



BOROUGH OF AMBLER

COUNCIL MEETING AGENDA

April 16, 2019

7:00 p.m.

CALL TO ORDER: Mr. Frank DeRuosi

PLEDGE OF ALLEGIANCE: Mayor Jeanne Sorg

ROLL CALL: Ms. Mary Aversa

Minutes for Consideration:

March 19, 2019

COMMITTEE REPORTS:

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

Public Safety Committee

The Committee meeting was held April 2, 2019 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee members: Claudio Zaccone (Chair), Nancy Deininger and Glynnis Siskind.

The Committee will consider no recommendations this evening.

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 Police Department and Code Enforcement Dept. would like to remind residents that fireworks are not permitted to be discharged in the Borough. If you see illegal use of fireworks please contact the Borough Police Department.
6. Red Cross Blood Drive is scheduled for Monday, June 3rd (2 – 7 p.m.) in the Borough Hall Gym. An appointment to give may be made by going online to www.redcrossblood.org and entering the sponsor keyword 'ambler' or by calling 1-800-Red-Cross.



EMERGENCY: DIAL 911
EMAIL: info@amblerambulance.org

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

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

Ambler Borough Statistics – 2019

<u>Month</u>	<u>Calls in Borough</u>	<u>Total Calls for CAAA</u>
January	65	412
February	58	402
March	75	408
April		
May		
June		
July		
August		
September		
October		
November		
December		
<hr/>		
YTD Totals	198	1220

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



**Wissahickon Fire Company
Fire Chief Report
Year 2019 (90 days)**

Type of Call	Jan-19	Feb-19	Mar-19	Total	%
Accident Standby	4	1		5	4%
AFA Actual	8	13	11	32	24%
AFA False	10	9	11	30	23%
Appliance			1	1	1%
Brush	1			1	1%
Building Investigation		3	3	6	5%
CO Detector			1	1	1%
Commercial Bldg	4	1	4	9	7%
Fast Team Assist	1	1	1	3	2%
Gas Odor Inside	2	1	1	4	3%
Gas Odor Outside	2		1	3	2%
LDH Strike Team	1			1	1%
Non Comm Bldg	4		4	8	6%
Officer Investigation	4			4	3%
Residential Rescue			1	1	1%
Smoke in Area	1	1		2	2%
Standby	2	1	1	4	3%
Traffic Unit assist	1	3		4	3%
Vehicle Fire	1			1	1%
Vehicle Rescue	3	1		4	3%
Wires	4	3	1	8	6%
TOTAL	53	38	41	132	

Township	Jan-19	Feb-19	Mar-19	Total	%
Ambler	23	12	15	50	38%
Conshohocken		1		1	1%
Hatfield		1		1	1%
Horsham	1	1	2	4	3%
Lower Gwynedd	17	19	17	53	40%
Lower Providence	1			1	1%
Montgomery	2		1	3	2%
North Wales	1			1	1%
Plymouth	2			2	2%
Upper Dublin	3	1	4	8	6%
Whitemarsh	2	1	1	4	3%
Whitpain	1	2	1	4	3%
TOTAL	53	38	41	132	



Wissahickon Fire Company
Fire Chief Report
Year 2019 (90 days)

Day of the week	Jan-19	Feb-19	Mar-19	Total	%
Monday	7	9	3	19	14%
Tuesday	8	3	8	19	14%
Wednesday	6	3	1	10	8%
Thursday	9	8	6	23	17%
Friday	8	5	8	21	16%
Saturday	10	6	8	24	18%
Sunday	5	4	7	16	12%
TOTAL	53	38	41	132	

Attendance	Jan-19	Feb-19	Mar-19	Total	%
Day Calls (M to F 6AM to 6PM)	29	19	21	69	
Attendance at Day Calls	394	222	266	882	50%
Average	13.6	11.7	12.7	12.8	
Night & Weekend Calls	24	19	20	63	
Attendance at N & W Calls	374	227	266	867	50%
Average	15.6	11.9	13.3	13.8	
Total Calls	53	38	41	132	
Total Attendance	768	449	532	1749	100%
Average	14.5	11.8	13.0	13.3	

Public Utilities Committee

The Committee meeting was held April 2, 2019 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Glynnis Siskind (Chair), Sal Pasceri, Claudio Zaccone and Francine Tomlinson.

The Committee will consider the following recommendations.

1. Authorization is requested to approve the T-Mobile tower lease on the Water Tank at Skippack and Butler Pikes in Whitemarsh (Broad Axe Tank- 6200 Butler Pike).
(Attached)

Approved at the Committee Meeting.

A recommendation to replace the Fiberglass tank grating over the UV System was awarded to Industrial Instruments & Supplies Inc. at a cost of \$10,885.64. (9-Aye)

The following business will be discussed.

1. The WWTP Engineer's report was received.
2. Council's PUC Committee members and staff met with our Harrisburg Attorney and our Borough Solicitor to discuss operations options and the logistics of forming a Water Authority. The Solicitor is preparing a notice of action.
3. The Water Department has conducted voluntary water testing for PFAS and the results are **attached**.
4. The Water Department had representation at the public meeting held at the Fort Washington Fire House on April 4th at 7:00 p.m. to discuss the blasting at the Mattison Estates.

2019 AMBLER WATER SYSTEM PFAS CONCENTRATIONS

Well No. or Location	PFOA (ppt)	PFOS (ppt)	PFOA+PFOS (ppt)	% of 70 ppt EPA Health Advisory PFOS+PFOA
2	14	8.6	22.6	32.3%
4	11	9.8	20.8	29.7%
6	9.2	8.7	17.9	25.6%
7	8.5	8.3	16.8	24.0%
8	2	5.7	7.7	11.0%
9	11	8.6	19.6	28.0%
11	8.8	7.9	16.7	23.9%
12	7.4	6.3	13.7	19.6%
14	7.6	6.8	14.4	20.6%
Whitemarsh WTP Raw	6.9	6.1	13.0	18.6%
Whitemarsh WTP Treated	*	*	*	*
Storage Tanks				
Loch Aish Tank	14	8.2	22.2	31.7%
Broad Axe Tank	10	7.3	17.3	24.7%
Houston Road Tank	7.8	6.8	14.6	20.9%

* Whitemarsh WTP Treated not sampled - Out of service for maintenance at time of sampling

Notes:

ppt=parts per trillion

Samples collected on March 14, 2019 and analyzed by Eurofins Lancaster Laboratories - Lancaster, PA

MRLs (Method Reporting Limits):

PFOA : 1.8 ppt

PFOS : 1.8 ppt

Finance and Planning Committee

The Committee meeting was held April 2, 2019 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Francine Tomlinson (Chair), Nellie Di Pietro and Erin McKenna Endicott.

The Committee will consider the following recommendation.

1. That the March 2019 invoices be paid as follows:

#	Fund	MAR 1st Run	MAR 2ND RUN	TOTALS
1	GENERAL	\$101,623.79	\$ 187,306.47	\$288,930.26
2	STREET LGTS	\$723.31	\$24,448.38	\$25,171.69
3	FIRE		\$ 5,528.28	\$5,528.28
4	REFUSE	\$28,634.78	\$12,596.08	\$41,230.86
5	PARKS & REC	\$498.00	\$2,540.52	\$3,038.52
6	WATER	\$76,839.90	\$126,433.31	\$203,273.21
8	SEWER	\$7,710.73	\$14,662.43	\$22,373.16
9	WWTP	\$69,880.93	\$115,158.40	\$185,039.33
23	DEBT FUND			\$0.00
30	WATER CAPITAL			\$0.00
35	LIQUID FUELS		\$ 1,821.09	\$1,821.09
TOTALS		\$285,911.44	\$490,494.96	\$776,406.40
VOID CHECKS				\$0.00
GRAND TOTAL		\$ 285,911.44	\$ 490,494.96	\$776,406.40

2. The Committee would like to discuss parking upgrades for 2019. Consideration of the following is requested.
- Increase fee from \$0.50 per hour to \$1.00 per hour
 - Increase street metered parking time limit from 1 hour to 2 hours
 - End free parking in December
 - Maintain free parking from 12:00 - 2:00
3. A recommendation is requested for the solicitor to draft ordinance language provided by the Planning Commission for green building incentives. **(attached)**

4. **LAND DEVELOPMENT - 209 RACE STREET**

Attached are all the associated reviews and information for the Wissahickon Valley Public Library-Ambler Branch and development application.

- Review the Preliminary / Final Land Development Plan to construct a building addition and accessibility improvements at 209 East Race Street (Land Development Application, Borough Planning Commission recommendation, Zoning Hearing Board notice of decision, Montgomery County review letter, and waiver requests letter attached – Borough Engineer letter will be forthcoming).

5. **WISSAHICKON VALLEY LIBRARY-AMBLER BRANCH – TEFRA HEARING**

A TEFRA Hearing (Tax Equity and Fiscal Responsibility Act of 1982) will be held concerning the School District taking a Bond Issue to borrow money for the WVPL-Ambler Branch renovations. Members of the public are invited to speak at the Hearing. A Recommendation to adopt **Resolution 2019-4** is requested in support of the School District issuing a Bond for the WVPL-Ambler Branch renovations. (**attached**)

6. A recommendation is requested to update our guidelines and amend our existing wireless ordinance and fee schedule to comply with the FCC order as well as develop design requirements for wireless facilities in the rights-of-way to prevent aesthetically obtrusive facilities. (**attached**)
7. Citizens Climate Lobby (CCL) would like Ambler Borough's support in asking our federal representative, Madeleine Dean, to cosponsor and vote on a bill currently in the House of Representatives that would address climate change. A recommendation is requested.

The following business will be discussed.

1. The Borough Engineer's report was received.
2. The demolition is complete on Tennis Avenue. The Borough will work with the County for a landscape plan and Council will determine future use for the site.
3. The Committee will look into the feasibility of creating a Historical Architectural Review Board (HARB) or Historical Commission.
4. Staff has obtained a quote from our website video provider to enable the Borough to display Planning Commission Meetings plus an additional 13 Special Meetings per year on the Borough website. The annual cost for this service would increase from \$3,000 to \$6,000. **Attached**

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



February 28, 2019

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

Re: Green Building Incentives

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review and recommend language to incentivize green improvement options for installing pervious pavement. The Planning Commission reviewed several ordinances provided by the County Planner and the Zoning Officer. After lengthy discussion and review the Planning Commission found the following possible incentives in order to assist in attracting interested property owners to promote sustainable building practices:

- Reduction in permit fees or permit fee rebates (Doylestown Borough has a point-based system for a reduction in permit fees – although typical driveway or sidewalk permits in Ambler range from \$54 to \$179 and a reduction may not be major deciding factor if the rebate or reduction is not a big difference)
- Density bonuses for building height, floor area ratio, lot areas, etc. (Philadelphia allows for additional units or stories based upon sustainable building practices for large scale developments – although Ambler does not have the land for projects that would be able to take advantage of these opportunities)
- Increasing impervious surface percentage numbers for pervious surfaces (If the maximum impervious for the specific property is for example 45% allow for an additional 5% if the owner is installing pervious surfaces)

The Planning Commission is aware of the importance of many issues involving green building. Therefore, if Council has another issue it would prefer the Commission begin evaluating, kindly advise. Thank you for your consideration in this matter. If you have any questions, please do not hesitate to contact our Chairman, Robert Lagreca. Otherwise, we will await further direction from Council.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

Borough Of Ambler

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Memorandum

To: Ambler Borough Council
From: Glenn Kucher, Code Enforcement Officer
Date: April 12, 2019
Re: Wissahickon Valley Public Library – Land Development Application

Please see the below attached correspondence regarding the Wissahickon Valley Public Library – 209 East Race Street – Land Development Application:

- Land Development Application dated March 7, 2019
- Land Development Plans dated March 6, 2019 with associated Landscaping Plan dated April 10, 2019
- Zoning Hearing Board Decision dated February 1, 2018
- Montgomery County Planning Commission review letter dated March 22, 2019
- Ambler Borough Planning Commission review letter dated March 26, 2019
- Applicant Engineer waiver request letter dated April 11, 2019

The Ambler Borough Engineer review letter to be forthcoming, and will be sent electronically upon Borough receipt.

Let me know if you have any questions.

APPLICATION FOR SUBDIVISION &
LAND DEVELOPMENT REVIEW
BOROUGH OF AMBLER
131 Rosemary Avenue
Ambler, PA 19002
(215) 646-1000
FAX (215) 641-1355



Development Name: Wissahickon Valley Public Library: Ambler Branch

Site Location: 209 Race Street, Ambler, PA 19002

Legal Property Owner Name: Ambler Public Library

Address: 209 Race Street, Ambler, PA 19002

Phone: (215) 646-1072 Fax: n/a

E-Mail Address: afrankwvpl@gmail.com

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

Name: Al Comly, AIA

Address: Vitetta, Baldwin Tower, Suite 104, 1510 Chester Pike, Eddystone, PA 19022

Phone: 215-218-4747 Fax: 215-405-2729

E-Mail Address: comly@vitetta.com

Interest of applicant is: () Owner () Equitable Owner (X) Other-explain _____

Ambler Library is a branch of Wissahickon Valley Public Library

Zoning Information:

District DC-Downtown Commercial

Tax Parcel Number 01-00 03922-00-1

Block 042 Unit 032

Permitted Density n/a

Total Area 16,987 SF

Type of Review Requested:

Subdivision Plan Land Development Conditional Use Amendment

Type of Plan:

Sketch Preliminary Final

Type of Submission:

New Proposal Revised Prior Submission

Statement of Intent: Wissahickon Valley Public Library wishes to add an addition and improved pedestrian/ADA access to their existing Ambler Branch to better serve the needs of their patrons.

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

- Residential _____
- Commercial _____
- Industrial _____
- Office _____
- Other 1 Public Library

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

Attorney's Name: James J. Garrity, Esq.

Address: 460 Norristown Road, Suite 110, Blue Bell, PA 19422

Phone: 610-825-8400 Fax: 610-828-4887

E-Mail: jjgarrity@wispearl.com

Engineer's Name: Richard A. Stoneback, PE

Address: 1007 Edge Hill Road, Abington, PA 19001

Phone: 215-887-2165 Fax: 215-576-7791

E-Mail: rstoneback@ceshoemaker.com

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

Plan submitted by: AI Comly (please print)

Applicant's Signature: 

Application Fee: \$ 210 Attached Under separate cover

Escrow Amount: \$ 1,000 Attached Under separate cover

Ambler Borough Fee Schedule (non-refundable)
Checks should be made payable to "Ambler Borough"

RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

NON-RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

ESCROW FUND: Established based on the following calculations

Minor Subdivisions/Land Development (4 lots or fewer)	AT COST
Major Subdivisions/Land Development (5 lots or greater)	AT COST

CONDITIONAL USE HEARING (Council):

Residential \$500.00; Non-Residential \$1000.00 plus costs.

**ZONING HEARING BOARD OF THE BOROUGH OF AMBLER
IN RE: WISSAHICKON VALLEY PUBLIC LIBRARY
PROPERTY ADDRESS: 209 RACE STREET
HEARING DATE: FEBRUARY 1, 2018
CASE NUMBER 18-3111-ZHB**

AND NOW, this 1st day of February, 2018, after a hearing at a duly advertised public meeting of the Zoning Hearing Board of the Borough of Ambler:

(1) the Application for a variance to Section 27-2806.3 and Section 27-2603.E.(5) of the Borough of Ambler Zoning Ordinance to allow the relocation of the Main Entrance to the structure on the Property to a location nine (9) feet from the boundary of the "R-1" Residential District, within the 40-foot buffer, in order to provide an ADA ramp and accessible access to the Main Entrance to the structure on the Property, as shown on the "Boundary & Topography Plan", as prepared by Charles E. Shoemaker, Inc. and dated June 21, 2017 is **HEREBY GRANTED**. Such relief is granted so long as:

(a) Applicant installs a natural buffer along the southwest boundary of the subject property in accordance with the requirements contained in the Borough of Ambler Subdivision and Land Development Ordinance, with the height and depth of the buffer being reasonably sized given the constraints of the subject property's lot lines;

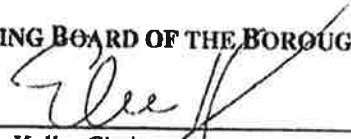
(2) the Application for a variance to Section 27-2603.E(4) of the Borough of Ambler Zoning Ordinance to allow an expansion of the gross floor area of the existing nonconforming structure on the Property from the existing 3,500 square feet to no more than the proposed 5,900square feet is **HEREBY GRANTED**;

(3) the Application for a variance to Section 27-2804, Section 27-2102 and Section 27-1704 of the Borough of Ambler Zoning Ordinance to allow the extension of the existing parking nonconformity to satisfy the requirements for parking for the Applicant's proposed addition as shown on the "Boundary & Topography Plan", as prepared by Charles E. Shoemaker, Inc. and dated June 21, 2017 is **HEREBY GRANTED**. By way of clarification, the intent of the Board is that the granting of the said variances results in zero (0) on-site parking spaces being required related to the proposed said addition.

ALL RELIEF SET FORTH HEREIN IS GRANTED subject to all use and development conforming:

1. to the terms of the Applicant's Zoning Application; and,
2. with all testimony offered at the Hearing; and,
3. with all exhibits submitted by Applicant or on Applicant's behalf.

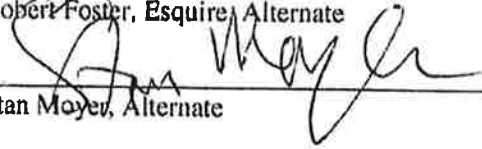
BY: THE ZONING HEARING BOARD OF THE BOROUGH OF AMBLER



Elise Kelly, Chairwoman



Robert Foster, Esquire, Alternate



Stan Meyer, Alternate

ZONING HEARING BOARD OF THE BOROUGH OF AMBLER
IN RE: WISSAHICKON VALLEY PUBLIC LIBRARY
PROPERTY ADDRESS: 209 RACE STREET
HEARING DATE: FEBRUARY 1, 2018
CASE NUMBER 18-3111-ZHB

AMENDMENT TO THE FEBRUARY 1, 2018
DECISION OF THE BOARD

Paragraph (2) of the February 1, 2018 decision issued by the Borough of Ambler Zoning Hearing Board (the "Board") contained a misstatement resulting from witness testimony being inconsistent with Exhibit "A-7". Accordingly, this 20th day of February, 2018, the Borough of Ambler Zoning Hearing Board hereby amends the said Paragraph (2) to read as follows:

(2) the Application for a variance to Section 27-2603.E(4) of the Borough of Ambler Zoning Ordinance to allow an expansion of the gross floor area of the existing nonconforming structure on the Property from the existing 3,672 square feet to no more than the proposed 6,152 square feet is **HEREBY GRANTED**.

Except as modified by this Amendment, the February 1, 2018 decision issued by the Borough of Ambler Zoning Hearing Board remains unchanged and in full force and effect.

BY: THE ZONING HEARING BOARD OF THE BOROUGH OF AMBLER

/s/ Elise Kelly
Elise Kelly, Chairwoman

/s/ Robert Foster
Robert Foster, Alternate

/s/ Stan Moyer
Stan Moyer, Alternate

Borough Of Ambler

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AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
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March 26, 2019

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

Re: Preliminary/Final Land Development Plan
209 E. Race Street, Wissahickon Valley Public Library

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the Preliminary/Final Land Development Plan to construct an addition and accessibility improvements to the Wissahickon Valley Public Library at 209 E. Race Street.

After discussion with the Applicant and review of Plan with the County Planner and the Borough Engineer, a motion was made and carried unanimously to recommend to Council that Preliminary/Final approval be granted to the Plan based upon the successful satisfaction of outstanding comments in the Gilmore & Associates, Inc., Engineering & Consulting Services letter dated March 21, 2019, along with requested waivers, the planting or donation of three trees and the Applicant's willingness to procure a landscape architect to work with Gilmore in complying with the comments stated in the said March 21, 2019, letter.

If you have any questions, please do not hesitate to contact our Chairman, Robert Lagreca.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

existing parking nonconformity to satisfy the requirements for parking for the proposed addition. Zero on-site parking spaces will be required related to the proposed addition.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Ambler Borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

No stormwater management facilities currently exist on-site as the topography, soil conditions, and site area do not allow enough space. The applicant proposes to release stormwater directly onto Race Street. While this is an improvement on the current conditions which cause water to sheet flow off of the site, we encourage the applicant to consider installing facilities such as rain gardens or rain barrels to reduce the amount of stormwater entering directly into the system. A rain garden could serve as an educational opportunity for the library and would also have aesthetic benefits. The township engineer should review all proposed stormwater management improvements to ensure that they are aligned with the Wissahickon Watershed Stormwater Management (Act 167) Plan.

BICYCLE FACILITIES

Under the recently-adopted Bike Montco plan, Race Street is identified as part of the bicycle route network in Ambler. We encourage the applicant to add bicycle facilities such as bike racks at the library and a bike lane or sharrow along Race Street to ensure the safety of cyclists in the Borough.

PRESERVATION OF EXISTING VEGETATION

According to §22B-100.1.1.A, all subdivisions and land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. The applicant's plan indicates that a 40 inch caliper tree is to be removed. We encourage the applicant to consider preserving the tree or providing replacement trees if it cannot be safely preserved.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the Ambler Borough planning objectives for development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

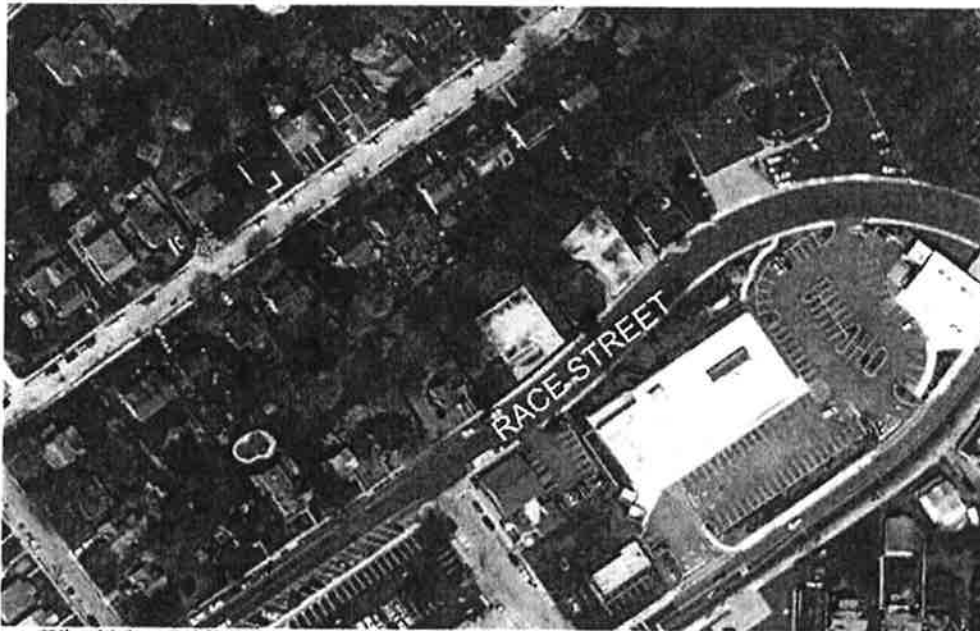
A handwritten signature in black ink, appearing to read 'J. Detwiler', with a long horizontal flourish extending to the right.

Julia Detwiler, Community Planner
JDetwiler@montcopa.org
610-278-3748

c: Wissahickon Valley Public Library, Applicant
Robert Lagreca, Chairman, Borough Planning Commission
Mary Aversa, Borough Manager

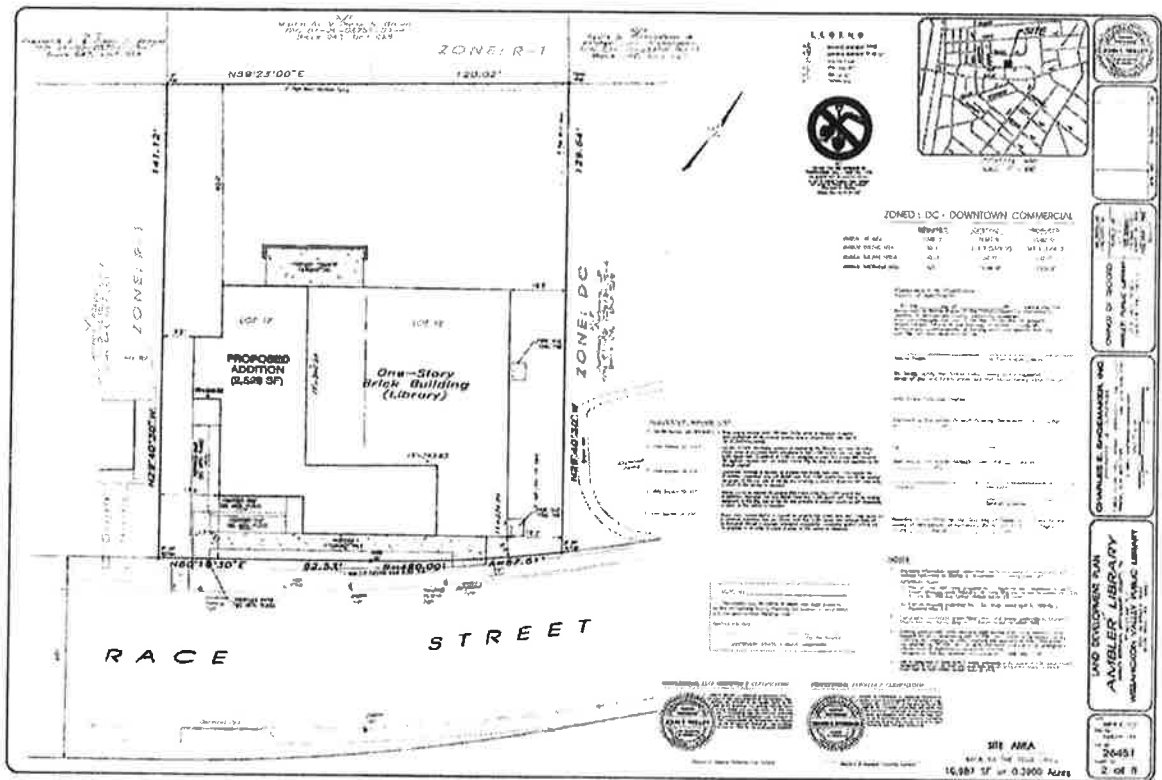
Attachments: Attachment 1 – Site Aerial
Attachment 2 – Reduced Site Plan

ATTACHMENTS 1 & 2



Wissahickon Public Library Addition
MCPC #19-0062-001

Montgomery
County
Planning
COMMISSION
Montgomery County Executive - Public Comments
PO Box 311 • Hagerstown, PA 17322-0311
800.222.2122 • 717.326.2611
www.montgomeryplanning.org
This map is not to scale and is provided for informational purposes only.
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**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

March 22, 2019

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

Re: MCPC #19-0062-001
Plan Name: Wissahickon Valley Public Library Addition
(1 lot comprising 0.38 acres)
Situate: Race Street and Lindenwold Avenue
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 7, 2019. We forward this letter as a report of our review.

BACKGROUND

The Wissahickon Valley Public Library proposes to make building and accessibility improvements to their Ambler Library branch on Race Street in Ambler Borough. This property is located in the DC – Downtown Commercial District of the Borough and the project site currently has a 3,672 square foot building and associated sidewalks, walkways, and a patio. The proposed plan includes an approximately 2,526 square foot addition to the existing library, with new ADA ramps and new sidewalk. This addition will increase the building area to approximately 6,209 square feet. Off-street parking is not provided at the site currently and is not provided on the proposed plan due to the downtown location of the library. No stormwater management facilities currently exist on site and none are proposed due to the lack of available space. The plan proposes a quick-release of water directly onto Race Street. The applicant has received a variance to Section 27-2806.3 and Section 27-2603.E.(5) of the Borough of Ambler Zoning Ordinance to allow for the relocation of the main entrance to the structure on the property to a location nine feet from the boundary of the R-1 Residential District. The applicant must, however, install a natural buffer along the southwest boundary of the site. A variance was also granted to allow for the expansion of the gross floor area of the existing nonconforming structure on the property from the existing 3,500 square feet to no more than the proposed 6,152 square feet. The applicant was also granted a variance to allow the extension of the



CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

April 11, 2019

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

Re: Wissahickon Valley Library - 209 East Race Street
TMP#:01-00-03922-00-1, Block 042, Unit 032
Waiver Request

Dear Ms. Aversa:

The Wissahickon Valley Library – Ambler Branch proposes building expansion and site improvements to their existing facility at 209 East Race Street in Ambler Borough. The property is located in the DC – Downtown Commercial Zoning District and has already received zoning relief for relocation of the main entrance adjacent to the R-1 zoning district, expansion of non-conforming use and parking requirements. We have completed Minor Land Development plans for the project and based on our analysis and items presented in the preliminary plan review letter prepared by the Borough Engineer, our client is requesting the following waivers for consideration:

Waivers Requested:

- §22-307.2.E(1) Show existing features within 100 feet. Partial waiver is requested. A legible aerial photograph will be provided showing existing features within 400 feet in lieu of performing survey.
- §22-308.A Preliminary and final plan procedures. Waiver requested to consider project for final/preliminary approval concurrently.
- §22-App. B.100.3 Street trees shall be between the legal right-of-way and the building setback line. Trees shall be planted a minimum distance of 5 feet and a maximum distance of 15 feet from the legal right-of-way. Trees shall be planted a minimum distance of 3 feet from curbs and sidewalks, 15 feet from overhead utilities and 6 feet from underground utilities. A waiver of this section is requested to allow planting of street trees within 5 feet of the right-of-way, within 3 feet of sidewalks, and within 15 feet of overhead utilities.
- §22-App. B.100.4 Buffer shall be 15 feet wide in total and shall consist of a 6 foot tall fence made of wood or simulated wood. Evergreens shall be planted along the inside of the fence, be at least 6 feet in height (reach mature height of at least 12 feet), planted 5 feet apart. Zoning relief was granted for the western property line to allow the 10 foot side yard under the condition that a natural buffer be placed. A waiver of this section is requested to reduce the buffer width to 10' along the western property line and from the requirement to place the 6 foot tall fence along the northern and western property lines.
- §26-424.B. Approval of Earth Disturbance Activities is required by the Borough per Table 26-406.2. Partial waiver is requested. Earth disturbance is over 5,000 square feet, but less than 6,000 square feet. Exceedance of 5,000 is necessary to make this project ADA compliant. The applicant requests that the Erosion Control Plan be only reviewed and approved by the Borough Engineer.

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- §26-426 Groundwater recharge is required for projects that create more than 1,000 square feet of additional impervious area and disturb more than 5,000 square feet. Due to the existing topography of the site, size of the lot, and proximity to adjacent structures with basements, a waiver of this section is requested.
- §26-427 Volume Control is required for projects that create more than 1,000 square feet of additional impervious area and disturb more than 5,000 square feet. Due to the existing topography of the site, size of the lot, and proximity to adjacent structures with basements, a waiver of this section is requested.
- §26-428 Stream Bank Erosion Control is required for projects that create more than 1,000 square feet of additional impervious area and disturb more than 5,000 square feet. Although flows will be attenuated through a proposed stormwater management conveyance system, orifices are not proposed in an outlet structure and the minimum dewatering time requirements are not able to be met. A waiver of this section is requested.
- §26-430.J The design of any stormwater detention facility intended to meet the performance standards of the Ordinance shall be verified by routing the design storm hydrograph through the facilities using the Storage-Indication Method. The design storm hydrograph shall be computed using an acceptable calculation method (Table 26-430.1) that produces a full hydrograph. The design hydrographs in the report were generated using the Dekalb method, which is based on the Rational Method. The Rational Method is acceptable for peak flow determination only. The design hydrographs must be generated using a method such as TR-55 or TR-20 (e.g. Soil Cover Complex Methods or other method that produces a full hydrograph). A waiver of this section is requested in order to maintain use of the hydrographs and routing utilizing the Dekalb Rational Method.

Sincerely,

Chad W. Brensinger, PE
Charles E. Shoemaker, Inc.

CC: CES #26451
Ms. Anne Frank, Wissahickon Valley Library
Al Comly, Vitetta
James Dougherty, PE, Gilmore & Associates
James Garrity, Esq. Wisler Pearlstine, LLP

BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2019-04

A RESOLUTION OF THE BOROUGH OF AMBLER APPROVING THE ISSUANCE BY THE WISSAHICKON SCHOOL DISTRICT OF ITS TAX-EXEMPT NOTES OR BONDS FOR A FACILITY LOCATED IN THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PENNSYLVANIA; AND AUTHORIZING THE TAKING OF ALL SUCH ACTS NOT INCONSISTENT WITH THE RESOLUTION.

WHEREAS, the Wissahickon School District (the "District") has determined to assist the Wissahickon Valley Public Library (the "Library") in financing a project pursuant to the Pennsylvania Local Government Unit Debt Act, as codified by the Act of December 19, 1996 (P.L. 1158, No. 177), as amended (the "Act");

WHEREAS, the project consists of (i) financing the construction of capital projects of the Library, including, without limitation, the Library's planned renovations and additions to the Ambler Branch of the Wissahickon Valley Public Library, located at 209 Race Street, Montgomery County, Pennsylvania ("Site"); and (ii) the payment of the costs of issuing the tax-exempt obligations (the "Project");

WHEREAS, the Library has requested the Borough of Ambler (the "Borough") to approve the issuance of the District's notes or bonds pursuant to Sections 103 and 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

NOW, THEREFORE, the Borough Council of the Borough hereby RESOLVES, subject to the occurrence of a public hearing, at which hearing there is no material public objection to the financing of the Project by the District, as determined in the sole discretion of counsel to the Borough, as follows:

1. The issuance by the District of its notes or bonds to assist Library in the financing of the Project located at the Site, is hereby approved.
2. The Borough Council is authorized and directed to deliver this Resolution on behalf of the Borough and to do all other acts as may be necessary to carry this Resolution into effect, provided, however that the Borough shall incur no liability hereby.
3. The President of the Borough Council is hereby appointed and directed as the applicable representative of the Borough Council of the Borough for purposes of signing a certification of applicable representative pursuant to the Act and the Code. The said applicable representative is authorized to execute all such approvals, applications, and/or other documents necessary or convenient to facilitate the project contemplated herein.

4. Nothing contained herein shall cause the Borough to incur any liability, general or otherwise, by reason of this Project or the obligation of the District to finance the same, nor shall the same be deemed to pledge the credit or general taxing power of the Borough.

5. This approval is for the exclusive purpose of designating the applicable representative of the Borough as required by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA), and the Act. It does not constitute any zoning, land use, land development or other approval.

ADOPTED this 16th day of April, 2019.

BOROUGH OF AMBLER

By: _____
Name/Title:

Attest: _____
Name/Title:



P.O. Box 251002, Plano, TX 75025-1002 • Fax 214-750-9513 • corporate@swagit.com
Make checks payable to Swagit Productions, LLC

SWAGIT QUOTE TO: Ambler, PA

Elizabeth Russell erussell@borough.ambler.pa.us

Created Date: 3/12/2019

Valid for 60 days

COST FY 2019

Item & Description	Quantity	Unit Rate	Extended Cost
(EASE™) Up to 50 non-indexed meetings a year (no live streaming)	12	\$ 500.00	\$6,000.00
Annual Cost:			\$ 6,000.00

Swagit is the sole source provider of Swagit's Extensible Automated Streaming Engine (EASE™) software framework. The EASE™ application is manufactured, leased and distributed by Swagit alone.

SIGNATURE & DATE _____

CONTACT NAME _____

PHONE NUMBER _____

Parks and Recreation Committee

The Committee meeting was held April 2, 2019 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Sara Hertz (Chair), Nancy Deininger and Erin McKenna Endicott.

The Committee will make no recommendations.

The following business will be discussed.

1. The Borough held a training session for cycling safety for ages 10-15.
2. Camp registration is May 1st (5-7 p.m.) at Ambler Borough Hall or parents may register at the Ambler YMCA starting May 2nd. Camp will run June 17th – July 26th from 8:30 a.m. – 4:00 p.m. Monday through Friday. Camp fee is \$45 per week per child. Proof of Ambler Borough residency required.
3. The Committee would like to explore a possible Plastics Ordinance in the Borough. They will work with the local businesses and discuss options.

Salary & Personnel Committee

The Committee meeting was held April 2, 2019 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Nancy Deininger (Chair), Sal Pasceri, Claudio Zaccone and Nellie Di Pietro.

The Committee will consider the following recommendations.

1. The Committee will review a Social Media Policy/Code of Conduct Policy and make a recommendation for adoption. **(attached)**

Approved at the Committee Meeting.

1. A recommendation to hire Ian Stanley as a probationary police officer was approved at the meeting. (9-Aye)

The following business will be discussed.

1. Interviews are scheduled for the soon to be vacant highway laborer position.
2. Water Department will advertise and interview for the vacant Water Operator I position.
3. Council is researching the hiring of an additional probationary police officer.

Recommendations

Public Utilities Committee

Authorization is requested to approve the T-Mobile tower lease on the Water Tank at Skippack and Butler Pikes in Whitemarsh (Broad Axe Tank- 6200 Butler Pike).

Finance and Planning Committee

Recommendation that the March 2019 invoices be paid in the amount of \$ **776,406.40**.

The Committee will vote on parking upgrades for 2019.

- Increase fee from \$0.50 per hour to \$1.00 per hour
- Increase street metered parking time limit from 1 hour to 2 hours
- End free parking in December
- Maintain free parking from 12:00 - 2:00

A recommendation is requested for the solicitor to draft ordinance language to include the recommended language from the Planning Commission for green building incentives.

A recommendation is requested to approve the Preliminary / Final Land Development Plan to construct a building addition and accessibility improvements at 209 East Race Street.

A Recommendation to adopt Resolution **2019-4** is requested in support of the School District taking a Bond for the WVPL-Ambler Branch renovations.

A recommendation is requested to update our guidelines and amend our existing wireless ordinance and fee schedule to comply with the FCC order as well as develop design requirements for wireless facilities in the rights-of-way to prevent aesthetically obtrusive facilities.

A recommendation is requested from Citizens Climate Lobby (CCL) for support in asking our federal representative, Madeleine Dean, to cosponsor and vote on a bill currently in the House of Representatives that would address climate change.

Salary & Personnel Committee

Consider adoption of a Social Media Policy/ Code of Conduct.

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. It is requested that you state your name and address. 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