benefit of municipal employees hired after January 1, 2014, as determined by calculation of the 2018 Minimum Municipal Obligation for Borough pension plans. (**attached**)

The following business will be discussed.

1. The Borough Engineer's report was provided.
2. The Planning Commissions are reviewing the proposed ordinance to address the spread of bamboo in the Borough
3. The committee discussed the parking meter rates and hours.
4. The 30-day public comment period was August 1-30 for the MS4 (Municipal Separate Storm Sewer System) Pollution Reduction Plan & TMDL (Total Maximum Daily Load) Report. The report was sent to the DEP.
5. The Committee will evaluate the Business Privilege Tax and determine if a reduction is feasible once the Budget is prepared.
6. Montgomery County has created a new model ordinance intended to achieve continuing compliance with Act 167 and to remain compliant with law. Title 26, Part 4 of the codified ordinances will include a new Part 4 to be called the Ambler Borough Stormwater Management Ordinance. The ordinance requires advertisement for adoption.
7. Plans were received for a Conditional Use Hearing for a proposed development by American Marketing Association (AMA) on S. Chestnut Street. The applicant is proposing 40 townhomes on a 4.58 acre site. The Planning Commissions are currently reviewing the plans. The Engineer's review is **attached**.
8. Information relative to a proposed development along Maple Street. The Ambler Lakeview project includes 180 multifamily residential units in three buildings is based on the Borough of Ambler's Transit Oriented Development (TOD) use which is permitted by Conditional Use in the Redevelopment Overlay District. There are portions of the proposed development which are located within Upper Dublin Township and Whitpain Township that will require zoning relief/approvals to be consistent with the requirements of the TOD use in the Borough of Ambler's Redevelopment Overlay District.

10. We have received applications for the Zoning Hearing Board.
 1. Mattison Avenue - Residential Addition
 2. Overlook Road – Residential Addition

11. The 2018 County Planning Assistance Contract is being prepared

August 24, 2017

Ms. Lynne O. Ruby
Director
Department of Community and Economic Development
400 North Street
Commonwealth Keystone Building
Harrisburg, PA 17120

Re: Maple-To-Chestnut Connector Street
Ambler Crossings
Ambler, PA

Dear Ms. Ruby

I am writing to in my capacity as the Borough of Ambler's Engineer to highlight the positive impact the construction of the Maple-To-Chestnut Connector Street will have on pedestrian and vehicular traffic in the West Ambler neighborhood and to provide support for its funding from the DCED's Multimodal Transportation Fund.

From a pedestrian standpoint, the Maple-To-Chestnut Connector Street will provide a safe and convenient public access connection from the residential neighborhoods along Locust Street and Chestnut Street to SEPTA's Regional Rail Station, SEPTA's Bus Stop and to the Ambler Main Street District.

As you may be aware, the Borough of Ambler, with PennDOT's assistance, has recently installed a traffic signal at the intersection of Maple Street and Butler Avenue. When operational, this signal will provide for safe traffic movements at this intersection. From a traffic and safety perspective, we want to place as much vehicular traffic as possible into this newly signalized intersection. The Maple-To-Chestnut Connector Street will provide vehicular access from the residential neighborhoods along Chestnut and Locust Streets to this newly installed traffic signal. Presently, all traffic exiting this neighborhood is forced to proceed to the non-signalized intersection of Chestnut Street and Butler Avenue creating congestion and unsafe traffic movements at this intersection.

In addition, Chestnut Street is currently a "dead end" street beyond Center Street. The installation of the Maple-To-Chestnut Connector Street will alleviate this "dead end" condition and provide safe vehicular access for cars and emergency vehicles to this area of West Ambler.

Again, we fully support the installation of the Maple-To-Chestnut Connector Street and believe it will have a positive impact on pedestrian and vehicular traffic in West Ambler.

Very Truly Yours,

James Dougherty, P.E

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PA**

RESOLUTION 2017-11

WHEREAS, the Borough of Ambler maintains a pension plan for the benefit of its police employees, and

WHEREAS, pursuant to Ordinance 943, the Borough of Ambler does not require contributions directly into the plan when, in the opinion of the actuary, the plan is sufficiently 25% in excess of the amount required to maintain the actuarial soundness of the plan, and

WHEREAS, based on the current condition of the plan in the opinion of the plan actuary, Joseph W. Duda, a five percent (5%) contribution of pay is required for the calendar year 2018, and

WHEREAS, the Borough of Ambler is required to pass a resolution recognizing the actuarial condition of the plan each year and acknowledging the Minimum Municipal Obligation (MMO) for 2018

NOW THEREFORE, be it resolved this _____ day of September, 2017 that the Borough of Ambler has a five percent (5%) of pay Police employees' contribution for the calendar year of 2018.

SO RESOLVED:

Salvatore Pasceri, Council President

Mary Aversa, Borough Manager

FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2018

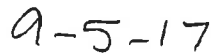
NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

	POLICE PENSION PLAN
1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2017)	1,124,697
2. NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/17)	19.91%
3. TOTAL NORMAL COST (Item 1 times Item 2)	223,927
4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/17)	0
5. TOTAL ADMINISTRATIVE EXPENSES (Derived from latest actuarial valuation 1/1/17)	67,381
6. TOTAL FINANCIAL REQUIREMENT (Item 3 + Item 4 + Item 5)	291,308
7. TOTAL MEMBER CONTRIBUTIONS	56,235
8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/17)	109,639
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero)	125,434



Signature of Chief Administrative Officer



Date Certified to Governing Body

FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2018

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

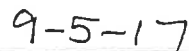
MUNICIPAL
EMPLOYEES'
PENSION
PLAN

1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2017)	1,143,167
2. NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/17)	7.75%
3. TOTAL NORMAL COST (Item 1 times Item 2)	88,595
4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/17)	0
5. TOTAL ADMINISTRATIVE EXPENSES (Derived from latest actuarial valuation 1/1/17)	20,512
6. TOTAL FINANCIAL REQUIREMENT (Item 3 + Item 4 + Item 5)	109,107
7. TOTAL MEMBER CONTRIBUTIONS	34,295
8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/17)	45,541
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero)	29,271

*A funding adjustment exists only if the assets exceed accrued liability as reported in the latest actuarial valuation and is determined pursuant to Section 302 (C) of Act 205 of 1984.



Signature of Chief Administrative Officer



Date Certified to Governing Body

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PA**

RESOLUTION 2017-12

WHEREAS, the Borough of Ambler maintains a defined benefit pension plan for the benefit of its municipal employees hired prior to January 1, 2014, and

WHEREAS, based on the current condition of the plan in the opinion of the plan actuary, Joseph W. Duda, a three percent (3%) of pay municipal funding is required for the calendar year 2018, and

WHEREAS, the Borough of Ambler is required to pass a resolution recognizing the actuarial condition of the plan each year and acknowledging the Minimum Municipal Obligation for 2018.

NOW THEREFORE, be it resolved this _____ day of September, 2017 that the Borough of Ambler has a three percent (3%) of pay municipal employees' contribution for the calendar year of 2018.

SO RESOLVED:

Salvatore Pasceri, Council President

Mary Aversa, Borough Manager

FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2018

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

	NON UNIFORMED DC PLAN
1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2017)	611,547
2. NORMAL COST PERCENTAGE *	7.6074%
3. TOTAL NORMAL COST (Item 1 times Item 2)	46,523
4. TOTAL AMORTIZATION REQUIREMENT	0
5. TOTAL ADMINISTRATIVE EXPENSES	0
6. TOTAL FINANCIAL REQUIREMENT (Item 3 + Item 4 + Item 5)	46,523
7. TOTAL MEMBER CONTRIBUTIONS	0
8. FUNDING ADJUSTMENT	0
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero)	46,523

* 8% for those employees whom contribute 5%. If they contribute 3%, then normal cost percentage is 4%.

Sabator H. Pasce -

Signature of Chief Administrative Officer

9-5-17

Date Certified to Governing Body

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PA**

RESOLUTION 2017-13

WHEREAS, the Borough of Ambler maintains a defined contribution pension plan for the benefit of its municipal employees hired after January 1, 2014, and

WHEREAS, based on the plan requirements and in the opinion of the plan actuary, Joseph W. Duda, a three percent (3%) to five percent (5%) of pay municipal employee funding is required for the calendar year 2018, and

WHEREAS, the Borough of Ambler is required to pass a resolution recognizing the actuarial condition of the plan each year and acknowledging the Minimum Municipal Obligation for 2018.

NOW THEREFORE, be it resolved this ____ day of September, 2017 that the Borough of Ambler has a four percent (4%) to eight percent (8%) of pay as a match for the municipal employees' contribution for the calendar year of 2018.

SO RESOLVED:

Salvatore Pasceri, Council President

Mary Aversa, Borough Manager



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

September 13, 2017

Project No. 2012-12032

Mary Aversa, Borough Manager
Borough of Ambler
122 E. Butler Avenue
Ambler, PA 19002

Reference: Conditional Use Application
AMA Land Development – AMA/American Marketing Assoc., Inc.
Block-Unit: 01028-022, Tax Parcel No: 01-00-01157-30-9

Dear Mary:

As requested, Gilmore & Associates, Inc. has reviewed the above-referenced application. Our office received the following documents and plans for review on July 7, 2017.

1. Conditional Review Application for the AMA Marketing Association, Inc. Development, submitted by Dave Caddick (Agent for Owner), received by Ambler Borough June 30, 2017.
2. AMA Land Development (4 sheets), prepared for AMA/American Marketing Assoc., Inc., prepared by Pennoni Associates, Inc., Drawing No. CS-1000 dated March 15, 2017, and Drawing Nos. CS-0201, CS-0202, & CS-1701 dated March 30, 2017.

As part of the conditional use plan review, we offer the following comments:

PROJECT DESCRIPTION

The Applicant, AMA/American Marketing Assoc., Inc., proposes to construct a new residential development at the above-referenced parcel (Parcel "D"). The parcel is an irregularly shaped lot that is currently accessed from S. Chestnut Street and is bounded by the Maple Ave Partners LLP property to the north (Ambler Crossings) (Parcel "A"), the DC Ambler Properties LLC property (Parcel "E"), and the SEPTA rail line to the east. The applicant's proposal includes seven buildings with a total of 40 townhouse dwelling units (single-family attached dwellings) on two new private cul-de-sacs. Access to the development is proposed through the Maple Ave Park Partners LLP property (Ambler Crossings) (Parcel "A") at the north side of the property. Vehicular access from S. Chestnut Street is not proposed. The subject property is located within the OC – Office Campus and the RO – Redevelopment Overlay zoning districts. The proposed use, TOD Transit-Oriented Development, is a conditional use within the RO - Redevelopment Overlay district.

CONDITIONAL USE

The TOD use is permitted within the RO district when authorized as a conditional use (Z.O. 27-2703.E.3). The criteria and standards that apply to all conditional uses are provided in Section 27-413 of the Zoning Ordinance. The criteria and standards specific to the TOD use are provided in Section 27-2703.E.4 of the Zoning Ordinance. It is the applicant's responsibility to demonstrate compliance with all conditional use criteria and standards. We note the following items to be addressed:

1. §27-2703.E.4.a.1.b. A tract proposed for TOD development must have minimum frontage of 1,250 feet along an active commuter rail line. The frontage requirement is reduced to 400 feet provided the tract is proposed exclusively for multi-family and/or single family attached uses, and within 1,200 feet of an existing or proposed commuter rail station and/or support parking lot for such station. The subject lot appears to meet the requirements for the reduced frontage. The Zoning Requirements table of Sheet CS-1000 shall be revised to indicate that the required minimum frontage along a rail line is 400 feet in this case.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-4330 | Fax: 215-345-8606
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2. §27-2703.E.4.a.5. All TOD developments shall be serviced by public water and public sewer. Approval of the conditional use shall be contingent upon these services being acquired.
3. §27-2703.E.4.a.8. TOD applications shall be considered with recognition for the need to have a mix of uses in the vicinity of the rail station and Borough Council may decline such an application if, after proper consideration of the proposal, it is determined that such use, when considered cumulatively with other uses in the area of the rail station, would cause a particular use to be disproportionately represented in the train station area. A determination should be made by Council as to whether the proposed use is acceptable.
4. §27-2703.E.4.a.7 & §27-2703.E.4.c. A TOD development shall be designed to be compatible in use with the existing Borough development; and its residential and nonresidential components in terms of architecture, building materials, massing and scale. Per §27-2703.E.5.b.3. Conceptual architectural renderings shall be provided as part of the Conditional Use application. Architectural renderings were not submitted.
5. §27-2703.E.4.b.3. The ordinance sets forth the following building setback requirements: front yard: 8 feet, side yard: 20 feet, and rear yard: 20 feet. We note that units 5, 6, 10, 11, and 23 have side yards less than 20 feet when measured from the cartway of the proposed private road.
6. §27-2703.E.4.e.1 & §27-2101.1. The plan includes 85 off-street parking spaces. Eighty spaces are within the garages of each dwelling unit (2-car garage for each unit). Five spaces are off-street overflow parking for visitors. Parking spaces are to be at least 9 feet wide and 18 feet long per §27-2101.1 of the Zoning Ordinance. The garage spaces shall be shown at the required dimensions. It is recommended that, as part of any conditional use approval, that the home owner's association or condominium association documents include provision requiring residences to park within the garages and that over flow parking is reserved for visitors. We note the driveways as depicted on the plan do not appear to accommodate the full width of 2-car garages.
7. §27-2703.E.4.h.3. The plans include a note regarding the allocation and use of rear yards by each individual unit. This allows for the elimination of the village green or plaza requirement from the TOD use. We recommend that the home owner's association or condominium association documents be reviewed to verify the uses and restrictions required are provided.
8. §27-2703.E.4.j. For all residential uses, the applicable homeowner association or condominium association documents shall be submitted to and approved by the Borough Solicitor.
9. §27-2703.E.4.k. A traffic impact report shall be provided to demonstrate the impact of the proposal on the levels of service of intersections within 1,000 feet of the property. The applicant has indicated the previous impact study was more conservative and can be utilized for this development. The Borough should indicate if the study is adequate given the date of the study.
10. §27-2703.E.5.b.1. The existing features plan shall indicate the presence of wetlands, woodlands, floodplains, recorded easements and rights-of-way, etc. If any of these features do not exist on site, it should be noted on the plan.
11. §27-2703.E.5.b.3. Conceptual architectural renderings shall be provided as part of the Conditional Use application. Architectural rendering were not submitted.
12. §27-2703.E.5.b.4. A conceptual utility plan shall be included as part of the Conditional Use application. The plan shall also show the approximate areas needed for stormwater management. Stormwater management areas have not been designated.

ZONING

1. §27-404. Fences and Walls. Fences or walls of heights not exceeding six feet are permitted within any of the open spaces required by this Chapter. The plans show both a retaining wall and a privacy fence along the rail line, but heights are not included. The proposed wall and fence shall meet this requirement.
2. §27-412. Lighting Criteria Applicable to All Zoning Districts. A lighting plan shall be proposed that meets the requirement of this section of the ordinance.

3. §27-2705.A. All utility lines and services shall be placed underground. Electric and telecommunication lines have not been included on the plan.
4. §27-2705.D. Each TOD development shall have physical access to a public street. The proposed development has physical access to S. Chestnut Street but does not include a vehicular connection to this street. Access is proposed by way of an access easement across the adjacent Maple Ave Park Partners LLP parcel. We recommend the Borough Fire Marshal review the proposed site access. Also, the applicant shall provide documentation of the access easement. The easement shall be to the satisfaction of the Borough Solicitor.
5. §27-2705.F. This section requires a parking needs analysis study be provided by the applicant. Borough Council should determine if the parking calculation provided on the plans is adequate given the proposal includes only one use. We recommend that the adequacy of the proposed visitor parking areas be demonstrated by the applicant.
6. §27-2705.K.2. Parking areas shall be separated from buildings by a landscaped area at least 10 feet wide. The 10-ft wide landscaped area shall be provided at the common parking areas near units 35 and 36.
7. §27-2705.M. Pedestrian access links shall be provided to open space areas and principal destinations. A link is provided to the Main Street Corridor and to the SEPTA train station by S. Chestnut Street and S. maple Avenue. A link to the Wissahickon Conservation Corridor should be considered.
8. §27-2705.M.4. All pedestrian amenities shall be designed in accordance with the standards of the Americans with Disabilities Act.
9. §27-2705.N. All proposed developments within the RO-Redevelopment Overlay District shall follow the application and review procedures delineated in this section. This includes Planning Commission review of comments of the Revitalization/Redevelopment Review Board. It is noted the developer may request a joint workshop meeting of the Planning Commission and Revitalization/Redevelopment Review Board (§27-2705.N.4.).

GENERAL

1. This application was reviewed as a conditional use plan. As such, many details that would be addressed with future land development submissions should the conditional use be granted are not included with this submission. The applicant will be required to demonstrate compliance with the Ordinances of Ambler Borough Zoning, Subdivision and Land Development, Stormwater Management, etc. at the time of land development application.
2. It is our understanding that the USEPA has an easement to access the waste piles adjacent to the proposed site. The applicant shall provide documentation from EPA that access to the waste piles will remain acceptable as a result of the proposed plan.
3. A remediation plan, approved by the PADEP, indicating the site can be remediated to residential statewide health standard, shall be provided. It is noted that documentation from PADEP indicating the site has been remediated to residential statewide health standard shall ultimately be required prior to issuance of any use and occupancy permits.
4. We recommend the Borough Fire Marshal review proposed site access and the configuration of the proposed roads and cul-d-sacs for vehicular circulation. The cul-d-sacs are proposed to have 36 foot radii. It is not known if this is adequate for emergency service vehicles.
5. The applicant is responsible for all outside agency approvals and utility service agreements. These include but are not limited to MCCD, MCPC, PADEP, USEPA and public utilities proposed to serve the site (water, sewer, gas, electric). The applicant shall submit these documents with any future land development application.
6. The scale on the submitted plans does not appear correct. The scale of all plans shall be verified and future submissions shall indicate the correct scale.

RECOMMENDATION

It is recommended that the Applicant demonstrate compliance with the conditional uses standards associated with the proposed TOD use (Zoning Section 27-2703.E) as well as the general conditional use criteria set forth in Part 4 of the Zoning Ordinance to the satisfaction of Borough Council. We request that a response letter accompany any revised submissions to facilitate future review.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,



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

JPD/SW/sl

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joseph E. Bresnan, Esq., Solicitor – Ambler Borough
Lauren Van Dyk, Community Planner – Montgomery County Planning Commission
David Caddick, Applicant – Caddick Construction Co., Inc.
A. Frumin, Property Owner – AMA Marketing Association, Inc.
Matthew Z. Kensil, P.E., Applicant's Engineer – Pennoni Associates, Inc. (Philadelphia)

Parks and Recreation Committee

The Committee meeting was held September 5, 2017 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Frank DeRuosi (Chair), Nancy Deininger and Sara Hertz. Absent: Chief Foley and Mr. Zaccone.

The Committee will make no recommendations

The following business will be discussed.

1. A Mindful Nature Walk at Ambler Borough Park is scheduled for Saturday, September 23, at 10:00 a.m.
2. **Attached** is a draft letter to residents to solicit their thoughts on expanded park usage hours. The Committee posted a survey “survey monkey” on this topic as we are considering expanding hours at all parks. A link was placed on the Borough Website.

Borough Of Ambler

131 Rosemary Avenue
AMBLER, PENNSYLVANIA 19002

PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.boroughofambler.com



September 2017

Dear Neighbor:

Ambler Borough's Parks and Recreation Committee is considering amending the Borough's Parks and Recreation Ordinance to allow for expanded use hours in the parks. As currently written, the ordinance "Rules and Regulations" state that "No person or persons without a special permit shall be allowed in the parklands except ***between the hours of sunrise and sunset.***"

Of course, depending on the time of year, sunset can occur as late at 9:00 p.m. or as early as 4:30 p.m. Dog walkers at Ambler Borough Park and skateboarders at Knight Park, in particular, are impacted by the ordinance as currently written.

The Parks and Recreation Committee is considering amending evening hours in the ordinance language to be either "**7:00 p.m. or sunset, whichever occurs later.**"

We'd like to know your thoughts. Please send your comments on this matter to:

By Mail:

Borough of Ambler
Parks & Recreation Committee
131 Rosemary Avenue
Ambler, PA 19002

By Email:

fderuosi@borough.ambler.pa.us
ndeininger@borough.ambler.pa.us
shertz@borough.ambler.pa.us

Thank you for your involvement. Enjoy the parks!

Regards,

Parks and Recreation Committee

Councilperson Frank DeRuosi (Chairman)
Councilperson Nancy Deininger
Councilperson Sara Hertz

Salary & Personnel Committee

The Committee meeting was held September 5, 2017 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Nancy Deininger (Chair) Sara Hertz, Sharon McCormick and Francine Tomlinson. Absent: Chief Foley and Mr. Zaccone.

The Committee will make the following recommendations.

1. Recommend hiring Jon Sirianni as the Assistant Highway Supervisor.

The following business will be discussed.

1. An executive session was held regarding a personnel matter.
3. Jim Sykes, Director from the Ambler Ambulance Assoc. would like to introduce himself to Borough Council at this evening's meeting.

Recommendations

Public Utilities Committee

The DAF building at the WWTP has a roof leak, quotes were requested. Authorization to award the repair to Banes Roofing in the amount of \$39,885 is requested.

Quotes were received for the Phase IV Paving at the WWTP. Authorization to award the paving project to B.F. Brown & Company for \$84,995 is requested.

Finance and Planning Committee

Recommend the August 2017 invoices be paid in the amount of \$ 970,055.70.

John Zaharchuk of the Boiler House is requesting grant funding for a Maple- To-Chestnut Street Connector. A letter of support for the grant Application is requested.

Recommend adoption of **Resolution 2017-11** recognizing the actuarial condition of the Borough's Police Pension Plan as determined by calculation of the 2018 Minimum Municipal Obligation for Borough pension plans.

Recommend adoption of **Resolution 2017-12** recognizing the actuarial condition of the Borough's Municipal Employee Pension Plan for the benefit of municipal employees hired prior to January 1, 2014, as determined by calculation of the 2018 Minimum Municipal Obligation for Borough pension plans.

Recommend adoption of **Resolution 2017-13** recognizing the actuarial condition of the Borough's Municipal Employee Pension Plan for the benefit of municipal employees hired after January 1, 2014, as determined by calculation of the 2018 Minimum Municipal Obligation for Borough pension plans.

Salary and Personnel Committee

Recommend hiring Jon Sirianni as the Assistant Highway Supervisor.

Public Comment Procedure

As a reminder, it will not be the practice of Council to answer questions and/or engage in dialogue with the speaker during the Public Comment section of the meeting. Comments regarding any and all employee issues will not be entertained. Council may address items or questions raised at the next scheduled Committee/Council meeting, but reserves the right to determine agenda items. Council requests that those in attendance refrain from engaging the speaker during public comments.

Thank you for your cooperation.

Ambler Borough Council