



BOROUGH OF AMBLER

COUNCIL MEETING AGENDA

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

September 19, 2023

7:00 p.m.

**Minutes for Consideration:
August 15, 2023**

COMMITTEE REPORTS:

FINANCE & PLANNING

PUBLIC SAFETY

PUBLIC UTILITIES

PARKS & RECREATION

SALARY & PERSONNEL

Finance & Planning Committee

The Committee meeting was held on September 5, at 7:00pm, Mayor Sorg, Ms. Auerbach, Ms. Sheedy and Ms. McKenna and Chief Borkowski were absent. Committee Members: Nellie Forst – Chair, Karen Sheedy, Lisa Auerbach, Nancy Roecker Coates.

The Committee will consider the following recommendations:

1. That the August 2023 bills be paid in the amount of \$ 533,034.37

| # | Fund | AUG 1st Run | AUG 2nd Run | AUG 3rd Run | TOTALS |
|-------------|------------------|------------------|---------------|-----------------|---------------|
| 1 | GENERAL | \$6,607.05 | \$ 81,018.57 | \$ 39,560.83 | \$127,186.45 |
| 2 | STREET LGTS | | \$3,513.99 | \$0.00 | \$3,513.99 |
| 3 | FIRE | | \$ - | \$ - | \$0.00 |
| 4 | REFUSE | \$6,183.96 | \$46,959.75 | \$2,041.58 | \$55,185.29 |
| 5 | PARKS & REC | \$11,495.00 | \$808.34 | \$3,435.72 | \$15,739.06 |
| 6 | WATER | \$7,527.20 | \$80,029.65 | \$36,084.48 | \$123,641.33 |
| 8 | SEWER | \$3,062.14 | \$9,947.04 | \$1,379.80 | \$14,388.98 |
| 9 | WWTP | \$79,207.70 | \$51,937.24 | \$57,543.78 | \$188,688.72 |
| 35 | LIQUID FUELS | \$428.58 | \$ - | \$ 27.97 | \$456.55 |
| 30 | WATER CAPITAL | | \$ 4,234.00 | \$ - | \$4,234.00 |
| TOTALS | | \$114,511.63 | \$278,448.58 | \$140,074.16 | \$533,034.37 |
| VOID CHECKS | | | | | \$0.00 |
| GRAND TOTAL | | \$ 114,511.63 | \$ 278,448.58 | \$140,074.16 | \$ 533,034.37 |

2. Minimum Municipal Obligations (MMO) for 2024 for Borough Municipal Employees' (Defined Benefit & Defined Contribution) and Police Pension Plans are **attached**.
- **Resolution 2023- 8** Defined Contribution Pension Plan for the Benefit of Municipal Employees Hired after 1/1/14
 - **Resolution 2023-9** Defined Benefit Pension Plan for the Benefit of Municipal Employees Hired Prior to 1/1/14
 - **Resolution 2023-10** Pension Plan for the Benefit of the Borough's Police Employees
3. A presentation will be made this evening for the 162 E. Park Avenue & 215 Mattison Avenue subdivision proposing a lot line adjustment between the two parcels. Borough Engineer, Borough Planning Commission, and Montgomery County Planning Commission reviews **attached**. Plans were provided.

The following business will be discussed:

1. The Borough Engineer's report was received.
2. **Attached** is the Zoning Hearing Board notice for 259 E. Butler Avenue.
3. An update was provided from Joe Duda, Borough Actuarial and Scott Repke of Alliance Bernstein.
4. The Borough Engineer has requested the Borough Planning Commission to explore possibly amending the Zoning Ordinance lighting criteria to the current IENA standards. The current Zoning Ordinance language reflects the 2008 IENA standards.
5. An update will be provided on the Edgewood Grant and a change order that was required.

Approved at the Committee Meeting

1. Ordinance 1135 creating a residential inspection program for resale was approved. 6 -Aye
2. Resolution 2023-5 naming Berkheimer the exclusive tax officer for the Business Privilege Tax (BPT) for Ambler Borough was approved. 6-Aye .
3. Resolution 2023-6 appointing Albert Yaghooty as the liaison in the BPT collection and sharing confidential information for official tax purposes was approved 6-Aye.
4. Resolution 2023-7 appointing Berkheimer as the Tax Hearing Officer pursuant to the local Tax Payer Bill of Rights for the express purpose of adjudicating appeals was approved 6-Aye.

Recommendations

1. That the August 2023 bills be paid in the amount of \$533,034.37.
2. **Resolution 2023- 8** Defined Contribution Pension Plan for the Benefit of Municipal Employees Hired after 1/1/14.
3. **Resolution 2023-9** Defined Benefit Pension Plan for the Benefit of Municipal Employees Hired Prior to 1/1/14.
4. **Resolution 2023-10** Pension Plan for the Benefit of the Borough's Police Employees.
5. A subdivision lot line adjustment is requested for the 162 E. Park Avenue & 215 Mattison Avenue parcels.

FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2024

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

*Resolution
2170-8*

| | NON UNIFORMED DC PLAN |
|---------------------------------------------------------------------------------------|--------------------------------|
| 1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2023) | 1,210,062 |
| 2. NORMAL COST PERCENTAGE * | 7.5142% |
| 3. TOTAL NORMAL COST (Item 1 times Item 2) | 90,926 |
| 4. TOTAL AMORTIZATION REQUIREMENT | 0 |
| 5. TOTAL ADMINISTRATIVE EXPENSES | 0 |
| 6. TOTAL FINANCIAL REQUIREMENT (Item 3 +Item 4 + Item 5) | 90,926 |
| 7. TOTAL MEMBER CONTRIBUTIONS | 0 |
| 8. FUNDING ADJUSTMENT | 0 |
| 9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero) | 90,926 |

* 8% for those employees whom contribute 5%. If they contribute 3%, then normal cost percentage is 4%.
If they contribute 4%, then the normal cost percentage is 6%.

Signature of Chief Administrative Officer

Date Certified to Governing Body

FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2024

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

*Resolution
2023-9*

| | MUNICIPAL EMPLOYEES' PENSION PLAN |
|---------------------------------------------------------------------------------------|--------------------------------------------|
| 1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2023) | 577,430 |
| 2. NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/23) | 8.58% |
| 3. TOTAL NORMAL COST (Item 1 times Item 2) | 49,543 |
| 4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/23) | 0 |
| 5. TOTAL ADMINISTRATIVE EXPENSES (Derived from latest actuarial valuation 1/1/23) | 33,198 |
| 6. TOTAL FINANCIAL REQUIREMENT (Item 3 + Item 4 + Item 5) | 82,741 |
| 7. TOTAL MEMBER CONTRIBUTIONS | 17,323 |
| 8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/23) | 30,125 |
| 9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero) | 35,294 |

*A funding adjustment exists only if the assets exceed accrued liability as reported in the latest actuarial valuation and is determined pursuant to Section 302 (C) of Act 205 of 1984.

Signature of Chief Administrative Officer

Date Certified to Governing Body

FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2024

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

*Resolution
2023-10*

| | POLICE PENSION PLAN |
|---------------------------------------------------------------------------------------|---------------------------|
| 1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2023) | 1,578,145 |
| 2. NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/23) | 20.14% |
| 3. TOTAL NORMAL COST (Item 1 times Item 2) | 317,838 |
| 4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/23) | 0 |
| 5. TOTAL ADMINISTRATIVE EXPENSES (Derived from latest actuarial valuation 1/1/23) | 90,587 |
| 6. TOTAL FINANCIAL REQUIREMENT (Item 3 +Item 4 + Item 5) | 408,425 |
| 7. TOTAL MEMBER CONTRIBUTIONS (5% OF PAY) | 78,907 |
| 8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/23) | 49,014 |
| 9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero) | 280,504 |

Signature of Chief Administrative Officer

Date Certified to Governing Body

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



Development Name: DEANE PROPERTY

Site Location: 162 E PARK AVE & 215 MATTISON AVE

Legal Property Owner Name: JOHN P. DEANE & DIANE M. DEANE

Address: 162 E PARK AVE & 215 MATTISON AVE

Phone: 215-756-5955 Fax: _____

E-Mail Address: DEANE.215@GMAIL.COM

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

Name: JOHN P. DEANE & DIANE M. DEANE

Address: 215 MATTISON AVE

Phone: 215-756-5955 Fax: _____

E-Mail Address: DEANE.215@GMAIL.COM ddeane.215@gmail.com

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

Zoning Information:

District R-1-A

Tax Parcel Number 01-00-02983-00-4 & 01-00-03604-00-4

Block 7 Unit 22 & 34

Permitted Density MINIMUM LOT SIZE 7,500 SQ FT

Total Area 0.64

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:

LOT LINE ADJUSTMENT

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

- Residential 2 RESIDENTIAL
- Commercial _____
- Industrial _____
- Office _____
- Other _____

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

Attorney's Name: George J. Ozorowski, Esquire / Hughes, Kalkbrenn + Ozorowski LLP
 Address: 1250 Germantown Pike, Suite 205, Plymouth Meeting, PA 19462
 Phone: 484-805-007 Fax: 610-279-9390
 E-Mail: gjo@hkolaw.com
 Engineer's Name: ASH ASSOCIATES INC.
 Address: 765 TENNIS AVE, AMBLER, PA
 Phone: 215-367-5261 Fax: _____
 E-Mail: LWOODWARD@ASHASSOCIATES.NET

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

Plan submitted by: ASH ASSOCIATES INC. (please print)

Applicant's Signature: [Handwritten Signature]

Application Fee: \$ 190.00 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

July 11, 2023

File No. 2023-06042

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

Reference: Minor Subdivision Application
Deane - 162 E Park Avenue and 215 Mattison Avenue
Tax Parcel #01-00-03604-00-4; Tax Parcel #01-00-02983-00-4

Dear Mary:

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

- A. Lot Line Adjustment Plan - Deane Properties (1 sheet), prepared for, by ASH Associates, Inc., dated September 29, 2022.

The subject lots are within the R-1-A Residential District, are adjacent, and each contains a single-family detached dwelling. The applicant owns both lots and proposes to adjust the lot lines such that approximately 3,048 sf will be removed from the E Park Avenue lot and added to the Mattison Avenue lot. No improvements are proposed with this application. Parking for the E Park Avenue lot will be accommodated by an access easement from Mattison Avenue.

Zoning Comments

1. The plan appears to be compliant with the Borough Zoning Ordinance.

Subdivision and Land Development Comments

2. The applicant has listed several waiver requests on the plans. The waivers requested reference the preliminary plan requirements (§22-305). This plan appears to qualify as a minor plan (§22-304), in which case the waivers would not be needed.

General Comments

3. If Council approves the plan, we recommend that the applicant install lot pins as noted on the plans prior to recording the plane to avoid the need for an agreement and financial security.
4. Legal descriptions of the new lots and the access easement shall be provided to the Borough for review.
5. 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.

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

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 P. & Diane M. Deane – Owner/Applicant
George J. Ozorowski, Esq. – Hughes, Kalkbrenner & Ozorowski, LLP
Landon Woodward, PLS – ASH Associates, Inc.

**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.MONTGOMERYCOUNTYPA.GOV
SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 12, 2023

Mr. Glenn Kucher, Zoning Officer & Planning Coordinator
Ambler Borough
131 Rosemary Avenue
Ambler, Pennsylvania 19002

Re: MCPC #23-0115-001
Plan Name: Deane Property
(2 lots comprising 0.64 acres)
Situate: Mattison Avenue at Park Avenue
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 14, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicants, John P. and Diane M. Deane, wish to transfer a portion of one parcel to an adjacent parcel. A parcel at the corner of Mattison Avenue and Park Avenue in Ambler (Parcel #01-00-03604-00-4) is proposed to be reduced in size from 11,350 square feet to 7,500 square feet. A portion of this parcel is proposed to be transferred to a neighboring parcel on Mattison Avenue (Parcel #01-00-0283-00-4). No development is proposed. Both properties are in the R-1-A Residential District and currently contain a detached home. According to Montgomery County's property records, the home on the corner parcel contains two dwelling units. The portion of land proposed to be transferred contains a garage and a driveway.

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

OFF-STREET PARKING

- A. Garage Area Transfer. Ambler Borough's zoning code requires two off-street parking spaces per dwelling unit. Therefore the Mattison Avenue property would require two off-street parking spaces and the corner property would require four parking spaces. It appears that the applicant proposes to adjust the lot line, but continue to allow the corner property to use the driveway and park vehicles on a portion of land that currently contains the driveway and parking, but is proposed to become part of the Mattison Avenue parcel. We defer to the borough zoning officer as to whether this is adequate to meet the off-street parking requirement of §27-2102.

USES

- A. Dwelling Units per Building. In the R-1-A zoning district, a two-family detached home (duplex) is not permitted. While the two units in the corner property may be an existing non-conformity, it may not make sense to reduce the lot area to the minimum required for this district, as that minimum was intended for a single dwelling unit. We suggest the additional lot area may assist the non-conforming use in better fitting in to this zoning district, which is the lowest density district in Ambler Borough.

YARD DESIGNATIONS

- A. Front Yards on Corner Lots. Ambler Borough's code of ordinance states that corner lots have two front yards (§22-202. "Lot, Corner"). Currently, the zoning table on the plan sheet lists one front yard of the corner lot as the existing condition and the other as the proposed condition. In the case of this corner property, the size of the two front yards will not be impacted by the lot line change. Therefore, the zoning table should list the size of both front yards and indicate that they will be the same after the lot line change. The size of the front yards are both smaller than is required by zoning; however, this is an existing non-conformity.
- B. Side Yards on Mattison Avenue Lot. For the lot facing Mattison Avenue, the zoning table should be update to show the increase in aggregate side yard area. It currently states that there will be "no change," however, the one of the side lot lines is proposed to be moved.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but suggest that the applicant and the borough consider our suggestions prior to approval.

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. Please print the assigned MCPC number (#23-0115-001) on any plans submitted for final recording.

Sincerely,

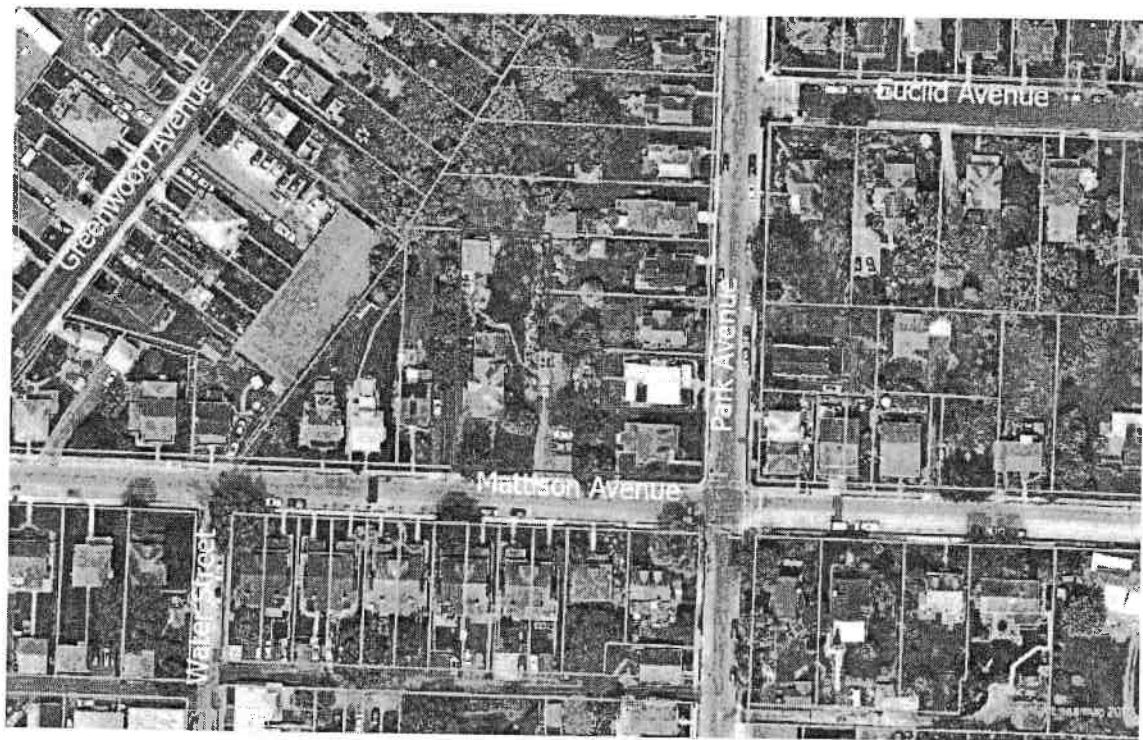
A handwritten signature in black ink, appearing to read "Chloe M. Mohr". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Chloe M. Mohr, AICP, Senior Community Planner
chloe.mohr@montgomerycountypa.gov - (610) 278-3739

c: John Dean, Applicant
Mary Aversa, Manager, Ambler Borough
Robert Lagreca, Chair, Ambler Borough Planning Commission
James P. Dougherty, P.E., Borough Engineer

Attachment A: Aerial Image of Site

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




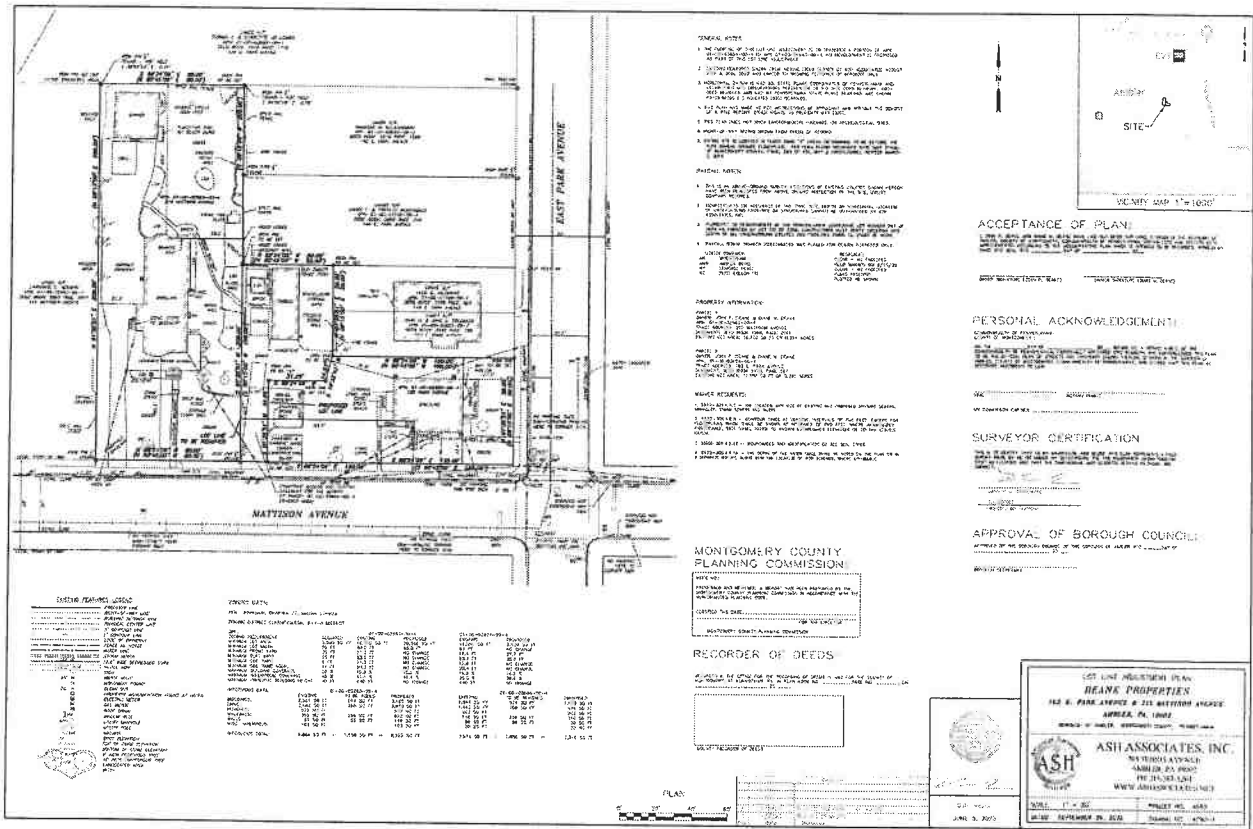
Deane Property
MCPC#2230115001

Montgomery
County
Planning
Commission

0 50 100 200 Feet

Approved: Board of Commissioners
11/20/2022
11/20/2022
11/20/2022
11/20/2022
11/20/2022





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



August 22, 2023

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

Re: 162 E. Park Avenue and
215 Mattison Avenue Lot Line Subdivision

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review a request for a subdivision proposing a lot line adjustment between the above two tax parcels. These two parcels are registered in the names of the same owners.

After a presentation from the Applicants and their engineer, discussion among the Planning Commission members and input from the public, the County Planner and Borough Engineer, a motion was made to recommend to Council that it approve the subdivision with the condition that the lot pins be added prior to recording the subdivision plan and the easement for the driveway over the 215 Mattison Avenue parcel be recorded to allow the required parking for the 162 E. Park Avenue parcel. A couple corrections to the plan will be made by the Applicant's engineer prior to recording. 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

Zoning Notice

Notice is Hereby given that the Zoning Hearing Board of the Borough of Ambler will conduct a public hearing on September 27, 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

The Committee meeting was held on September 5, at 7:00pm, Mayor Sorg, Ms. Auerbach, Ms. Sheedy and Ms. McKenna and Chief Borkowski were absent.

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 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. 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 |
| August | 54 | 479 |
| <u>YTD Totals</u> | 416 | 3,813 |

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



Wissahickon Fire Company
Fire Chief Report
August 2023 (243 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 | 14 | | | | | 120 | 32% |
| Conshohocken | | | | 1 | | | | | | | | | 1 | 0% |
| Horsham | 3 | 1 | 1 | | 1 | 1 | 2 | 1 | | | | | 10 | 3% |
| Lansdale | | 2 | | | | | | | | | | | 2 | 1% |
| Lower Gwynedd | 18 | 17 | 20 | 20 | 24 | 22 | 22 | 32 | | | | | 175 | 47% |
| Montgomery | | 1 | 1 | 1 | 1 | 2 | 1 | | | | | | 7 | 2% |
| North Wales | | | | 1 | | | | 1 | | | | | 2 | 1% |
| Plymouth | | | 1 | 2 | | 2 | | | | | | | 5 | 1% |
| Springfield | | | 2 | | | | | | | | | | 2 | 1% |
| Upper Dublin | 2 | 1 | | 3 | 3 | 1 | 3 | 3 | | | | | 16 | 4% |
| Upper Merion | | | 1 | | | | | | | | | | 1 | 0% |
| Whitemarsh | 1 | 3 | 1 | 1 | | 2 | 5 | 5 | | | | | 18 | 5% |
| Whitpain | 2 | 2 | 2 | 1 | 4 | 2 | 3 | 1 | | | | | 17 | 5% |
| TOTAL | 43 | 44 | 37 | 47 | 51 | 50 | 47 | 57 | 0 | 0 | 0 | 0 | 376 | 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 | 1 | | | | | 12 | 3% |
| AFA Actual | 8 | 8 | 5 | 12 | 8 | 9 | 4 | 18 | | | | | 72 | 19% |
| AFA False | 10 | 12 | 7 | 5 | 6 | 15 | 17 | 21 | | | | | 93 | 25% |
| Appliance | | | | | 1 | 1 | | | | | | | 2 | 1% |
| Assist EMS | | 1 | | 2 | 1 | 1 | | | | | | | 5 | 1% |
| Assist Police | | | | | 2 | | 1 | | | | | | 3 | 1% |
| Brush | | | 1 | | 6 | 1 | | | | | | | 8 | 2% |
| Building Investigation | 2 | 2 | 2 | | | | | | | | | | 6 | 2% |
| CO Detector | | 2 | | 3 | 3 | 3 | 2 | 2 | | | | | 15 | 4% |
| Commercial Bldg | 2 | 1 | 2 | 2 | 1 | 2 | 3 | 3 | | | | | 16 | 4% |
| Elevator Rescue | | 1 | | 2 | 3 | 2 | | | | | | | 8 | 2% |
| Fast Team Assist | 2 | | | 1 | 2 | 1 | | | | | | | 6 | 2% |
| Gas Odor Inside | 2 | 4 | 3 | 5 | 2 | 2 | 1 | 2 | | | | | 21 | 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 | 1 | | | | | 22 | 6% |
| Officer Investigation | 3 | 3 | 1 | | 3 | 2 | 5 | 2 | | | | | 19 | 5% |
| Search | | | 1 | | | | | | | | | | 1 | 0% |
| Smoke in area | 2 | | | 1 | | 1 | | 1 | | | | | 5 | 1% |
| Standby | 1 | 1 | 1 | 1 | | | | 2 | | | | | 6 | 2% |
| Traffic Unit assist | 2 | 1 | 2 | 2 | 4 | 2 | 4 | 1 | | | | | 18 | 5% |
| Trash | 1 | | | 1 | 1 | | | | | | | | 3 | 1% |
| Vehicle Fire | | | | 1 | 2 | 1 | 1 | 1 | | | | | 6 | 2% |
| Vehicle Leaking fuel | | | 1 | | | | | | | | | | 1 | 0% |
| Vehicle Rescue | | 1 | 1 | 2 | 2 | | 2 | 2 | | | | | 10 | 3% |
| Water Rescue | | | | | | | | | | | | | 0 | 0% |
| Wires | 3 | | 1 | 1 | | 2 | 2 | | | | | | 9 | 2% |
| TOTAL | 43 | 44 | 37 | 47 | 51 | 50 | 47 | 57 | 0 | 0 | 0 | 0 | 376 | 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 | 7 | | | | | 58 | 15% |
| Tuesday | 6 | 6 | 7 | 2 | 9 | 11 | 7 | 10 | | | | | 58 | 15% |
| Wednesday | 10 | 7 | 3 | 8 | 12 | 3 | 6 | 6 | | | | | 55 | 15% |
| Thursday | 2 | 8 | 4 | 5 | 3 | 10 | 7 | 10 | | | | | 49 | 13% |
| Friday | 2 | 8 | 7 | 6 | 5 | 6 | 3 | 14 | | | | | 51 | 14% |
| Saturday | 5 | 7 | 8 | 12 | 9 | 4 | 10 | 8 | | | | | 63 | 17% |
| Sunday | 9 | 6 | 3 | 6 | 4 | 6 | 6 | 2 | | | | | 42 | 11% |
| TOTAL | 43 | 44 | 37 | 47 | 51 | 50 | 47 | 57 | 0 | 0 | 0 | 0 | 376 | 100% |



Wissahickon Fire Company
Fire Chief Report
August 2023 (243 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 | 30 | | | | | 181 | 48% |
| Attendance at Day Calls | 254 | 291 | 158 | 221 | 288 | 374 | 132 | 302 | | | | | 2,020 | |
| Average Day Calls | 13.4 | 12.7 | 10.5 | 10.5 | 11.1 | 12.1 | 8.3 | 10 | - | - | - | - | 11.2 | |
| Night & Weekend Calls | 24 | 21 | 22 | 26 | 25 | 19 | 31 | 27 | | | | | 195 | 52% |
| Attendance at N & W Calls | 327 | 316 | 294 | 325 | 306 | 210 | 349 | 328 | | | | | 2,455 | |
| Average Night & Weekend | 13.6 | 15.0 | 13.4 | 12.5 | 12.2 | 11.1 | 11.3 | 12.1 | - | - | - | - | 12.6 | |
| Total Calls | 43 | 44 | 37 | 47 | 51 | 50 | 47 | 57 | | | | | 376 | 100% |
| Total Attendance | 581 | 607 | 452 | 546 | 594 | 584 | 481 | 630 | | | | | 4,475 | |
| Average Total Calls | 13.5 | 13.8 | 12.2 | 11.6 | 11.6 | 11.7 | 10.2 | 11.1 | | | | | 12.0 | |
| Average Fire Attendance 7A | 11.2 | 11.1 | 10.1 | 9.7 | 9.8 | 9.5 | 8.0 | 8.7 | | | | | 9.8 | |
| Average Fire Attendance 7B | 2.3 | 2.7 | 2.2 | 1.9 | 1.9 | 2.1 | 2.2 | 2.4 | | | | | 2.2 | |
| Average Fire Attendance | 13.5 | 13.8 | 12.2 | 11.6 | 11.6 | 11.7 | 10.2 | 11.1 | - | - | - | - | 12.0 | |
| Total Drills | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | | | | | 32 | |
| Total Drill Attendance | 138 | 135 | 117 | 114 | 114 | 104 | 114 | 114 | | | | | 950 | |
| Average Drill Attendance | 34.5 | 33.8 | 29.3 | 28.5 | 28.5 | 26.0 | 28.5 | 28.5 | | | | | 29.7 | |

| | | | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|
| 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 | 260 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 | Forcible Entry, Storm Preparedness, Handline Operations, Water Rocket Contest at Station 88, Ladder 7 breakdown. | 285 FF hours | In training |
| September 2023 Training | | | |
| October 2023 Training | | | |
| November 2023 Training | | | |
| December 2023 Training | | | |

2375 Total training hours



Wissahickon Fire Company
 Fire Chief Report
 August 2023 (243 days)

| Count of Alarm 2023 | | | | | | | | |
|---------------------|-----|-----|-----|-----|-----|-----|-----|-------|
| Hour of Day | Sun | Mon | Tue | Wed | Thu | Fri | Sat | Total |
| 0 | 3 | 2 | | 2 | 1 | 2 | 4 | 14 |
| 1 | 3 | | 2 | | | 1 | 1 | 7 |
| 2 | | 1 | | | | 2 | 2 | 5 |
| 3 | 1 | 1 | | 3 | | | 2 | 7 |
| 4 | 2 | | 1 | | | | 1 | 4 |
| 5 | 1 | | 1 | | | 1 | 2 | 5 |
| 6 | 2 | 2 | 1 | 4 | | 1 | 1 | 11 |
| 7 | 4 | 1 | | 2 | | 2 | | 9 |
| 8 | | 3 | 5 | 3 | 3 | 5 | 4 | 23 |
| 9 | 3 | 5 | 5 | 2 | 6 | 1 | 2 | 24 |
| 10 | 2 | 5 | 3 | 4 | 3 | 4 | 4 | 25 |
| 11 | 1 | 3 | 5 | 4 | 4 | 3 | 2 | 22 |
| 12 | 1 | 5 | 2 | 3 | 3 | 4 | 1 | 19 |
| 13 | 2 | 2 | 5 | 4 | 5 | 2 | 3 | 23 |
| 14 | 2 | 3 | 3 | 3 | 4 | 2 | 3 | 20 |
| 15 | 1 | 2 | 3 | 3 | 6 | 2 | 6 | 23 |
| 16 | 1 | 4 | 3 | 4 | 4 | 3 | 7 | 26 |
| 17 | 3 | 2 | 3 | 1 | 1 | | 3 | 13 |
| 18 | 1 | 2 | 1 | 3 | 2 | 4 | 2 | 15 |
| 19 | 2 | 4 | 6 | 2 | 4 | 2 | 3 | 23 |
| 20 | 2 | 3 | 8 | 2 | | 5 | 7 | 27 |
| 21 | 3 | 3 | 1 | 2 | 2 | 3 | 1 | 15 |
| 22 | 2 | 2 | | 4 | 1 | | 2 | 11 |
| 23 | | 3 | | | | 2 | | 5 |
| Grand Total | 42 | 58 | 58 | 55 | 49 | 51 | 63 | 376 |

Public Utilities Committee

The Committee meeting was held on September 5, at 7:00pm; Mayor Sorg, Ms. Auerbach, Ms. Sheedy and Ms. McKenna and Chief Borkowski were absent. Committee Members: Haley Welch-Chair, Erin McKenna Endicott, Amy Hughes, and Karen Sheedy.

The Committee will consider the following recommendation.

1. A recommendation is requested to approve the New Cingular Wireless Lease Amendment for Houston Road. **attached**

The following business was discussed:

1. The WWTP Engineer's report was received
2. System flushing has begun; locations are posted on the Borough Website.

Recommendations

1. A recommendation is requested to approve the New Cingular Wireless Lease Amendment for Houston Road.

Market: RPHL
Cell Site Number: 10010205
Cell Site Name: Overlay - Ambler
Fixed Asset Number: 10010205

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT dated as of the latter of the signature dates below, is by and between Borough of Ambler, a body political and corporate, having a mailing address of 122 East Butler Pike, Ambler, PA 19002 ("Lessor") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE, Atlanta, GA 30319 ("Lessee").

WHEREAS, Lessor and Lessee entered into a Lease Agreement dated April 5, 1994, whereby Lessor leased to Lessee certain Premises, therein described, that are a portion of the Property located at 634 Houston Road (Houston Road Water Tank), Township of Lower Gwynedd, County of Montgomery, Commonwealth of Pennsylvania ("Agreement"); and

WHEREAS, Lessor and Lessee desire, in their mutual interest, wish to amend the Agreement as set forth below.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

- 1. New Premises Area.** Lessor agrees to increase the size of the Premises leased to Lessee to accommodate Lessee's needs. Upon the execution of this Amendment, Lessor leases to Lessee the additional premises described on attached Exhibit 1-A ("New Premises Area"). Lessor's execution of this Amendment will signify Lessor's approval of Exhibit 1-A. The Premises under the Agreement prior to this Amendment in addition to the New Premises Area under this Amendment shall be the Premises under the Agreement.
- 2. Generator.** Lessee shall have the right to install, repair, maintain, modify, replace, remove, utilize and operate (including but not limited to operate as may be required by applicable law) equipment within the New Premises Area, including without limitation a concrete pad and generator thereon, including back-up power supply. Lessee shall have the right to access the New Premises Area, and any provisions in the Agreement governing access shall apply to such access. The generator shall remain the property of Lessee, and Lessee shall have the right to remove or modify it at any time.
- 3. Rent.** Commencing the first day of the month following commencement of installation within the New Premises Area ("Increase Commencement Date"), Rent shall be increased by Two Hundred and No/100 Dollars (\$200.00) per month, subject to further adjustments, if any, as provided in the Agreement; provided that the first such

increased payment shall not be due until sixty (60) days after such commencement date and provided further that, any partial month occurring after the Increase Commencement Date, the increased Rent amount shall be pro-rated.

4. **Other.** Lessor represents and warrants that, to its knowledge, no conditions exist within the New Premises Area or otherwise on the property where the Premises and New Premises Area are located that would adversely impact Lessee’s permitting and/or installation of a generator within the New Premises Area. Lessor authorizes Lessee to prepare, execute and file all required applications to obtain any government approvals for Lessee’s use of the New Premises Area under this Agreement and agrees, at Lessee’s request, to reasonably assist Lessee with such applications and with obtaining and maintaining the government approvals. Where applicable law governs how the generator will be used, Lessee may use the generator in the manner set forth in applicable law. Lessee may terminate this Amendment by written notice to Lessor at any time, and the rent increase set forth in Section 3 shall not take effect or shall be cancelled, as applicable, following any such termination. Within one hundred twenty 120 days after termination of this Amendment, Lessee shall remove its equipment from the New Premises Area; provided that any portions of the equipment that Lessee fails to remove within such period and cessation of Lessee’s operations at the New Premises Area shall be deemed abandoned. Lessee shall repair any damage, less ordinary wear and tear, to the New Premises Area caused by its removal activities.

5. Section 21.3 of the Agreement is hereby deleted in its entirety and replaced with the following:

Notices. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to LESSOR: Borough of Ambler
122 East Butler Pike
Ambler, PA 19002

If to LESSEE: New Cingular Wireless PCS, LLC
Attn: TAG - LA
Re: Cell Site # 10010205
Cell Site Name: Overlay - Ambler
Fixed Asset #: 10010205
1025 Lenox Park Blvd NE
3rd Floor
Atlanta, GA 30319

With copy to: New Cingular Wireless PCS, LLC
Attn: Legal Department
Re: Cell Site # 10010205
Cell Site Name: Overlay – Ambler (PA)
Fixed Asset #: 10010205
208 S. Akard Street
Dallas, Texas, 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice. Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

7. Memorandum of Lease. Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease substantially in the form of the Attachment 2. Either party may record this memorandum at any time, in its absolute discretion.

8. Other Terms and Conditions Remain. In the event of any inconsistencies between the Agreement and this Second Amendment, the terms of this Second Amendment shall control. Except as expressly set forth in this Second Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Second Amendment. The rights granted to Lessee herein are in addition to and not intended to limit any rights of Lessee in the Agreement. Unless otherwise specified herein or unless the context requires otherwise, the terms in the Agreement shall apply to the New Premises Area.

9. Capitalized Terms. All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Second Amendment on the dates set forth below.

LESSOR:

LESSEE:

New Cingular Wireless PCS, LLC,
a Delaware limited liability
company

By: AT&T Mobility Corporation
Its: Manager

By: _____

By: _____

Print Name: _____

Print Name: Christopher J.
Gehlhaus

Its: _____

Its: Sr. Real Estate & Construction
Manager

Date: _____

Date: _____

LESSEE ACKNOWLEDGEMENT

STATE OF _____)
)ss:
COUNTY OF _____)

On the _____ day of _____, 20__ before me personally appeared _____, and acknowledged under oath that he is the _____ of _____, the _____ named in the attached instrument, and as such was authorized to execute this instrument on behalf of the _____.

Notary Public: _____
My Commission Expires: _____

LESSOR ACKNOWLEDGEMENT

CORPORATE ACKNOWLEDGEMENT

STATE OF _____)
)
COUNTY OF _____)

I CERTIFY that on _____, 20__, _____ [name of representative] personally came before me and acknowledged under oath that he or she:

- (a) is the _____ [title] of _____ [name of corporation], the corporation named in the attached instrument,
- (b) was authorized to execute this instrument on behalf of the corporation and
- (c) executed the instrument as the act of the corporation.

Notary Public
My Commission Expires: _____

Parks and Recreation Committee

The Committee meeting was held on September 5, at 7:00pm; Mayor Sorg, Ms. Auerbach, Ms. Sheedy and Ms. McKenna and Chief Borkowski were absent. 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. Ambler Community Clean UP-World Clean Up day was held September 16, thank you to all that participated.

Salary & Personnel Committee

The Committee meeting was held on September 5, at 7:00pm; Mayor Sorg, Ms. Auerbach, Ms. Sheedy and Ms. McKenna and Chief Borkowski were absent. 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. Timothy Donovan has accepted the offer for Assistant Waste Water Superintendent.
2. An Executive session was held this evening.
3. Resumes are being accepted for the Water and Waste Water vacancies.

Approved at the Committee Meeting

1. An executive session was held, and an offer of employment was requested. 6-Aye