



BOROUGH OF AMBLER

COUNCIL MEETING AGENDA

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

August 15, 2023

7:00 p.m.

**Minutes for Consideration:
July 18, 2023**

COMMITTEE REPORTS:

FINANCE & PLANNING

PUBLIC SAFETY

PUBLIC UTILITIES

PARKS & RECREATION

SALARY & PERSONNEL

This evening's presentations:

The Rotary Club will make a presentation this evening.

Finance & Planning Committee

Committee Members: Nellie Forst – Chair, Karen Sheedy, Lisa Auerbach, Nancy Roecker Coates.

The Committee will consider the following recommendations:

1. That the July 2023 bills be paid in the amount of \$ 821,695.08

#	FUND	July 1st Run	July 2nd Run	TOTALS
1	GENERAL	37,528.67	148,790.13	186,318.80
2	STREET LGTS	33.98	18,073.67	18,107.65
3	FIRE	-	-	-
4	REFUSE	49,384.60	12,264.66	61,649.26
5	PARKS & REC	8,966.69	56,701.55	65,668.24
6	WATER	62,273.54	65,333.06	127,606.60
8	SEWER	4,116.93	165,879.67	169,996.60
9	WWTP	81,829.64	105,274.69	187,104.33
35	LIQUID FUELS	-	909.20	909.20
30	WATER CAPITAL	-	4,334.40	4,334.40
	TOTALS	244,134.05	577,561.03	821,695.08
	VOID CHECKS *	-	-	-
	GRAND TOTAL	244,134.05	577,561.03	821,695.08

2. A presentation will be given this evening for Ambler Lakeview Development LP at 9 N. Maple Avenue for preliminary and final land development approval for a 92 residential unit five story building with associated parking. Borough Engineer, Borough Planning Commission, and Montgomery County Planning Commission reviews.(**attached**).

The following business will be discussed:

1. The Borough Engineer's report was received.
2. An Ordinance for a residential inspection program for resale properties was approved to be advertised for adoption. 8-Aye (Absent – Mrs. Endicott)

3. The Rotary Club will make a presentation this evening.
4. Attached is the Zoning Hearing Board notice for 259 E. Butler Avenue.

Recommendations

1. That the July 2023 bills be paid in the amount of \$821,695.08.
2. A recommendation for preliminary-final land development approval for Ambler Lakeview Development LP at 9 N. Maple Avenue is requested.

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 untis

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.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 18, 2022

File No. 2021-03028

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

Reference: Preliminary/Final Land Development
Residential Apartment Building - Ambler Lakeview Development, L.P.
9 N. Maple Avenue, Ambler Borough and 5 N. Maple, Upper Dublin Township
Tax Parcel #01-00-02938-40-9; Tax Parcel #01-00-02938-00-4

Dear Mary:

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

- A. Preliminary/Final Land Development Plans (26 sheets), prepared for Amber Lakeview Development, L.P. by Bohler Engineering, dated March 3, 2022.
- B. Stormwater Management Calculations, prepared by Bohler Engineering, dated March 1, 2022.
- C. Traffic Impact Study, prepared by Traffic Planning and Design, Inc., dated March 10, 2022.
- D. Will Serve Letter, prepared by Ambler Borough Water Department, dated March 2, 2022.
- E. Proposed Transit-Oriented Development Ordinance Amendment (02555823v2)

The proposed development is located at 9 N. Maple Avenue in Ambler Borough and 5 N. Maple Avenue in Upper Dublin. The area of the project within Ambler (1.554 acres) is within the RSC Retail and Service Commercial District with the RO Redevelopment Overlay District. Portions of the site are also within the Floodplain Conservation District. The existing parcels comprise a 2.16-acre TOD Effective Area and are vacant. The Applicant, Ambler Lakeview Development, LP, proposes a 5-story 92-unit apartment building. The first floor will be parking and floors 2-5 will be the residential units. The portion within Upper Dublin Township (0.606 acres) is proposed as parking only and would be subject to Upper Dublin's ordinances and land development review and approval.

A Zoning Ordinance text amendment is under consideration by Ambler Borough Council. The amendment is regarding the transit-oriented development (TOD) use in the RO Redevelopment Overlay District (Chapter 27, Part 27). Our review of this application assumes the text amendment will be adopted. If the amendment is not adopted, there may be additional aspects of the plan that are not consistent with the current Ambler Zoning Ordinance. These inconsistencies, with the current Ambler Zoning Ordinance, are not identified in this review.

Zoning Comments

1. §27-413 & §27-2703.E(3) & (4) – The TOD use is permitted within the RO Redevelopment Overlay District in RSC Retail and Service Commercial District zoned areas by conditional use.
2. §27-1906.E, F, G, I, & J – A special exception is required to permit several proposed uses within the Floodplain Conservation District: sanitary or storm sewers and impoundment basins, driveways, grading or regrading of lands, and fences.
3. §27-1907.1 – A special exception is required to permit portions of proposed retaining walls with the Floodplain Conservation District.

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

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

4. §27-2104 & §27-2705.F(5) – The northern most parking area is located on an adjoining lot (Parcel A). It is not clear if this lot will be merged with the lot where the primary use is located. This parking area appears to be within an easement for parking. We defer to the Borough Code Officer to determine if these parking spaces are considered off-site facilities subject to the requirements of these sections. A copy of the easement for ingress, egress, & parking on Parcel A shall be provided for review by the Borough.
5. §27-2703.E(4)(a)2 & (h) & §27-402 – Given the proposed TOD Effective Tract Area of less than 8 acres and greater than 2 acres and that no green space is provide on the proposed lot, the applicant shall agree in writing, to the satisfaction of the Borough Solicitor, to be permanently responsible for the maintenance of a portion of a nature, wildlife, or other similar preserve located within 500 feet of the TOD property.
6. §27-2703.E(4)(a)1 & 2 – We recommend that the applicant provide exhibits demonstrating compliance with the various conditional use standards regarding the location of the proposed TOD in relation to other uses in the Borough (e.g. train station, nature preserve, ROW frontage, etc.)
7. §27-2703.E(4)(a)5 & §27-2705.A – The development will be required to be serviced by public water and sewer. The applicant should confirm sewer service is available. Documentation regarding availability of water service has been provided.
8. §27-2703.E(4)(a)7 – TOD development shall be designed to be compatible in use with the existing Borough development and in its residential and nonresidential components in terms of architecture, building materials, massing, and scale. We defer to Borough Council to determine its compatibility.
9. §27-2703.E(4)(b)6 & 7 & §27-2703.E(4)(c) – These sections are regarding architectural elements of the buildings. The Applicant supplied three architectural renderings of the building with the sketch plan submission. We defer to Borough Council to determine if the renderings are sufficient.
10. §27-2703.E(4)(d) & §27-2705.M – Pedestrian and TOD elements. New curb and sidewalk are proposed along the building frontage (Parcel B). We recommend that new curb and sidewalk be provided on Parcel A (North & South) as well. Ideally, a continuous pedestrian route should be provided from the proposed TOD to the SEPTA station on the south side of Butler Avenue.
11. §27-2703.E(4)(e) – It appears that the number of parking spaces proposed (139) is compliant with the requirement (1.5 space per DU). Several covered parking spaces appear to be constrained by walls and/or pillars. Circulation plans shall be provided documenting vehicles can navigated the parking spaces.
12. §27-2705.F(3) – Off-Street Parking and Loading. The Applicant proposes 1.5 parking spaces per dwelling unit per the TOD requirements. The application does not include a mixed use. We defer to the Borough regarding the need for a parking needs analysis.
13. §27-2705.H – The applicant should demonstrate that the proposed trash facilities will be adequate to service the proposed number of dwelling units.
14. §27-2705.I – Signs. All signage shall meet the requirements of Part 20 of Zoning. We defer review and approval by the Borough.

Subdivision and Land Development Comments

15. §22-305.2.D – Each sheet shall be consecutively numbered to show its relation to the total number of sheets (e.g. 1 of 25). The plans have "X of X" in the title block.
16. §22-305.4.A(1-8) – Existing and proposed features are to be shown on the plans within 400 feet of any part of the land being developed.
17. §22-305.4.B(2) – North Maple Avenue. The street width shall be dimensioned on the plans. The physical width of the right-of-way shall be dimensioned on the plans.
18. §22-305.4.B(7) – The location of the Flood Hazard Area (FHA) is shown on the plans is based on the existing retaining wall that will be removed. A revised boundary based on the proposed grading and building location shall be shown to ensure the proposed building is outside the FHA area.
19. §22-305.6.B – The applicant shall provide the base flood elevation of the floodplain on the plans.
20. §22-306.A(2)(e) – The applicant shall indicate on the plans that any future development of Parcel A must conform to existing zoning regulations and that such activity will be carried out in a logical and satisfactory manner.

21. 22-307.1.D – The applicant shall include the number of bedrooms per dwelling unit.
22. §22A-101.B(1) - The pavement cross section detail on C-302 shall be made consistent with local/residential road standards of this section.
23. 22A-102.A – Label all curb radii. Provide turning analyses for fire, trash, and moving trucks accessing the site. Increase radii as needed.
24. 22A-113.1 – Monuments must be placed at all corners of the property and changes in direction of property line.

Stormwater Management Comments

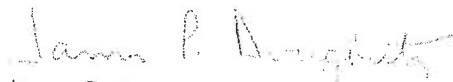
25. §26-428 – The applicant proposes redevelopment of an existing site and is therefore exempt from stream bank erosion requirements per Table 26-406.1.
26. §26-429.A – Design storm rainfall depths shall be per those in Table A-1 (Appendix A to Chapter 26).
27. §26-429.D.2 - The applicant proposed a 20% reduction in impervious cover in the post-development conditions and is therefore exempt from peak rate controls per this section.
28. §26-431.2.A.(9) – A 15-foot wide access easement is required around all stormwater BMPs that provided ingress to and egress from a public right-of-way for the Borough.
29. §26-431.2.D – A statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the Borough of Ambler must be added to the plans.
30. §26-438 – The applicant shall enter into an O&M agreement for privately owned stormwater facilities to the satisfaction of the Borough Solicitor.
31. §26-441 – Show the roof drains on the plans. These should discharge to the BMPs at the building corners.
32. The applicant shall include pipe calculations.
33. The boundary line between the drainage areas for Rain Garden #3 and Rain Garden #4 is not running along the high point ridge created by the proposed grading. Revise Sheet C-612 and the stormwater calculations accordingly.

General Comments

34. Given the previous uses on this site, and in this area of the Borough, the Applicant should perform Environmental Site Assessments if material will need to be removed from the site.
35. It is the applicant's responsibility to verify the property meets residential health standards.
36. PennDOT compliant curb ramps shall be provided on N. Maple at both driveways.
37. Design and details for the retaining wall in Rain Garden #3, including any required guards per IBC Section 1015, are required for review and approval by the Borough prior to construction. If these will not be provided during the land development application review process, a note shall be added to the plans stating that these will be provided to the Borough for review and approval prior to construction.
38. Spot elevation grades shall be shown around the accessible parking spaces to ensure compliance with accessibility requirements.
39. A manhole shall be provided where the proposed storm sewer connects to the existing sewer near the south driveway. A proposed manhole is noted on the profile but shall also be depicted on the plan. A doghouse manhole may be appropriate at this location.
40. Label Parcel B on the plans.
41. Due to anticipated construction vehicle traffic, we recommend that the applicant include mill and overlay of Maple Avenue in the scope of this project.
42. Detectable warning surfaces in the ROW shall be the wet-wet replaceable type.
43. The applicant shall provide documentation that Upper Dublin has approved the proposed parking area on Parcel A.
44. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g., PADEP, PennDOT, MCPC, Montgomery County Conservation District, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Borough and our office.

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/sl

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joe Bresnan, Esq. - Solicitor
John Zaharchuk - Ambler Lakeview Development, LP Owner/Applicant
James Garrity, Esq. – Wisler Pearlstine, LLP
Lindsey Breylinger – Bohler Engineering PA, LLC
Damon Drummond, P.E. – Gilmore & Associates, Inc.

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 3111
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

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 given 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

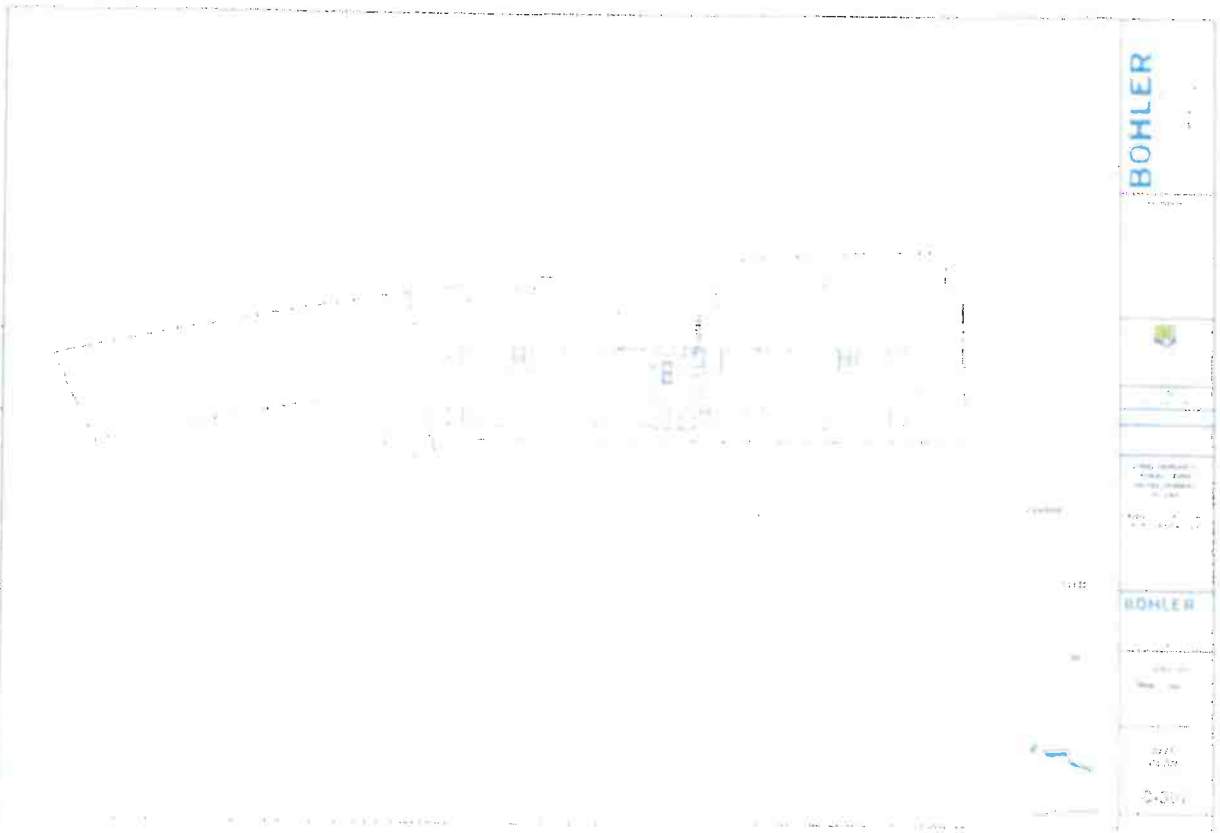
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



The Amber
M.P. #1182





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



October 25, 2022

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

Re: 9 N. Maple Street
Preliminary Plan Application
92 Residential Unit 5-Story Building

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the 9 N. Maple Street Preliminary Plan Application proposing a 92 residential-unit, five story building with associated parking of Ambler Lakeview Development, L.P.

The Applicant appeared before the Borough Planning Commission 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 Plan in accordance with the Borough Engineer and Montgomery County Planner Comment Letters, subject to Council approving a Transit-Oriented Development Ordinance Amendment required to allow the Applicant to move forward to obtain Plan approval; and the Applicant extending the sidewalk along Maple Street to Butler Avenue.

The vote taken was unanimous in favor of a recommendation to Council to approve the proposed Preliminary Plan subject to the above conditions.

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

**ZONING HEARING BOARD OF THE BOROUGH OF AMBLER
IN RE: AMBLER LAKEVIEW DEVELOPMENT, LP**

**PROPERTY ADDRESS:
9 N. MAPLE AVENUE, AMBLER, PA 19002
(PARCEL NUMBER 01-00-02938-40-9)**

**HEARING DATES: JULY 26, 2023
AND AUGUST 7, 2023**

AND NOW, this 7th day of August, 2023, after a hearing at a duly advertised public meeting of the Zoning Hearing Board of the Borough of Ambler:

- (1) the Application for a special exception requested under Ordinance Section 27-1910.E to allow in the floodplain sanitary sewers, storm sewers, and stormwater basins is **HEREBY GRANTED**. Such relief is granted so long as:
 - a. the Applicant demonstrates, to the satisfaction of the Borough Zoning Officer, that the reviews of the said sanitary sewers, storm sewers, and stormwater basins which are required to be conducted by the Borough Engineer and the Pennsylvania Department of Environmental Protection pursuant to Section 1910.E of the Zoning Ordinance, were, in fact, conducted.

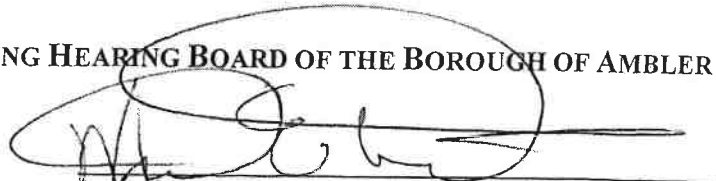
- (2) the Application for a special exception requested under Ordinance Section 27-1910.F to allow driveways in the floodplain is **HEREBY GRANTED**. Such relief is granted so long as:
 - a. No parking is permitted in the driveways;
 - b. signs are erected in the driveways in sufficient locations and of a sufficient size to warn the public that the driveways are located in a floodplain and to not park their vehicles in the driveways if flooding is possible, with the exact locations and number of signs, and the exact wording of the signs, to approved by the Borough Zoning Officer; and,
 - c. all items which are located on the driveways and which are not permanently anchored to prevent flotation, collapse or lateral movement, are removed or properly secured any time flooding is possible (by way of example and not limitation, such items include but are not limited to trash receptacles, ashtrays, and the like).


- (3) the Application for special exception requested under Ordinance Section 27-1910.G to allow grading and/or regrading in the floodplain is **HEREBY GRANTED**. Such relief is granted so long as:
- a. the Borough Zoning Officer confirms that the Borough Engineer is satisfied the Applicant has provided all items required by Section 1910.G of the Zoning Ordinance, including making all submissions required to other applicable government agencies set forth in that section.
- (4) the Application for special exception requested under Ordinance Section 27-1910.I to allow a fence in the floodplain is **HEREBY GRANTED**. Such relief is granted so long as:
- a. the fence is constructed of materials which will not impede the flow of floodwaters and debris.
- (5) the Application for special exception requested under Ordinance Section 27-1911.3 to allow a retaining wall in the floodplain in the floodplain is **HEREBY GRANTED**.

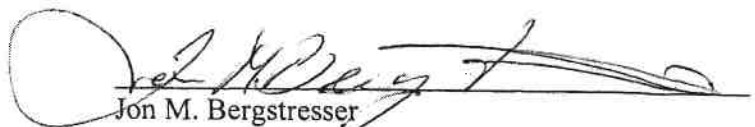
ALL RELIEF set forth in paragraphs 1 through 5 above is granted so long as the cumulative effect of all past and projected development at the subject parcels does not increase the base flood elevation by more than one (1) foot, and subject to all use and development conforming:

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

BY: THE ZONING HEARING BOARD OF THE BOROUGH OF AMBLER


Michael E. Williams


Steven Ware


Jon M. Bergstresser

BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER _____

AN ORDINANCE CREATING RESIDENTIAL RESALE OCCUPANCY PERMITS AND PRE-PERMIT INSPECTIONS WITHIN THE BOROUGH; IDENTIFYING THE SPECIFIC ITEMS THAT MUST BE INSPECTED; BEING A NEW PART 200 IN CHAPTER 11, "BUILDINGS" IN THE BOROUGH CODIFIED ORDINANCES; INCLUDING SEVERABILITY, REPEALER, AND EFFECTIVE DATE CLAUSES

In the interests of the health, safety and welfare of the Borough and its residents, the Borough of Ambler does hereby create residential occupancy permits and a requirement that certain identified items be inspected at the time of any transfer of ownership of residences within the Borough, and specifically ORDAINS as follows:

11-200. TITLE. There is hereby created a residential resale inspection obligation in the Borough of Ambler.

11-201. DEFINITIONS

- a. *Private Sewer Service Lateral.* The private sewer pipe extending from a building to the publicly owned and operated sewer system, regardless of where the sewer main is located within the street that the building fronts.
- b. *Transfer.* The conveyance of fee simple ownership of improved real estate through the execution of a recordable deed.

11-202. INSPECTIONS REQUIRED UPON TRANSFER.

1. Prior to proceeding to closing and the execution of a deed conveying ownership, the Seller (or, if agreed between the Seller and the Buyer, then the Buyer) shall obtain inspections of the following:
 - a. Sewer laterals;
 - b. Curbs and sidewalks, when the home includes such improvements;
 - c. Backflow Prevention
 - d. House Numbers
2. Prior to proceeding to closing and the execution of a deed conveying ownership, the Seller shall provide an affidavit in a form provided by the Borough which verifies the existence of working smoke detectors and carbon monoxide detectors within the residence.

11-203. SEWER LATERAL INSPECTION REQUIREMENTS

- A. A plumber must conduct a video inspection of the sanitary sewer service lateral.
- B. The plumber shall certify that there is no inflow or infiltration into the lateral, that there are no illegal connections, and that the clean-out vent is capped and not damaged.
- C. The transfer of the property does not require such plumber's certification where:
 - i. The transfer is from the builder of the home to the first owner;
 - ii. There was a previous lateral inspection by a plumber within the preceding 36 months;

- iii. The lateral has been replaced and was inspected at the time of such replacement, in which case no further inspections are required for a period of ten years.
- D. Regardless whether a plumber's certification is required pursuant to the above criteria, Seller shall submit an affidavit on a form prepared by the Borough to verify that the home does not contain a sump pump that is connected to the home's sanitary sewer lines.

11-204. SMOKE AND CARBON MONOXIDE DETECTORS

- i. Seller is required to sign a pre-closing affidavit on a form provided by the Borough which confirms the presence of working smoke and carbon monoxide detectors on each floor of the home, including the basement.

11-205. CURB/SIDEWALK REQUIREMENTS

- i. Upon being advised of the pending transfer, the Borough staff or engineer will inspect the curbs and sidewalks. Sidewalks and curbs will require repair or replacement :
 - a. When one or more sections of the sidewalk rises above or drops below the grade of the edges of immediately adjacent sections resulting in an irregular surface with depression greater than ½ inch in depth.
 - b. When the curb is out of vertical alignment with the adjacent curb or an adjacent section or slab of sidewalk in excess of ¾ inch.
 - c. When there is spalling on twenty-five percent (25%) or more of the total sidewalk surface.
 - d. When there is any crack in a sidewalk that is greater than ½ inch in width for a length of one foot or more.
 - e. When a crack in a curb is more than ¼ inch wide and extends across the full depth of the curb and also down to the grade of the street.

11-206. BACKFLOW PREVENTION REQUIREMENTS

- i. The home will be inspected by Water Department staff or Code (in the event of an emergency) for the presence of a working check valve that prevents water from flowing out of the home and back into the system;
- ii. The inspection will identify the service line as one of the following:
 - a. Lead
 - b. Non-lead
 - c. Lead status unknown

11-207. HOUSE NUMBERS

- i. Each inspected home must have the house number installed, at least three inches high, and easily visible from the street.

11-208. ADMINISTRATION

- i. When each of the inspections required by this ordinance are satisfactorily completed, the Borough will issue a use and occupancy permit for the residence.
- ii. When one or more inspections discloses that the residence is not in compliance and requires work to be brought into compliance, the Borough will issue a temporary occupancy permit, in which case the property shall be brought into compliance within twelve months of closing. When weather or other exigencies prevents a pre-closing inspection, a temporary occupancy permit will be issued and a post-closing inspection will be scheduled, with compliance required within 12 months of the inspection.
- iii. If an inspection discloses that the residence is in such a condition occupying it would be dangerous to the health, safety or welfare of the occupants, the Borough will issue an access only permit, allowing entry to the residence (but not occupancy), to bring the property into compliance within twelve months of closing.
- iv. The Borough shall not require the posting of any escrow, and the inspections set forth herein shall not serve to delay or postpone and closing scheduled between a buyer and seller.
- v. The obligations herein apply to every seller of a residence in the Borough. The obligation will pass to the Buyer if this ordinance is not complied with prior to sale.
- vi. The Borough will, to the extent possible, tie the inspection program to the issuance of water certifications associated with the sale, in order to identify homes that require inspection.

This ordinance shall be effective sixty days after it is adopted using the ordinance adoption date criteria set forth in section 3301.3 of the Pennsylvania Borough Code; *except, however*, the sewer lateral inspection requirements set forth in section 11-203, which shall become effective on September 1, 2024.

The provisions of this ordinance are intended to be read *in pari materia* with existing Borough ordinances. To the extent that any earlier Borough ordinance includes language inconsistent with any language in the within ordinance, then to the extent of such inconsistency, the prior ordinance is repealed.

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

SO ORDAINED this _____ day of _____, 2023.

Glynnis Siskind, Council President

ATTEST: _____
Mary Aversa, Secretary

APPROVED: _____
Jeanne Sorg, Mayor

Zoning Notice

Notice is Hereby given that the Zoning Hearing Board of the Borough of Ambler will conduct a public hearing on September 7, 2023 at 6:30 pm prevailing time at the Ambler Borough Hall, 131 Rosemary Avenue, Ambler, Pa 19002.

At that time, the Zoning Hearing Board will hear testimony and accept evidence on the application of Ambler Beverage Partners, LP (**owners**) for the real property located at 259 E. Butler Avenue, Ambler, PA 19002 parcel number 01-00-00670-00-4 (the “Tract”) located in a Downtown Commercial (DC) district requesting a variance from Section 27-2102 to permit eighty-seven (87) parking spaces where ninety-five (95) are required; and a special exception in accordance with Section 27-2802 (2) (D) to permit and construct four (4) residential units in the Downtown Commercial Zoning District

All interested parties are invited to attend and participate in the hearing. Any individual with a disability wishing to attend the above scheduled hearing who requires an auxiliary aid, service or other special accommodations to participate in this hearing should contact the Borough at (215) 646-1000 as soon as possible to discuss how the Borough of Ambler can best provide assistance.

Public Safety Committee

Committee members: Jennifer Henderson – Chair, Nancy Roecker Coates, Erin McKenna Endicott, and Amy Hughes.

The Committee will make no recommendations.

The following business was discussed:

1. The Police Department report will be provided.
2. The Community Ambulance report is **attached**.
3. The Fire Department report is **attached**.
4. The Public Works and the Code Enforcement reports were received.
5. The Ambler Borough Police Department has received a shipment of steering wheel locks for vehicles. This is due to the increase in vehicle thefts. If you are a borough resident and would like one, please come to the police station.



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 – 2023

<u>Month</u>	<u>Calls in Borough</u>	<u>Total Calls for CAAA</u>
January	56	524
February	45	431
March	48	471
April	48	489
May	60	493
June	65	479
July	40	447
<u>YTD Totals</u>	362	3,334

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



Wissahickon Fire Company
Fire Chief Report
July 2023 (212 days)

Township	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total	%
Ambler	17	17	8	17	18	18	11						106	33%
Conshohocken				1									1	0%
Horsham	3	1	1		1	1	2						9	3%
Lansdale		2											2	1%
Lower Gwynedd	18	17	20	20	24	22	22						143	45%
Montgomery		1	1	1	1	2	1						7	2%
North Wales				1									1	0%
Plymouth			1	2		2							5	2%
Springfield			2										2	1%
Upper Dublin	2	1		3	3	1	3						13	4%
Upper Merion			1										1	0%
Whitemarsh	1	3	1	1		2	5						13	4%
Whitpain	2	2	2	1	4	2	3						16	5%
TOTAL	43	44	37	47	51	50	47	0	0	0	0	0	319	100%

Type of Call	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total	%
Accident Standby		2	4	1	1	1	2						11	3%
AFA Actual	8	8	5	12	8	9	4						54	17%
AFA False	10	12	7	5	6	15	17						72	23%
Appliance					1	1							2	1%
Assist EMS		1		2	1	1							5	2%
Assist Police					2		1						3	1%
Brush			1		6	1							8	3%
Building Investigation	2	2	2										6	2%
CO Detector		2		3	3	3	2						13	4%
Commercial Bldg	2	1	2	2	1	2	3						13	4%
Elevator Rescue		1		2	3	2							8	3%
Fast Team Assist	2			1	2	1							6	2%
Gas Odor Inside	2	4	3	5	2	2	1						19	6%
Gas Odor Outside	1	2		1	1	1	1						7	2%
High Angle Rescue			1										1	0%
LDH Strike Team			1										1	0%
Non Comm Bldg	4	3	3	4	2	3	2						21	7%
Officer Investigation	3	3	1		3	2	5						17	5%
Search			1										1	0%
Smoke in area	2			1		1							4	1%
Standby	1	1	1	1									4	1%
Traffic Unit assist	2	1	2	2	4	2	4						17	5%
Trash	1			1	1								3	1%
Vehicle Fire				1	2	1	1						5	2%
Vehicle Leaking fuel			1										1	0%
Vehicle Rescue		1	1	2	2		2						8	3%
Water Rescue													0	0%
Wires	3		1	1		2	2						9	3%
TOTAL	43	44	37	47	51	50	47	0	0	0	0	0	319	100%

Day of the week	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total	%
Monday	9	2	5	8	9	10	8						51	16%
Tuesday	6	6	7	2	9	11	7						48	15%
Wednesday	10	7	3	8	12	3	6						49	15%
Thursday	2	8	4	5	3	10	7						39	12%
Friday	2	8	7	6	5	6	3						37	12%
Saturday	5	7	8	12	9	4	10						55	17%
Sunday	9	6	3	6	4	6	6						40	13%
TOTAL	43	44	37	47	51	50	47	0	0	0	0	0	319	100%



Wissahickon Fire Company
 Fire Chief Report
 July 2023 (212 days)

Attendance	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total	%
Day Calls (M to F 6AM to 6PM)	19	23	15	21	26	31	16						151	47%
Attendance at Day Calls	254	291	158	221	288	374	132						1,718	
Average Day Calls	13.4	12.7	10.5	10.5	11.1	12.1	8.3	-	-	-	-	-	11.4	
Night & Weekend Calls	24	21	22	26	25	19	31						168	53%
Attendance at N & W Calls	327	316	294	325	306	210	349						2,127	
Average Night & Weekend	13.6	15.0	13.4	12.5	12.2	11.1	11.3	-	-	-	-	-	12.7	
Total Calls	43	44	37	47	51	50	47						319	100%
Total Attendance	581	607	452	546	594	584	481						3,845	
Average Total Calls	13.5	13.8	12.2	11.6	11.6	11.7	10.2						12.2	
Average Fire Attendance 7A	11.2	11.1	10.1	9.7	9.8	9.5	8.0						9.9	
Average Fire Attendance 7B	2.3	2.7	2.2	1.9	1.9	2.1	2.2						2.2	
Average Fire Attendance	13.5	13.8	12.2	11.6	11.6	11.7	10.2	-	-	-	-	-	12.1	
Total Drills	4	4	4	4	4	4	4						28	
Total Drill Attendance	138	135	117	114	114	104	114						836	
Average Drill Attendance	34.5	33.8	29.3	28.5	28.5	26.0	28.5						29.9	

January 2023 Training	Reorganization & Equipment Checks, Bloodborne Pathogens, First Aid & CPR recertification, Ambulance equipment review	345 FF hours	In training
February 2023 Training	Hazmat Refresher for 2 nights, Basement Fires, Tour of Jansen Research Facility in Lower Gwynedd	337 FF hours	In training
March 2023 Training	Turnpike Incident Management, Door prop & Equipment check, MSA new air pack review, MSA air pack training along with FF CPR	293 FF hours	In training
April 2023 Training	MSA air pack training, Passport system review, Forcible entry practice, LDH strike team review, Ventilation Prop @ Fire Academy	285 FF hours	In training
May 2023 Training	Water evolutions with trainees, Engine Company Operations, Car fire Prop.	285 FF hours	In training
June 2023 Training	Engine Company Operations, Hoarding Awareness, Mapbook knowledge, Water rescue review	280 FF hours	In training
July 2023 Training	Vehicle Rescue refresher, Equipment check, New Goddard School tour, Interior Firefighting @ Abington.	285 FF hours	In training
August 2023 Training			
September 2023 Training			
October 2023 Training			
November 2023 Training			
December 2023 Training			

2090 Total training
 hours



Wissahickon Fire Company
 Fire Chief Report
 July 2023 (212 days)

Count of Alarm 2023								
Hour of Day	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
0	3	2		2		1	1	9
1	3		2			1	1	7
2		1				1	2	4
3	1	1		3			2	7
4	1		1				1	3
5	1		1			1	2	5
6	2	2	1	4			1	10
7	3	1		1		2		7
8		3	4	2	3	2	3	17
9	3	5	3	2	5	1	2	21
10	2	4	3	4	2	4	4	23
11	1	1	5	4	3	2	2	18
12	1	5	2	3	3	4	1	19
13	2	2	3	3	3	2	3	18
14	2	1	2	3	4	1	3	16
15	1	2	2	3	6	2	5	21
16	1	3	3	4	3	2	6	22
17	3	2	3	1	1		3	13
18	1	2	1	3	2	4	2	15
19	2	3	3	2	3	2	3	18
20	2	3	8	1		1	5	20
21	3	3	1	2		2	1	12
22	2	2		2	1		2	9
23		3				2		5
Grand Total	40	51	48	49	39	37	55	319

Public Utilities Committee

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

The Committee will consider the following recommendation.

1. **Attached** for consideration is the T- Mobile Lease Renewal at 634 Houston Road.

The following business was discussed:

1. The WWTP Engineer's report was received

Recommendations

1. A recommendation is requested to approve the T Mobile Lease Renewal at 634 Houston Road.

Parks and Recreation Committee

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

The Committee will make no recommendations.

The following business was discussed:

1. A presentation was made from Bird Town PA, the committee will research program options. A vote was taken to table and not take further action. 8-Aye (Absent – Ms. Endicott)
2. Ambler Community Clean UP-World Clean Up day is September16, 2023 from 9am- noon at Ambler Borough Hall. This is a combined cleanup that will include 180 countries and thousands of partners. Meet at Ambler Borough Hall at 9am to clean up litter and cigarette butts. Gloves and bags will be provided. All are welcome. Participants under 16 years of age must be accompanied by an adult.

Salary & Personnel Committee

Committee Members: Karen Sheedy – Chair. Haley Welch, Nellie Forst, and Jen Henderson.

The Committee will make no recommendations.

The following business will be discussed:

1. Resumes are being accepted for the Water and Waste Water vacancies.