



BOROUGH OF AMBLER

COUNCIL MEETING AGENDA

May 19, 2020

7:00 p.m.

Minutes for Consideration:

May 5, 2020 Zoom Committee Meeting

April 21, 2020 Zoom Council Meeting

Borough Council will conduct its May Meeting via Internet vehicle 'ZOOM' on Tuesday, May 19 at 7:00 p.m. For the safety of Ambler residents, Borough Hall will be closed. A video of the virtual meeting and draft meeting minutes will be posted on this website for the public the following day. The Borough Manager is making the meeting Agenda available for review by the public. Please feel free to read through the Agenda and provide feedback or make an inquiry on any Agenda items. You may email the Borough Council President Frank DeRuosi at fderuosi@borough.ambler.pa.us until Tuesday May 19 at 4:00PM so that Council may consider your comments or address a question from the public during the ZOOM Meeting.

COMMITTEE REPORTS:

PUBLIC SAFETY

PUBLIC UTILITIES

FINANCE & PLANNING

PARKS & RECREATION

SALARY & PERSONNEL

MEETING PROCEDURES

1. All participants, except for the Borough Council, Borough Manager, Borough Solicitor, Borough Police Chief, and invited Borough Staff will be muted with video camera/web camera turned off automatically upon entry to the virtual meeting.
2. Only during the Public Comment section will participants be unmuted by the Borough Zoom administrator.
3. There will be a Public Comment section at the end of the meeting before any vote by Council.
4. The Public Comment section will begin with the Council President reading aloud the comments that were emailed to the Borough ahead of this meeting. Each emailed comment must include the first & last name of the resident, as well as their address. The Council will discuss each comment individually.
5. Participants who wish to speak during the Public Comment section will be instructed to press the “Raise Your Hand” button on the “Participant” screen, which can be found by pressing the “Participants” button on your screen.
6. One by one the Borough Zoom administrator, will call on each participant with their virtual hand raised. That participant will be unmuted. That participant will have 15 seconds to respond to being called on. If there is no response, the next person “in line” will be called on.
7. It is asked that anyone who speaks during the Public Comment section announce their first and last names, as well as their home address. After the discussion, that participant will be muted.
8. The Council President, at any time reserves the right to mute a participant, end the video stream of a participant, or terminate/end the meeting at his discretion, due to hackers, inappropriate language, or any other activity the Council President deems inappropriate.
9. We ask for everyone’s patience and understanding as we navigate through these unprecedented times and work through our first virtual public meeting.

Public Safety Committee

The Committee meeting was held May 5, 2020 at 7:00 p.m. Via Zoom. Committee members: Erin McKenna Endicott – Chair, Glynnis Siskind, Sara Hertz, Nancy Deininger

The Committee will make no recommendations.

Approved at The Committee meeting.

1. A recommendation to adopt an Emergency Declaration was approved. (9- Aye)
2. The June Committee meeting will be held on June 3, 2020.(9-Aye)

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 Red Cross Blood Drive is scheduled for June 1, 2020 from 2-7pm at Borough Hall.



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 - 2020

<u>Month</u>	<u>Calls in Borough</u>	<u>Total Calls for CAAA</u>
January	55	404
February	56	418
March	60	403
April	58	365
May		
June		
July		
August		
September		
October		
November		
December		
<hr/>		
<u>YTD Totals</u>	229	1590

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

Public Utilities Committee

The Committee meeting was held May 5, 2020 at 7:00 p.m. Via Zoom. Committee Members: Glynnis Siskind – Chair, Brooke Marshall, Haley Welch, Jen Henderson

The Committee will make no recommendations.

Approved at The Committee meeting.

1. MIRIA is a municipal authority formed by Horsham Township in conjunction with the passage of PA 2019 Act 101. Resolution 2020-4 for participation in MIRIA with a grant match to be submitted by May 15, 2020 was approved 9- Aye.
2. The WWTP is working with Tradition Energy for the Demand Response program. Authorization was granted to participate and work with Tradition Energy for the Demand Response Program. Approved 9- Aye

The following business will be discussed.

1. Water Customers are being given additional time to make payments or arrangements. Anyone experiencing a hardship is given an extension and interest is not being charged on balances.

Finance and Planning Committee

The Committee meeting was held May 5, 2020 at 7:00 p.m. Via Zoom. Committee Members Nellie Di Pietro – Chair, Erin McKenna Endicott, Haley Welch, Brooke Marshall

The Committee will consider the following recommendation.

1. That the April Bills be paid in the amount of \$ 1,009,478.23

#	Fund	APR 1st Run	APR 2nd Run	TOTALS
1	GENERAL	\$107,717.37	\$ 303,004.01	\$410,721.38
2	STREET LGTS	\$4,780.82	\$127,595.85	\$132,376.67
3	FIRE		\$ 5,558.00	\$5,558.00
4	REFUSE	\$32,479.67	\$8,030.75	\$40,510.42
5	PARKS & REC	\$211.44	\$6,362.06	\$6,573.50
6	WATER	\$79,904.10	\$136,471.77	\$216,375.87
8	SEWER	\$5,239.80	\$5,783.51	\$11,023.31
9	WWTP	\$109,416.06	\$76,923.02	\$186,339.08
35	LIQUID FUELS			\$0.00
	TOTALS	\$339,749.26	\$669,728.97	\$1,009,478.23
	VOID CHECKS			\$0.00
	GRAND TOTAL	\$ 339,749.26	\$ 669,728.97	\$ 1,009,478.23

Approved at The Committee meeting.

1. The Borough is interested in purchasing 106 Poplar Street for the purpose of downtown parking improvements. Authorization to purchase the parcel in the amount of 350K was approved. (9- Aye)

The following business will be discussed

1. The Borough Engineer's report was received.
2. The Borough Planning Commission is working to create a preliminary energy transition plan in line with the Ambler Borough Ready for 100 Renewable Energy Resolution adopted by Borough Council in March 2019.

3. The municipal bid for trash and recycling collection is being prepared. The current contract expires September 30, 2020.
4. The Planning Commissions have provided the **attached** correspondence recommending a Zoning Map change for 24 N. Ridge Avenue from Institutional to R-3 Residential.
5. The **attached** quote is for a dump truck the current truck is 20 years old and needs to be replaced. The truck body was considered for reuse, but that will not be an option due to structure wear.

**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
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FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

May 7, 2020

Glenn Kucher, Zoning Officer & Planning Coordinator
Ambler Borough
131 Rosemary Avenue
Ambler, Pennsylvania 19002

Re: MCPC # 20-0081-001
Zoning Map Amendment
Plan Name: 24 N. Ridge Avenue Rezoning
Borough of Ambler

Dear Mr. Kucher,

We have reviewed the above-referenced zoning map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 6, 2019. We forward this letter as a report of our review.

BACKGROUND

The Borough of Ambler has submitted an amendment to rezone (Tax Parcel #01-00-04153-00-4) from IN Institutional District to R-3 Residential District. The property is located at the corner of N. Ridge Avenue and Race Street and was sold by St John's Lutheran Church in January of 2020. The previous owner used the property as a church, while the new owner intends to adaptively reuse and renovate the existing church building for development of three (3) residential units.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION; THE COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

The applicant's proposal is generally consistent with the goals and implementation measures of *Montco 2040: A Shared Vision*. *Montco 2040* designates the site as Developed Land in a Growth Area and categorizes it as Town Center under Future Land Use. The zoning map amendment is consistent with several of the goals in *Montco 2040's* Sustainable Places and Vibrant Economy themes. These include the provision of housing choices, new investment in existing neighborhoods, and advocacy for appropriate land use infill. Additionally, the proposed amendment is consistent with *Montco 2040's* implementation measures for these goals in terms of encouraging the adaptive reuse of old institutional buildings and the preservation of historic properties when such properties are no longer viable for their original use.

AMBLER COMPREHENSIVE PLAN (2001) & COMPREHENSIVE PLAN UPDATE (2013)

The proposal is generally consistent with the goals of both the *Ambler Borough Comprehensive Plan* and the *2013 Update*. It supports the objective of protecting neighborhood character by ensuring that future infill development is compatible in terms of density, lot dimensions, building shape, massing, and placement. The amendment is also consistent with the *2013 Update's* objective of existing building preservation as well as the plan vision, which seeks to preserve and enhance existing residential neighborhoods by encouraging the development of new housing types.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with both the county and the borough's comprehensive plans. Rezoning the parcel consistent with the residential zoning that almost uniformly surrounds the property supports *Montco 2040's* vision for future land use and the borough's goal for the adaptive reuse of institutional properties.

We encourage the borough to consider the inclusion of codified incentives for adaptive reuse to protect institutional properties and neighborhood character in Ambler. Additional institutional properties with historic merit may experience similar development pressure in the future. Provisions can easily be added within a municipality's existing regulatory framework to permit the adaptive reuse of institutional buildings and grounds without significantly changing the structure of a zoning map or ordinance. The inclusion of a conditional residential use similar to the existing provision for professional offices as a conditional use in the IN Institutional District zoning could uniformly achieve this goal.

CONCLUSION

We wish to reiterate that MCPC supports the zoning map amendment and encourages the borough to coordinate with our offices to consider developing ordinance code language that can incentivize the adaptive reuse of institutional properties in Ambler.

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

Should the governing body adopt this proposed zoning map amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days. We also request that the township provide an updated zoning map along with the signed resolution after the ordinance is adopted.

Sincerely,



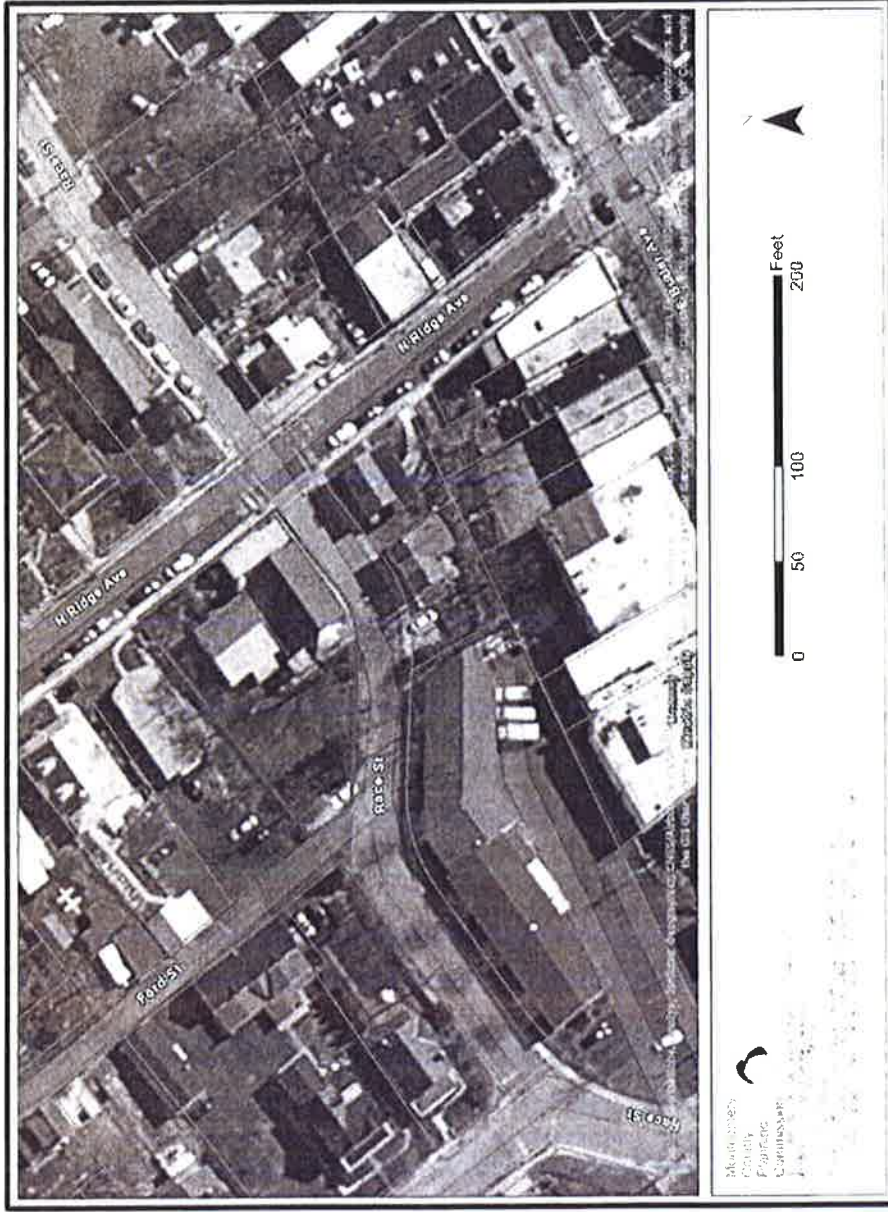
Michael Lowrey, Community Planner
mailto:m_lowrey@montcopa.org 610-278-3887

c: **Mary Aversa, Borough Manager**
Robert LaGreca, Chair, Borough Planning Commission

Attachments: Attachment A – Aerial Image – 24 N. Ridge Avenue
Attachment B – Zoning Context Map

ATTACHMENTS A & B

Attachment A – Aerial Image - 24 N. Ridge Avenue



Elizabeth Russell

From: Code <code@borough.ambler.pa.us>
Sent: Thursday, May 7, 2020 11:30 AM
To: 'Mary Aversa'; 'Elizabeth Russell'
Subject: Act 247 submission: 24 N. Ridge Avenue Rezoning, MCPC # 20-0081-001
Attachments: AMBLE 20-0081-001r.pdf

Montgomery County review letter for the zoning map amendment for 24 N. Ridge Avenue for the next packet.

From: Meehan, Ann Marie <ameehan@montcopa.org>
Sent: Thursday, May 7, 2020 11:05 AM
To: code@borough.ambler.pa.us
Cc: Lowrey, Michael <mlowrey@montcopa.org>; 'manager@borough.ambler.pa.us' <manager@borough.ambler.pa.us>; 'rlagreca@lqres.com' <rlagreca@lqres.com>
Subject: Act 247 submission: 24 N. Ridge Avenue Rezoning, MCPC # 20-0081-001

The Montgomery County Planning Commission has reviewed Ambler's Act 247 submission for a zoning map amendment titled 24 N. Ridge Avenue Rezoning, MCPC # 20-0081-001. The attached pdf letter represents our official correspondence. We will not be sending out hard copies of the letter unless requested. If you have any further questions concerning this submission, please contact the Montgomery County planner who conducted the review. Thank you,

Ann Marie Meehan
Montgomery County Planning Commission
ameehan@montcopa.org



**Wissahickon Fire Company
Fire Chief Report
Year 2020 (121 days)**

Township	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total	%
Ambler	9	9	14	20									52	34%
Chalfont		1											1	1%
Conshohocken	1												1	1%
Horsham		1	2	1									4	3%
Lower Gwynedd	20	13	20	11									64	41%
Montgomery		1	1	1									3	2%
North Wales													0	0%
Plymouth	1		1										2	1%
Upper Dublin		3	1	2									6	4%
Whitemarsh	3	4	3	1									11	7%
Whitpain	2	1	3	5									11	7%
TOTAL	36	33	45	41	0	0	0	0	0	0	0	0	155	

Type of Call	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total	%
Accident Standby	1		1	1									3	2%
AFA Actual	9	11	12	13									45	29%
AFA False	6	3	9	7									25	16%
Appliance			1										1	1%
Brush	1			1									2	1%
Building Investigation	2	1		2									5	3%
CO Detector	2	3	2										7	5%
Commercial Bldg	1	1	4	2									8	5%
EMS Assist		1		2									3	2%
Fast Team Assist	2		1	1									4	3%
Gas Odor Inside	2	2	2	2									8	5%
Gas Odor Outside			1	1									2	1%
Hazmat		1											1	1%
Non Comm Bldg	1	5	6	4									16	10%
Officer Investigation	2	1	1	3									7	5%
Ornamental Fireplace													0	0%
Residential Rescue			1										1	1%
Search	1	1											2	1%
Standby	1	1											2	1%
Traffic Unit assist		2											2	1%
Trash													0	0%
Vehicle Fire			1	1									2	1%
Vehicle Leaking Fuel	1												1	1%
Vehicle Rescue	3		3										6	4%
Wires	1			1									2	1%
TOTAL	36	33	45	41	0	0	0	0	0	0	0	0	155	

Park and Recreation Committee

The Committee meeting was held May 5, 2020 at 7:00 p.m. Via Zoom. Committee Members: Sara Hertz – Chair, Nancy Deininger, Erin McKenna Endicott, Nellie DiPietro

The Committee will consider the following recommendation.

1. The Borough is working with Main Street to compile the list of Graduating Ambler Seniors to purchase banners and portray their pictures on Butler Avenue. Ambler Main Street would like to participate and share the cost. There are approximately 60 graduates and the cost is approximately \$2,220.00. Authorization is requested to purchase the banners.

The following business will be discussed.

1. All Borough events have been cancelled until further notice.

Salary & Personnel Committee

The Committee meeting was held May 5, 2020 at 7:00 p.m. Via Zoom. Committee Members Nancy Deininger – Chair, Glynnis Siskind, Nellie Di Pietro, Jen Henderson

The Committee will make no recommendations.

The following business will be discussed.

RECOMMENDATIONS

PUBLIC UTILITIES

PUBLIC SAFETY

FINANCE & PLANNING COMMITTEE

1. Consider that April bills are paid in the amount of **\$1,009,478.23**.

PARKS & RECREATION COMMITTEE

1. Authorization is requested to purchase banners to recognize the 2020 Ambler Seniors.
The cost is approximately \$2,220.00 and will be shared with Main Street.

SALARY & PERSONNEL COMMITTEE