



**BOROUGH OF AMBLER
COUNCIL MEETING AGENDA**

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

August 16, 2022

7:00 p.m.

**Minutes for Consideration:
July 19, 2022**

**COMMITTEE REPORTS:
FINANCE & PLANNING
PUBLIC SAFETY
PUBLIC UTILITIES
PARKS & RECREATION
SALARY & PERSONNEL**

FINANCE & PLANNING COMMITTEE

August 2, 2022 at 7:00 p.m. Committee Members Nellie Forst– Chair, Frank DeRuosi, Karen Sheedy, and Lisa Auerbach. Absent: Mayor Sorg, Erin Endicott, Nellie Forst.

The Committee will consider the following recommendation:

1. That the July Bills be paid in the amount of \$ 770,855.86.

#	Fund	JULY 1st Run	JULY 2nd Run	TOTALS
1	GENERAL	\$18,132.70	\$ 97,542.91	\$115,675.61
2	STREET LGTS		\$3,589.12	\$3,589.12
3	FIRE		\$ -	\$0.00
4	REFUSE	\$48,771.23	\$6,485.20	\$55,256.43
5	PARKS & REC	\$1,268.40	\$10,416.74	\$11,685.14
6	WATER	\$54,451.78	\$215,532.88	\$269,984.66
8	SEWER	\$6,967.10	\$136,615.39	\$143,582.49
9	WWTP	\$62,952.99	\$99,865.06	\$162,818.05
35	LIQUID FUELS		\$ 4,681.36	\$4,681.36
30	WATER CAPITAL		\$ 3,583.00	\$3,583.00
TOTALS		\$192,544.20	\$578,311.66	\$770,855.86
VOID CHECKS				\$0.00
GRAND TOTAL		\$ 192,544.20	\$ 578,311.66	\$ 770,855.86

2. A presentation will be made for the Preliminary / Final Land Development Plan to convert the existing building into two residential condominium units along with off street parking at 25 North Ridge Avenue – Colony Club, LLC . The Engineer, Borough Planning Commission, and Montgomery County Planning Commission reviews are attached.
3. A public hearing will be held to consider adoption of a revised Borough Stormwater Ordinance -1128 to be consistent with the DEP’s 2022 Model ordinance. At that time Council may consider voting to adopt the ordinance. **(attached)**
4. Consider executing a Lease Addendum #1 with MCIU/Head Start Program for rental space for the 2022-23 school year, to accommodate a second classroom. **(attached)**

The following business was discussed:

1. The Borough Engineer's report was received.
2. The street sweeping schedule in Haywood Park is being modified , a request to split the schedule into an am/pm process to allow parking on alternate sides of the street is being prepared.

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



May 24, 2022

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

Re: 25 N. Ridge Avenue

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the Preliminary/Final Land Development proposing to convert the existing building, the former Colony Club building, into two residential condominium units with off-street parking.

The applicant appeared to present the project and answer questions. After discussion and input from the public, a motion was made to recommend to Council that it approve this Preliminary/Final Land Development Plan in accordance with the Borough Engineer and County Planner Comment Letters. The vote taken was unanimous in favor of the proposed Plan.

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

**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
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 24, 2022

Glenn Kucher, Code Enforcement Officer
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002-4476

Re: MCPC # 22-0133-001
Plan Name: 25 North Ridge Avenue
(1 lot comprising 0.15 acres)
Situate: North Ridge Avenue and East Race Street
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 12, 2022. We forward this letter as a report of our review.

BACKGROUND

The applicant, Gerald Gorski, wishes to convert a former private club to residential use. The applicant proposes two residential units within the existing building, with only minimal changes to the exterior of the structure. The new dwelling units are proposed to have a total of five off-street parking spaces, including two spaces proposed to be created with a new curb cut over the sidewalk on Race Street, involving the relocation of a portion of an existing retaining wall.

The zoning for this site is R-3 Residential. The two proposed units appear to meet the definition of a two-family dwelling, which is permitted in the R-3 district.

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

COMPREHENSIVE PLAN

- A. Adaptive reuse of existing buildings supports the goal of enhancing community character and protecting neighborhoods from Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*. We appreciate the applicant's interest in preserving and repurposing this building. We support the conversion of this property to residential use.

STREET TREES

- A. Number of Trees Required. Per the Subdivision and Land Development Ordinance (SALDO §100.3), street trees are required along all existing streets at a rate of one per 40 linear feet of frontage or fraction thereof. It appears that the applicant has 43.99 feet of frontage on North Ridge Avenue and 46.9 feet of frontage along Ainsworth Street. The applicant's plan submission appears to indicate 86.22 linear feet of frontage along East Race Street, however, the opposite lot line that joins the adjacent parcel is measured at 150 feet. The two lot lines appear to be approximately the same length. We suggest that the applicant check the measurement of the parcel along East Race Street and we will assume that the 150 foot measurement is correct for the purposes of the street tree calculation. That is a total of 240.89 linear feet, indicating a need for at least six (6) street trees on the site.
- B. Tree Placement. The site is constrained in terms of its available space and we understand that the applicant may not have space for 6-7 street trees. A waiver may be appropriate for part of this requirement, but we strongly recommend that the applicant plant at least one, possibly two, large canopy trees in the front yard of the property to help restore the tree canopy in this neighborhood. Large shade trees have many benefits for this property and the neighborhood.
- C. Species. The only trees currently proposed for the site are three Butterfly Magnolias. We suggest the applicant refer to the list of trees in the SALDO §100.6 for recommended trees that can be used as street trees.

PARKING

Two parking spaces are required per dwelling unit per §27-2102. Thus a total of four parking spaces are required for this project. The applicant proposes five spaces. Site constraints make it difficult to figure out how to add parking to the site. While we generally would not support a new curb cut across a sidewalk that would have cars backing into a street, the site does not appear to allow many other options. Since only four spaces are required, we suggest the applicant consider adding only one parking space along Race Street instead of two. That would reduce the width of the curb cut across the sidewalk and create the possibility of only one car that may back out into the street instead of two.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better enhance Ambler Borough's residential neighborhoods.

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. Please print the assigned MCPC number: 22-0133-001 on any plans submitted for final recording.

Sincerely,



Chloe Mohr, AICP, Senior Community Planner
cmohr@montcopa.org; 610-278-3739

c: Gerald Gorski, Applicant
David Lawrence, Applicant's Representative
Mary Aversa, Borough Manager
Jim Dougherty, Borough Engineer, Gilmore & Associates, Inc.
Robert Lagreca, Chair, Borough Planning Commission

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



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



Development Name: Colony Club, LLC

Site Location: 25 North Ridge Ave Ambler, PA 19002

Legal Property Owner Name: Gerald Gorski

Address: 1 Iron Bridge Drive, Collegeville, PA 19426

Phone: 610-498-9131 Fax: _____

E-Mail Address: jgorski@gorskiengineering.com

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

Name: David Lawrence

Address: 1 Iron Bridge Drive, Collegeville, PA 19426

Phone: 215-630-5911 Fax: _____

E-Mail Address: dlawrence@gorskiengineering.com

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

Zoning Information:

District R-3 - Residential

Tax Parcel Number 01-00 04222-00-7

Block _____ Unit _____

Permitted Density _____

Total Area 6,647.9 s.f.

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: _____

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

<input checked="" type="checkbox"/> Residential	<u>2</u>	<u>Dwellings</u>
<input type="checkbox"/> Commercial	_____	_____
<input type="checkbox"/> Industrial	_____	_____
<input type="checkbox"/> Office	_____	_____
<input type="checkbox"/> Other	_____	_____

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

Attorney's Name: Kellie A. McGowan, Esquire

Address: 10 S. Clinton Street, Suite 300 Doylestown, PA 18901

Phone: 215.606.0181 Fax: _____

E-Mail: kellie.mcgowan@obermayer.com

Engineer's Name: Peter Andersen

Address: 150 Ridge Road, Sellersville, PA 18960

Phone: 215-257-5711 Fax: _____

E-Mail: petea@andersenengineering.com

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

Plan submitted by: David Lawrence (please print)

Applicant's Signature: 

Application Fee: \$ _____ Attached Under separate cover

Escrow Amount: \$ _____ 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.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 16, 2022

File No. 2022-05006

Mary Aversa, Manager
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002-4476

Reference: Final Land Development Plan Application Review
Colony Club Ambler LLC
25 N. Ridge Avenue
Tax Parcel #01-00-04222-00-7; Block 01044, Unit 030

Dear Mary:

As requested, Gilmore & Associates, Inc. has reviewed the information below regarding the final land development plan application referenced above.

- A. Plans for 25 North Ridge Avenue (7 sheets), prepared by Andersen Engineering Associates, Inc., dated April 28, 2020, last revised April 19, 2022.

The proposed development is located at 25 N. Ridge Avenue (The Colony Club of Ambler). The 6,544 sf lot is within the R-3 Residential District and has frontage on N. Ridge Avenue, East Race Street, and Ainsworth Street. The Applicant proposes to convert the existing building into two residential condominium units. Two new parking spaces are proposed, bringing the total off-street spaces to five. A deck is proposed at the northeast corner of the building. Otherwise, no expansion of the existing building is shown on the plans.

Zoning Comments

1. §27-802.1.A & B – The R-3 Residential District permits several types of single-family dwellings, including single-family attached dwellings. The proposed use appears to be a permitted use.
2. §27-803 – The existing building height is listed as greater than 40 feet in the Zoning Data Table. The table should include this as an existing non-conformity.
3. §27-807.5 – Parking areas of 3 or more spaces shall be setback from the ultimate right-of-way 25 feet. It is noted that the existing parking area on Ainsworth Street is not setback 25 feet.
4. §27-412 & §27-807.4 – Additional information is required to review the lighting plan. The plan shall include a table summarizing maximum, minimum, and uniformity of the lighting design.

Subdivision and Land Development Comments

5. §22-307.1.D – The proposed number of units, density of the development, and number on bedrooms per dwelling unit shall be provided on the plans.
6. §22-307.2 & §22-308.A(2) – The plan appears to qualify as a minor land development plan, which allows for concurrent processing of preliminary and final land plan requirements.
7. §22-307.2.E – Existing features within 100 feet of the property should be shown on the plans. The area to the west is not included on the plans. It is noted that new buildings or structures are not proposed. Although a waiver may be required, the information on the plans appears to be adequate given the nature of the project.
8. §22-313.1.D – Details (catalog cuts) of the proposed lights shall be provided.
9. §22-313.1.H – The following notes, listed in this section of the ordinance, shall be included on the lighting plan.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

- a. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Borough for review and approval.
- b. The Borough reserves the right to conduct post-installation inspections to verify compliance with the ordinance requirements and approved lighting plan commitments and, if deemed appropriate by the Borough, to require remedial action at no expense to the Borough.
- c. All exterior lighting shall meet IESNA full-cutoff criteria unless otherwise approved by the Borough.
- d. The installer shall notify the Borough to arrange for inspection and approval of all exterior lighting, including building-mounted lighting, prior to its installation.

Subdivision & Land Development Appendix A – Engineering Standards

10. §22A-105 & §22A-106 – Curb and sidewalk shall be per Chapter 21, Part 3.

- a. §21-301.3 - Cross section detail for the proposed driveway apron should be included on the plans. The concrete should be 6 inches thick and reinforced. The subbase should be 6 inches of PennDOT 2A. The depressed curb should include re-bar. Include subbase thickness on the sidewalk detail.
- b. Where possible, it is recommended that sidewalks be widened around the existing utility poles to provide the minimum clearance required by ADA if it is not currently provided.
- c. We recommend that a detectable warning surface be added at Ainsworth Street.

Subdivision & Land Development Appendix A – Landscape Planting Requirements

11. §22B-100.3 – Street trees are required at the ratio of 1 tree per 40 feet of frontage. Three street trees are required. Street trees shall be planted within the yard setbacks and within 15 feet of the right-of-way. The two proposed magnolia trees along Race Street qualify as street trees. However, the third magnolia on N. Ridge is greater than 15 feet from the right-of-way. The tree should be relocated, or a waiver granted.
12. §22B-100.7.2.B(12) – A schedule showing ordinance requirements and planting proposed for each category shall be included on the plan.

Stormwater Management Comments

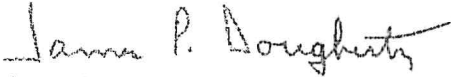
13. §26-406 – The applicant is proposing less than 750 sf of new impervious cover and the limit of disturbance appears to be less than 5,000 sf, therefore, the project is exempt from the stormwater management requirements.

General Comments

14. Top and bottom elevations of existing and proposed walls shall be included on the plans. Fall protection barriers shall be provided where existing and proposed retaining walls are 30 inches or higher.
15. A note shall be added to the plan stating that design of walls 30 inches or greater and fall protection shall be provided to the Borough for review and approval prior to construction.
16. The plans do not include top and bottom of wall elevations for the proposed wall at the two parking spaces off Race Street. We are not able to determine if adequate sight distance is provided for safe ingress and egress.
17. It is recommended that existing damaged sidewalk and curb be replaced.
18. Sheet 7 includes a detail for proposed porous pavers. It does not appear that a porous paver area is noted on the plans. If the detail is not applicable, it should be removed from the plans.
19. The Applicant is responsible for compliance with any and all other applicable Local, County, State, and Federal requirements.

If you have any questions regarding the above, please contact this office.

Sincerely,



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

JPD/

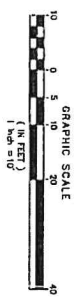
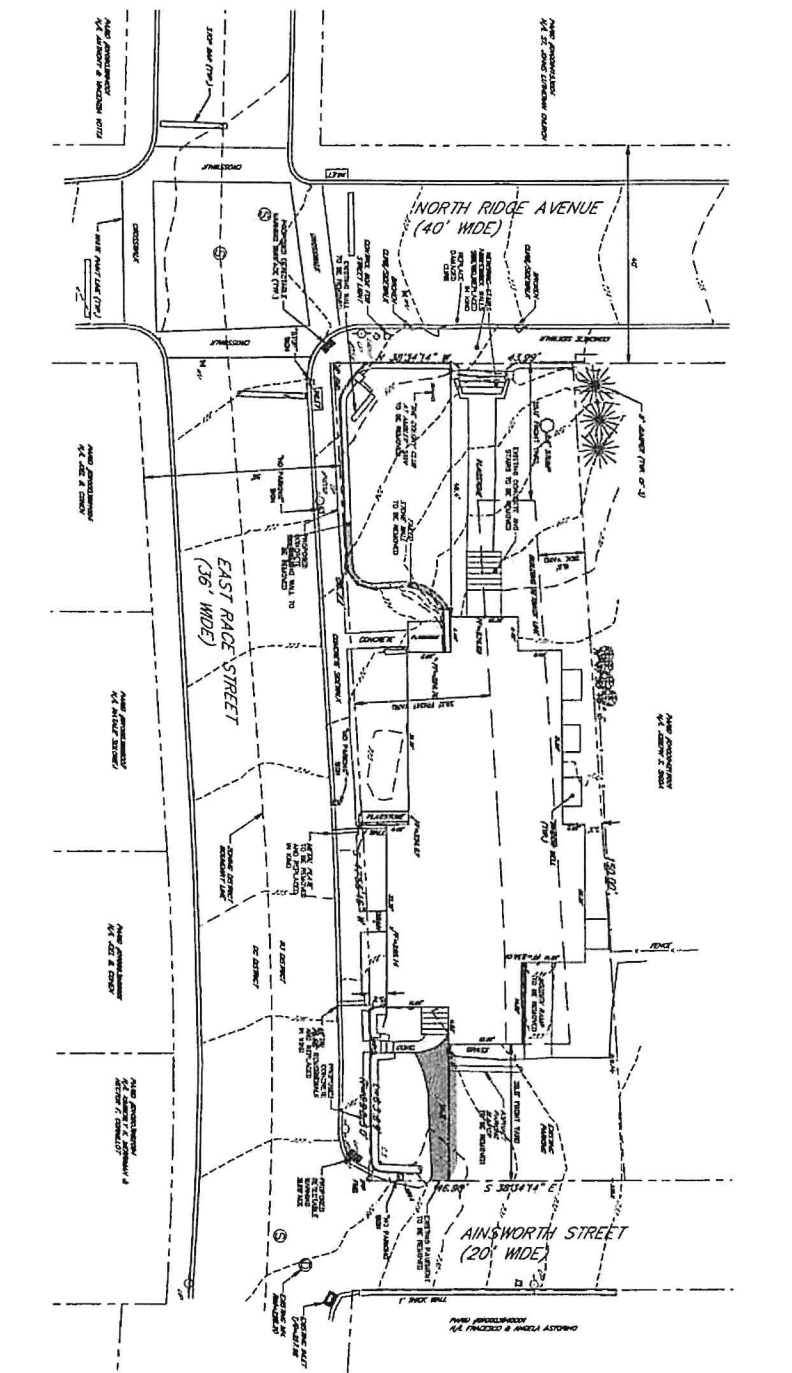
cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joe Bresnan, Esq. - Solicitor
Gerald Gorski – Gorski Engineering, Inc.
David Lawrence – Gorski Engineering, Inc.
Kellie A. McGowan, Esq. - Obermayer Rebmann Maxwell & Hippel LLP
Peter Andersen, P.E. – Andersen Engineering Associates, Inc.

811
 Know what's below.
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PHILADELPHIA, OCT. 27 (AP) — A Pennsylvania utility company says it will be providing a free service to help homeowners and businesses find out what's buried underground before they dig. The service is called "811" and is available in all 15 counties in the state.

CAUTION: Homeowners and businesses should call 811 before they dig, even if they are sure they know what's underground. The service is free and can help prevent accidents and damage to property.

For more information, visit www.811.com.



GOSSAM ENGINEERING, INC.
 1 IRON BRIDGE DRIVE, COLLEGETOWN, PA 19426
 610.483.8131, FAX 610.483.8186

DEMOLITION PLAN
 SHEET 3 OF 9

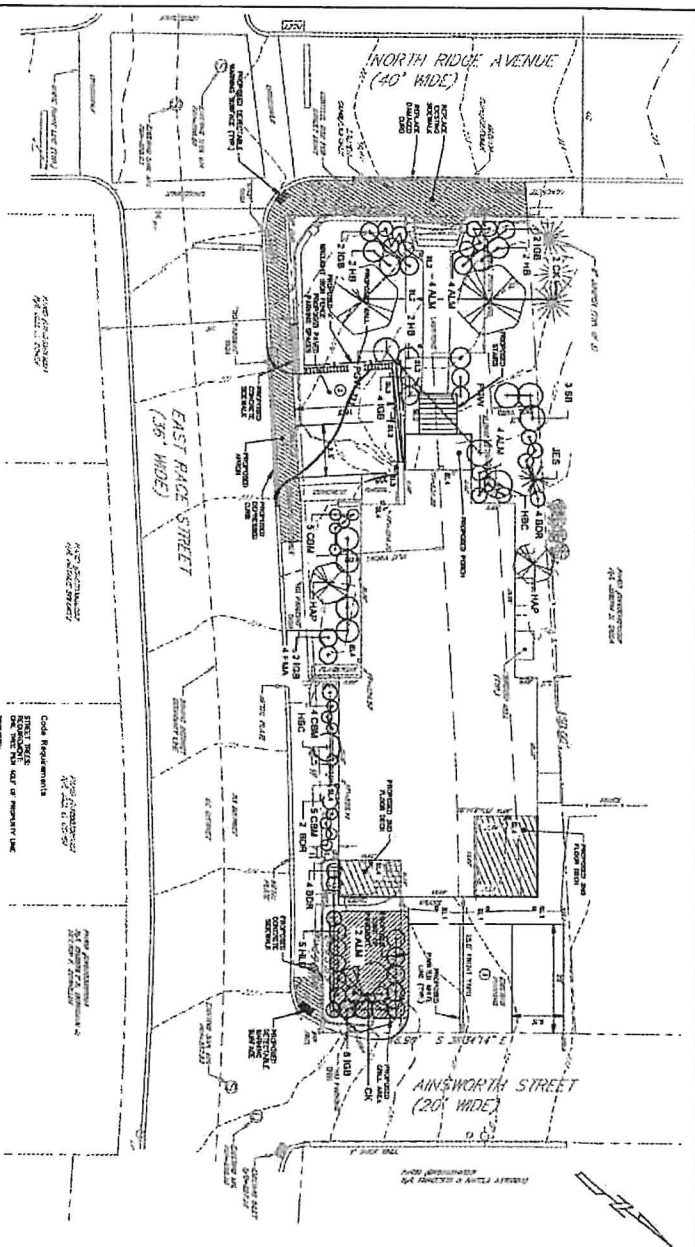
ALL WORK TO BE DEMOLISHED AND NOT TO BE RECONSTRUCTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE BOROUGH OF AMBLER AND THE BOROUGH OF COLLEGETOWN.

NO.	DATE	DESCRIPTION
1	10/27/11	ISSUED FOR PERMITTING
2	11/01/11	REVISED PER COMMENTS
3	11/01/11	REVISED PER COMMENTS
4	11/01/11	REVISED PER COMMENTS
5	11/01/11	REVISED PER COMMENTS
6	11/01/11	REVISED PER COMMENTS
7	11/01/11	REVISED PER COMMENTS
8	11/01/11	REVISED PER COMMENTS
9	11/01/11	REVISED PER COMMENTS
10	11/01/11	REVISED PER COMMENTS

ANDERSEN ENGINEERING ASSOCIATES, INC.
 150 RIDGE ROAD
 SUITE 100
 COLLEGETOWN, PA 19026
 (610) 857-6711

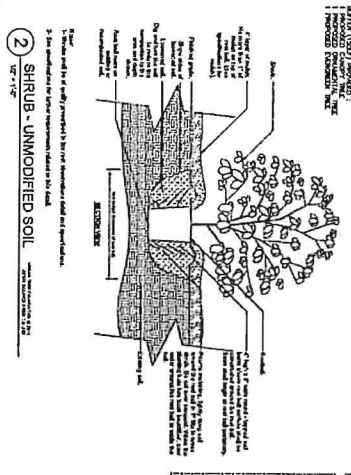
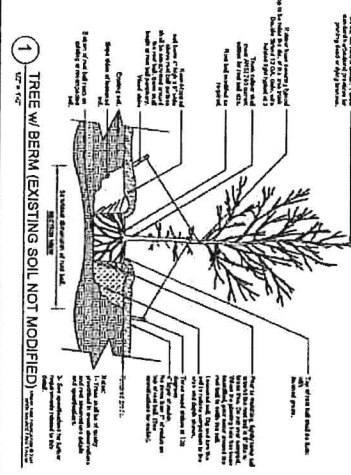
DEMOLITION PLAN
 PREPARED FOR
25 NORTH RIDGE AVENUE
 SITUATE IN
 BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

PETER C. ANDERSEN
 PENNSYLVANIA PROFESSIONAL ENGINEER #PC22324K



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PETER C. ANDERSEN
1115 S. 22nd St., Suite 202
P.O. Box 18000
Phoenix, AZ 85060
PH: 602-998-1115
FAX: 602-998-1116
WWW.PCANDERSEN.COM



1 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)
2 SHRUB - UNMODIFIED SOIL

3. The berm shall be 12" high, 12" wide and 12" deep. The berm shall be constructed of compacted soil to the full depth of the berm. The berm shall be finished with a 1/2" layer of 20 mesh stone. The berm shall be finished with a 1/2" layer of 20 mesh stone. The berm shall be finished with a 1/2" layer of 20 mesh stone.

4. The tree shall be planted at a depth of 12" below the existing ground level. The tree shall be planted at a depth of 12" below the existing ground level. The tree shall be planted at a depth of 12" below the existing ground level.

5. The shrub shall be planted at a depth of 12" below the existing ground level. The shrub shall be planted at a depth of 12" below the existing ground level. The shrub shall be planted at a depth of 12" below the existing ground level.

Key	Botanical Name	Quantity	Size	Description
1	Tree	14	3" Caliper	Red Bark Dogwood
2	Shrub	10	2" Caliper	Red Bark Dogwood
3	Shrub	10	2" Caliper	Red Bark Dogwood
4	Shrub	10	2" Caliper	Red Bark Dogwood
5	Shrub	10	2" Caliper	Red Bark Dogwood
6	Shrub	10	2" Caliper	Red Bark Dogwood
7	Shrub	10	2" Caliper	Red Bark Dogwood
8	Shrub	10	2" Caliper	Red Bark Dogwood
9	Shrub	10	2" Caliper	Red Bark Dogwood
10	Shrub	10	2" Caliper	Red Bark Dogwood
11	Shrub	10	2" Caliper	Red Bark Dogwood
12	Shrub	10	2" Caliper	Red Bark Dogwood
13	Shrub	10	2" Caliper	Red Bark Dogwood
14	Shrub	10	2" Caliper	Red Bark Dogwood
15	Shrub	10	2" Caliper	Red Bark Dogwood
16	Shrub	10	2" Caliper	Red Bark Dogwood
17	Shrub	10	2" Caliper	Red Bark Dogwood
18	Shrub	10	2" Caliper	Red Bark Dogwood
19	Shrub	10	2" Caliper	Red Bark Dogwood
20	Shrub	10	2" Caliper	Red Bark Dogwood

PROPOSED LANDSCAPING PLAN
SHEET 5 OF 9

PLANTING SCHEDULE

1. The tree shall be planted at a depth of 12" below the existing ground level. The tree shall be planted at a depth of 12" below the existing ground level. The tree shall be planted at a depth of 12" below the existing ground level.

2. The shrub shall be planted at a depth of 12" below the existing ground level. The shrub shall be planted at a depth of 12" below the existing ground level. The shrub shall be planted at a depth of 12" below the existing ground level.

3. The berm shall be 12" high, 12" wide and 12" deep. The berm shall be constructed of compacted soil to the full depth of the berm. The berm shall be finished with a 1/2" layer of 20 mesh stone.

4. The tree shall be planted at a depth of 12" below the existing ground level. The tree shall be planted at a depth of 12" below the existing ground level. The tree shall be planted at a depth of 12" below the existing ground level.

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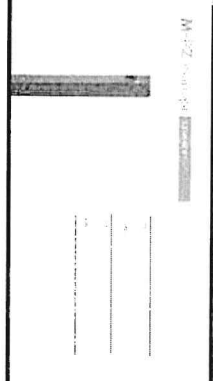
10. The tree shall be planted at a depth of 12" below the existing ground level. The tree shall be planted at a depth of 12" below the existing ground level. The tree shall be planted at a depth of 12" below the existing ground level.

ANDERSEN ENGINEERING ASSOCIATES INCORPORATED
150 NORTH RIDGE AVENUE
SUITE 202
SELLENSVILLE, PA 18080
PH: 610-252-1115
(913) 225-8225

PROPOSED LANDSCAPING PLAN
PREPARED FOR
25 NORTH RIDGE AVENUE
SIUATE 01
BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

PETER C. ANDERSEN
PROFESSIONAL ENGINEER #PE325266

FX Illumination



M-PZ Path Light PHOTOMETRICS

Beam Angle: 15°, 30°, 45°, 60°, 75°, 90°, 120°, 150°, 180°

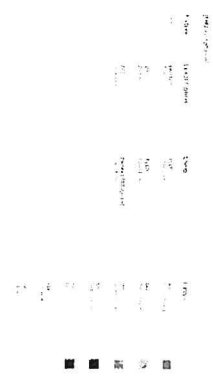
Footcandle (FC) at 10' height:

Beam Angle	FC
15°	100
30°	200
45°	300
60°	400
75°	500
90°	600
120°	800
150°	1000
180°	1200

M-PZ Path Light PHOTOMETRICS

Beam Angle	FC	Beam Angle	FC
15°	100	135°	1000
30°	200	150°	1200
45°	300	165°	1000
60°	400	180°	1200
75°	500		
90°	600		
105°	800		
120°	1000		

FX Illumination



M-PZ Path Light PHOTOMETRICS

Beam Angle: 15°, 30°, 45°, 60°, 75°, 90°, 120°, 150°, 180°

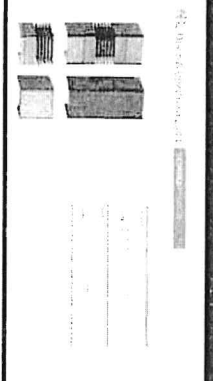
Footcandle (FC) at 10' height:

Beam Angle	FC
15°	100
30°	200
45°	300
60°	400
75°	500
90°	600
120°	800
150°	1000
180°	1200

M-PZ Path Light PHOTOMETRICS

Beam Angle	FC	Beam Angle	FC
15°	100	135°	1000
30°	200	150°	1200
45°	300	165°	1000
60°	400	180°	1200
75°	500		
90°	600		
105°	800		
120°	1000		

FX Illumination



M-PZ Path Light PHOTOMETRICS

Beam Angle: 15°, 30°, 45°, 60°, 75°, 90°, 120°, 150°, 180°

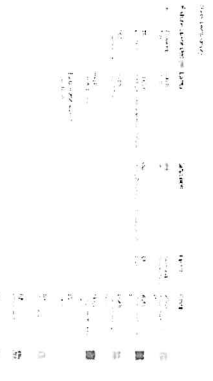
Footcandle (FC) at 10' height:

Beam Angle	FC
15°	100
30°	200
45°	300
60°	400
75°	500
90°	600
120°	800
150°	1000
180°	1200

M-PZ Path Light PHOTOMETRICS

Beam Angle	FC	Beam Angle	FC
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FX Illumination



M-PZ Path Light PHOTOMETRICS

Beam Angle: 15°, 30°, 45°, 60°, 75°, 90°, 120°, 150°, 180°

Footcandle (FC) at 10' height:

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75°	500		
90°	600		
105°	800		
120°	1000		

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ANDREPRIEN ENGINEERING ASSOCIATES, INC.
 1100A RIDGE AVENUE, COLLETSVILLE, PA 17023
 717-838-1100 FAX 717-838-1101

PROPOSED LIGHTING DETAILS
 SHEET 8 OF 9

ANDREPRIEN ENGINEERING ASSOCIATES, INC.
 150 RIDGE ROAD
 SUITE 200
 YELLERSVILLE, PA 17560
 (717) 257-5711

PROPOSED LIGHTING DETAILS
 PREPARED FOR
25 NORTH RIDGE AVENUE
 SITUATE IN
BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

PETER C. ANDERSEN
 PROFESSIONAL ENGINEER #02022606



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Applicant
Response Letter

May 16, 2022

File No. 2022-05006

Mary Aversa, Manager
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002-4476

Reference: Final Land Development Plan Application Review
Colony Club Ambler LLC
25 N. Ridge Avenue
Tax Parcel #01-00-04222-00-7; Block 01044, Unit 030

Dear Mary:

As requested, Gilmore & Associates, Inc. has reviewed the information below regarding the final land development plan application referenced above.

- A. Plans for 25 North Ridge Avenue (7 sheets), prepared by Andersen Engineering Associates, Inc., dated April 28, 2020, last revised April 19, 2022.

The proposed development is located at 25 N. Ridge Avenue (The Colony Club of Ambler). The 6,544 sf lot is within the R-3 Residential District and has frontage on N. Ridge Avenue, East Race Street, and Ainsworth Street. The Applicant proposes to convert the existing building into two residential condominium units. Two new parking spaces are proposed, bringing the total off-street spaces to five. A deck is proposed at the northeast corner of the building. Otherwise, no expansion of the existing building is shown on the plans.

Zoning Comments

1. §27-802.1.A & B – The R-3 Residential District permits several types of single-family dwellings, including single-family attached dwellings. The proposed use appears to be a permitted use. ✓
2. §27-803 – The existing building height is listed as greater than 40 feet in the Zoning Data Table. The table should include this as an existing non-conformity. [Drawings were updated; building does not exceed 40ft. Wrong symbol was used.]
3. §27-807.5 – Parking areas of 3 or more spaces shall be setback from the ultimate right-of-way 25 feet. It is noted that the existing parking area on Ainsworth Street is not setback 25 feet. [Drawings were updated; existing non-conforming]
4. §27-412 & §27-807.4 – Additional information is required to review the lighting plan. The plan shall include a table summarizing maximum, minimum, and uniformity of the lighting design. [Drawings were updated; table added]

Subdivision and Land Development Comments

5. §22-307.1.D – The proposed number of units, density of the development, and number on bedrooms per dwelling unit shall be provided on the plans. [Drawings were updated;]
6. §22-307.2 & §22-308.A(2) – The plan appears to qualify as a minor land development plan, which allows for concurrent processing of preliminary and final land plan requirements. ✓
7. §22-307.2.E – Existing features within 100 feet of the property should be shown on the plans. The area to the west is not included on the plans. It is noted that new buildings or structures are not proposed. Although a waiver may be required, the information on the plans appears to be adequate given the nature of the project. [waiver requested]
8. §22-313.1.D – Details (catalog cuts) of the proposed lights shall be provided. [Drawings were updated; additional sheets provide lighting information]
9. §22-313.1.H – The following notes, listed in this section of the ordinance, shall be included on the lighting plan. [Drawings were updated; notes were added]

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

- a. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Borough for review and approval.
- b. The Borough reserves the right to conduct post-installation inspections to verify compliance with the ordinance requirements and approved lighting plan commitments and, if deemed appropriate by the Borough, to require remedial action at no expense to the Borough.
- c. All exterior lighting shall meet IESNA full-cutoff criteria unless otherwise approved by the Borough.
- d. The installer shall notify the Borough to arrange for inspection and approval of all exterior lighting, including building-mounted lighting, prior to its installation.

Subdivision & Land Development Appendix A – Engineering Standards

10. §22A-105 & §22A-106 – Curb and sidewalk shall be per Chapter 21, Part 3.

- a. §21-301.3 - Cross section detail for the proposed driveway apron should be included on the plans. The concrete should be 6 inches thick and reinforced. The subbase should be 6 inches of PennDOT 2A. The depressed curb should include re-bar. Include subbase thickness on the sidewalk detail. Drawings were updated; details added
- b. Where possible, it is recommended that sidewalks be widened around the existing utility poles to provide the minimum clearance required by ADA if it is not currently provided.
- c. We recommend that a detectable warning surface be added at Ainsworth Street. Drawings were updated; detectable warning surface added

Subdivision & Land Development Appendix A – Landscape Planting Requirements

11. §22B-100.3 – Street trees are required at the ratio of 1 tree per 40 feet of frontage. Three street trees are required. Street trees shall be planted within the yard setbacks and within 15 feet of the right-of-way. The two proposed magnolia trees along Race Street qualify as street trees. However, the third magnolia on N. Ridge is greater than 15 feet from the right-of-way. The tree should be relocated, or a waiver granted. Drawings were updated; tree was relocated
12. §22B-100.7.2.B(12) – A schedule showing ordinance requirements and planting proposed for each category shall be included on the plan. Drawings were updated; schedule added

Stormwater Management Comments

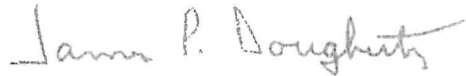
13. §26-406 – The applicant is proposing less than 750 sf of new impervious cover and the limit of disturbance appears to be less than 5,000 sf, therefore, the project is exempt from the stormwater management requirements. ✓

General Comments

14. Top and bottom elevations of existing and proposed walls shall be included on the plans. Fall protection barriers shall be provided where existing and proposed retaining walls are 30 inches or higher. Existing = non-conforming; new retaining walls = conforming; Drawings updated Fall protection barriers Drawings updated; enlarged wall detail added showing spot elevs.
15. A note shall be added to the plan stating that design of walls 30 inches or greater and fall protection shall be provided to the Borough for review and approval prior to construction. Drawings updated; note added
16. The plans do not include top and bottom of wall elevations for the proposed wall at the two parking spaces off Race Street. We are not able to determine if adequate sight distance is provided for safe ingress and egress.
17. It is recommended that existing damaged sidewalk and curb be replaced. Drawings updated; damaged curb and sidewalk to be replaced.
18. Sheet 7 includes a detail for proposed porous pavers. It does not appear that a porous paver area is noted on the plans. If the detail is not applicable, it should be removed from the plans. Drawings updated; detail removed
19. The Applicant is responsible for compliance with any and all other applicable Local, County, State, and Federal requirements. ✓

If you have any questions regarding the above, please contact this office.

Sincerely,



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

JPD/

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joe Bresnan, Esq. - Solicitor
Gerald Gorski – Gorski Engineering, Inc.
David Lawrence – Gorski Engineering, Inc.
Kellie A. McGowan, Esq. - Obermayer Rebmann Maxwell & Hippel LLP
Peter Andersen, P.E. – Andersen Engineering Associates, Inc.

**LEASE AGREEMENT
ADDENDUM #1
ADDITION TO LEASE AGREEMENT**

Lease Agreement entered into by the MONTGOMERY COUNTY INTERMEDIATE UNIT (MCIU)
and the AMBLER BOROUGH HALL a Pennsylvania ("Landlord" and/or "District"),
September 1, 2022 to June 30, 2023

This Addendum is made this 11th day of August by and between Montgomery County Intermediate Unit (hereafter "MCIU"), and the Pottstown School District (hereafter the "Landlord").

MCIU AS GRANTEE: Landlord and MCIU acknowledge that MCIU is operating a Head Start/Early Head Start/Early Intervention programs in the local community as an MCIU grantee. This Addendum is intended to add (1) additional Head Start classroom, including additional rent amount, to the initial lease agreement entered on July 6th, 2022.

RENT: MCIU shall pay to Landlord an additional \$2,500 on the 1st day of each month for starting in September, for 10 months, for the additional Head Start classroom. New total annual rent amount will be \$50,000 for both Head Start classrooms at this location.

This Addendum is effective from August 11, 2022 through June 30, 2023.

By executing this Addendum, each party acknowledges receipt of a duly executed copy.

IN WITNESS WHEREOF, the parties hereto, with the intention of being legally bound, have set their hand and seal on the day and date first set forth above.

Witness

By: _____
Sandra Edling, MCIU CFO

Date: _____

Witness

By: _____
Ambler Borough Hall

Date: _____

Public Safety Committee

August 2, 2022 at 7:00 p.m. Committee members: Jennifer Henderson – Chair, Nellie Forst , Erin McKenna Endicott and Amy Hughes. Absent: Mayor Sorg, Erin Endicott, Nellie Forst.

The Committee will make no recommendations.

The following business will be discussed:

1. The Police Department report is **attached**.
2. The Fire Department report will be provided.
3. The Community Ambulance report is **attached**.
4. The Public Works and the Code Enforcement reports were received.
5. The Civil Service Commission met August 15 to void the existing candidate list and conduct such other business as was necessary. Chief Borkowski is preparing to conduct the testing process for new qualified officer candidates this fall. The CSC meeting was advertised and posted on the Borough website.
6. A Red Cross Blood Drive is scheduled for Friday, September 16 from 2-7 p.m. in the Ambler Borough Hall Gymnasium. You may make an appointment to give by going online to www.redcrossblood.org and entering the sponsor keyword “ambler” or by calling 1-800-Red-Cross. Walk-ins are welcome.



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 – 2022

<u>Month</u>	<u>Calls in Borough</u>	<u>Total Calls for CAAA</u>
January	66	493
February	50	450
March	43	465
April	56	456
May	53	482
June	58	507
July	59	484
<u>YTD Totals</u>	385	3,337

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

Public Utilities Committee

August 2, 2022 at 7:00 p.m. Committee Members: Haley Welch-Chair, Erin McKenna Endicott, Amy Hughes, and Karen Sheedy. Absent: Mayor Sorg, Erin Endicott, Nellie Forst.

The Committee will make no recommendations.

The following business was discussed:

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

Park and Recreation Committee

August 2, 2022 at 7:00 p.m. Committee Members:– Erin McKenna Endicott Chair, Jen Henderson, Haley Welch, and Lisa Auerbach. Absent: Mayor Sorg, Erin Endicott, Nellie Forst.

The Committee will consider the following recommendation.

1. A public hearing will be held to consider adoption of proposed Ordinance 1126 - Single Use Plastics. At that time Council may consider voting to adopt the Ordinance. **(attached)**

The following business was discussed:

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

THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER 1126

AN ORDINANCE OF THE BOROUGH OF AMBLER REGULATING THE COMMERCIAL USE OF SINGLE USE PLASTICS AND EXPANDED POLYSTYRENE (STYROFOAM), TO BE CODIFIED AT CHAPTER 13 IN THE BOROUGH CODIFIED ORDINANCES AS A NEW PART 9 THEREOF; DEFINING PLASTICS AND EXPANDED POLYSTYRENE PRODUCTS THAT ARE WITHIN THE SCOPE OF THE ORDINANCE; PROHIBITING THE USE OF CERTAIN PLASTICS AND EXPANDED POLYSTYRENE PRODUCTS BY RETAIL ESTABLISHMENTS PROVIDING PACKAGING TO CUSTOMERS; PROVIDING EXEMPTIONS AND A MECHANISM FOR ALLOWING HARDSHIP CLAIMS; PROVIDING PENALTIES FOR VIOLATION; INCLUDING SAVINGS AND REPEALER CLAUSES; ORDINANCE EFFECTIVE ON THE EARLIEST APPLICABLE DATE SET FORTH IN THE PENNSYLVANIA BOROUGH CODE RELATING TO THE EFFECTIVE DATE OF ORDINANCES, WITH ENFORCEMENT DEFERRED UNTIL MARCH 1, 2023 FOR SINGLE USE PLASTICS AND MARCH 1, 2024 FOR EXPANDED POLYSTYRENE PRODUCTS AS SET FORTH IN THE ORDINANCE.

WHEREAS, Ambler Borough Council, in connection with its consideration and adoption of ordinances that are consistent with the health, safety and welfare of Borough citizens and visitors, finds that:

- a. The use of single-use plastic bags, expanded polystyrene food service products, and single-use plastic utensils have severe environmental impacts, the type and manner of which have been well documented and scientifically demonstrated;
- b. Only a tiny percentage of these products are successfully recycled;
- c. Single-use plastics are widely used throughout the Borough;
- d. Regulating the use of single-use plastics in the manner set forth in this ordinance has been demonstrated elsewhere to reduce their use by regulated businesses;
- e. The regulation of single-use plastics is consistent with the Environmental Rights Amendment to the Pennsylvania Constitution in addition to the Borough's general authority to regulate businesses within the Borough.

NOW THEREFORE, Ambler Borough Council hereby ORDAINS as follows:

There shall be added to the Ambler Codified Ordinances, at Chapter 13, a new part 9 entitled "Single-Use Plastics", and the content of which is as follows:

901. Definitions.

- A. Exempted Bag. The use of an exempted bag is not a violation of this ordinance. An

exempted bag:

- (a) is used inside a retail establishment by a customer to deliver perishable items to the point of-sale at that establishment (checkout); or
- (b) is used:
 - (i) to package bulk items such as fruit, vegetables, nuts, grains, or candy;
 - (ii) to contain or wrap meats or fish; to contain unwrapped prepared foods or bakery goods;
 - (iii) to contain live animals, such as fish or insects sold in a pet store; or
- (c) is sold in packaging containing multiple bags and packaged at the time of manufacture of the bag; or
- (d) is a paper bag offered to the customer at the point of sale; or
- (e) is a reusable carryout bag offered to the customer at the point of sale. A reusable carryout bag is a durable bag with handles made and intended for repeated use.

B. Expanded Polystyrene Food Service Product. A foam-based form of plastic packaging made from styrene including containers or plates for food, beverage cups, trays, and clamshell-style packaging, often referred to by the trademarked name Styrofoam. In the event of a dispute over a particular form of packaging and whether it is regulated by this ordinance, the definition set forth in footnote 1 of this ordinance is controlling.

Packaging that is not regulated by this ordinance is:

- (a) food or beverages that have been packaged in expanded polystyrene outside the borough before receipt by a food service establishment or store;
- (b) a product made of expanded polystyrene that is used to package raw, uncooked, or butchered meat, fish, poultry, or seafood; or
- (c) non-foam polystyrene food service products.

C. Retail Establishment. A temporary or permanent location in the Borough where food or other products are offered to the public for direct sale or delivery to a customer, including but not limited to the following: supermarket, convenience store, service station, delicatessen, department store, dollar store, clothing store, restaurant, pharmacy, food truck, farmers' market, festival or delivery service, but not including drycleaners.

D. Single-use Plastic Bag. A bag made through a blown-film extrusion process, but not including an Exempted Bag.

E. Single-Use Plastic Devices

- (a) means any item provided by a Retail Establishment to serve, consume, garnish or manipulate food or beverages that is primarily made from plastic; except, however, that this ordinance shall not apply to forks, spoons, sporks, knives, and chopsticks.
- (b) includes straws, drink stirrers, beverage spill plugs, toothpicks, novelty cocktail accessories, and other drink or food accoutrements.
- (c) shall not include devices provided under the following circumstances:
 - (i.) When packaged with beverages prepared and packaged outside of the Borough, provided

such beverages are not altered, packaged or repackaged within the Borough; and
(ii.) When provided as an assistance device to reasonably accommodate a disability.

Single-Use Plastics. A form of disposable packaging made from fossil-fuel based chemicals and which is intended to be disposed of immediately after use. Examples include bags, straws and utensils. In the event of any dispute over the nature of the packaging supplied by a Borough business, the technical definition of plastic set forth in footnote 2 shall control.

902. Prohibited Uses of Single-Use Plastics and Polystyrene.

1. Beginning March 1, 2023, retail establishments are prohibited from providing any of the following to a customer either directly at the establishment or through a delivery from the establishment to a destination selected by the customer:
 - a. A single-use plastic bag that is not an exempted bag;
 - b. A non-recycled paper bag that is not an exempted bag;
 - c. A single-use plastic utensil unless requested by the customer.
2. Beginning March 1, 2024, retail establishments are also prohibited from providing an expanded polystyrene (Styrofoam) food service product to a customer either directly at the establishment or through a delivery from the establishment to a destination selected by the customer:
3. For purposes of this ordinance, a Retail Establishment provides regulated products to a customer when the package is handed to the customer by any owner, employee or volunteer of the establishment, or, where the prohibited packaging is made available to the customer for his or her own use or self-packaging.

903. Penalties for Violation

A retail establishment that violates the requirements of this subchapter is subject to a civil penalty, plus court costs, as follows:

- (a) \$50.00 for a first offense;
 - (b) \$100.00 for a second offense;
 - (c) \$An amount not to exceed \$600.00, as determined by the court, for all subsequent offenses.
- (2) Each day in which the retail establishment violates this ordinance constitutes a separate offense.
- (3) In addition to the penalties set forth in this Chapter, the Borough of Ambler may seek legal, injunctive, or other equitable relief to enforce this Chapter.
- (4) The failure of the Borough of Ambler to enforce any provision of this Ordinance shall not constitute a waiver by the Borough of Ambler of its rights to future enforcement hereunder.

904. Hardships

Borough Council may, upon written request of a retail establishment, temporarily exempt it from the requirements of this ordinance if Borough Council finds that enforcement would cause undue hardship to the retail establishment. In granting any such temporary exemption, Council shall also state the duration of such exemption.

A finding of undue hardship may be based on one of the following:

- a. The commercial establishment has a unique circumstance or situation such that there are no reasonable alternatives to single-use plastic carry-out bags or single-use plastic straws;
- b. Compliance with the requirements of this article would deprive a commercial establishment of a legally protected right;
- c. Additional time is necessary in order to draw down an existing inventory of single-use plastic carry-out bags or single-use plastic straws.

905. Severance. Repealer. Effective date.

If any portion of this ordinance is found to be invalid by a court of competent jurisdiction, then to the extent possible such invalid portion shall be severed from the remainder, which shall continue in full force and effect.

Any portion of any existing Borough ordinance which is inconsistent with any provision herein is, to the extent of such inconsistency, repealed.

This ordinance is effective on the earliest of the following:

- a. The date when the mayor approves it;
- b. The date of enactment by council over the mayor's veto;
- c. For an ordinance not returned by the mayor at the next scheduled meeting of council occurring at least ten days after the meeting at which the ordinance was enacted, the date of the succeeding scheduled meeting of council.

SO ORDAINED this _____ day of _____, 2022.

Glynnis Siskind, Council President

Attest: _____
Mary Aversa, Council Secretary

Approved: _____
Jeanne Sorg, Mayor

FN 1. For purposes of this ordinance, "expanded polystyrene" means blown polystyrene and expanded and extruded foams that are thermoplastic petrochemical materials utilizing a styrene monomer and processed by a number of techniques, including: fusion of polymer spheres, known as expandable bead 20 polystyrene; injection molding; foam molding; and extrusion-blow molding, also known as extruded foam polystyrene.

FN 2. For purposes of this ordinance, "plastic" means a synthetic material made from linking monomers through a chemical reaction to create a polymer chain that can be molded or extruded at high heat into various solid forms that retain their defined shapes during their life cycle and after disposal, including material derived from either petrochemicals or a biologically based polymer, such as corn or other plant sources.

“

Salary & Personnel Committee

August 2, 2022 at 7:00 p.m. Committee Members– Frank DeRuosi Chair, Haley Welch , Nellie Forst and Jen Henderson. Absent: Mayor Sorg, Erin Endicott, Nellie Forst.

The Committee will make no recommendations.

1. A recommendation is forthcoming on the proposed AFSCME contract.

The following business will be discussed:

1. The Water Department vacancy for the assistant superintendent has been advertised, resumes are being accepted.
2. An Executive Session was held at the Committee Meeting on the AFSCME Union negotiations.

RECOMMENDATIONS

FINANCE & PLANNING COMMITTEE

1. Authorization is requested that the June bills are paid in the amount of \$ **770,855.86**.
2. A recommendation is requested to approve the Preliminary / Final Land Development Plan to convert the existing building into two residential condominium units along with off street parking at 25 North Ridge Avenue – Colony Club, LLC
3. Consider executing a Lease Addendum #1 with MCIU/Head Start Program for rental space for the 2022-23 school year, to accommodate a second classroom.
4. A recommendation is requested to adopt proposed revised Borough Stormwater Ordinance -1128 to be consistent with the DEP's 2022 Model ordinance.

PARKS & RECREATION COMMITTEE

1. A recommendation is requested to adopt proposed Ordinance 1126 - Single Use Plastics.

Salary & Personnel Committee

1. A recommendation is forthcoming on the proposed AFSCME contract.