



BOROUGH OF AMBLER COUNCIL MEETING AGENDA

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

July 16, 2024

7:00 p.m.

**Minutes for Consideration:
June 18, 2024**

COMMITTEE REPORTS:

FINANCE & PLANNING
PUBLIC SAFETY
PUBLIC UTILITIES
PARKS & RECREATION
SALARY & PERSONNEL

An executive session is scheduled for 6:30

Finance & Planning Committee

Committee Members: – Elizabeth Iovine - Chair, Karen Sheedy, Lisa Auerbach

The Committee will consider the following recommendations.

1. That the June bills be paid in the amount of \$890,107.58.

#	Fund	JUNE 1st Run	JUNE 2nd Run	TOTALS
1	GENERAL	\$106,887.45	\$ 123,927.83	\$230,815.28
2	STREET LGTS		\$3,453.39	\$3,453.39
3	FIRE	\$1,553.21	\$ 52.50	\$1,605.71
4	REFUSE	\$57,793.56	\$13,123.41	\$70,916.97
5	PARKS & REC	\$2,637.76	\$2,991.57	\$5,629.33
6	WATER	\$204,375.46	\$88,020.33	\$292,395.79
8	SEWER	\$6,834.55	\$14,638.05	\$21,472.60
9	WWTP	\$71,267.79	\$190,743.22	\$262,011.01
35	LIQUID FUELS	\$1,807.50		\$1,807.50
30	WATER CAPITAL			\$0.00
TOTALS		\$453,157.28	\$436,950.30	\$890,107.58
VOID CHECKS				\$0.00
GRAND TOTAL		\$ 453,157.28	\$ 436,950.30	\$890,107.58

2. **219 HENDRICKS STREET SUBDIVISION**

A presentation will be made at the Council meeting for the 219 Hendricks Street subdivision proposing a three-lot subdivision preserving the existing home. Borough Engineer, Borough Planning Commission, and Montgomery County Planning Commission reviews attached. (Plans enclosed)

3. **Attached** is the Bid results for the 2024 paving project. Recommend awarding to GoreCon, Inc. for all items included with the Base Bid in the total amount of \$240,963.70, subject to review.

The following business will be discussed:

1. The Borough Engineer's report is **attached**.

2. The Montgomery County Planner will be doing a presentation at the August 6th Committee meeting to go over the proposed revisions to the Transit Oriented Development Ordinance that include additional Uses, Aesthetics, Development Bonuses, and Architectural Elements that the Borough Planning Commission and County Planner have prepared.
3. An update will be provided on the Pickering Field sidewalk improvement project.

Recommendations:

1. That the June bills be paid in the amount of \$890,107.58.
2. Recommend awarding the Paving Bid to GoreCon, Inc. for all items included with the Base Bid in the total amount of \$240,963.70, subject to review.
3. Consider approval of the 219 Hendricks Street subdivision proposing a three-lot subdivision preserving the existing home.

AMBLER BOROUGH

Project No.	Project Name	Status
Borough Engineer		
2003-0122-01	Ambler - NPDES MS4 Permit	Current Permit expires 3/15/2025. 2022 Annual Status Report submitted to PADEP 9/30/23. Next Annual Status Report due 9/30/24 for period 7/1/23 thru 6/30/24. PADEP review of TMDL/PRP received 5/28/21. Preparation of response underway. NOI for new permit due 9/14/24. Updated map submitted to PADEP on 3/14/24. Sediment loading calculations to be prepared.
2006-08054	Pedestrian Sidewalk Upgrade Program	Construction underway and anticipated to be completed late November.
2013-02020	Ambler Crossings	Construction underway. Review of amended Village Green provided 4/22/22. Escrow release #2 for Phase 2 provided 8/31/23. Project status update provided to Borough May 15, 2024.
2014-12015	St. Mary's Villa Residential Redevelopment.- TIS	UDT provided Bethlehem/Lindenwold signal concept plans for review on 7/2/21 and were discussed with UDT on 7/22/21. UDT & Ambler coordinating with owner of 98 S Bethlehem & 359 Lindenwold.
2020-07089	90 W. Butler Ave	Construction complete. SOM 6/3/2022. EOM 12/2/2023. EOM punch list provided 11/29/23. Maintenance period extended to Spring 2024 to replace shrubs.
2021-01010.02	Tannery Run Repairs - 33 - 57 E Butler Ave	Borough coordination with property owners underway. Preparation of construction plans and specifications underway. Preparation of PADEP General Permit for stream encroachment underway.
2021-03028	Lakeview Development 5-9 N. Maple Ave.	Council granted conditional use at the 7/18/23 meeting and preliminary/final land development at the 8/15/23 meeting. Review of revised plans provided 11/16/2023.
2021-04048	Edgewood Dr - PA Small Water & Sewer Program Grant Implementation	Construction and punch list completed. Final payment request submitted 1/25/2024. SOM 12/31/2023. EOM 6/30/2025
2022-05006	25 N Ridge - Colony Club LD Review	Council granted conditional approval at 8/23/22 meeting. Building construction underway. Record plans signed 9/19/23.
2022-05007	24 & 26 N Ridge - John's Court	Council granted conditional approval at 4/18/23 meeting. Record plans signed 9/19/23.
2023-03002	Court at Ambler Station (Ambler Station I, LLC)	Sketch Plan review provided 4/20/23 and discussed at 4/25/23 PC meeting. Revised sketch plan review provided 11/20/23 and discussed at the 11/28/23 PC meeting.
2024-00261	LSA (Gaming) Program - Pedestrian Improvements	Gaming Local Share Account (LSA) - Statewide Grant - \$899,717 for pedestrian improvements along East Mount Pleasant Ave and Hendricks Street, including 51 ADA compliant curb ramps.
2024-00525	Ambler 2024 Paving	Survey completed. Design and permitting to be discussed with the Borough prior to starting.
2024-00565	291 Hendricks Avenue Subdivision	Four bids received 7/9/24 for review and consideration for award by Council.
9991010	Ambler Borough General Engineering Services	Review provided 6/13/24.
Sewer Engineer		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is complete; testing remains.

GILMORE & ASSOCIATES, INC.

AMBLER BOROUGH

Status

Project No.	Project Name	Status
Sewer Engineer		
2024-00032	2023 Chapter 94 Report	Prepared sanitary sewer collection system report for inclusion in the Ambler WWTP 2023 Chapter 94 Report; submitted to EEMA on 3/13/24.
9991050	Ambler Borough General Sewer Services	Prepared 2024 Ambler Borough collection sewer service area budget allocations report for Ambler WWTP; submitted to EEMA on 9/26/23. G&A attended meeting at Ambler WWTP with jointure members and treatment plant staff on 3/20/24 to discuss implementation of the Municipal Industrial Pretreatment Plan (MIPP).
Water Engineer		
2012-10043	Loch Aish Dam Annual Inspections	Annual inspection with PADEP conducted on 12/12/2023. Inspection report prepared and submitted to PADEP 2/5/24.
2013-02020-02	Ambler Crossings - Water	Construction underway. Water main is tested/complete.
2018-01171	Mattison Estates (UDT)	Water construction and testing complete. 18 month maintenance period began 7/1/20. Assisting Ambler staff with construction concerns and project documentation. Maintenance Bond extended to 4/1/2023 based on observed water service leaks and concerns with construction of water facilities. Water as-built plans received; additional G&A comments provided to developer on 2/8/23. Developer continues to address punch list items and as-built plans. Reviewed proposed changes to water services associated with a reconfiguration of dwellings. Water Superintendent and Solicitor continue to work with developer regarding extended bond. Reviewing design of additional water service connection with meter pit for irrigation system.
2020-03072	Whitemarsh Plant Operations	Assisting Water Dept. with recommendations and revisions to the Whitemarsh Plant SOPs. G&A conducted a visual assessment of the clear well tank's structural condition and provided a report dated 9/19/22; inspection conducted with no observed deficiencies..
2020-06158	Wells 2, 6, and 7 PFAS Treatment System	\$1,000,000 grant awarded by PADEP. Project advertised for bids on December 22, 2022; pre-bid meeting held at Boro Hall on January 18, 2023; bids received February 2, 2023. General/Mechanical and Electrical/HVAC contracts awarded to Blooming Glen Contractors on 2/7/23. Review of shop drawing submittals in progress. UDT permits received in December 2023. Gen/Mech construction began on 2/8/24. Contractor has set backwash tank, valve vault and chlorine contact tank, and installed the sewer lateral to Loch Aish Ave. Installation of yard piping is ongoing. Treatment building foundation and floor slab complete, carbon treatment tanks set and masonry work underway.
2021-04054.01	2022 MIRIA Grant - Design	Initial field survey and base plan for Well 14 site completed; design and permitting underway with Greensand Plus filtration proposed for Manganese treatment and Ion Exchange (IX) proposed for PFAS treatment. PADEP issued a letter on 6/28/23 allowing for the use of IX treatment for PFAS subject to a list of conditions. PWS permit application submitted to PADEP on 6/5/24. Sewage planning exemption mailer submitted to PADEP on 6/6/24.
2021-04095	Longfield Farms Development (Whitemarsh Twp)	Plan review letter #3 issued 5/17/22 recommending project approval; water construction escrow recommended per letter dated 5/5/22 for use in developer's agreement. Preconstruction meeting held on 6/27/22. Water shop drawing submittals reviewed 7/22/22. Water construction and testing complete. Escrow release request #1 received 4/25/24; partial release recommended per 5/16/24 letter.
2022-02056	AT&T Upgrades at Houston Rd Tank	Plan review letter #2 issued 8/3/22 recommending project approval.

AMBLER BOROUGH

Project No.	Project Name	Status
2022-02095	NWWA Water Purchase Agreement	Meeting held on 2/14/22 between NWWA staff, Ambler staff and G&A to discuss potential interconnection of respective water systems for emergency & permanent uses and wholesale purchase of water. NWWA provided a draft Water Supply Agreement to Ambler on 3/9/22 for review.
2022-02104	AT&T Upgrades at Broad Axe Tank	Plan review #2 issued 6/30/22 recommending project approval. Work to follow pre-construction tank inspection by MBA (awaiting escrow funds).
2022-04076	Lakeview Development 5-9 N. Maple Ave.	Water & Sewer plan review #2 issued on 2/27/2024. Working with Ambler staff and Applicant on water improvements required to serve the project.
2022-04096.01	2023 MIRIA Grant - Design	Consulted with PADEP regarding permitting requirements for new NWWA Interconnection. Field survey complete and permitting in progress. Water and interconnect design currently underway. G&A met with Water staff on 1/18/2024 to review plans, project considerations and schedule. Attended meetings with PennDOT on 2/14/24 to coordinate with their paving contract, and with NWWA on 2/28/24 to discuss location and design of the water interconnection. Coordinating with Borough staff to obtain easement needed for interconnect meter pit. Finalizing design plans and bid documents for construction.
2022-06066	Verizon Upgrades at Houston Rd Tank	Plan review #1 issued 6/22/22 recommending project approval.
2022-07025	Wissahickon Park (Whitpain Twp)	Coordinating with Ambler staff re: proposed improvements to Wissahickon Park and need for new or upgraded water service for site. Plan review #1 issued on 1/10/23. Response letter and plan resubmission received on 1/22/23. Plan review #2 issued on 3/4/24. Plan resubmission received on 3/19/24. Plan review #3 issued on 3/25/24 recommending approval of the proposed water improvements.
2023-04049	2024 MIRIA Grant Program	Prepared MIRIA Application documents including cost estimates for submission by Borough on May 15, 2023. The application included projects for a PFAS treatment system at Well 4, additional costs for current PFAS treatment system projects at Wells 2, 6 & 7 and Well 14, as well as Whitemarsh carbon changeout and quarterly PFAS sampling at all sources and tanks for 2024. Total grant request amount was \$3,525,000. Executed grant agreement received on 1/5/24. Reviewed and tabulated January and April 2024 quarterly PFAS samples for all sources and tanks.
2023-07033	Upper Dublin Twp Public Works Building	New water service and meter pit installed. Testing satisfactorily completed. As-built plan received and under review.
2023-08002	AT&T Generator at Houston Rd Tank	AT&T proposing to install a new permanent generator and pad at the site which will require additional lease space. G&A assisting Water Superintendent with review of proposed location. Proposed location approved. Borough authorized work to proceed.
2023-08044	Wissahickon Valley Boys & Girls Club (Whitpain Twp)	Plans received for a proposed community center building and review with Water staff being conducted with respect to proposed water improvements. Plan review #1 issued on 1/21/23. Plan review #2 issued on 12/19/23. Plan review #3 issued on 1/26/24 recommending project approval. Review of shop drawing submittals completed. Exploratory excavation conducted 5/29/24 in advance of water tap connection. Meter pits set, connection to existing water main complete and service lines tested.

AMBLER BOROUGH

Project No.	Project Name	Status
2023-10031	Sprint Decommission at Houston Rd Tank	Plans received for the decommission of Sprint's facilities at the tank site in conjunction with termination of lease. Plans reviewed and scope of work approved. Pre-construction meeting held on 11/7/23. Work at site commenced on 11/27/23. MBA completed pre-construction inspection and report received 1/17/24. Post-construction inspection to be conducted following completion of decommission work.
2023-10045	776 Johns Lane (LGT)	Plans received for a 6-lot subdivision to be served by a public water extension. Plan review #1 issued on 1/31/24. Plan resubmission received 4/3/24 and plan review #2 issued on 5/2/24. Plan resubmission received 6/14/24 and plan review #3 issued on 6/19/24 recommending project approval. Review of shop drawings complete. Pre-construction meeting held 7/1/24.
2024-00033	Chapter 110 Report / DRBC Water Audit	Annual water audit prepared and submitted to DRBC on 3/29/24.
2024-00426	2025 MIRIA Grant Program	Assisted Borough staff with preparation of grant application including project costs estimates.
9991049	Ambler Borough General Water Services	Ongoing assistance concerning PFAS issues, including regulatory activity, source monitoring, providing information and responses to the public. Preparing update to water distribution system map.

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



Development Name: _____

Site Location: 219 Hendricks Street

Legal Property Owner Name: FFP Property Management, LLC

Address: 545 N. Bethlehem Pike Suite 201 Lower Gwynedd, PA 19002

Phone: 267-405-4581 Fax: _____

E-Mail Address: petejr@pfpproperties.com

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

Name: Pete Penna

Address: 545 N. Bethlehem Pike Suite 201 Lower Gwynedd, PA 19002

Phone: 267-405-4581 Fax: _____

E-Mail Address: petejr@pfpproperties.com

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

Zoning Information:

District R-1

Tax Parcel Number 01-00 02131001

Block 35 Unit 6

Permitted Density Single Family

Total Area .9243 acres

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: we are planning to subdivide the parcel while
preserving the current home. No variances needed.

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

- Residential 3 (2 new)
 Commercial _____
 Industrial _____
 Office _____
 Other _____

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

Attorney's Name: Dave Shafkowitz

Address: 350 S. Main Street St. 308 Doylestown, PA 18901

Phone: 207-482-3340 Fax: _____

E-Mail: dms@shafkowitzlaw.com

Engineer's Name: Nick Rose - Protract Engineering

Address: 64 East Moreland Ave P.O. Box 58 Hatboro, PA 19040

Phone: 215-442-9230 Fax: 215-442-9238

E-Mail: nrose@protract.net

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

Plan submitted by: Peter F. Peary (please print)

Applicant's Signature: [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

June 13, 2024

File No. 2400565

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

Reference: Subdivision Application
219 Hendricks Street
Tax Parcel #01-00-02131-00-1

Dear Mary,

As requested, Gilmore & Associates, Inc. has reviewed the information below regarding the subdivision application referenced above.

- A. Plan of Subdivision – 219 Hendricks Street (1 sheet), prepared for, by ProTract Engineering, Inc., dated May 9, 2024.

The subject 40,262 square foot lot is within the R-1 Residential District, fronts on Hendricks Street, and its current use is residential. The lot contains a single-family dwelling and detached garage. The applicant, PFP Property Management LLC, proposes to subdivide the property into three lots. It is intended that Lot 1 will be 28,262 square feet and include the existing dwelling and garage. Lots 2 and 3 are proposed to be 6,000 square feet each and remain vacant until future development. No improvements or modification of the lots are proposed with this application.

Zoning Comments

1. The plan appears to be compliant with the Borough Zoning Ordinance.
2. §27-407.B(3) – The side yard setback of the existing detached garage shall be dimensioned and noted on the plan. If the setback is less than 4 feet, then it shall be noted as an existing nonconformity.

Subdivision and Land Development Comments

3. §22-305.2.G – Provide a legend on the plans.
4. §22-305.4.A(5) & (6) – Show all existing utilities and service laterals on the plans. If utilities for the existing dwelling are on Lots 2 or 3, then easements are required, or the utilities shall be relocated to Lot 1.
5. §22-305.4.B(13) – Show any proposed easements on the plans. The existing driveway location and the proposed lot configuration will require an easement for the driveway, or the driveway will need to be relocated. Easements or relocations may be needed for existing utility service laterals as well.
6. §22-306.A(2)(f) & §22-Attachment 1-113 – Show all existing and proposed lot pins and monuments. Pins and monuments are required for the proposed lots.
7. §22-306.A(3) – The Borough Council certification on the plan shall be revised per the enclosed to facilitate recording of the plan.
8. §22-Attachment 1-109 & 110 – Documentation shall be provided stating that sanitary sewer and water services are available and will be provided. Sewer planning approval from PADEP is required.

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

General Comments

9. If Council approves the plan and no improvements are required, we recommend that the applicant install lot pins and monuments as noted on the plans prior to recording the plan to avoid the need for an agreement and financial security.
10. Legal descriptions of the new lots and any easements shall be provided to the Borough for review.
11. 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

Enc: As noted

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joe Bresnan, Esq. - Solicitor
Peter Penna – Owner/Applicant
Nick T. Rose, P.E. – ProTract Engineering, Inc.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 7, 2024

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

Re: MCPC #24-0130-001
Plan Name: 219 Hendricks Street, Ambler, PA 19002
(3 lots comprising 0.9 acres)
Situate: Hendricks Street (N), between Walker Road (NW) and Tennis Avenue (SE)
Borough of Ambler

Dear Ms. Aversa:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 29, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, PFP Property Management, LLC, intends to subdivide a single 0.9 acre parcel into three parcels of land. The existing single-family home and a detached garage are proposed to remain on a 28,262 square foot lot taking frontage from Hendricks Avenue. Two new 6,000 square foot lots are proposed along Hendricks Avenue. All lots meet the dimensional standards of the R-1 Residential District. The two 6,000 square foot lots are anticipated to be developed for single-family detached homes, as would be permissible by zoning; however, no development is proposed at this time. The applicant has included language on their submitted plan indicating an understanding that additional review and permitting will be required should development occur in the future.

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 concern that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

The existing driveway, which provides access to the existing dwelling on proposed Lot 1, straddles Lot 1 and Lot 2. In order to address this encroachment, the applicant may opt to establish a shared-access easement between



Lot 1 and Lot 2, potentially extending to Lot 3. Retaining the existing driveway would minimize site disturbance to some extent, while allowing for cross-access to Lot 2 and potentially Lot 3. This alternative is preferred as it would minimize curb cuts and retain existing on-street parking, allow for parking behind future dwelling units (minimizing visual impact), and may result in a reduction in paved surfacing. A less favored alternative would be to remove any portion of the existing driveway that is located on proposed Lot 2, and reconstruct a driveway that is entirely on Lot 1. This alternative may result in each lot requiring a curb cut and driveway.

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 infill development. We would like to commend the applicant for their intent to preserve the existing home, as it is our understanding that this home may have historical significance to the borough. This sort of infill development ensures that the fabric of the community remains intact, while making way for additional residential density in an appropriate setting.

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 (#24-0130-001) on any plans submitted for final recording.

Sincerely,



Timothy Konetchy, Senior Community Planner
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

c: Glenn Kucher, Code Officer
Nick T. Rose, P.E., ProTract Engineering, Inc.
John Oswald, Chair, Borough Planning Commission
Al Comly, Vice Chair, Borough Planning Commission
Carol DiPietro, Secretary, Borough Planning Commission
Jessica Buck, District Manager, MCCD

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

ATTACHMENT A: AERIAL IMAGE OF SITE

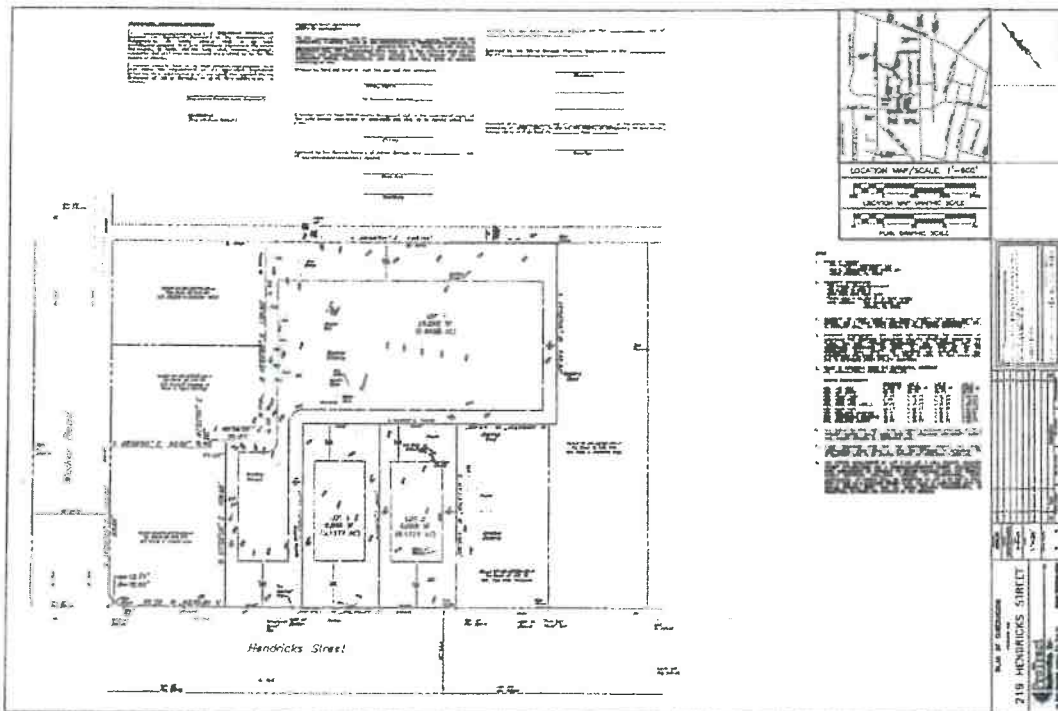


219 Hendriks Street Subdivision
MCPC#240130001

2024/06/07
10:00 AM
10:00 AM
10:00 AM



ATTACHMENT B: REDUCED COPY OF APPLICANT'S PROPOSED SITE PLAN



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



June 25, 2024

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

Re: 219 Hendricks Street Subdivision
Proposing Three Lots

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review a proposal by the owner of 219 Hendricks Street to subdivide the above-referenced property containing 40,262 square feet according to the Montgomery County Board of Assessment records into three lots.

At the June 25, 2024, Ambler Borough Planning Commission meeting, the applicant along with his engineer presented his proposal. After review and discussion, a motion was made and seconded to recommend to Council to approve this subdivision subject to the conditions set forth in the Montgomery County Planning Commission and Borough Engineer comment letters. The vote taken was unanimous in favor of the recommendation to Borough Council to approve this three-lot subdivision.

If you have any questions, please do not hesitate to contact our Chairman, John Oswald.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 10, 2024

Project No. 2400525

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

Reference: 2024 Road Program
Bid Tabulation & Award Recommendation

Dear Mary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids for the project referenced above. Bids were received and publicly opened on July 9, 2024 at 10:00 AM at the Borough Building. Four bids were received. A copy of the bid tabulation is attached for your review.

Upon review, we recommend the contract for the 2024 Road Program be awarded to **GoreCon, Inc.** for all items included with the **Base Bid** in the total amount of **\$240,963.70**, subject to review of the bids by the Borough Solicitor. The following roads and alleys are included if awarded as recommended:

- Mill & overlay Greenwood Avenue inc. 4 curb ramps
- Mill & overlay Highland Avenue (S Spring Garden to E Park) inc. 2 curb ramps
- Reconstruction of Unnamed Alley 3 (E Park to North)
- Reconstruction of Unnamed Alley 5 (E Park to North)

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,


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

JPD/

Enclosure: Bid Tabulation

cc: Joseph Bresnan, Esq., Solicitor
Gail Gordon – Finance Manager
Glenn Kucher – Code Enforcement Officer
Vito Pagano - Public Works Superintendent

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

BID TABULATION

CLIENT: Ambler Borough
 PROJECT NAME: 2024 Road Program
 G&A PROJECT #: 2400525

Jul/10/2024

BID DATE: Jul/09/2024

CONTRACTOR ADDRESS	1	2	3	4
GoreCon Inc 3240 Bristol Road Chalfont, PA 18914 PHONE (267) 880-0890 FAX (267) 880-0892 CONTACT Brina Sweet EMAIL brinasweet@goreconinc.com	F. Schiefer Contractors, Inc. 3864 Old Easton Road Doylestown, PA 18902 PHONE (215) 345-1521 FAX (215) 345-1799 CONTACT Theodore Schiefer EMAIL tschiefer@verizon.net	Associated Paving Contractors, Inc 1525 Campus Dr Warminster, PA 18974 PHONE (215) 672-8000 FAX (215) 672-6830 CONTACT Michael Covino EMAIL mcovino@assocpaving.com	Marino Corporation 1400 Cressman Road PO Box 1209 Shippack, PA 19474 PHONE (610) 584-1800 FAX (610) 584-8244 CONTACT Ric Marino EMAIL rmarino@marinocorp.com	

ITEM NO.	LOT	ITEM	UNIT	QUANTITY	BID UNIT COST		BID EXTENDED COST	
BASE BID - BOROUGH ROADS								
B1-1		1.5 inch Mill	SY	5121	3.75	19,453.75	5.75	29,445.75
B1-2		8.5 inch Base Repair	SY	153	109.60	16,768.80	70.00	10,710.00
B1-3		9.5 mm Leveling Course	TON	102	148.58	14,951.16	120.00	12,240.00
B1-4		1.5 inch 9.5 mm Wearing Course	SY	5121	12.55	64,288.55	10.30	53,770.80
B1-5		Concrete Curb (Remove and Replace)	LF	200	109.70	21,940.00	110.00	22,000.00
B1-6		Curb Ramps (Remove and Replace)	SF	878	14.50	12,731.00	26.00	22,828.00
B1-7		Detectable Warning Surface (4'x2')	EA	6	294.96	1,769.76	300.00	1,800.00
B1-8		16 inch White Thermoplastic (Crosswalks)	LF	350	4.72	1,652.00	8.00	2,800.00
B1-9		14 inch Thermoplastic (Parade)	LF	350	2.95	1,032.50	4.00	1,400.00
B1-10		24 inch Thermoplastic Steel Bars	LF	56	16.88	939.28	15.00	840.00
B1-11		Thermoplastic "SLOW"	EA	2	471.93	943.86	850.00	1,700.00
B1-12		Thermoplastic VASCAR	LF	50	9.44	472.00	15.00	750.00
B1-13		Sign Relocation/Resetting	EA	3	378.00	1,134.00	350.00	1,050.00
BASE BID - BOROUGH ALLEYS								
B2-1		Excavation (16 inch Depth)	SY	1104	18.61	20,545.44	24.00	26,496.00
B2-2		Class 4 Type A Non-woven Geotextile	SY	1104	3.35	3,698.40	3.50	3,864.00
B2-3		14 inch 2A Subbase	SY	1104	12.90	14,241.60	12.00	13,248.00
B2-4		14.5 inch 23mm Base Course	SY	1104	28.30	31,239.60	34.00	37,536.00
B2-5		1.5 inch 9.5 mm Wearing Course	SY	1104	14.00	15,464.00	16.00	17,664.00
TOTAL - BASE BID						249,953.70		250,142.25

COMPLETENESS REVIEW

Attended Mandatory Pre-bid Meeting		NA		NA		NA		NA
Bid Form (Provided eBid Form)		x		x		x		x
Bid Bond Form (Document 00 43 13) or other Bid Security		x		x		x		x
Builder Qualification Statement Form (Document 00 45 13) or Construction Contractor's Qualification Statement		x		x		x		x
Owner's Anticipated Report Form (Document 00 43 13)		x		x		x		x
Non-Collaboration Affidavit of Prime Bidder (Document 00 45 19)		x		x		x		x
Public Works Employment and Classification Form (Document 00 45 22)		x		x		x		x
Agreement of Surety Form (Document 00 45 23)		x		x		x		x

Public Safety Committee

Committee members: Amy Hughes – Chair, Jen Henderson, Nancy Roecker Coates and Lou Orehek.

The Committee will make no recommendations.

The following business will be 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 are **attached**.
5. The Butler Avenue Traffic Study is complete, the **attached** are proposed changes for consideration.



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 – 2024

<u>Month</u>	<u>Calls in Borough</u>	<u>Total Calls for CAAA</u>
January	74	502
February	75	417
March	67	488
April	58	449
May	49	461
June	67	470
<u>YTD Totals</u>	390	2,787

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

Mary Aversa

From: Chad Dixon <cdixon@bowman.com>
Sent: Thursday, June 27, 2024 8:43 AM
To: Manager; Jeff Borkowski; Nicholas Nasobkow
Cc: Brian Jones; Anthony Valencia
Subject: RE: Butler Avenue Traffic Calming - Draft Exhibit
Attachments: 2024-06-26_Butler Ave East Side Parking Concept 1 (DRAFT).pdf

Good Morning Mary,

Please find attached the draft exhibit we reviewed during our meeting yesterday. We made a few small tweaks to some of the notes on the exhibit based on our conversation.

In regard to the number of potential on-street parking spaces for the east side of Butler Avenue, the proposed markings on the exhibit could result in approximately 23 – 26 spaces depending on the length of parking stall that is assumed (20 or 22 feet)

A parking restriction on the west side of Butler Avenue appears may mostly impact the segment between 325 – 359 Butler Avenue. Current on-street parking opportunities south of 325 Butler are limited by existing driveways, intersections, and existing restrictions.

If you have any questions as you further review the plan and discuss with others, please let us know.

Thank you.

-Chad

CHAD DIXSON, AICP, PP

Senior Project Manager, Transportation | BOWMAN
O: (215) 283-9444 | D: (267) 419-1238 | M: (610) 999-3985
cdixon@bowman.com | bowman.com

From: Chad Dixon
Sent: Tuesday, June 18, 2024 4:42 PM
To: Mary Aversa <manager@borough.ambler.pa.us>; Jeff Borkowski <jborkowski@police.ambler.pa.us>; Nicholas Nasobkow <nnasobkow@police.ambler.pa.us>
Cc: Brian Jones <brianjones@bowman.com>; Anthony Valencia <avalencia@bowman.com>
Subject: Butler Avenue Traffic Calming

Hi Mary,

We are putting together some preliminary ideas for traffic calming on Butler Avenue based on our data collection, crash history, and input received during our kickoff meeting.

We wanted to see if you have some availability later next week or early the following week to have a brief Zoom meeting to discuss ideas and get your input before moving forward more.

DRAFT



425 COMMERCE DR., SUITE 200
FT. WASHINGTON, PA, 19034
PH: (215) 283-9444

BUTLER AVENUE TRAFFIC CALMING EVALUATION
EAST SIDE PARKING RE-STRIPING CONCEPT (SHEET 1 OF 1)
AMBLER BOROUGH - MONTGOMERY COUNTY
DATE: 6/26/24

NOT TO SCALE

Public Utilities Committee

Committee Members: Karen Sheedy - Chair, Amy Hughes and Lou Orehek.

The Committee will consider the following recommendation.

1. See **attached** memo and proposal from Invoice Cloud to accept payments from water customers.
2. Recommend approval of the Johns Lane water extension agreement. **(attached)**

The following business will be discussed:

1. The WWTP Engineer's report is **attached**.
2. The Ambler WWTP is requesting quotes for the supply and installation of VFDs (Variable Frequency Drives) for ALL 5 blowers as part of the digester conversions.

Recommendations:

1. Recommend approval of the proposal from Invoice Cloud to accept water payments.
2. Recommend approval of the Johns Lane water extension agreement

The Borough of Ambler Water Department is looking to implement a new online payment system for our customers that would replace our current payment system, Municipay. The name of the new payment system is Invoice Cloud. The new payment system is cloud based and works in real time.

We have had many discussions and demonstrations with Invoice Cloud and have found that the program appears to be easy to use for both the consumer (Ambler) as well as our customers. Here are some of the many great features we find useful:

- No cost to The Borough of Ambler
- Invoice Cloud has partnered with Muni-link (our current billing provider) so there is no integration fee or contract fee to Ambler. This will make account set up with Invoice Cloud easier
- The general overall look of the product and ease of use by the customer
- 2 Convenient ways customers can receive bill notifications: email notification or text message. We currently do not have the text feature
- Convenient ways to pay are by mobile, online or call Invoice Cloud customer service after hours
- Ease of making payment. When customers receive email or text messaging bill notifications, the customers can click the provided link to automatically take them to the payment screen where they can select what payment option they would like to use. This will bypass logging on to our website to follow the links to make payment
- Customers can choose how to pay their bill and can select their preferred payment option to be paid automatically on future bills. There are many customizable options with this system that we feel would meet any number of needs the customer may have
- Types of accepted payments: Echeck, Visa, Mastercard, American Express, Discover, Apple pay, Google Pay, Venmo and PayPal. Echeck payment is \$1.95 per transaction and 3.15% of credit card transactions or a minimum of \$2.50 per transaction
- Delinquent notices can be sent by text message and email as a reminder to customers. This will replace us manually printing a doorhanger and sending our techs to the property to be delivered. We currently don't have this feature
- This will save the Borough money on postage as more customers enroll

WATER EXTENSION AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2023, by and between DPD JOHNS LANE LP, a Pennsylvania limited partnership, 1516 N. 5th Street, Suite #507, Philadelphia, Pennsylvania 19122 (hereinafter called “Owner”) and the BOROUGH OF AMBLER, 131 Rosemary Avenue, Ambler, PA 19002, County of Montgomery, Commonwealth of Pennsylvania (hereinafter called “Borough”) provides for water service to the project described herein, and the terms of which are as follows:

WHEREAS, Owner is developing a certain tract of land located in the Lower Gwynedd Township, Montgomery County, Pennsylvania, such project known and referred to as 776 Johns Lane Subdivision in accordance with land development plans prepared for Developer by Woodrow & Associates, originally dated May 7, 2021, last revised October 9, 2023 and to be recorded with the Montgomery County Recorder of Deeds. A reduced copy of the first page of such plans is attached as Exhibit “A”, and attached as Exhibit “B” is a diagram of the water system servicing the project, prepared by Gimore & Associates as the Borough’s engineer; and

WHEREAS, the tract is to consist of six (6) lots, with five (5) new single-family detached dwellings, and the existing dwelling to remain as the new Lot #4, located on a new a private road with a cul-de-sac, from the intersection of Johns Lane and Susquehanna Road. Prior to any further subdivision occasioned by the project, the involved Montgomery County tax parcel number is: 39-00-04288-00-2, and

WHEREAS, Borough is willing to extend its existing water lines and facilities to serve Owner’s tract, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the parties hereto, intending to be legally bound, agree as follows:

1. Owner shall cause to be installed the water mains, valves, and other necessary equipment (hereinafter called "Water System") from the water lines of the Borough, located as shown on the plan attached hereto as Exhibit "B" and made part hereof through and within its tract as shown on Exhibit "A", and in accordance with the detailed description of the Water System to be installed as set forth on Exhibit "C". All plumbing devices shall be of the water conserving type as specified in the Borough's Water Conservation Tariff with Pennsylvania Public Utilities Commission and all materials shall be in accordance with the Designated Materials set forth in Exhibit "D" and if not provided for therein then as set forth in Ambler Borough Approved Materials List to be provided prior to construction.

2. The water System shall be installed and completed in accordance with Borough specifications and regulations, and shall be subject to the supervision and inspection of the Borough.

3. Owner shall install and complete the Water System within twelve (12) months from the date of this Agreement and if they fail to do so, Borough may, at its option, after notice in writing to Owner, first class and certified mail, providing 30 days to cure the default, and in the event such notice does not result in a cure of the default, enter into possession, complete the said work, either by its own employees, or by contract, or in part by either method. In the event of Owner default, Borough reserves all equitable and legal remedies available to it as required by it to cure the default and

recover any monies not recovered by Borough through the posted security as described elsewhere herein.

4. Owner shall be responsible for obtaining all necessary permits from any governmental bodies prior to commencing the work. Owner shall indemnify the Borough against all costs and damages arising from the opening of any State Highways even if the permit was taken out in the name of the Borough so long as the opening was in the furtherance of this Agreement.

5. In the performance of the work, Owner shall pay the entire cost of said Water System, including but not limited to the installation of the water mains, meter pits (unless otherwise provided), back flow preventer, lines, valves, fire hydrants, and blow off and other necessary equipment required by the Borough, and to save the Borough harmless from any and all costs and expenses, whether direct or indirect arising from same and for the repair or replacement of any installation that may be required during the maintenance period.

6. Prior to or simultaneous with the execution of this Agreement, Owner shall deliver to Borough an executed set of contract documents between Owner and contractor or subcontractor who will install all of the aforementioned facilities in accordance with this Agreement. Borough shall have the right to approve the contractor or subcontractor used by the Owner for performing this work (approval shall not unreasonably be withheld), and the contract documents between Owner and said contractor, which shall be subject to the reasonable approval of Borough and shall include the contract, general and special specifications, the proposal form, and the necessary drawings showing the scope of the work to be performed.

7. As a part of the required contract documents, Owner or their contractor shall provide evidence to the Borough of necessary insurance coverage so that either owner or its contractor carries at least the following types of insurance coverages and minimum amounts.

- a. Workmen's Compensation – as required by Commonwealth of Pennsylvania;
- b. Comprehensive General Liability - \$1,000,000.00, each occurrence and aggregate for bodily injury and \$3,000,000.00 for each occurrence and aggregate for property damage;
- c. Automobile Liability (if not covered in the comprehensive general insurance policy) - \$1,000,000.00 each person and \$3,000,000.00 each occurrence for bodily injury and \$1,000,000.00 for property damage coverage shall include owned automobiles, hired automobiles and non-owned automobiles.

In each of the above required insurance coverages, "Borough of Ambler" shall be named an additional insured so that the carrier for Owner and/or any contractor doing work required by this Agreement shall be required to defend Borough from any and all claims or suits of any kind filed by any person or entity against Borough with regard to any claim or suit in which Borough is named as an additional defendant or party arising out of the work required by this Agreement. Owner shall cause carrier to provide notice directly to Borough in the event of any removal or non-renewal of Borough as an additional insured. Owner shall provide declaration pages or other documentation confirming its status as an additional insured.

8. As a part of the contract documents, Owner shall deliver to Borough prior to any construction of the water system an amount representing 110% of the estimated costs of the system, such security to be deposited with Borough in cash or as a letter of credit, bond, or construction loan set-aside. This amount may be periodically reduced to reflect completed work, as set forth in the Pennsylvania Municipalities Planning Code, within 45 days of Owner's written request, on vote of Ambler Borough Council when recommended by the Borough engineer in writing. Reductions not voted upon within 45 days shall be deemed approved.

9. Upon completion of the Water System, recommended acceptance of the system by the Borough engineer, and a vote by Borough Council to accept dedication of the water system, the Borough shall accept and record a deed of dedication of the system and any needed easements allowing access to the system, provided that Owner posts fifteen percent (15%) of the total contract price to cover maintenance of the dedicated system for a period of 18 months following Borough acceptance. Such security may at Owner's option be the last fifteen percent of the project security, or a separately posted security covering the maintenance period. If the latter, the project security shall be closed out as in the usual course, in favor of the maintenance security.

During the maintenance period, Owner shall repair any leaks in the system and cure any failure in the operation or structural integrity of any part of the system constructed by or on behalf of Owner.

10. Further, at the time of the execution of this Agreement, Owner, if it has not already done so, shall execute a professional services agreement in the form attached

hereto as Exhibit "E", being security for Borough consulting services and being separate and distinct from the security that assures completion of the system.

11. Owner shall and will be responsible for all damage, loss or injury to persons or property that may arise or be incurred in or during the conduct and progress of the work of the Water System installation under this Agreement, whether or not any such claims arise by reason of the negligence of Owner or any contractor, subcontractor, and materialman, or employees engaged in this work; and Borough shall be, by Owner, held and kept free and discharged of and from all responsibility or liability therefore of any sort or kind arising out of or from the conduct of said work; Owner shall assume all responsibility for risks or casualties of every description for loss or injury to persons or property arising out of the nature of the work, from the action of the elements, or from any unforeseen or unusual difficulty; Owner shall assume all blame, loss and responsibility of whatsoever nature by reason of neglect or violation of any county, township, state or federal ordinances, regulations, or laws. Excepted herefrom is any negligence on the part of the Borough or its employees which was a factor in bringing about any harm or injury herein described.

12. Upon the satisfactory completion of the work required under this Agreement, and after the system has been accepted for dedication by vote of Borough Council, Borough agrees to supply Owner and all other persons who use and occupy any buildings, or improvements located within the area that can be served by the water extension, with a supply of public water in accordance with the duly established water rates and charges made by the Borough under its applicable ordinances, and in

accordance with the tariff issued to the Borough by the Pennsylvania Public Utilities Commission.

13. Easements required by the Borough for system access shall be in a form acceptable to the Borough solicitor. If the community is gated, provision will be made to provide regular access to Borough crews for meter reading and maintenance. In addition to executing a deed of dedication for the system and any necessary easements, Owner shall simultaneously deliver to Borough a bill of sale conveying to Borough all of the water mains, valves, hydrants, and other equipment which are a part of the completed Water System. These documents shall be prepared by the Borough Solicitor.

14. Owner shall furnish to Borough two copies of final “as built” plans of the water system, following the maintenance period and certification by the Borough engineer that there is no further required system maintenance.

15. This Agreement is not assignable by Owner without the consent of the Borough.

16. This Agreement shall be binding upon the parties hereto, their heirs, administrators, executors, successors, and assigns.

17. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement.

(SIGNATURE PAGE TO FOLLOW)

OWNER, DPD JOHNS LANE LP

By: Design Pro Management LLC, its General Partner

By: _____
Logan Kramer, Managing Member

AMBLER BOROUGH

By: _____
Glynnis Siskind, Council President

ATTEST: _____
Mary Aversa, Borough Secretary



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

VIA E-MAIL

June 19, 2024

File No. 23-10045

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

Reference: Project Name: 776 Johns Lane
Water Plan Review: #3 (Final)
Owner/Engineer: Martin and Marnie Hughes / Woodrow & Associates, Inc.
Plan Date: May 7, 2021; Last revised June 14, 2024

Dear Ms. Aversa:

Gilmore & Associates, Inc. (G&A) has reviewed the above referenced plans submitted for Martin and Marnie Hughes, as prepared by Woodrow & Associates, Inc. The submission includes a 22-sheet plan set and proposes a subdivision of a 10.097-acre parcel (9.377 net acres) consisting of six (6) lots with five (5) new single-family detached dwellings in Lower Gwynedd Township (LGT). A new cul-de-sac is proposed extending from the intersection of Johns Lane and Susquehanna Road. The site is located within LGT's "A" Residential Zoning District.

The project proposes a water main extension from the existing Borough-owned water main at Johns Lane and Susquehanna Road through the cul-de-sac to be constructed for the development. A water "Will Serve" letter was issued for the project by Ambler Borough Water Department (ABWD) on July 26, 2023.

At this time, we find that all previous comments have been addressed and find the plans generally to be in accordance with the standards of Ambler Borough Water Department. Therefore, we recommend plan approval by Ambler Borough with respect to the water system improvements, noting the following for construction:

- The project will require the purchase of five (5) Water EDUs as part of an EDU Purchase Agreement with Ambler Borough. The total tapping fee for five (5) Water EDUs is \$10,591.95. The developer is also responsible for paying any "Customer Facilities Fees" for water meters, etc. The developer should inquire about the fees directly with ABWD.
- A copy of the "Blanket Utility Easement" per Note #17 on Sheet 1 of 22 shall be provided to Ambler Borough.
- A construction cost estimate for the proposed water system improvements is to be submitted and reviewed by G&A.
- An executed Water Extension Agreement with Ambler Borough is required.
- The Applicant should submit three (3) complete sets of approved paper plans, signed and sealed by a Professional Engineer registered in the Commonwealth of Pennsylvania to

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

this office. Additionally, a PDF copy of the approved plans should be provided in either AutoCAD or ESRI GIS format.

- A preconstruction meeting with representatives of the Ambler Borough Water Department and its Engineer is mandatory prior to the start of water construction.
- Construction may not start until the Applicant and Ambler Borough execute all agreements and the Applicant has funded all associated escrow accounts.
- A Certificate of Insurance must be submitted showing coverage satisfactory to Ambler Borough.
- Prior to the start of construction, the Contractor shall submit shop drawings for materials used in the construction of the proposed water facilities. Required submittals must be reviewed and approved by G&A.
- The Applicant shall notify ABWD and G&A a minimum of 72 hours prior to the start of construction of any water facilities.
- All connections to the existing Ambler Borough water system must be completed by a Contractor approved by ABWD.
- Any changes to the proposed water facilities after the date of this letter must be resubmitted for review, in which case construction may not start until the revised plans are approved.
- Upon completion of construction, the Applicant shall submit "as-built" plans to Ambler Borough for review and approval. Upon approval, two (2) paper sets of "as-built" plans should be provided, as well as a set in either AutoCAD or ESRI GIS format.

Should you have any questions, please don't hesitate to contact our office.

Sincerely,



Brian M. Brochon
Project Manager
Water Resources

ETL/BMB/ec

cc: Steve Smallberger, Water Superintendent – Ambler Borough
Joseph E. Bresnan, Esquire – Law Offices of Joseph E. Bresnan
Timothy P. Woodrow, P.E. – Woodrow & Associates, Inc.
Thomas Figaniak, P.E. – Gilmore & Associates, Inc.
Edward Brown, P.E. – Gilmore & Associates, Inc.
Elaine Landmesser – Gilmore & Associates, Inc.



June 26, 2024

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

Re: Status Report – June 2024

Dear Mary:

The status of current active projects is as follows:

1. Conversion of Digesters - Construction continues for the conversion of the digesters from anaerobic digestion (without air) to aerobic digestion (with air). There is a total of 5 digesters at the plant and in the scope. The first digester, T-9, was completed in March 2023, the second, T-10, in August 2023, and the third, ET-17, in December 2023. The plant is operating T-9, T-10, and ET-17 in a work-around, with down-sized sheaves and belts, as a permanent solution with VFD's will be considered at the end of or after the project, for one, to address a possible connection with an odor and occasional foaming issue in the completed digesters. Outside sludge is also being arranged to seed the completed digesters. Work on ET-15 and ET-16 continued in June. We anticipate completion of the final two digesters in July 2024.
2. Diversion of Upper Dublin WWTP to Ambler WWTP - PADEP approved the Act 537 Plan prepared by Bucks County Water and Sewer Authority (BCWSA) in 2022 for closing the Upper Dublin Wastewater Treatment Plant and diverting that flow to Ambler's Wastewater Treatment Plant. EEMA and the Borough's engineer on the Diversion project, HRG, have been discussing the scope and work on the Part II WQM permit for the Diversion with PADEP, with respect to the increased flow from the current 6.5 MGD to 7.7 MGD with the diversion, the associated changes in permit limits and conditions, and the timeline of the construction of the necessary new facilities at the plant.
3. NPDES Permit Renewal - EEMA provided comments to PADEP with the Borough's other professionals at HRG and GHD for a collective response on the Borough's draft NPDES Permit in early February, most specific to the Copper BLM, Aluminum WER, proposed flows, and new discharge limits. PADEP has not released the final NPDES Permit at this time. The WWTP is currently operating under its grandfathered, administratively-extended permit.
4. UV Light Disinfection Replacement - WWTP staff and EEMA completed work on design, finalized the scope, and requested competitive equipment and installation cost estimates in 2023 through the CoStars program. The Borough approved the equipment and installation scopes of the CoStars proposal at its respective January and February meetings. The equipment has been ordered and installation is in final Shop Drawing review phase, while, preliminary site work and demolition on the project has started at the plant.

5. Review of MIPP – WWTIP staff and ES&M are working through recommendations and comments on the Borough's Municipal Industrial Wastewater Treatment Program (MIPP) from a periodic EPA audit in 2023. The team is evaluating issues, making recommendations, re-issuing specific permits, and is helping to implement a number of changes to the program. The team met with Jointure members and their engineers on inter-municipal communication, and otherwise continue to update the program to meet current needs.

If you have any questions, please do not hesitate to contact me.

Very truly yours,
Environmental Engineering
& Management Associates, Inc.

Anthony L. Price

Anthony L. Price, P.E.
Principal Engineer

Cc: Janet Evans, AWWTIP

Parks and Recreation Committee

Committee Members: Jen Henderson - Chair, Lisa Auerbach and Nancy Roecker-Coates.

The Committee will make no recommendations.

The following business will be discussed:

1. The new pad is being constructed at Knight Park for the new Ambler Rotary donated Pavilion. Representatives from Ambler Rotary will be at the Council Meeting on August 20, 2024 at 7 PM to update on the project .
2. The Committee would like to discuss the Ambler Farmers Market.
3. Open Gym will be held on Monday evenings from 6pm to 8pm. The dates are July 15 to August 19th.
4. National Night out is August 16th. The committee would like to plan an event.

Salary & Personnel Committee

Committee Members: Lisa Auerbach – Chair, Jen Henderson, Karen Sheedy and Elizabeth Iovine.

The Committee will consider the following recommendations.

1. Resumes or letters of interest were accepted for the Vacant Ward 3 Council seat.
A vote will be taken. (**attached**)
2. Recommend appointing Steve Welsh to the vacant Highway Laborer position.
3. **Attached** is a resume for the Civil Service Alternate Seat.
4. Resumes are being accepted for the vacant Finance Manager position.

The following business will be discussed:

1. An executive session is required for a Water Departement hiring recommendation.

Recommendations:

1. A recommendation to appoint Steve Welsh to the vacant Highway Laborer position.
2. A vote will be taken for the Vacant Ward 3 Council seat.
3. A recommendation is requested for the Civil Service Alternate Vacancy.