



BOROUGH OF AMBLER

COUNCIL MEETING AGENDA

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

July 19, 2022

7:00 p.m.

Minutes for Consideration:
June 21, 2022

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

Finance and Planning Committee

July 19, 2022 at 7:00 p.m. Committee Members Nellie Forst– Chair, Frank DeRuosi, Karen Sheedy, and Lisa Auerbach.

The Committee will consider the following recommendation:

1. That the June Bills be paid in the amount of \$ 621,895.08

#	FUND	June 1st Run	June 2nd Run	TOTALS
1	GENERAL	160,822.69	30,201.43	191,024.12
2	STREET LGTS	3,415.69	24.38	3,440.07
3	FIRE	988.14	-	988.14
4	REFUSE	46,091.38	4,674.57	50,765.95
5	PARKS & REC	1,513.25	1,423.47	2,936.72
6	WATER	100,810.14	44,222.58	145,032.72
8	SEWER	13,154.33	3,459.57	16,613.90
9	WWTP	98,390.00	52,643.27	151,033.27
35	LIQUID FUELS	1,641.19	-	1,641.19
30	WATER CAPITAL	-	58,419.00	58,419.00
	TOTALS	426,826.81	195,068.27	621,895.08
	VOID CHECKS *		-	-
	GRAND TOTAL	426,826.81	195,068.27	621,895.08

2. Authorization is requested to execute the Montco 2040 Grant Funding Agreement for the 2022 Ambler Theater project. **(attached)**

3. **LAND DEVELOPMENT 25 N. RIDGE**

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.

The following business was discussed:

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

**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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 25, 2022

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

Re: Montco 2040 Implementation Grant Fund Program - 2022 Application

Dear Ms. Aversa:

We are pleased to inform you that Ambler's application for the Ambler Theater Masonry Repair was approved for a \$200,000 implementation grant by the Montgomery County Commissioners at their May 19, 2022 meeting. Copies of the Commissioners' resolution, with any conditions, are attached to this letter.

If there are any changes to the narrative scope or budget originally submitted, please notify me immediately. Substantial changes would need to receive approval. If there are no changes, the county will send you a contract for the Ambler Theater Masonry Repair grant in June. The two-year grant deadline for reimbursements will commence with a deadline for reimbursement of June 30, 2024.

One of the conditions placed on the grant requires that you send final design and engineering plans for the improvements to my attention at the Planning Commission for review and approval once they are produced. This step allows the county to be assured that the proposed improvements will be installed effectively with the intended outcome. Additionally, if part of the attached conditions, we require that posted signage with recognition of the county contribution be installed at the site of the improvements. If you have any questions about Ambler's grant, please feel free to contact me at (610) 278-3727 or aleavitt@montcopa.org.

Sincerely,

Anne Leavitt-Gruberger, AICP
Section Manager – County Planning

C/ Chris Collier, Renew Theaters
Lee Soltysiak, Commissioner's Office
Terry McMullen, Housing and Community Development

EXHIBIT B:
Project Budget Summary and Schedule of Funding for MO-22-03-102

Description of Costs:	Estimated Project Cost:	County Implementation Grant:	Boro/Township Match:	**Other Funding Sources:
Renovations and Upgrades	\$694,814.00	\$200,000.00	\$0.00	\$494,814.00
Totals:	\$694,814.00	\$200,000.00	\$0.00	\$494,814.00

****Other Funding Sources:**

Private or Municipal Funds:

County Funds:

State Funds:

Federal Funds:

Schedule of Funding

Phase	Completion Date	Comments
Grant agreement signed by municipality and County	August, 2022	
All matching grants are committed and guaranteed	August, 2022	
Planning and/or design of project completed	October, 2020	
Project started by	December, 2021	
Project ended by	TBD	

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

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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,



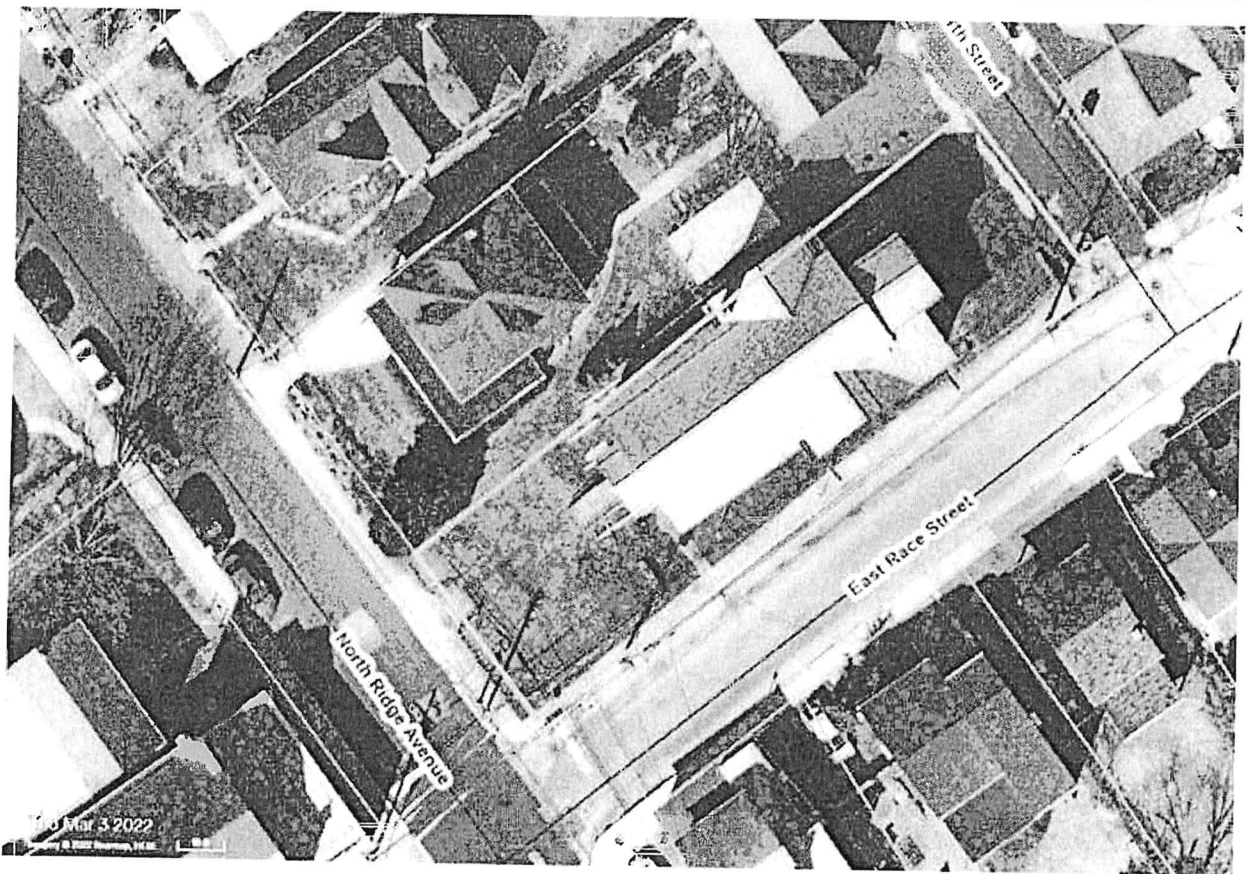
Chloe Mohr, AICP, Senior Community Planner
cmohr@montcopa.org; 610-278-3739

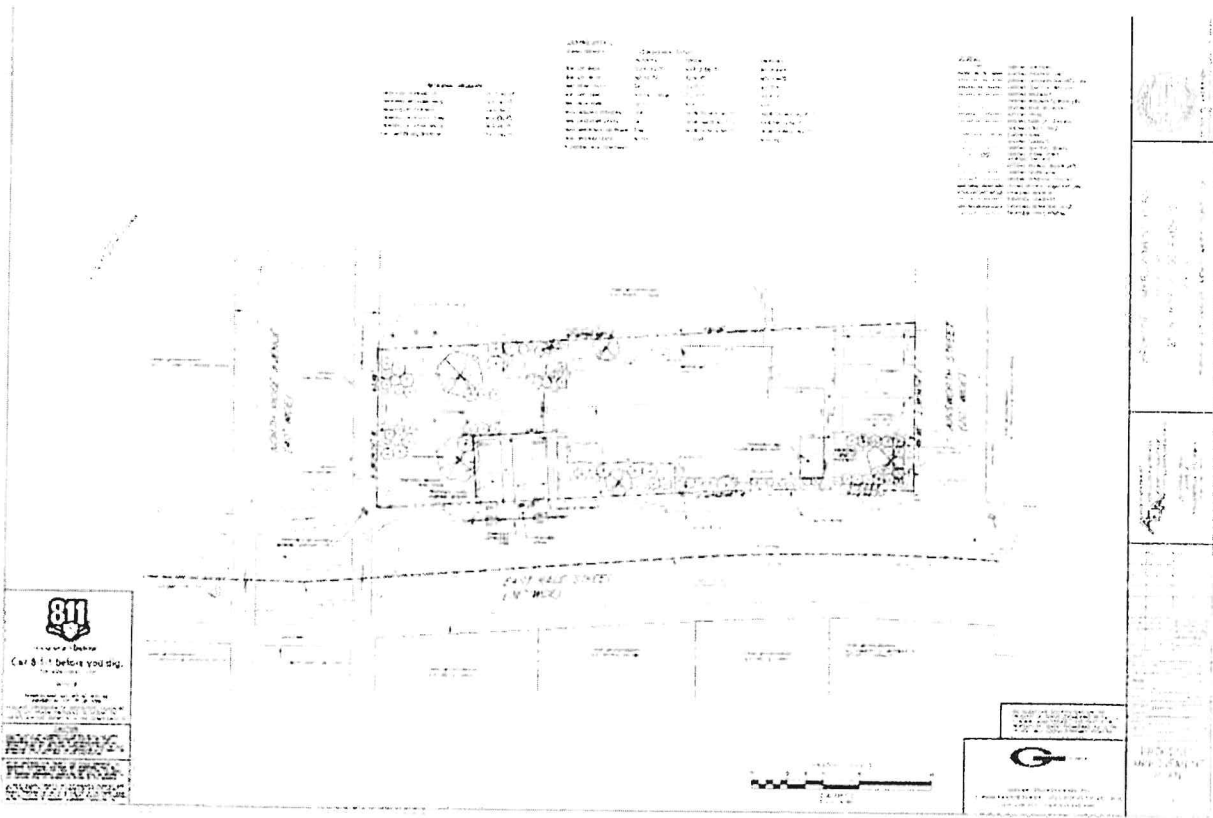
c: Gerald Gorski, Applicant
David Lawrence, Applicant's Representative
Mary Aversa, Borough Manager
Jim Dougherty, Borough Engineer, Gilmore & Associates, Inc.
Robert Lagreca, Chair, Borough Planning Commission

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):

- Residential 2 Dwellings
 Commercial _____
 Industrial _____
 Office _____
 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

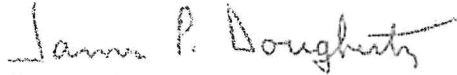
13. §26-406 – The applicant is proposing less than 750 sf of new impervious cover and the limit of disturbance appears to be less than 5,000 sf, therefore, the project is exempt from the stormwater management requirements.

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.

AMBLER BOROUGH

Project No.	Project Name	Status
Borough Engineer		
2003-0122-01	Ambler-2013 NPDES MS4 Permit	2021 Annual Status Report submitted to PADEP 9/30/21. Next Annual Status Report due 9/30/22 for period 7/1/21 thru 6/30/22. PADEP review of TMDL/PRP received 5/28/21. Preparation of response underway
2006-08054	Pedestrian Sidewalk Upgrade Program	Revised Safety Report, ADA, Traffic, DM-3 (plans presentation), and Environmental Report Re-Evaluation approved by PADOT. Revised construction submission made to DVRPC. Utility submission coordination with DVRPC underway.
2013-02020	Ambler Crossings	Construction underway. Escrow release for Phase 1 (Boiler House parking) provided 9/27/18. Escrow release #1 for Phase 2 provided 6/4/20. Review of amended Village Green provided 4/22/22.
2014-12015	St. Mary's Villa Residential Redevelopment - TIS	UDT provided Bethlehem/Lindenwold signal concept plans for review on 7/2/21 and were discussed with UDT on 7/22/21. UDT & Ambler coordinating with owner of 98 S Bethlehem & 359 Lindenwold.
2017-01010-01	Ambler Pocket Park - Ambler Square	SOM 9/21/2021. EOM 3/22/2023.
2020-07089	90 W. Butler Ave	Construction complete. SOM 6/3/2022. EOM 12/2/2023
2021-01010-01	Tannery Run Repairs	Section of Tannery Run culvert at 57 E Butler being assessed for repairs. Recommendation will be provided. CMFA replacement at 205 E Butler awarded to Scott Contractors. Preconstruction meeting to be scheduled. Construction anticipated to be late Summer early Fall
2021-03028	Lakeview Development 5-9 N. Maple Ave.	Pre-application meeting held with developer on 3/5/2021. Sketch plan review provided 7/21/2021 and discussed at July PC meeting. Review of preliminary/final plans on hold pending draft ZO text amendment and revised plans.
2021-04048	Edgewood Dr - PA Small Water & Sewer Program Grant Implementation	Slope protection work completed. Preparation of plans and specification for storm sewer project underway.
2022-01010	2022 Ambler Borough General Engineering Services	Application for Local Share Program for pedestrian improvements along Hendricks and Mount Pleasant submitted 3/13/22.
2022-03102	Ambler 2022 Paving	2022 paving project to be prepared for public bid. Survey for design of curb ramps underway.
2022-05006	25 N Ridge - Colony Club LD Review	Engineer review of land development application provided 5/16/22. PC recommended conditional approval at 5/24/22 meeting.
2022-05007	24 & 26 N Ridge - John's Court	Engineer review of land development application provided 5/16/22. PC recommended conditional approval at 5/24/22 meeting
Sewer Engineer		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is complete, testing remains.
2022-01041	Chapter 94 Report	Sewer collection system report prepared and transmitted to FEMA on 2/23/22.
2022-01050	2022 Ambler Borough General Sewer Services	Ongoing
Water Engineer		

GILMORE & ASSOCIATES, INC.

AMBLER BOROUGH

Status

Project No. Project Name
Water Engineer

Project No.	Project Name	Status
2012-10043	Loch Alish Dam Annual Inspections	Report submitted to PADEP on 12/20/21.
2013-02020-02	Ambler Crossings - Water	Construction underway. Water main is tested/complete.
2013-02073	Loch Alish Emergency Action Plan	Hydrologic & hydraulic analysis and inundation map revisions completed by Princeton Hydro (PH) per report letter dated 4/12/21. Emergency Action Plan (EAP) updated per PH report and for administrative changes. PH report and updated EAP transmitted to Borough for review on 4/23/21. Borough obtained required agencies' signatures. EAP uploaded to CEMPlanner website on 6/21/21 for PADEP & PEMMA review. EAP to be distributed to necessary agencies upon acceptance by PADEP & PEMMA.
2018-01154	Gwynedd Walk (LGT)	Water main construction and testing complete. 18 month maintenance period complete. Acceptable water as-built plan received 9/13/21, and final inspection conducted by Water Dept. Solicitor preparing documents for acceptance of water system by Ambler Borough.
2018-01171	Mattison Estates (UDT)	Water construction and testing complete. 18 month maintenance period began 7/1/20. Assisting Ambler staff with construction concerns and project documentation. Maintenance Bond extended to 3/31/22 based on observed water service leaks and concerns with construction of water facilities. Water as-built plans received 4/25/22 and under review.
2019-01169-01	Butler Pike Water Main Replacement	Project complete. Final payment recommended 5/20/21. 18 month maintenance period began 5/12/21.
2020-03071	2021 MIRIA Grant Program	Assisted Water Dept. with preparation of grant application documents, including budget cost estimate for proposed PFAS treatment piping project to connect Wells 6 and 7 to proposed Well 2 treatment system. Grant awarded by MIRIA end of December 2020. Contract 21-01: Wells 2, 6 & 7 Water Mains awarded to KBC Construction on 8/18/21. Pre-construction meeting held and Notice to Proceed issued 9/29/21. Construction began 10/4/21 and is complete. Change Order processed for change in main size, pipe purchase credit, and extension of new main on Loch Alish Ave. Final payment recommended 3/2/22. 18 month maintenance period began 2/4/22. Proposal reviewed and recommendations sent to Ambler staff for removal, inspection, incineration and replacement of carbon at both Whitemarsh treatment vessels. Provided recommendations for inspection of interior of GAC vessels during carbon changeout. Reviewed and tabulated October 2021 quarterly PFAS samples for all sources and tanks. Reviewed PA DEP proposed PFAS MCL Rule and provided summary of proposed regulation to Ambler staff.
2020-03072	Whitemarsh Plant Operations	Assisting Water Dept. with recommendations and revisions to the Whitemarsh Plant SOPs. Prepared revised calculations with recommended settings to meet 1.0-Log Giardia Inactivation requirements. Prepared and submitted plan to DEP for review and approval of tracer test to be conducted at Whitemarsh to determine contact time and efficiency of chlorine detention facilities. Plan approved by DEP on 11/3/20. Tracer test completed 12/1/2020. Report of test results submitted to DEP on 3/18/21. Permit issued by DEP on 3/24/21. Reviewing follow-up comments received 7/14/21 from PA DEP regarding Filter Plant Performance Evaluation.

AMBLER BOROUGH

Status

Project No.	Project Name	Status
Water Engineer		
2020-06158	Wells 2, 6, and 7 PFAS Treatment System	\$1,000,000 grant awarded by PADEP. Survey complete and engineering design underway. PA DEP PWS Permit issued 3/28/22. PA DEP Sewage Planning approval received 3/24/22. Comments received 9/30/21 from BCWSA re: sewer lateral required for backwash discharge from proposed treatment facility. Virtual meeting with BCWSA representatives in December to discuss requirements for discharge of backwash water. Plans revised to connect to sewer in Loch Aish Ave. Sewer capacity certification letter dated 1/26/22 issued by BCWSA for three EDUs along with a request for execution of a Reservation of Capacity Agreement. Attended April UDT Planning Commission Mtg. for consideration of request for Waiver of LD. Prepared documents and coordinated with Solicitor for Zoning Application determined by UDT as required for Commissioners to consider LD Waiver request. Zoning Hearing scheduled for 8/25/22. Preparation of project manual underway with public bidding to follow zoning process.
2021-04054	2022 MIRIA Grant Program	Assisted Water Dept. with preparation of grant application documents, including budget cost estimate for proposed PFAS treatment system facility at Well 12 or Well 14, carbon changeout at Whittemarsh treatment plant, and 2022 quarterly PFAS sampling and laboratory testing. Reviewed and tabulated January 2022 quarterly PFAS samples for all sources and tanks. Initial field survey and base plan for Well 14 site completed; preliminary design underway; coordinating with PADEP regarding required pilot testing and permitting.
2021-04095	Longfield Farms Development (Whittemarsh Twp)	Plan review letter #3 issued 5/17/22 recommending project approval; water construction escrow recommended per letter dated 5/5/22 for use in developer's agreement. Preconstruction meeting held on 6/27/22.
2022-01040	DRBC Annual Water Audit	Annual water audit completed and submitted to DRBC on 3/31/22. A revised audit utilizing an updated software version per DRBC request was submitted on 7/8/22.
2022-01049	2022 Ambler Borough General Water Services	Ongoing assistance concerning PFAS issues, including regulatory activity, source monitoring, providing information and responses to the public. Preparing update to water distribution system map. Met with Ambler staff on 2/1/22 to review current and proposed capital and grant-funded projects. Coordinating with Ambler staff re: proposed improvements to Wissahickon Park and need for new or upgraded water service for site. Working with Ambler Sup't. on updates to distribution system sample site plan and potential increase to maximum flow rate for Well 4.
2022-01230	T-Mobile Upgrades at Houston Rd Tank	Plan review #2 issued 5/24/22 recommending project approval.
2022-02056	AT&T Upgrades at Houston Rd Tank	Plan review letter #1 issued 2/17/22. Awaiting structural analysis reports for review.
2022-02057	Verizon Upgrades at Broad Axe Tank	Plan review #1 issued 3/2/22 recommending project approval.
2022-02095	NWWA Water Purchase Agreement	Meeting held on 2/14/22 between NWWA staff, Ambler staff and G&A to discuss potential interconnection of respective water systems for emergency & permanent uses and wholesale purchase of water. NWWA provided a draft Water Supply Agreement to Ambler on 3/9/22 for review.
2022-02104	AT&T Upgrades at Broad Axe Tank	Plan review #2 issued 6/30/22 recommending project approval.
2022-04076	Lakeview Development 5-9 N. Maple Ave.	Plan review on hold pending submission of revised plans.

GILMORE & ASSOCIATES, INC.

AMBLER BOROUGH

Project No. Project Name

Status

Water Engineer

2022-04096 2023 MIRIA Grant Program

Met with Ambler staff to review scope of work to be included in MIRIA Application. Prepared cost estimate for proposed NWWA interconnection and associated new piping, additional cost associated with Whitemarsh carbon replacement, and 2023 PFAS sampling. Prepared MIRIA Application documents for submission by Borough on May 16, 2022. Consulted with PADEP regarding permitting requirements for new NWWA Interconnection.

2022-06066 Verizon Upgrades at Houston Rd Tank

Plan review #1 issued 6/22/22 recommending project approval.

2022-07025 Wissahickon Park (Whitpain Twp)

Awaiting plans from Whitpain Township to review for a proposed park.

AMBLER BOROUGH STREET SWEEPING SCHEDULE

MONDAY A.M.

Rosemary
Church
S Main (to Poplar)
S Spring Garden
Southern
Highland
Orange
Trinity
Euclid

WEDNESDAY A.M.

Rosemont (1/2 of street)
N Main
N Spring Garden
Reiff's Mill
N Ridge
Mt Pleasant
Pleasant Acres
Doc's Court
Hendricks
Grist Mill
Fulling Mill
Tennis

THURSDAY P.M.

Walnut St
Belmont
Valley Brook
Edgewood
S Chestnut
Maple
Wissahickon
Locust
Center

MONDAY P.M.

Bannockburn
Park
North
Woodland
Lindenwold

WEDNESDAY P.M.

N Ridge
Hendricks
Tennis
Cove
Anderson
- Cherry
- Candy
- Beechmont
- Artman
- Overlook
- Haywood
- Walker
Knight (left up to Francis)
Knight (N Sp Garden both sides
up to Francis)

FRIDAY A.M.

Butler (Beth Pike to Bridge)
N Main (to Reiffs Mill)
Reiffs Mill (to Tennis)
Each side street (1 block
radius of Butler Ave)
All Parking Lots
S Chestnut
Maple
Wissahickon
Locust
Center
Butler (Hendricks to Beth Pk)

TUESDAY A.M.

Mattison
Trinity
Highland
Southern
Park
Church

THURSDAY A.M.

School
Walnut Ln
Ridge
Walnut St
N Spring Garden
Forest
Glen Mawr
Valley Brook
Edgewood
Hendricks
Fairview
Heckler
Rosemont

TUESDAY P.M.

Lindenwold
Greenwood
Water
Orange
Lemon
Euclid
North

Public Safety Committee

July 19, 2022 at 7:00 p.m. Committee members: Jennifer Henderson – Chair, Nellie Forst , Erin McKenna Endicott and Amy Hughes.

The Committee will make no recommendations.

The following business will be discussed:

1. The Police Department report will be provided.
2. The Fire Department report will be provided.
3. The Community Ambulance report is **attached**.
4. The Public Works and the Code Enforcement are **attached**.



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
<u>YTD Totals</u>	326	2,853

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

Borough of Ambler Code Enforcement Report for June 2022

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	9	9	19	11	22	24							94
Dumpster	0	1	3	2	4	7							17
Fire	0	0	0	1	2	0							3
Mechanical	4	2	7	2	4	5							24
Plumbing	6	2	9	3	7	7							34
Road Opening	1	2	3	2	2	0							10
Use and Occupancy	0	1	1	2	0	0							4
Vendor Sales	0	0	0	0	0	0							0
Zoning	2	0	4	3	4	8							21
Rental Inspections	1	0	43	84	28	0							155
TOTALS	22	17	89	110	73	51							362

* The Borough Bi-Annual Rental Inspection Program was temporarily paused again in late December 2021 due to an increase in COVID-19 cases. The Borough resumed the inspection program in late February.

Public Utilities Committee

July 19, 2022 at 7:00 p.m. Committee Members: Haley Welch-Chair, Erin McKenna Endicott, Amy Hughes, and Karen Sheedy.

The Committee will consider the following recommendation.

1. Authorization is requested to approve the electric contract for Borough Hall and the Water Facilities. **(quote attached)**

The following business was discussed:

1. The WWTP Engineer's report will be provided.
2. The Water Department is conducting quarterly PFAS sampling in July.

Park and Recreation Committee

July 19, 2022 at 7:00 p.m. Committee Members:– Erin McKenna Endicott Chair, Jen Henderson, Haley Welch, and Lisa Auerbach.

The Committee may consider the following recommendation.

1. A Draft Single Use Plastics SUP ordinance suggesting sample language is **attached**.

The following business was discussed:

1. Ambler Community Garden hosted a Ribbon Cutting Event at the ACG Garden at Knights Park.
2. Park events being scheduled are Tiffany Testa Guma doing kickboxing July 30th at 10:00AM an Knight Park. Dan will be doing yoga in Knights Park August 13th the time is TBD. Additional activities are being considered, including movie nights and Teen Nights.

THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER ____

AN ORDINANCE OF THE BOROUGH OF AMBLER REGULATING THE COMMERCIAL USE OF SINGLE USE PLASTICS, TO BE CODIFIED AT CHAPTER 13 IN THE BOROUGH CODIFIED ORDINANCES AS A NEW PART 9 THEREOF; DEFINING PLASTICS THAT ARE WITHIN THE SCOPE OF THE ORDINANCE; PROHIBITING THE USE OF CERTAIN PLASTICS 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; EFFECTIVE ON THE EARLIEST APPLICABLE DATE SET FORTH IN THE PENNSYLVANIA BOROUGH CODE RELATING TO THE EFFECTIVE DATE OF ORDINANCES

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.

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 ~~recycled~~ paper bag offered to the customer at the point of sale for \$0.15 or more and shown as a separate charge on the purchase receipt; or

(e) is a reusable carryout bag offered to the customer at the point of sale for \$0.15 or more and shown as a separate charge on the purchase receipt. A reusable carryout bag is made of polypropylene plastic or a machine washable fabric (examples: nylon, cloth, hemp), and has stitched or otherwise reinforced handles.

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 I 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.

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.

~~Recycled Paper Bag. A paper bag that meets the following, but not including an Exempted Bag:~~

~~(a) contains no old-growth fiber;~~

~~(b) contains a minimum of 10% post-consumer recycled content; and~~

~~(c) is labeled in a highly visible manner with the name of the manufacturer and the percentage of post-consumer recycled content of the bag in an easy-to-read font size.~~

~~Reusable carryout bag. A carryout bag that is designed and manufactured for multiple uses~~

and is:

- (a) ~~made of cloth or other machine-washable fabric that has stitched handles or~~
- (b) ~~a polypropylene bag that has stitched handles.~~

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

Single-Use Plastic ~~Devices Utensil~~

- (a) means any item ~~used or~~ 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 ~~but is not limited to~~ straws, forks, spoons, sporks, knives, chopsticks, drink stirrers, beverage spill plugs, toothpicks, novelty cocktail accessories, and other drink or food accoutrements.
- (c) shall not include ~~Utensils 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.

Beginning on the 90th-180th day after this ordinance is effective, or February 1, 2023, whichever date is later, Retail Establishments are prohibited from:

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1. 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. An expanded polystyrene food service product;
 - d. A single-use plastic utensil unless requested by the customer.

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. Signage. (NOTE: I do not recall where consensus was on signage. Omit?)~~

~~Each retail establishment will post signage for 180 days after the first day of enforcement of this ordinance, advising customers at the point of sale that single-use plastics are prohibited. Ambler Borough will make signs available for posting if desired by the retail establishment.~~

~~905~~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.

~~906905~~. 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 . 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

July 19, 2022 at 7:30 p.m. Committee Members– Frank DeRuosi Chair, Haley Welch , Nellie Forst and Jen Henderson.

The Committee will make no recommendations.

The following business will be discussed:

1. The Water Department vacancy for the assistant superintendent has been advertised, resumes are being accepted.
2. AFSCME Union negotiations are being held.

RECOMMENDATIONS

FINANCE & PLANNING COMMITTEE

1. Authorization is requested that the June bills are paid in the amount of \$ 621,895.08.
2. Authorization is requested to execute the Montco 2040 Grant Funding Agreement for the 2022 Ambler Theater project.
3. 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

PUBLIC UTILITIES COMMITTEE

1. Authorization is requested to approve the electric contract for Borough Hall and the water Facilities.

PARKS & RECREATION COMMITTEE

1. A Draft Single Use Plastics SUP ordinance suggesting sample language is **attached**. A recommendation may be presented.