



# **BOROUGH OF AMBLER COUNCIL MEETING AGENDA**

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

**APRIL 18, 2023**

**7:00 p.m.**

**Minutes for Consideration:  
March 21, 2023**

**This evening's hearing :**

A public hearing and possible adoption of Ordinance 1133 amending the Zoning Ordinance sign chapter.

**COMMITTEE REPORTS:**

**FINANCE & PLANNING**

**PUBLIC SAFETY**

**PUBLIC UTILITIES**

**PARKS & RECREATION**

**SALARY & PERSONNEL**

## Finance & Planning Committee

Committee Members: Nellie Forst – Chair, Karen Sheedy, Lisa Auerbach, Nancy Roecker Coates. Absent: Mary Aversa, Erin McKenna Endicott.

**The Committee will consider the following recommendations:**

1. That the March 2023 bills be paid in the amount of \$647,959.60

FUND	March 1st Run	March 2nd Run	TOTALS
GENERAL	105,510.47	120,563.69	226,074.16
STREET LGTS	-	3,737.69	3,737.69
FIRE	-	-	-
REFUSE	47,081.55	5,852.92	52,934.47
PARKS & REC	702.08	506.80	1,208.88
WATER	68,525.93	86,663.31	155,189.24
SEWER	6,448.06	12,316.77	18,764.83
WWTP	108,726.42	79,265.11	187,991.53
LIQUID FUELS	183.99	-	183.99
WATER CAPITAL	1,874.81	-	1,874.81
TOTALS	339,053.31	308,906.29	647,959.60
VOID CHECKS *	-	-	-
GRAND TOTAL	339,053.31	308,906.29	647,959.60

2. A public hearing and possible adoption of Ordinance 1133 amending the Zoning Ordinance sign chapter regarding sign architectural elements and other Inconsistencies will occur this evening. Montgomery County Planning Commission and Borough Planning commission reviews **(attached)**.
3. A presentation will be made this evening for the Preliminary / Final Land Development Plan to convert the existing buildings into three residential condominium units along with off street parking at 24 -26 North Ridge Avenue – John’s Court, LLC Borough Engineer, Borough Planning Commission, and Montgomery County Planning Commission reviews **(attached)**. **Plans will be included.**

4. The County's updated Hazard Mitigation Plan was reviewed by Ambler's Planning Commission. The plan can be downloaded at [www.montcopa.org/3850/Hazard-Mitigation-Planning](http://www.montcopa.org/3850/Hazard-Mitigation-Planning) Resolution 2023-3 will be considered for possible adoption at April 18<sup>th</sup> Council meeting (**attached**)

**The following business will be discussed:**

1. The Borough Engineer's report was received.

**APPROVED AT THE COMMITTEE MEETING**

1. Authorization was granted to advertise a public hearing and possible adoption of an ordinance amending the Transit-Oriented Development Zoning Ordinance on May 2 at 7:00pm. Montgomery County Planning Commission and Borough Planning Commission reviews. 8-Aye
2. An Ordinance 1132 was adopted modifying the street sweeping schedule. 8-Aye

**Recommendations**

1. That the March **2023** bills be paid in the amount of \$ 647,959.60.
2. A recommendation is requested to adopt an ordinance amending the Zoning Ordinance sign chapter regarding sign architectural elements and other inconsistencies.
3. A recommendation is requested for the Preliminary / Final Land Development approval to convert the existing buildings into three residential condominium units along with off street parking at 24 -26 North Ridge Avenue – John's Court, LLC
4. Authorization is requested to adopt Resolution 2023- 3 adopting the County's updated Hazard Mitigation Plan.

THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER 1133

**AN ORDINANCE AMENDING THE BOROUGH ZONING ORDINANCE, SECTIONS 27-2003 (DEFINITIONS), AND 27-2007 (SIGNS IN NON-RESIDENTIAL ZONING DISTRICTS), REMOVING ARCHITECTURAL ELEMENT SIGNS AS A SEPARATE TYPE OF PERMITTED SIGN, REMOVING FLUSH WALL SIGNS TIED TO THE ARCHITECTURAL DESIGN OF THE BUILDING, CLARIFYING THAT THE SIZE LIMIT FOR PROJECTING SIGNS IS FIVE SQUARE FEET FOR EACH SIGN FACE, AND MAKING OTHER CHANGES TO THE WORDING OF THE ORDINANCE CONSISTENT THEREWITH; EFFECTIVE UPON APPROVAL OF THE MAYOR OR THE EARLIEST DATE OTHERWISE APPLICABLE; CONTAINING SEVERANCE AND REPEALER CLAUSES**

WHEREAS, it has been determined that an applicant for a sign permit is entitled to a larger sign if it can be demonstrated that the sign is an "architectural element sign", a problem that is compounded by the subjectivity inherent in determining whether a particular sign is compatible with the architecture of the building,

Ambler Borough Council does hereby ORDAIN as follows:

1. In ordinance 27-2003, "Definitions", the term "Architectural Element Sign" and its definition are hereby deleted from the ordinance.
2. In ordinance 27-2003, "Definitions", the term "Small Additional Projecting Wall Sign" and its definition are hereby deleted and replaced with the following: "Small Projecting Sign – A projecting sign of 2.25 square feet per sign face or smaller."
3. Ordinance 27-2007.C.(1) is amended as follows:
  - a. The language in subparagraph (b) shall be hereby deleted and replaced with the following: "For building frontages of 50 or more linear feet: three (3) signs."
  - b. The language in subparagraph (c) shall be hereby deleted and replaced with the following: "One wall sign up to 50 square feet in area or 15% of the building front façade area, whichever is smaller. When a lot's gross area exceeds two acres and the setback to the wall on which the sign is affixed is 70 feet or greater, each wall sign may not exceed 20% of the wall area or 60 square feet, whichever is smaller."
  - c. The language in subparagraph (d) shall be hereby deleted and replaced with the following: "No wall sign shall exceed a sign height of 15 feet above the existing grade or project above any cornice, parapet wall, roof line or building facade."
  - d. The first two sentences of subparagraph (g) are deleted and replaced with the following language: "The maximum area for projecting signs is five square feet per sign face. Signs shall not project more than three feet from the building wall."
4. The existing language in ordinance 27-2007.C.(5) is deleted entirely and is replaced with the following language:

Small projecting signs shall be permitted. Additional Regulations:

  - (a) Logo or Image. In the interest of increasing the variety and quality of commercial signs, small projecting signs shall include a logo or image as a design element (the sign shall not be comprised exclusively of words on a plain background).
  - (b) Size. Small projecting signs shall be limited to 2.25 square feet (for example, 18 inches by 18 inches).
  - (c) Sign Projection. Small projecting signs may not project more than two feet from the building wall.

(d) Sign Clearance. A minimum clearance of seven feet required between the bottom of the sign and the sidewalk.

(e) No projecting sign shall exceed a sign height of 15 feet above the existing grade or project above any cornice, parapet wall, roof line or building facade.

5. The figure 27-2007.C.(5) shall be amended such that the top right text box reads "Projecting Sign" and the right justified text box under it reads "Small Projecting Sign."
6. The language in ordinance 27-2007.C.(6)(o)6 is deleted and is replaced with the following: "A small projecting sign."

This ordinance is effective when approved by the Mayor or in the absence of mayoral approval on the earliest date applicable under the Pennsylvania Borough Code.

In the event that a court of competent jurisdiction declares any portion of this ordinance to be invalid, then to the extent possible the invalid portion shall be severed from the remainder of the ordinance, which shall remain in full force and effect.

Any existing ordinance which is inconsistent with the terms of this ordinance is, to the extent of such inconsistency, repealed.

SO ORDAINED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Glynnis Siskind, Council President

Attest: \_\_\_\_\_  
Mary Aversa, Secretary

# 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](http://www.boroughofambler.com)



February 28, 2023

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

Re: Sign Ordinance – Architectural Elements

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the Borough Sign Ordinance amendment regarding architectural elements and other inconsistencies.

After discussion, a motion was made and seconded to recommend to Council that it approve the amendment to the Borough Sign Ordinance regarding architectural elements and other inconsistencies. The vote taken of 7 members present was unanimous in favor of a recommendation to Council to approve the proposed Amendment.

If you have any questions, please do not hesitate to contact our Chairman, Robert Lagreca.

Very truly yours,

Carol Ann DiPietro  
Secretary  
Ambler Borough Planning Commission

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR  
JAMILA H. WINDER, 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](http://WWW.MONTCOPA.ORG)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

February 23, 2023

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

Re: MCPC #22-0290-002  
Proposal Name: Wall Signs  
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 3, 2023. We forward this letter as a report of our review.

## **BACKGROUND**

The Borough proposes to amend language in the sign ordinance to eliminate "Architectural Element Signs" as a sign type. The revisions include removing regulations related to the size of an Architectural Element Sign and increasing the maximum permitted size for a Wall Sign from 5 square feet to 50 square feet.

The proposed changes to the sign ordinance also include the adjustment of the name of a sign type from "Small Additional Projecting Wall Sign" to "Small Projecting Sign" with accompanying edits to various sections to be consistent in the language referring to various sign types.

A few other edits clarify building and sign measurements as they relate to sign size.

We reviewed an earlier draft of this ordinance revision on December 13, 2022.

## **RECOMMENDATION**

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to improve clarity in the borough's sign ordinance. We appreciate the borough taking into account our previous comments.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Chloe Mohr, AICP, Senior Community Planner  
Chloe.Mohr@MontgomeryCountyPA.gov – (610) 278-3739

c: Mary Aversa, Manager, Ambler Borough  
Joseph E. Bresnan, Esq., Borough Solicitor  
Robert Lagreca, Chair, Ambler Borough Planning Commission



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



Development Name: John's Court, LLC

Site Location: 24 & 26 North Ridge Ave Ambler, PA 19

Legal Property Owner Name: Gerald Gorski

Address: 1 Iron Bridge Drive, Collegeville, PA 19426

Phone: 610-498-9131

Fax: \_\_\_\_\_

E-Mail Address: igorski@gorskiengineering.com

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

Name: David Lawrence

Address: 1 Iron Bridge Drive, Collegeville, PA 19426

Phone: 215-630-5911

Fax: \_\_\_\_\_

E-Mail Address: dlawrence@gorskiengineering.com

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

**Zoning Information:**

District R-3 - Residential

Tax Parcel Number 01-00-04153-00-4

Block \_\_\_\_\_ Unit \_\_\_\_\_

Permitted Density \_\_\_\_\_

Total Area 10,881.47 SQ. FT.

**Type of Review Requested:**

Subdivision Plan  Land Development  Conditional Use  Amendment

**Type of Plan:**

Sketch  Preliminary  Final

**Type of Submission:**

New Proposal  Revised Prior Submission

**Statement of Intent:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

Attorney's Name: Kellie A. McGowan, Esquire

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

Phone: 215.606.0181 Fax:                                 

E-Mail: kellie.mcgowan@obermayer.com

Engineer's Name: Peter Andersen

Address: 150 Ridge Road, Sellersville, PA 18960

Phone: 215-257-5711 Fax:                                 

E-Mail: petea@andersenengineering.com

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

Plan submitted by: David Lawrence (please print)

Applicant's Signature: 

Application Fee: \$                                   Attached  Under separate cover

Escrow Amount: \$                                   Attached  Under separate cover

**Ambler Borough Fee Schedule (non-refundable)**  
Checks should be made payable to "Ambler Borough"

**RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee**

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

**NON-RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee**

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

**ESCROW FUND: Established based on the following calculations**

Minor Subdivisions/Land Development (4 lots or fewer)	AT COST
Major Subdivisions/Land Development (5 lots or greater)	AT COST

**CONDITIONAL USE HEARING (Council):**

Residential \$500.00; Non-Residential \$1000.00 plus costs.

# Borough Of Ambler

131 ROSEMARY AVENUE  
AMBLER, PENNSYLVANIA 19002-4476

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May 24, 2022

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

Re: 24-26 N. Ridge Avenue

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the Preliminary/Final Land Development proposing to convert the existing building, the former St. John's Church building and adjacent dwelling, into three residential condominium units with off-street parking.

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

If you have any questions, please do not hesitate to contact our Chairman, Robert Lagreca.

Very truly yours,

Carol Ann DiPietro  
Secretary  
Ambler Borough Planning Commission



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

May 16, 2022

File No. 2021-01010

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

Reference: Final Land Development Plan Application Review  
John's Court LLC  
24-26 N. Ridge Avenue  
Tax Parcel #01-00-04153-00-4; Block 01038, Unit 043

Dear Mary:

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

- A. Plans for 24 & 26 North Ridge Avenue (7 sheets), prepared by Andersen Engineering Associates, Inc., dated April 29, 2020, last revised April 19, 2022.

The proposed development is located at 24-26 N. Ridge Avenue (St. John's Lutheran Church). The 10,880 sf lot is within the R-3 Residential District, has frontage on N. Ridge Avenue, East Race Street, and Ford Street, and contains two buildings. The Applicant proposes to convert the existing buildings into three residential condominium units. Six new parking spaces are proposed. The plan also includes removal of a detached garage and modifications to the existing buildings to create a patio and a covered porch.

#### Zoning Comments

1. §27-802.1.A & B – The R-3 Residential District permits several types of single-family dwellings, including single-family attached dwellings. The proposed use appears to be a permitted use.
2. §27-803 – The existing non-conformities shall be noted in the Zoning Data Table.
3. §27-807.5 – Parking areas of 3 or more spaces shall be setback from the ultimate right-of-way 25 feet. The proposed six spaces along Race Street are not setback 25 feet from the right-of-way.
4. §27-412 & §27-807.4 – Additional information is required to review the lighting plan. The plan shall include a table summarizing maximum, minimum, and uniformity of the lighting design.

#### Subdivision and Land Development Comments

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

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

submitted to the Borough for review and approval.

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

#### Subdivision & Land Development Appendix A – Engineering Standards

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

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

#### Subdivision & Land Development Appendix A – Landscape Planting Requirements

11. §22B-100.3 – Street trees are required at the ratio of 1 tree per 40 feet of frontage. Seven street trees are required. Street trees shall be planted within the yard setbacks and within 15 feet of the right-of-way. Street trees shall be provided and identified on the plans.
12. §22B-100.7.2.B(12) – A schedule showing ordinance requirements and planting proposed for each category shall be included on the plan.

#### Stormwater Management Comments

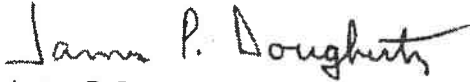
13. §26-406 – The applicant is proposing less than 750 sf of new impervious cover. The limit of disturbance shall be added to the plans.
14. The plans include a proposed patio using porous pavers. The Borough should determine how porous pavers are considered with respect to the zoning ordinance and the stormwater management ordinance. For this review the porous pavers were not considered impervious. It is noted that the Pennsylvania Stormwater Best Management Practices Manual includes pervious pavement as a BMP (BMP #6.4.1).
15. Infiltration testing should be performed in the porous paver patio area. This area should be designed with an overflow system. It is noted that a city inlet is present at the corner of N Ridge Avenue and Race Street that may allow for connection of an underdrain.
16. The plan includes a ramp down in the porous paver area. It is not clear how this would be impacted by the porous pavers that surround the ramp.

#### General Comments

17. Top and bottom elevations of existing and proposed walls shall be included on the plans. Fall protection barriers shall be provided where existing and proposed retaining walls are 30 inches or higher. The wall at the east end of the six spaces appears to be greater than 30 inches.
18. A note shall be added to the plan stating that design of walls 30 inches or greater and fall protection shall be provided to the Borough for review and approval prior to construction.
19. The plans do not include top and bottom of wall elevations for the proposed wall at the six parking spaces off Race Street. We are not able to determine if adequate sight distance is provided for safe ingress and egress.
20. Sight distance is limited along west bound Race Street due to the curve and building location. A sign shall be added to west bound Race Street alerting drivers to the proposed parking area.
21. It is recommended that existing damaged sidewalk and curb be replaced.

22. The Applicant is responsible for compliance with all other applicable Local, County, State, and Federal requirements. If you have any questions regarding the above, please contact this office.

Sincerely,



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

JPD/

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

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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722 • FAX: 610-278-3941  
[WWW.MONTCOPA.ORG](http://WWW.MONTCOPA.ORG)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

May 24, 2022

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

Re: MCPC # 20-0081-002  
Plan Name: 24 & 26 North Ridge Avenue  
(1 lot comprising 0.25 acres)  
Situate: North Ridge Avenue and East Race Street  
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 12, 2022. We forward this letter as a report of our review. We previously reviewed a request to rezone this parcel from institutional to residential on May 7, 2020.

## BACKGROUND

The site contains two buildings, located only a few feet apart and connected by a rear porch. The applicant, Gerald Gorski, proposes to convert the former church on the site to two residential dwelling units. The conversion will include the removal of a front vestibule of the church and the addition of a small porch to the rear of the building. The applicant plans to use the other building on site as one residential dwelling unit, with only minimal changes to the exterior of the structure.

The three dwelling units are proposed to have a total of six off-street parking spaces in a new parking area to be created along Race Street. A new sidewalk is proposed along the Race Street frontage of the property.

The zoning for this site is R-3 Residential. The exact configuration and type of units may be an existing non-conformity, with multiple buildings on a single lot. The former church is likely best classified as a two-family dwelling, and the remaining building as single family detached. However, we defer to the Borough regarding the classification of the dwelling units.

**RECOMMENDATION**

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Ambler Borough may wish to consider prior to final plan approval. Our comments are as follows:

**REVIEW COMMENTS**

## COMPREHENSIVE PLAN

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

## TREES

- A. Street trees. Per the Subdivision and Land Development Ordinance (SALDO §100.3), street trees are required along all existing streets at a rate of one per 40 linear feet of frontage or fraction thereof. It appears that the applicant has 268 linear feet of frontage, indicating a need for seven (7) street trees on the site. We suggest the applicant refer to the list of trees in the SALDO §100.6 for recommended trees that can be used as street trees.
- B. Tree preservation. It appears that the applicant plans to preserve several large trees along the north side of the property. We commend the applicant for the preservation of the large trees on the site.

## PARKING

- A. Proposed parking area. Two off-street parking spaces are required per dwelling unit per §27-2102. The applicant meets this requirement with the proposed parking area along Race Street. Although we generally do not support parking constructed adjacent to the sidewalk which will require drivers to back out into the street, we recognize that site constraints make it very difficult to add parking to the site. Considering that there are curves on East Race Street to both the immediate east and west of the proposed parking area, we suggest the applicant consider installing mirrors for visibility and evaluate any other options to improve safety for vehicles exiting the parking area and drivers traveling along Race Street.
- B. Alternative parking configurations. Although there are few options, we suggest the applicant consider the option of three longer, stacked spaces and see if that provides better outcomes. It would at least make for a shorter area of the sidewalk that is also a driveway apron.

## ZONING

A.

Required Lot Area. The applicant currently lists the required minimum lot area as 5,000 square feet. Per §27-803, it appears that the applicant's zoning table should list a required lot area of either 7,500 or



10,000 square feet, depending on how the dwelling units are classified by the zoning officer. The lot is greater than 10,000 square feet, so it will meet the minimum lot area requirement, but we recommend that the zoning table be updated.

B.

Nonconformities. We recommend that existing non-conformities be clearly noted on the zoning table.

## CONCLUSION

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

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number: 20-0081-002 on any plans submitted for final recording.

Sincerely,



Chloe Mohr, AICP, Senior Community Planner  
[cmohr@montcopa.org](mailto:cmohr@montcopa.org); 610-278-3739

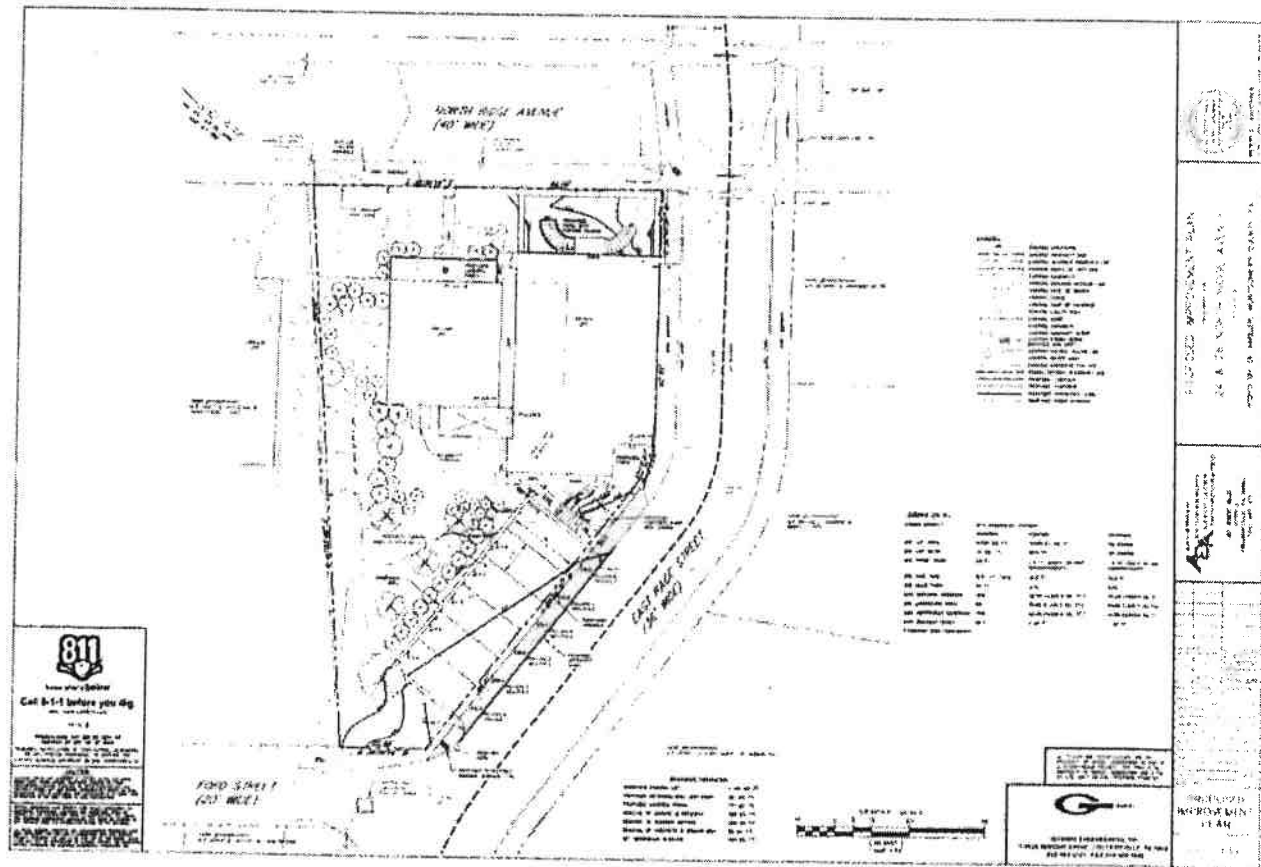
c: Gerald Gorski, Applicant  
David Lawrence, Applicant's Representative  
Mary Aversa, Borough Manager  
Jim Dougherty, Borough Engineer, Gilmore & Associates, Inc.  
Robert Lagreca, Chair, Borough Planning Commission

Attachment A: Aerial Image of Site

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

ATTACHMENTS A & B







**Borough of Ambler  
Montgomery County, Pennsylvania**

**Montgomery County 2022 Hazard Mitigation Plan Update  
Municipal Adoption Resolution 2023-\_\_\_\_**

**WHEREAS**, the Borough of Ambler, Montgomery County, Pennsylvania is most vulnerable to natural hazards which may result in loss of life and property, economic hardship, and threats to public health and safety, and

**WHEREAS**, Section 322 of the Disaster Mitigation Act of 2000 (OMA 2000) requires State and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities, and

**WHEREAS**, the Borough of Ambler acknowledges the requirements of Section 322 of OMA 2000 to have an approved Hazard Mitigation Plan as a prerequisite to receiving post-disaster Hazard Mitigation Grant Program funds, and

**WHEREAS**, the Montgomery County 2022 Hazard Mitigation Plan has been developed by the Montgomery County Planning Commission in cooperation with other county departments, and officials and citizens of the Borough of Ambler, and

**WHEREAS**, a public involvement process consistent with the requirements of OMA 2000 was conducted to develop the Montgomery County 2022 Hazard Mitigation Plan, and

**WHEREAS**, the Montgomery County 2017 Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by natural hazards that face the County and its municipal governments,

**NOW THEREFORE BE IT RESOLVED** by the governing body for the Borough of Ambler:

- The Montgomery County 2022 Hazard Mitigation Plan is hereby adopted as the official Hazard Mitigation Plan of the Borough of Ambler, and
- The respective officials and agencies identified in the implementation strategy of the Montgomery County 2022 Hazard Mitigation Plan are hereby directed to implement the recommended activities assigned to them.

**ADOPTED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2023

**BOROUGH OF AMBLER**

\_\_\_\_\_  
Glynnis Siskind, Borough Council President

**Attest:**

\_\_\_\_\_  
Mary Aversa, Secretary

# Borough Of Ambler

131 EAST BUTLER AVENUE  
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000  
FAX 215-641-1355 ADMINISTRATION  
FAX 215-641-1921 WATER DEPARTMENT  
WEBSITE: [www.boroughofambler.com](http://www.boroughofambler.com)



## Memorandum

**To:** Ambler Borough Council  
**From:** Glenn Kucher, Code Enforcement Officer  
**Date:** March 31, 2023  
**Re:** Montgomery County Hazard Mitigation Plan Update

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Montgomery County has updated its Hazard Mitigation Plan as per the requirement under the Federal Disaster Mitigation Act of 2000. The original plan was completed and adopted by all municipalities including Ambler Borough in 2007 and updated in 2012 and now again in 2022. The plan is pending approval by FEMA but needs one municipality to adopt it for their approval. Each municipality must formally adopt the plan to continue to be eligible for hazard mitigation grants and funding programs. The plan covers a wide range of potential hazards for the County from flooding and extreme temperatures to terrorist attacks and transportation accidents.

The plan can be found through the link on the Borough website or below. Please note the plan is 191 pages before printing.

[https://www.montcopa.org/DocumentCenter/View/37456/2023HazMitPlan\\_MinusAppendices\\_NoExecSumm](https://www.montcopa.org/DocumentCenter/View/37456/2023HazMitPlan_MinusAppendices_NoExecSumm)

Feel free to contact me with any questions.

# Borough Of Ambler

131 ROSEMARY AVENUE  
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March 28, 2023

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

Re: Montgomery County Hazard Mitigation Plan

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the update to the Montgomery County Hazard Mitigation Plan.

After a presentation from the County Planner, discussion and input from the public, a motion was made to recommend to Council that it approve the Plan. The vote taken was unanimous in favor of the recommendation.

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

## **Public Safety Committee**

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

**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 is **attached**.
4. The Public Works and the Code Enforcement reports were received.
5. A request to hold CPR training is being researched. If people would like to participate, they will need to register and a fee will be charged. Interested residents can inquire by filling out an interest form on the Borough website.





EMERGENCY: DIAL 911  
EMAIL: [info@amblerambulance.org](mailto: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
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<u>YTD Totals</u>	149	1,426

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



Wissahickon Fire Company  
 Fire Chief Report  
 March 2023 (90 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										57
Attendance at Day Calls	254	291	158										703
Average Day Calls	13.4	12.7	10.5	-	-	-	-	-	-	-	-	-	12.3
Night & Weekend Calls	24	21	22										67
Attendance at N & W Calls	327	316	294										937
Average Night & Weekend	13.6	15.0	13.4	-	-	-	-	-	-	-	-	-	14.0
Total Calls	43	44	37										124
Total Attendance	581	607	452										1,640
Average Total Calls	13.5	13.8	12.2										13.3
Average Fire Attendance 7A	11.2	11.1	10.1										10.8
Average Fire Attendance 7B	2.3	2.7	2.2										2.4
Average Fire Attendance	13.5	13.8	12.2	-	-	-	-	-	-	-	-	-	13.2
Total Drills	4	4	4										12
Total Drill Attendance	138	135	117										390
Average Drill Attendance	34.5	33.8	29.3										32.5

Hour of Day	Count of Alarm 2023							Total
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
0	1			1		1	1	4
1	2					1		3
2		1						1
3	1			1				2
4	1						1	2
5	1						1	2
6				1				1
7		1		1		1		3
8			1			2		3
9	2	1		1	1		1	6
10	1		2	2		1	2	8
11	1		2	2	2			7
12		2		1	1	4	1	9
13			2	2	2		2	8
14	2	1	1	2	2		2	10
15		2		2	2	1	1	8
16	1	1	2	1	1	1	2	9
17			1	1	1		1	4
18		1	1		1	3	1	7
19	2	2	2	1	1		2	10



Wissahickon Fire Company  
Fire Chief Report  
March 2023 (90 days)

20	1	1	4		1	2	9	
21	1	2	1	1			5	
22	1						1	
23		1			1		2	
Grand Total	18	16	19	20	14	17	20	124





## **Public Utilities Committee**

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

**The Committee will make no recommendations.**

**The following business was discussed:**

1. The WWTP Engineer's report was provided.

## **Park and Recreation Committee**

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

**The Committee will make no recommendations.**

**The following business was discussed:**

1. Staff is working with the YMCA to plan the 2023 Camp Program will run June 19<sup>th</sup> to July 28<sup>th</sup> from 8:30am – 4:00pm Monday through Friday. Camp fee is \$50 per child. Registration will be held at Borough Hall on Wednesday, May 3<sup>rd</sup> 5pm – 7pm. Proof of Borough residency is required at time of registration.
2. Join the EAC for a fun, family friendly day to learn how to “Invest in Our Future”. This year the event is set to take place in Ambler Borough Hall Parking lot, Cavalier Parking lot and surrounding area. Come by for live music, food, retail vendors, electric vehicles, kids activities, educational exhibits and more! All while supporting local vendors! To find out more visit [www.amblereac.org/earth-fest](http://www.amblereac.org/earth-fest) Saturday, April 29<sup>th</sup> 10am – 4pm

## **Salary & Personnel Committee**

Committee Members: Karen Sheedy – Chair. Haley Welch, Nellie Forst, and Jen Henderson.  
Absent: Mary Aversa, Erin McKenna Endicott.

**The Committee will make no recommendations.**

**The following business will be discussed:**

1. The vacant Water Department Operator 11 position has been advertised. Resumes are being accepted.