



BOROUGH OF AMBLER

COUNCIL MEETING AGENDA

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

OCTOBER 18, 2022
7:00 p.m.

Minutes for Consideration:

August 16, 2022

September 20, 2022

COMMITTEE REPORTS:

FINANCE & PLANNING

PUBLIC SAFETY

PUBLIC UTILITIES

PARKS & RECREATION

SALARY & PERSONNEL

Finance & Planning Committee

Committee Members: Nellie Forst– Chair, Frank DeRuosi, Karen Sheedy, and Lisa Auerbach.

This evening's presentation:

Representatives from Alliance Bernstein and Joe Duda, Actuarial will attend the meeting to discuss the pension plans.

The Committee will consider the following recommendations:

1. That the September 2022 bills be paid in the amount of **\$609,911.47**.

#	FUND	September 1st Run	September 2nd Run	TOTALS
1	GENERAL	144,962.58	44,896.57	189,859.15
2	STREET LGTS	3,747.54	2,760.00	6,507.54
3	FIRE	988.14	-	988.14
4	REFUSE	51,159.37	4,337.76	55,497.13
5	PARKS & REC	520.25	2,032.92	2,553.17
6	WATER	117,207.01	32,257.23	149,464.24
8	SEWER	13,327.51	4,430.70	17,758.21
9	WWTP	114,646.60	52,919.61	167,566.21
35	LIQUID FUELS	-	1,086.03	1,086.03
30	WATER CAPITAL	6,344.70	12,910.00	19,254.70
	TOTALS	452,903.70	157,630.82	610,534.52
	VOID CHECKS *		(623.05)	(623.05)
	GRAND TOTAL	452,903.70	157,007.77	609,911.47

2. Consider contracting with Berkheimer to directly process and collect Business Privilege Taxes commencing with the 2023 tax year. **(attached)**
3. A recommendation is requested to purchase new trash cans from Treetop Products Inc. The quote is for 29 trash receptacles @ \$538.85 each and 6 recycling containers @ \$278.85 each, for a total of \$19,408.83 with shipping. **(attached)**
4. Ambler Borough, Cheltenham Township, Hatboro Borough, Springfield Township, Upper Dublin Township, and Upper Moreland Township are participating municipalities who have obtained competitive bids for directly hauled residential Municipal Solid Waste (MSW) disposal services. The current contract authorized by these municipalities is with Covanta and the three-year contract extension with our participating municipalities expires December 31, 2022. The current service fee with Covanta is \$62.03/ton. Bids were received from Covanta and from Waste Management. **(attached)**. A recommendation is requested to award to Covanta for a 5-year contract.
5. Consider adoption of **Resolution 2022-11** authorizing the Borough Manager to execute the PennDOT Traffic Signal Maintenance Agreement (TSMA). This Agreement is now required by PennDOT to install or upgrade any traffic signal within a municipality. **(attached)**

The following business will be discussed:

1. The Borough Engineer's report was received.
2. An Ordinance is being prepared to modify the street sweeping schedule in Haywood Park.
3. The Planning Commission will be reviewing the Preliminary / Final Land Development Plan proposing to construct a 92-unit apartment building with associated 139 parking spaces at 5 N Maple Street – Ambler Lakeview Development LP along with a Transit-Oriented Development Ordinance Amendment that Council requested the Solicitor to draft. (Montgomery County Planning Commission review letter, Land Development Application with plans, and proposed Ordinance Amendment **attached**). Borough Engineer Review to follow later this week.
4. The 2023 Budget is being prepared. Staff will run the advertisement for public meetings to be held November 15, at 6:30 p.m., November 29 at 10:00 a.m. and December 6 at 6:30 p.m.

Compensation

berkheimer

Term: January 1, 2023 - December 31, 2025

Tax Type	Compensation
Business Privilege Tax	2.25% (plus postage)

- This quote reflects current understanding of the requirements.
- This quote does not include postage
- Berkheimer shall be reimbursed for all additional bank fees, i.e. returned checks

berkheimer
tax innovations

305 A N. POTTS TOWN PIKE
EXTON, PA 19341 2290

BUSINESS PRIVILEGE AND/OR MERCANTILE TAX LICENSE

TAX YEAR
2022

RE:

DISTRICT:
00442
WEST CHESTER BOROUGH
ACCOUNT NUMBER:

This license is issued in accordance
with the Tax Ordinance/Resolution.

You are entitled to receive a written explanation of your rights with regard to the audit, appeal, enforcement, refund and collection of local taxes by calling Ext. 100 or 810-599-3140 during the hours of 9:00 a.m. through 4:00 p.m., Monday through Friday. Or, you can visit our website at www.hab-inc.com or contact us by e-mail at BPT@hab-inc.com. If Ext. 100 is not the appointed taxing officer for your taxing district, you must contact your taxing district about the proper procedures and forms necessary to file an appeal.

A. PLEASE DETACH AND DISPLAY YOUR LICENSE, IF REQUIRED. A

7. DETACH AND RETURN MIDDLE STUB WITH YOUR REMITTANCE, MAKE A COPY FOR YOUR RECORDS 7

WEST CHESTER BOROUGH
2022

Remit check or money order to

HAB-BPT

PO BOX 20087
LEHIGH VALLEY, PA 18002-0087

Acct #:
Dist #: 00442

TAX DUE ON OR BEFORE

04/15/22

Check box for Nature of Business.

☐ Service ☐ Rental ☐ Retail ☐ Wholesale

1. TAX DUE \$150.00

(a) Exempt if gross receipts were less than \$15,000 for the prior calendar year. Supporting documentation MUST be provided.

(b) Deduct \$10 if License Fee has been paid

2. INTEREST OF 0.500% PER MONTH OR FRACTION THEREOF

3. PENALTY OF 10.000% IF PAID AFTER DUE DATE

4. TOTAL AMOUNT DUE (Lines 1 through 3)

PLEASE MAKE A COPY OF THIS FORM FOR YOUR RECORDS.

Phone: 610-599-3140

Website: www.hab-inc.com

DO NOT WRITE BELOW THIS LINE

Signature _____

Date _____

Make any corrections to Business Name & Address and check here:



7 PLEASE DETACH AND RETURN THIS STUB WITH YOUR PAYMENT WITHIN 10 DAYS 7

Make any corrections to Business Name & Address and check here:

Business Name:

LICENSE FEE

Tax Year: 2022

Re:

District: 00442
WEST CHESTER BOROUGH

Account Number:

Amount Due: \$ 10.00

Make check payable to and remit to:

HAB-BPT
PO BOX 20087
LEHIGH VALLEY, PA 18002-0087

Check box for License(s) being remitted.

☐ SERVICES ☐ RENTALS ☐ RETAIL ☐ WHOLESALE

DO NOT WRITE BELOW THIS LINE

810-599-3140 12/02/21



Business Privilege Tax collection process.

How are accounts added to the tax rolls?

Accounts are added via one of the 2 resources available to us to identify new businesses. There are:

1. Information supplied to us by the client in regards to new businesses that have been granted permits to operate in their jurisdiction and/or have been given permission to operate in the jurisdiction whether temporary or permanently. The information can be supplied to us as copies of U & O's, Construction Permits, Move in/Move Out permits and our lists of entities that have applied for and received licenses to operate in the jurisdiction.
2. As the EIT and LST collector for the jurisdiction we would receive lists of accounts that have been added for either or both tax types. The lists are generated monthly and provided to our BPT Department on a monthly basis.

Under both scenarios, upon receipt, the lists are checked against the clients current BPT account database and if found to be missing are added to the tax rolls and sent the Tax Return for the current tax year and a registration form. The form (copy attached) helps to gather the information need on the account. When the form is returned, the information provided is added to the account. If that information indicates that the business has been operating in that area for period longer hen the current year, it is sent the appropriate forms for the prior years so that they can be filed and the account caught up to date.

How are the taxes due the city collected?

We are the BPT administrator for both the city and school district, so the businesses file with us for both areas. In most cases the 2 taxes would be collected together on a single return, but that is not the case in the city. The city returns are due March 31 and the school district on May 15th, so taxpayers receive 2 separate returns from us and must file for each separately.

Each account has been assigned a unique account # which identifies the business to the jurisdiction it is located within. A return is generated and sent to each business in the city at the beginning of December of the year prior to when it is due. Returns for the city are due to be filed with us by March 31st of each year. The return contains the license form and its remittance stub (\$10.00 annually for BPT businesses - \$10 for mercantile), as well as the tax return for the year they are to operate in the city. The city's tax is based on the prior year's gross receipts.

When the taxpayer files with us they are required to provide the appropriate supporting documentation (1120 or Schedule C or in cases where the business operates in multiple areas – a certified copy of their calculations used to arrive at the figures shown on the filing) that corresponds with what is reported to us. If they fail to do so, the processor would write to the business requesting such. (Due to the early due date, there are a number of business that file the return with a note stating that the supporting docs will be supplied when ready.) This information is used to verify the figures used and the tax types that are being reported for.

When the filing is received the processor enters the information, based on the tax types the taxpayer is reporting on, from the return into our database. The system calculates the taxes due and presents this information to the processor. If they match then the return is considered to be filed. If they do not, or if P & I is due, the processor would write to them notifying them of the discrepancy and the taxes/P & I that would be due at that time. The processor may also need to write to ask for further

proof on the tax types being reported for. (This comes into play if there is a question on the reporting of Wholesale/versus Retail sales since the rates are different).

If the filing contains *exemptions/exclusions*, the business is required to provide the supporting documents for the deductions as well. The support would be either copies of the returns filed elsewhere and/or list of sub-contractors used. That list must contain the name and address and amount paid to the businesses. The list of sub-contractors is then checked against our data base and if found to not exist on file, they are added and sent the appropriate forms to be completed. If no support is provided, the business is billed for the balance due and required to pay the amount due or provide the documentation required.

The actual filings, including the original return and supporting documents are retained on file for a period of 7 years either on site in Exton PA office or in our warehouse facilities in Bethlehem and can be pulled for review as needed or for a copy supplied to the taxpayer if so requested. We can also supply copies of filings to clients for use in audits they or their designated entity may wish to perform.

What happens if an account fails to file a return?

Approximately 60 days after the due date of the city's filing we run a report that identifies businesses that have failed to remit either the license fee and/or the return that is due by that time. Those that have been found to be missing one or the other are sent a Failure to File Notice informing them of this fact and giving them a period of 30 days to file the missing return with us. The letter informs the taxpayer of what is missing, as well as the appropriate penalty and interest rates to be included in the filing when made.

If the account fails to respond to the notice, the account is turned over to our delinquent department for follow up. The process that they use are as follows:

Delinquent Collections Process overview.

1. Our first notification to the delinquent is the form PRE-COLLECTION LETTER. This notification is mailed to the database of open accounts giving each an opportunity to make payment prior to the next step in the cycle.

Taxpayer is allotted a minimum of 30 days to respond, if no response is received then;

2. The remaining delinquents receive a second delinquent notice in the form, of a DELINQUENT TAX NOTICE.

Taxpayer is allotted a minimum of 30 days to respond, if no response is received then;

3. If no response is received on the previous mailing the taxpayer receives a FINAL NOTICE. This is the last notification to any delinquent prior to processing by our Legal Department.

Taxpayer is allotted a minimum of 30 days to respond, if no response is received then;

4. Account is turned over to our legal department, who verifies that all proper procedures have been followed in regards to notification. Our legal staff then notifies the taxpayer by sending out a PRE-LEGAL SAMPLE COMPLAINT with LETTER, that they have been turned over to their office for collections.

If not responded to in thirty (30) days, a complaint will be filed.

5. Finally, remaining accounts will be sued in local district court or the appropriate level court, based on the amounts due, utilizing the appropriate Civil Complaint form as prescribed by Pennsylvania law. Judgments in favor of the taxing body that are not paid will be executed in the form of a lien or a Sheriff Sale of the person's property at the option of the taxing jurisdiction.
6. Telephone calls and follow-up is done on a regular basis, throughout the process.

This document represents a generic overview of the processes currently in use and are not meant as a comprehensive and all-inclusive overview of the steps taken in the processing of BPT returns.



Ambler PA 19002
(215) 646-1000

131 Rosemary Ave
Ambler PA 19002

Item	Qty	Rate	Amount	Estimated Lead Time
42K4083-BL Fairfield Receptacle/ 10 Gallon Top Load/ Blue	6	\$278.85	\$1,673.10	Ships in 6 - 8 Weeks

Subtotal	\$1,673.10
Tax Total (%)	\$0.00
Shipping	\$243.08
Total	\$1,916.18

*Estimated lead time is based on normal fulfillment time of an order at this moment. Orders with large quantities may require additional time. These estimates are subject to change based on the nationwide supply chain issue.

PRICING FOR THIS QUOTE IS LOCKED IN FOR 30 DAYS



Search results for '4ZB4239'

Need help finding the right product? We're here for you! Contact Us at 1-866-511-5642

IN STOCK
READY
TO SHIP



Items 1 - 1 of 1 Products Sort By Best Match

Results Per Page 9 1 Pages Total

★ REVIEWS



2 REVIEWS

Commercial Steel Waste
Receptacles

As low as **\$548.85**





TreeTopProducts.com

800.551.1111 • 1-866-551-1111

Treetop Products Inc.
222 State Street
Batavia IL 60510
(866) 511-5642
info@treetopproducts.com

Sales Order

Account Number - 303332

Sales Order # TP200038667

8/17/2022

Bill To

Mary Aversa
Borough of Ambler
131 Rosemary Ave
Ambler PA 19002
(215) 646-1000

Ship To

Mary Aversa
Borough of Ambler
131 Rosemary Ave
Ambler PA 19002
(215) 646-1000
(215) 646-1000

Payment Method

Terms

Check - Prepayment

PO #

Shipping Method

ABF Freight

Item	Qty	Rate	Amount	Estimated Lead Time
4ZB4239 Commercial Steel Waste Receptacle/32 Gallon/Flat Lid/Portable or Surface Mount/ Black	29	\$538.85	\$15,626.65	Ships in 3 to 5 Days

Subtotal \$15,626.65

Tax Total (%) \$0.00

Shipping \$1,866.00

Total \$17,492.65

*Estimated lead time is based on normal fulfillment time of an order at this moment. Orders with large quantities may require additional time. These estimates are subject to change based on the nationwide supply chain issue.

Ambler Borough

	Contract Years					Contract Extension Years		
Year	1 (2023)	2 (2024)	3 (2025)	4 (2026)	5 (2027)	1 (2028)	2 (2029)	3 (2030)
Waste Management Service Fee (\$ per ton)	\$91.75	\$99.09	\$107.02	\$115.58	\$124.82	\$134.81	\$145.60	\$157.24

	Contract Years					Contract Extension Years		
Year	1 (2023)	2 (2024)	3 (2025)	4 (2026)	5 (2027)	1 (2028)	2 (2029)	3 (2030)
Covanta Service Fee (\$ per ton)	\$75.24	\$79.00	\$82.75	\$86.48	\$90.37	\$98.50	\$107.37	\$117.03

BID NOTICE
DIRECT-HAUL REFUSE DISPOSAL SERVICES

Each municipality listed below is seeking a qualified Contractor(s) by way of competitive bidding to provide all facilities, equipment, labor and services required to provide Direct-Haul Disposal Services. A request for bids package setting forth the details of participating in the competitive bid process is available, through August 31, 2022, except holidays, at the Springfield Township Administration Building, 1510 Paper Mill Road, Wyndmoor, Pennsylvania 19038 between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, or request an electronic version via ctaylor@springfieldmontco.org.

Each bidder must submit a bid incorporating a price structure based on a per-ton cost for the services requested for the period from January 1, 2023 and extending for five (5) years, with a three (3) year optional extension, in accordance with the bid documents and the subsequent award of a Contract by a specified municipality.

All bids must be submitted in accordance with the bid documents by Wednesday, August 31, 2022 at 4:00 p.m., prevailing time at the Springfield Township Administration Building, 1510 Paper Mill Road, Wyndmoor, Pennsylvania 19038. Bids will be opened beginning at 11:00 a.m., prevailing time, on Thursday, September 1, 2022.

A performance bond shall be submitted by each successful Respondent to each municipality awarding a Contract for Direct-Haul Disposal Services within twenty (20) days after each Contract is awarded in the amount of 50% of the price bid by the successful Respondent based upon the 2022 tonnage of the municipality and the five-(5) year period.

The municipalities participating in the competitive bidding process are: Ambler Borough, Cheltenham Township, Hatboro Borough, Springfield Township, Upper Dublin Township, and Upper Moreland Township.

Participating municipalities reserve the right to reject any or all bids received, or to take such action as may be necessary in the best interest of the municipality. Bids may be held for a period of ninety (90) days to evaluate proposals and the qualifications of bidders.

Michael Taylor
Springfield Township Manager

Elizabeth Russell

From: Mary Aversa
Sent: Tuesday, September 13, 2022 9:27 AM
To: Elizabeth Russell
Subject: Fwd: PennDOT Traffic Signal Maintenance Agreement (TSMA)
Attachments: TSMA Resolution.pdf; TSMA Template (print for signatures).pdf

Get [Outlook for iOS](#)

From: Kristin Norwood <knorwood@gilmore-assoc.com>
Sent: Tuesday, September 13, 2022 3:02:35 PM
To: Manager <Manager@Borough.Ambler.pa.us>
Cc: Marco Resente <mresente@borough.ambler.pa.us>; Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>; Damon Drummond <ddrummond@gilmore-assoc.com>; Leslie Bogdnoff <lbogdnoff@gilmore-assoc.com>
Subject: PennDOT Traffic Signal Maintenance Agreement (TSMA)

Mary,

We are in the process of assisting our municipal clients in obtaining the necessary documentation to prepare and execute PennDOT's Traffic Signal Maintenance Agreement (TSMA), which is now required by PennDOT in order to install or update any traffic signal within the municipality. This agreement is meant to streamline the signal review process and is good for any future updates/modifications to traffic signals within the Borough. I noticed that some of the recent grant applications are asking if the applicants have an existing TSMA, so that has prompted us to ensure our municipal clients have completed this task. We have coordinated with Marco Resente who confirmed that Ambler Borough has not yet obtained TSMA approval. Therefore, I am providing the following documentation items that are needed to execute the agreement:

- The attached resolution should be signed at the next (October 18th) Borough Council meeting identifying you as the representative that can sign the agreement on behalf of the Borough. If that should be another person, the resolution can be updated accordingly.
- Once the resolution is executed, the attached TSMA document can be signed/attested (on page 12) and returned to me electronically (PDF). I will then submit to PennDOT on behalf of the Borough.

Let me know if you have any questions or need clarification on the process.

Thanks,
Kristin



Kristin Norwood, P.E., Senior Transportation Engineer

Gilmore & Associates, Inc.

184 W. Main Street, Suite 300, Trappe, PA 19426

Main: 610-489-4949 x223 | Fax: 610-489-8447

www.gilmore-assoc.com | BUILDING ON A FOUNDATION OF EXCELLENCE

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RESOLUTION 2022-11

BE IT RESOLVED, by authority of the Borough Council
of the Borough of Ambler Montgomery
County, and it is hereby resolved by authority of the same, that the Borough Manager
of Borough of Ambler be authorized and directed to submit
the attached Traffic Signal Maintenance Agreement, to submit future modifications to the attached
Traffic Signal Maintenance Agreement, and to submit future Applications for Traffic Signal
Approval either in writing or via electronic signature, to the Department of Transportation and to
sign this Agreement on behalf of Borough of Ambler.

Attest:

Borough of Ambler

Signature

Date

By:

Signature

Date

Assistant Secretary

Borough Council President

Title

Title

I, Elizabeth Russel, Assistant Secretary
(Name) (Official title)

of the Ambler Borough Council, do hereby certify that the
(Name of governing body and Municipality)

foregoing is a true and correct copy of the Resolution legally adopted at the meeting held

the 18th day of October, 2022.

(SEAL)

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



Development Name: The Ambler

Site Location: 9 N. Maple Avenue

Legal Property Owner Name: Ambler Lakeview Development, L.P.

Address: 201 S. Maple Ave., Suite 100, Ambler PA 19002

Phone: 484-532-7830

Fax: 484-532-7833

E-Mail Address: jzaharchuk@summitrealtyadvisors.com

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

Name: John Zaharchuk

Address: 201 S. Maple Avenue, Suite 100, Ambler PA 19002

Phone: 484-532-7830

Fax: 484-532-7833

E-Mail Address: jzaharchuk@summitrealtyadvisors.com

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

Zoning Information:

District RSC

Tax Parcel Number 01-00-02938-40-9

Block 47 Unit 8

Permitted Density 67 units

Total Area 2.669 AC.

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: To prepare a text amendment, zoning overlay or new zoning district to permit our proposed use.

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

<input checked="" type="checkbox"/> Residential	92 Units	Apartments
<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: James Garrity, Esq. (Wisler Pearlstine, LLP)

Address: 460 Norristown Rd., Suite 110, Blue Bell PA 19422

Phone: 610-825-8400

Fax: 610-828-4887

E-Mail: jgarrity@wispearl.com

Engineer's Name: Bill Rearden, P.E. (Bohler)

Address: 1600 Manor Dr., Chalfont PA 18914

Phone: 215-996-9100 x2119

Fax:

E-Mail: wrearden@bohlereng.com

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

Plan submitted by: John Zaharchuk

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.

BOROUGH COUNCIL
BOROUGH OF AMBLER

MONTGOMERY COUNTY, PENNSYLVANIA

PROPOSED ORDINANCE NO. _____

"Transit-Oriented Development Ordinance Amendment"

AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF AMBLER, CHAPTER 27 (ZONING), PART 2 (DEFINITIONS), SECTION 27-202 (DEFINITION OF TERMS) IN ORDER TO ADD THE NEW DEFINITION OF "TOD EFFECTIVE TRACT AREA"; AND FURTHER AMENDING CHAPTER 27 (ZONING), PART 27 ("RO" REDEVELOPMENT OVERLAY DISTRICT), SECTION 27-2703 (USE REGULATIONS), PARAGRAPH "E" (TOD TRANSIT-ORIENTED DEVELOPMENT), SUBPARAGRAPH (4) (CONDITIONAL USE STANDARDS), SUB-SUBPARAGRAPHS (a)1) TO PERMIT TOD DEVELOPMENT ON TRACTS WITH UNDERLYING "RSC" ZONING, AND PERMITTING REDUCTION OF THE RAIL FRONTAGE REQUIREMENT TO 750 FEET FOR TRACTS WITH AT LEAST 450 FEET OF FRONTAGE ON A PUBLIC ROAD PROVIDED SUCH TOD APPLICANT AGREES IN WRITING TO UNDERTAKE THE PERMANENT MAINTENANCE OF A PORTION OF A NATURE, WILDLIFE OR SIMILAR PRESERVE WHICH PRESERVE IS ITSELF LOCATED WITHIN 500 (FIVE HUNDRED) FEET OF THE PROPOSED TOD DEVELOPMENT ; AND FURTHER AMENDING SUBPARAGRAPH (a)2) TO ESTABLISH A MINIMUM TOD EFFECTIVE TRACT AREA OF TWO ACRES WHERE CERTAIN CONDITIONS ARE MET; AND FURTHER AMENDING SUBPARAGRAPH (b)1) TO LIMIT TOD DEVELOPMENTS WITH UNDERLYING "RSC" ZONING TO A MAXIMUM DENSITY OF 50 DWELLING UNITS PER ACRE OF TOD EFFECTIVE TRACT AREA SUBJECT TO CERTAIN CONDITIONS; AND FURTHER AMENDING SUBPARAGRAPH (b)4) TO LIMIT THE LENGTH OF MULTI-FAMILY BUILDINGS IN TOD DEVELOPMENTS TO 375 FEET IN LENGTH; AND FURTHER AMENDING SUB-SUBPARAGRAPH (h) TO ADD NEW SUBPARAGRAPH 4) TO PROVIDE AN EXCEPTION FROM THE PLAZA REQUIREMENTS FOR TOD DEVELOPMENTS LOCATED WITHIN 500 (FIVE HUNDRED) FEET OF A WILDLIFE, NATURE OR SIMILAR PRESERVE WHERE THE APPLICANT HAS AGREED IN WRITING TO UNDERTAKE SUCH MAINTENANCE RESPONSIBILITIES AS ARE MUTUALLY AGREED UPON BETWEEN THE APPLICANT AND THE OWNER OF THE PRESERVE.

The Borough Council of the Borough of Ambler does hereby **ENACT** and **ORDAIN**:

SECTION I. – Amendment to Code

The Code of the Borough of Ambler, Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definition of Terms) is hereby amended to add the following new term:

TOD EFFECTIVE TRACT AREA – The aggregate Net Lot Area of the parcels involved in a Transit-Oriented Development including any land subdivided off an adjoining parcel and merged in ownership with the proposed TOD Development or land immediately adjacent to the TOD Parcel on which the TOD Applicant benefits from a recorded, perpetual, irrevocable easement for use and access as permitted by the Borough.

SECTION II. - Amendment to Code

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “A” (Parking Garage/Structure), Subparagraph (1) (Dimensional Regulations) is hereby amended to add the following new Sub-subparagraph (e):

- (e) Setbacks. Joint use with other principal use in same structure: Setback applicable to other principal use.

SECTION III. - Amendment to Code

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (a)1) is hereby repealed in its entirety and replaced with the following new subparagraph (a)1):

- 1) A tract proposed for TOD development must be zoned “OC” or “RSC”; and must be located within 675 feet of an active of proposed commuter rail station (and/or support parking lot for such station); and must have a minimum of 1,250 feet of frontage on an active, passenger rail line. The 675 foot requirement (for proximity to a commuter rail station) shall be measured from the nearest property line of the TOD to the nearest property line of the commuter rail station or supporting parking lot property.
 - a. Transportation oriented development shall also be permitted in the Industrial Zoning District for parcels fronting on both an active passenger rail line and a public street.

- b. The frontage requirement on an active passenger rail line shall be reduced from 1,250 feet to 750 feet if the tract proposed for a transportation-oriented development has frontage on a public street of at least 450 feet and the TOD Applicant has agreed in writing to be responsible for the permanent maintenance of a portion of a nature, wildlife or similar preserve which preserve is itself located within 500 (five hundred) feet of the proposed TOD Development.

SECTION IV. – Amendment to Code

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (a)2 is hereby deleted in its entirety and replaced with the following new Sub-subparagraph (a)2):

- 2) Minimum Lot Area: eight acres. The minimum lot area requirement may be reduced to two acres of TOD Effective Tract Area if: (1) no less than one and a half acres is located in the Borough; (2) the tract proposed for the transportation oriented development has at least 450 feet of frontage on a public street; (3) no development bonus permitted by Section 27-2704 is applied to the TOD; and (4) the Applicant has agreed in writing to be permanently responsible for the maintenance of a portion of a nature, wildlife or other similar preserve which preserve is itself located within 500 feet of the TOD property.

SECTION V. – Amendment to Code

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (b)1) is hereby repealed in its entirety and replaced with the following new Sub-subparagraph (b)1):

- 1) The maximum residential density for a TOD development shall not be more than 35 dwelling units per gross tract acre, except that tracts zoned “RSC” shall be permitted to have TOD developments with a maximum residential density of 50 dwelling units per gross TOD Effective Tract Area acre provided the TOD Applicant has agreed in writing to be permanently responsible for the maintenance of a portion of a nature, wildlife, or similar preserve which preserve is itself located within 500 (five hundred) feet of the proposed TOD Development.

SECTION VI. – Amendment to Code

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (b)4 is hereby repealed in its entirety and replaced with the following new Sub-subparagraph (b)4):

- 4) The maximum length of any building used exclusively for multi-family residential use (excluding mixed-use buildings), shall be 375 feet.

SECTION VII. – Amendment to Code

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (h) is hereby amended to add a new Sub-subparagraph 4) as follows:

- 4) The green space and village green/plaza requirements for a TOD development solely containing multi-family residential dwellings shall be eliminated if: (a) the transportation oriented development contains a minimum of 20% green area throughout the site; and (b) the TOD development is located within 500 (five hundred) feet of a nature, wildlife or other similar preserve, where the applicant has agreed to undertake such permanent maintenance responsibilities as are mutually agreed upon in writing between the applicant and the owner of the preserve.

SECTION VIII. - Severability

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Borough that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION IX. - Failure to Enforce not a Waiver

The failure of the Borough to enforce any provision of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement hereunder.

SECTION X. - Effective Date

This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION XI. - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED AND ENACTED by the Borough of Ambler, Montgomery County, Pennsylvania, this _____ day of _____, 2022.

BOROUGH OF AMBLER

By: _____
Frank DeRuosi, President of Council

Attest: _____
Mary Aversa, Manager

APPROVED: _____
Jeanne Sorg, Mayor

PROPOSED PUBLIC NOTICE

NOTICE is hereby given that the Borough Council of the Borough of Ambler, at its public meeting on _____, 2022 at Borough Hall, 131 Rosemary Avenue, Ambler, Pennsylvania 19002, will hold a public hearing on and could vote to adopt an ordinance entitled "Transit-Oriented Development Ordinance Amendment" amending the Code of the Borough of Ambler, Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definition of Terms) in order to add the new definition of "TOD Effective Tract Area"; and further amending Chapter 27 (Zoning), Part 27 ("RO" Redevelopment Overlay District), Section 27-2703 (Use Regulations), Paragraph "E" (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraphs (a)1) to permit TOD development on tracts with underlying "RSC" zoning, including reduction of the rail frontage requirement for tracts with 450 feet of frontage on a public road, provided the TOD Applicant has agreed in writing to undertake the permanent maintenance of a portion of a nature, wildlife or similar preserve which preserve is itself is located within 500 (five hundred) feet of the proposed TOD Development; and further amending Sub-subparagraph (a)2) to establish a minimum TOD effective tract area of two acres where certain conditions are met; and further amending Sub-subparagraph (b)1) to limit TOD developments with underlying "RSC" zoning to a maximum density of 50 dwelling units per acre of TOD effective tract area subject to certain conditions; and further amending Sub-subparagraph (b)4) to limit the length of multi-family buildings in TOD developments to 375 feet; and further amending Sub-subparagraph (h) to add a new Sub-subparagraph 4) to provide an exception from the plaza requirements for TOD developments located within 500 (five hundred) feet of a wildlife, nature or similar preserve, where the applicant has agreed to undertake such maintenance responsibilities within the preserve as are mutually agreed upon in writing between the applicant and the owner of the preserve.

Copies of the full text of the proposed ordinance are available for examination during normal business hours at the Offices of Montgomery News, 290 Commerce Drive, Fort Washington, Pennsylvania 19034, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and Ambler Borough Hall, 131 Rosemary Avenue, Ambler, Pennsylvania 19002 where a copy of the proposed ordinance may be obtained for a charge not greater than the cost thereof.

**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

October 11, 2022

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

Re: MCPC #21-0200-002
Plan Name: The Ambler
(2 lots comprising 2.67 acres)
Situate: 9 North Maple Avenue
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 September 13, 2022. We forward this letter as a report of our review. We previously reviewed a sketch plan of this proposal on July 22, 2021.

BACKGROUND

The Applicant, Ambler Lakeview Development LP, proposes to develop a new five-story residential building containing 92 dwelling units on vacant land that was a former industrial site. Two parcels are involved in the development, both of which have frontage on North Maple Avenue on one side and the SEPTA regional rail tracks on the other side.

The primary parcel proposed for development (labeled "Parcel B" on the plan set; parcel ID # 01-00-02938-40-9) is 1.55 acres and proposed to contain a new building with 52 motor vehicle parking spaces on the first level and 92 residential dwelling units on floors 2 through 5. The first floor is also proposed to have a mail room, lounge, leasing office, bicycle parking room, trash room, mechanical area, and storage space. This parcel is also proposed to contain an outdoor parking area located between the building and the train tracks. The parking areas include ADA spaces and electric vehicle charging spaces.

The second parcel involved is located in three municipalities. Labeled Parcel A on the plan set (parcel ID # 01-00-02938-00-4), this 2.36 acre parcel is proposed to contain a parking lot, driveway trash enclosure, and curbing. The portions proposed for development are located within Ambler Borough and Upper Dublin Township. There is a small portion also located within Whitpain Township on which no development is proposed.

The development is proposed to have two driveways on North Maple Avenue – one on each side of the building. The proposed parking areas inside and outside of the building provide a total of 139 parking space. The total proposed area of disturbance is 2.24 acres.

Although portions of both parcels are located within a flood hazard zone, the location of the building itself is outside the flood hazard area. The applicant is seeking two Special Exceptions from Zoning Ordinance provisions in Chapter 27, Part 19: the Floodplain Conservation District.

The portions of the parcels in Ambler Borough are located within the RSC – Retail & Service Commercial Zoning District and within the RO – Redevelopment Overlay District Zoning. The applicant proposes a zoning text amendment that would allow transit-oriented development, a use already defined in the borough's zoning ordinance, to be permitted on this parcel. A few other accompanying zoning changes are proposed.

COMPREHENSIVE PLAN COMPLIANCE

This proposal is generally consistent with the goals of Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision* (2015). This plan furthers the goals to 1) improve transportation options for county residents and workers and 2) support housing choices and opportunities to meet the needs of all people and 3) encourage development and transformative investment where infrastructure already exists. Although *Montco 2040* recommends limiting development in or near the floodplain, the one exception is for brownfield sites in redevelopment areas. This site in Ambler fits that description, thus this proposal is consistent with the county's goals for flood prone areas as well.

This proposal supports the vision from Ambler Borough's Comprehensive Plan Update (2013), including the redevelopment of underutilized industrial sites, the development of new housing, and transit-oriented development.

Both the county and the borough's comprehensive plans support new pedestrian infrastructure. Although some new sidewalks are proposed, this proposal could be stronger in its support of improving the pedestrian network.

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
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PEDESTRIAN INFRASTRUCTURE

- A. Maple Avenue Property Frontages. The plan set indicates that the applicant proposes to add sidewalk along the Maple Avenue frontage of Parcel B, the parcel where the building is proposed. We strongly recommend that the applicant be required to complete the sidewalk along all frontages of both parcels with Maple Avenue.

- B. Maple Avenue Adjacent Properties. Although an applicant cannot generally be compelled to complete off-site improvements, we suggest that the transit-oriented development (TOD) use is only appropriate where pedestrian infrastructure is complete and good quality between the development and the train station. We do not recommend approval of this plan or the granting of the conditional use for the TOD use without complete pedestrian infrastructure to the train station. We do not believe that a high density TOD use such as this one is appropriate without sidewalks along the full east side of North Maple Avenue within Ambler Borough.
- C. Internal Parking Lot Circulation. We suggest that the applicant add a few more internal pedestrian connections within the site. We encourage the applicant to consider:
1. a pedestrian pathway (sidewalks plus crosswalks as needed) from the parking lot on Parcel A to the street,
 2. a pedestrian pathway (sidewalks plus crosswalks as needed) from the parking lot on Parcel A to the building,
 3. crosswalks across the driveway entrances to the site, and
 4. crosswalks across the driveway entrances to the first floor parking areas in the building.
- D. Crossing Maple Avenue to Wissahickon Waterfowl Preserve. The proposed development site is across the street from the Wissahickon Waterfowl Preserve, managed by Wissahickon Trails, a non-profit organization. The Preserve includes a short walking trail and a bench, and will be a beautiful amenity for residents of this development. We recommend that the applicant work with the borough to create a crosswalk that connects across Maple Avenue to one of the trail entrances on the preserve.
- E. Intent of Zoning Districts and Uses. We note that the RSC Zoning District, the Redevelopment Overlay District, and the TOD Use all discuss the importance of a pedestrian environment, pedestrian orientation of buildings, a pedestrian system, connections to pedestrian destinations, etc. We feel that prioritizing excellent pedestrian infrastructure and circulation is key to making applicant's proposal successful and is required in order to align with the intent of the borough's zoning ordinance.

PLAN SUBMISSION

- A. Parcel and subdivision clarity. The applicant's submitted plan set does not show the entirety of both parcels and is lacking clarity as to whether the two parcels are proposed to be merged into one as part of this proposal. We suggest that the applicant may need to join the parcels in order to comply with zoning in the municipalities. If Parcel A remains as a separate parcel, its principal use will be as a parking lot, which may not be a permitted use in the relevant zoning districts in all three municipalities.
- B. Submission to additional municipalities. We believe that this proposal needs to be submitted to Upper Dublin Township for their review and approval. We suggest the applicant consult with their solicitor as to whether Whitpain Township needs to review and approve this plan set as well.
- C. Redevelopment Overlay Additional Requirements. The TOD use requires some additional submission requirements for the TOD use. Although these are required to be submitted at the tentative sketch plan phase, we suggest that the applicant submit any of these that have been updated or were not previously submitted:

1. Conceptual architectural plans and architectural design (required by §27-2705.N.1.b and §27-2705.N.3.c in compliance with 27-2703.E.4.c.
2. Pedestrian circulation system linking the site to parks, transit facilities, and the remainder of the borough (§27-2705.N.3.a).

ZONING AMENDMENTS

- A. Maintenance of Nature Preserve. At several points in the proposed ordinance amendments the applicant references different requirements for applicants who have agreed to be responsible for the permanent maintenance of a nearby nature preserve. We do not generally recommend language such as this in zoning ordinances, though it may be appropriate in some cases. If the applicant and the borough plan to pursue this requirement, we suggest the applicant submit the agreement for maintenance prior to preliminary plan approval and zoning amendment adoption.
- B. Green Space. The intent of the requirement for green space in the borough's existing zoning ordinance appears in part to be about usable area for residents such as recreation activity area, plazas, seating areas such as a gazebo, landscaping such as a garden, etc. Although some reduction in the requirement for green space may be appropriate, we suggest that the applicant consider whether any of the site could be available for any type of residential outdoor use or amenities.
- C. Measuring Distance from Rail Station
 1. *Support parking.* The borough's existing zoning ordinance and the applicant's proposed revisions both reference a distance to a commuter rail station "and/or support parking for such station." We feel that distance to parking that supports a train station is not a useful measure for the TOD use. We recommend that the borough consider removing any references to train station parking. (Proposed § 27-2703.E.4.a.1.)
 2. *Property line.* Similarly, we also feel there could be a better measurement than to the property line of the commuter rail station. SEPTA often owns large areas of property in the vicinity of rail stations. We suggest that the measurement be taken along the pedestrian pathway from the nearest edge of the rail station platform or platform access point. (Proposed § 27-2703.E.4.a.1.)
- D. Railroad Frontage Requirement. The borough's existing zoning ordinance and the applicant's proposed revisions both reference a minimum requirement for frontage along the actual railroad tracks in order to be eligible for a TOD use. We suggest that this requirement may not be necessary to achieve the borough's goals for development and redevelopment in the area of the train station. It may be more appropriate to only require a maximum distance from the station and not factor in whether the property has a certain amount of frontage on the tracks.
- E. Montgomery County's Transit-Oriented Development Model Ordinance. The applicant or the borough may find it helpful to reference MCPC's recently published Model Ordinance for Transit-Oriented Development for additional suggestions on zoning language. See www.montcopa.org/Transit-OrientedDevelopment for more information.

BUILDING DESIGN

- A. Past Comments. We appreciate that the applicant has added an entrance on Maple Avenue and a corridor through the building on the first floor.

- B. Internal Parking Circulation. We suggest the applicant consider a one-way parking drive aisle for the internal parking. This would allow for slight narrowing of the parking entrances, safer pedestrian crossings, and simpler vehicle circulation.
- C. Building Massing. The building will be quite large, especially as seen from Maple Avenue. This is not necessarily a problem giving the building's location – there are no buildings in use on any adjacent property. However, we encourage the applicant to continue to consider ways to break up the building façade with materials, colors, balconies, bay windows, and other changes in building plane to make the building more attractive and less imposing.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Ambler Borough's planning objectives for industrial redevelopment and transit-oriented development. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#21-0200-002) on any plans submitted for final recording.

Sincerely,



Chloe Mohr, AICP, Senior Community Planner
CMohr@MontCoPA.org – 610-278-3739

- c: John Zaharchuk, Applicant
James Garrity, Esq., Applicant's Representative
Bill Reardon, P.E., Applicant's Engineer
Mary Aversa, Manager, Ambler Borough
Robert Lagreca, Chair, Municipal Planning Commission
Jim Dougherty, P.E., Borough Engineer
Jennifer Dougherty, AICP, Manager of Long Range Planning, SEPTA
Mark Cassel, AICP, Director of Service Planning, SEPTA
Claire Warner, MCPC Senior Community Planner for Upper Dublin Township
Kurt Ferguson, Manager, Upper Dublin Township
Roman Pronczak, Manager, Whitpain Township
Jessica Buck, District Manager, Montgomery County Conservation District

Attachment A: Aerial Image of Site

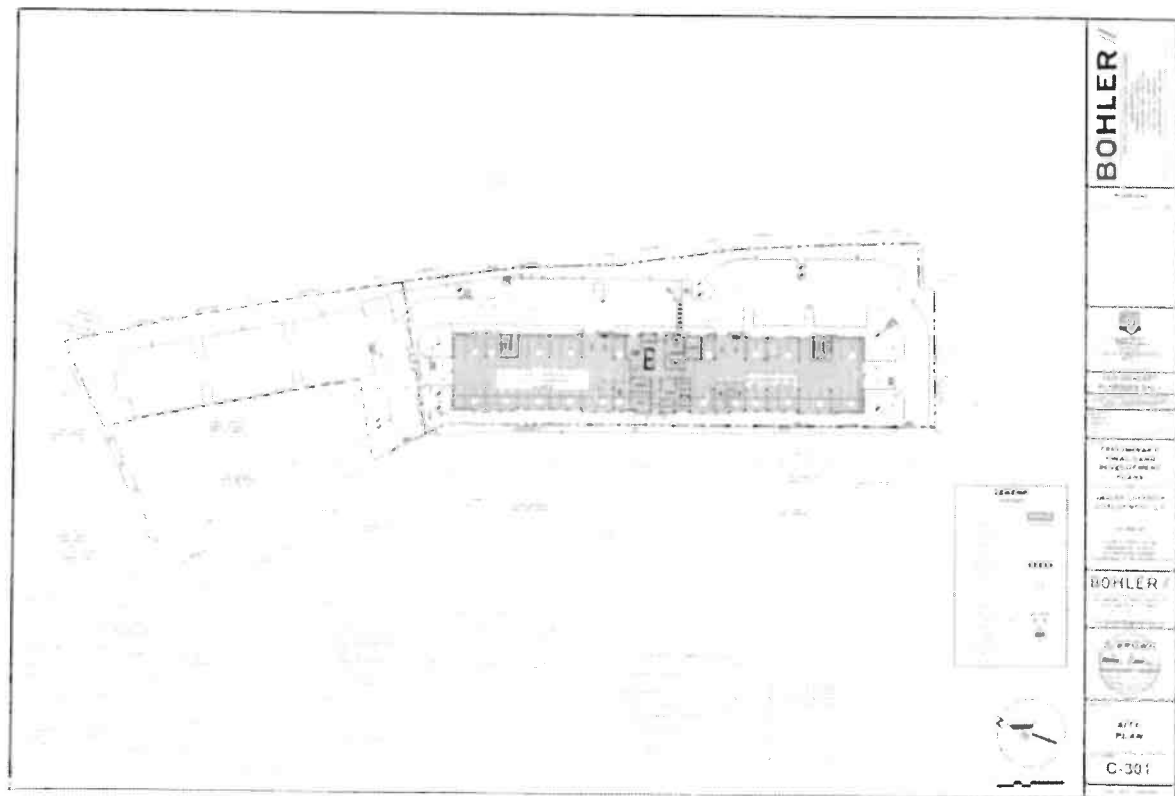
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



The Ambler
MCPG=21020000





Public Safety Committee

Committee members: Jennifer Henderson – Chair, Nellie Forst, Erin McKenna Endicott, and Amy Hughes.

The Committee will make no recommendations.

The following business was discussed:

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

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
August	48	477
September	51	484
<u>YTD Totals</u>	484	4,298

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

Public Utilities Committee

Committee Members: Haley Welch-Chair, Erin McKenna Endicott, Amy Hughes, and Karen Sheedy.

This evening's presentation:

A check presentation will be made this evening for the MIRIA Grant.

The Committee will consider the following recommendation.

1. Two quotes were received from Design Plastic Systems, Inc. for the stairways for the WWTP Southside Tank and Basement B-9. A recommendation is requested to award the stairway replacement to Design Plastic System in the amount of \$12,670.00. (**attached**)

The following business was discussed:

1. The WWTP Engineer's report was provided.



Design Plastic Systems, Inc.

Valley Forge Business Center • 2560 Boulevard of the Generals • Norristown, PA 19403

Tel: (800)942-7473

Fax: (610)666-1806

September 22, 2022

Ambler WWTP
505 Church Street
Ambler PA 19002

Attention: Jarrett Evans

Subject: Fiberglass Safety Stairway for South Side Tanks
QT# 22S-FCS0921-24

In accordance with your meeting with Andrew Reusche of our office, we offer the following proposal. This proposal is our interpretation of the subject project. Any changes in scope may require a revised bid.

SCOPE OF WORK:

Supply and install (1) 6' 8 1/2" high fiberglass stairway with two rail guardrail on one side. Also includes a piece of 1 1/2" thick FRP non slip grating at top landing and an area of two rail guardrail on one side of landing area. Removal of existing metal unit by others.

Price: \$ 5290

Our Costars Vendor ID# is 124895

TERMS:

1. Shipment could be made 3 - 4 weeks after receipt of an order.
2. Federal, State and Local taxes are not included.
3. All custom or fabricated orders are non-cancelable or non-returnable.
4. Payment terms are net 30 days upon approved credit.
5. Price is valid for a period of 15 days.
6. Design Plastic Systems standard terms and conditions apply (see attached).

Sincerely,
DESIGN PLASTIC SYSTEMS

Emmet Madeira

Steps for South Side tanks



Design Plastic Systems, Inc.

Valley Forge Business Center • 2560 Boulevard of the Generals • Norristown, PA 19403

Tel: (800)942-7473

Fax: (610)666-1806

September 22, 2022

Ambler WWTP

Attention: Jarrett Evans

Subject: Fiberglass Stairway for B-9 Basement
QT# 22S-FCS0922-24

In accordance with your request to Andrew Reusche, we offer the following proposal. This proposal is our interpretation of the subject project. Any changes in scope may require a revised bid.

SCOPE OF WORK:

Supply and install (1) 8'9 3/4" high fiberglass stairway with two rail guardrail on one side.

Total Price: \$ 7380

Our Costars Vendor Number is 124895

TERMS:

1. Shipment could be made 1 - 4 weeks after receipt of an order.
2. Federal, State and Local taxes are not included.
3. All custom or fabricated orders are non-cancelable or non-returnable.
4. Payment terms are net 30 days upon approved credit.
5. Price is valid for a period of 15 days.
6. Design Plastic Systems standard terms and conditions apply (see attached).

Sincerely,
DESIGN PLASTIC SYSTEMS

Emmet Madeira

Steps for Basement B-9

Park and Recreation Committee

Committee Members: Erin McKenna Endicott-Chair, Jen Henderson, Haley Welch, and Lisa Auerbach.

The Committee will consider the following recommendation.

1. Jim Dougherty, Borough Engineer has prepared a memorandum on the Highland and Park Avenue pedestrian sidewalk improvements project, detailing the Grant and the required local matching funds. (**attached**). A recommendation is requested.
2. Application is being made for a PECO Green Region Grant for the Ambler Community Garden. A recommendation is requested to approve **Resolution 2022-12** to be included with the PECO Community Garden Grant application. (**attached**)

The following business was discussed:

1. Registered Yoga Teacher Dan Rosenak will offer residents a free yoga session at Knights Park on October 22 at 9:00 a.m. A yoga mat and appropriate attire are required.
2. A presentation was made at the September 20th Council meeting by the Montgomery County Planner outlining the key recommendations for the Borough Park System put together by the Borough Planning Commission from public input as part of the Parks System Plan.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: August 30, 2022 - UPDATED September 29, 2022
To: Mary Aversa, Borough Manager
From: Jim Dougherty
cc:
Reference: Ambler Pedestrian Sidewalk Improvements, MPMS #74813
Project Cost & Local Funding
2006-08054

It is anticipated that the project along Highland Avenue and North Street will be advertised for bids by PennDOT in the coming months. This project includes curb, sidewalk, and curb ramps at Pickering Field along the Highland and North frontages. There are several walls included to preserve trees around the perimeter. The steps at the Park Avenue corner will be replaced. Also, curb ramps will be replaced at the Bannockburn and S Main intersection. This project was awarded Federal and State funding. The original amount of Federal/State funding associated with this project was \$520,000. A portion of the funding was used for the Butler Avenue signal upgrades several years ago. The amount of Federal/State funding remaining for the Pickering sidewalk project is \$375,000. At the time a portion of the funds were allocated to the Butler Avenue project it was known that Ambler would then be responsible for approximately \$130,000 for the Pickering sidewalk project.

Now that plans for the sidewalk project are complete and the project is close to advertisement, we have a better idea regarding costs. The current construction estimate is \$457,000. Construction inspection is anticipated to be \$53,000. The State incurred cost is 1% of the grant (\$3,750). The total project cost is anticipated to be \$515,000, which exceeds the amount of the Federal/State funding.

Assuming bids are within the estimated range and inspection costs are as anticipated, Ambler would now be responsible for the difference between the project cost (\$515,000) and the funding amount (\$375,000), or approximately \$140,000.

In considering the addition of sidewalk along the Park Avenue frontage of Pickering Park, the scope of the Pedestrian Sidewalk Improvements could be reduced due to overlapping scopes of work. The concept plan to add sidewalks along Park Avenue includes shifting the curbline further into the road to accommodate a new sidewalk. This is not included in the current plans to be bid. Redesign of the current plan would require additional review by PennDOT and delay the project. Since Ambler anticipates obtaining grant funding for the additional sidewalk, the redundant work could be removed from the current project and included in a future project. Doing so would reduce the current project cost by approximately \$42,000, reducing Ambler's responsibility for the current project from \$140,000 to approximately \$100,000.

Prior to this project being advertised, the Delaware Regional Planning Commission, the agency that administers this project for PennDOT, requires a letter from Ambler indicating understanding and acceptance of the local funding required to complete this project.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
508 Corporate Drive West | Langhorne, PA 19047 | 215-369-3955 | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
119 East Linden Street | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Boulevard | Suite 425 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1780
www.gilmore-assoc.com

BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. 2022-12

**A RESOLUTION AUTHORIZING APPLICATION TO THE
2022 PECO GREEN REGION OPEN SPACE PROGRAM FOR THE
AMBLER COMMUNITY GARDEN**

WHEREAS, the Borough of Ambler (Borough) desires to undertake the Ambler Community Garden Project; and

WHEREAS, the Borough desires to apply to the PECO Green Region Open Space Program for a grant for the purpose of continuing work and planting at the garden for carrying out this project; and

WHEREAS, the Borough has received and understands the 2022 PECO Green Region Open Space Program Guidelines.

THEREFORE, BE IT RESOLVED THAT Ambler Borough Council hereby approved this project and authorizes application to the PECO Green Region Open Space Program in the amount \$10,000.00 and

BE IT FURTHER RESOLVED, THAT, if the application is granted, the Borough commits to the expenditure of matching funds in the amount of \$10,000.00 for the project's success.

SO RESOLVED this 18th day of October 2022.

Glynnis Siskind, Council President

Mary Aversa, Borough Secretary



2022 PECO Green Region Grant Application

Applicant Information

Name: Ambler Borough
Address (line 1): 131 Rosemary Avenue
Address (line 2):
Address (line 3): Ambler, PA 19002
Township: Ambler
County: Montgomery
Contact name: Glenn Kucher
Contact job title: Code Enforcement Officer
Contact email: code@borough.ambler.pa.us
Contact phone: 2156461000

Project Information

Project Title: Ambler Community Garden

Project Type: Plantings, Other (Community Garden)

Project Description: Ambler Borough seeks support for the expansion and improvement of their community vegetable garden located at Knight Park within the Borough. The garden include 5,700 square feet of raised garden beds within a 10,000 square foot area of the park. The garden is managed by the Ambler Community Garden (ACG) Steering Committee with assistance from Borough Council and Staff and is supported and utilized by Ambler residents. The proposed improvements at the garden include planting annual spring, summer, and fall plants in the newly constructed raised beds as well as soil, the addition of compost, as well as planned garden events, and informational programming / education about the garden.

Project Detail

Describe the passive recreation (walking, canoeing, bird-watching, etc.), conservation, and/or park needs of your municipality as a whole. How does this project address those needs? If the project involves land or conservation easement acquisition, please describe why the property's permanent protection is important. For projects involving tree planting, please include the number of trees to be planted.

The Ambler Community Garden Project addresses several needs of Ambler's and surrounding communities' passive recreational needs. This project addresses the County's theme of Connected Communities and goals to provide strong community destinations including mixed use areas, and other gathering places. The garden offers numerous opportunities for the Ambler community to be engaged in the management and operation of the garden. It offers a destination for people to gather, socialize, and learn. A community garden is an excellent opportunity for people of varying status and backgrounds with common interests to socialize and work together toward common goals.

The garden addresses the County's comprehensive plan theme of Sustainable Places and goals of increasing the supply of local, fresh food, and local park improvements. The expanded community garden will be an improvement to Knights Park and will provide the opportunity for residents to grow their own fresh produce and give back to the community by donating surplus produce to the local food bank.

Public access for all is an important focus of the PECO Green Region Program. Please describe the project site and how public access will be accommodated. Include details on how diversity, equity, and inclusion initiatives will be addressed ensuring equal access to nature for all communities.

Ambler Borough's Knight Park is located in the predominantly residential south area of Ambler and is bounded by Bannockburn Avenue, Church Street, and South Main Street. The park is easily accessible by pedestrians from all points of Ambler and several on-street parking spaces exist. The park is approximately 1,000 feet from the Four Mills Nature Reserve of the Wissahickon Green Ribbon Trail. Many studies have been published establishing the environmental, social, health, and education benefits of community gardens. Educational opportunities would include public workshops demonstrating the operation and benefits of a community garden, gardening tutorials, youth sponsorships, etc. The community garden would also offer opportunities for local students to tour as part of the school or summer camp curriculum. Ambler Borough is a diverse community. Borough Council adopted the Ambler Borough Human Relations Ordinance No. 1098 on May 17, 2016, wherein an official policy of non-discrimination has been established involving all matters of employment, housing and commercial property, and public accommodation to ensure that all persons, regardless of actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap, use of guide or support animals because of blindness, deafness or physical handicap of the user or the user is a handler or trainer of support or guide animals, or sexual orientation, gender identity or gender expression, enjoy the full benefits of citizenship and are afforded equal opportunities for employment, housing and public accommodation. All events, organizations, activities, groups, committees, etc. are open to any and all who desire to participate. Ambler utilizes several communication forums to reach and engage the public. These include the Borough monthly public meetings, website, social media, semi-annual newsletter, word-of-mouth, and active recruitment. Ambler Borough community garden has informational signage to inform residents of the benefits of community gardens.

Will this project contribute to a multi-municipal trail or greenway? If so, in what manner? If not, how will citizens of neighboring communities benefit from the project?

The community garden in Knight Park is approximately 1,000 feet from the Four Mills Nature Reserve of the Wissahickon Green Ribbon Trail.

Prior Awards

Year	Project Name	Awarded Amount	Final Report Submitted
2020	Ambler Square Park	\$10,000	11/20/2021
2017	Growing Ambler Greener	\$10,000	11/17/2020

Project Budget

Item	Total Cost	Requested Funding Amount
Annual spring plants	\$1,000	\$1,000
Annual summer plants	\$1,500	\$1,500
Annual fall plants	\$1,000	\$1,000
pest management by BYE	\$800	\$800
soil and compost/soil amendments	\$1,200	\$1,200
woodchip replenishment	\$600	\$600
garden events and outside events	\$600	\$600
educational information	\$600	\$600
perennial plants shrub replacement	\$750	\$750
netting twine, cages, stakes, misc	\$1,000	\$1,000
security lights (solar)	\$400	\$400
community garden educational signage	\$300	\$300
small produce stand	\$250	\$250

Matching Funds

Source	Pending/Secured	Amount
MONTCO 2040 Grant - Knight Park Community Garden	Secured	\$43,000
Ambler Borough General Fund	Secured	\$3,000

Project Partners

Partner	Type of contribution	Pending/Secured	Amount
Rotary Club of Ambler	in-kind services	Secured	\$0
Weaver's Way Co-Op	in-kind services	Secured	\$0

Attachment	Link
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Salary & Personnel Committee

Committee Members: Frank DeRuosi-Chair, Haley Welch, Nellie Forst, and Jen Henderson.

The Committee will consider the following recommendation.

1. A request was received from William Nassau, to be appointed to the vacant EAC seat.
(attached)

The following business will be discussed:

1. An Executive Session may be held this evening on a personnel matter.
2. Staff is preparing a recommendation for the replacement of the Manager's Assistant, who is retiring.

Mary Aversa

From: William Nassau <williamofnassau@gmail.com>
Sent: Wednesday, October 12, 2022 8:16 PM
To: Manager
Subject: Becoming an EAC member

Hello, my name is William Nassau. I live in Ambler and have been attending the Town Council and EAC meetings. I am interested in becoming a member of the EAC and was told to contact you about it.

When I lived in Phoenixville, I was a member of their environmental group and worked on several clean ups of the Schuylkill River and surrounding areas, as well as many other public functions similar to Ambler's Earthfest. I was also responsible for starting their community garden program which encouraged local residents to take up a small plot of land and tend to it. I make sure to be environmentally conscious throughout my daily life and encourage others to do the same.

My biggest focus when it comes to the environment are bugs. I studied entomology in college and have a bug collection. I have been spreading the word about killing Spotted Lanternflies, and how beneficial spiders actually are since they eat all the pests that annoy us (mosquitoes, bed bugs, ants, termites, etc.) and want nothing to do with us or our food or belongings in any way.

For example, back in 2010 in Pakistan there was major flooding. Afterwards there was a great worry about a huge spike in malaria cases due to standing water for mosquitoes. Fortunately though, the flooding also disturbed the habitat of millions of spiders, which took to the trees to make webs. Entire trees were wrapped in webs, looking like cotton candy. Because of this, the malaria numbers actually dropped because the mosquitoes were all getting caught and killed so quickly that they didn't even have time to spread the disease.

I have also become a big advocate for increasing tolerance in America for eating insect based food. Many other countries have insects as snacks sometimes or even meals, but here almost everybody balks at it. The amount of space and resources used to care for livestock for food is enormous with a devastating environmental impact. A cricket farm however would use up a fraction of that while being able to produce more food from it in the form of cricket powder, which also has more protein and nutrients per gram than beef or chicken.

I hope to hear from you about this and am eager to join the EAC. Please let me know if there is anything you need from me to help facilitate this.

RECOMMENDATIONS

Finance & Planning Committee

1. A recommendation is requested that the September 2022 bills be paid in the amount of **\$609,911.47**.
2. A recommendation is requested to contract with Berkheimer to directly process and collect Business Privilege Taxes commencing with the 2023 tax year.
3. A recommendation is requested to purchase 29 new trash receptacles and 6 recycling containers from Treetop Products Inc., for a total cost of \$19,408.83 with shipping.
4. Consider adoption of **Resolution 2022-11** authorizing the Borough Manager to execute the PennDOT Traffic Signal Maintenance Agreement.
5. A recommendation is requested to award Covanta a 5-year contract for refuse disposal.

Public Utilities Committee

1. A recommendation is requested to award the WWTP's stairway replacement to Design Plastic System in the amount of \$12,670.00.

Parks And Recreation Committee

1. A recommendation is requested for the Highland and Park Avenue Grant and the required matching funds.
2. A recommendation is required to approve **Resolution 2022-12** to include with the PECO Community Garden Grant application.

Salary & Personnel Committee

1. A recommendation is requested to appoint William Nassau to the vacant EAC seat.