



# **BOROUGH OF AMBLER**

## **COUNCIL MEETING AGENDA**

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

**March 19, 2024**

**7:00 p.m.**

**Minutes for Consideration:**

February 20, 2024

**Presentation:**

**Montgomery County and Wissahickon Trails**

### **COMMITTEE REPORTS:**

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

## Finance & Planning Committee

The Committee meeting was held on March 5, at 7:00pm; Committee Members: Haley Welch – Chair, Karen Sheedy, Lisa Auerbach , Elizabeth Iovine.

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

1. That the February bills be paid in the amount of \$1,336,961.71.

BOROUGH OF AMBLER		
FEBRUARY 2024		
PAYABLES PROCESSED AND RELEASED		
FUND NUMBER	FUND NAME	AMOUNT
1	GENERAL	210,737.78
2	STREET LIGHTS	5,554.82
3	FIRE	-
4	REFUSE	63,316.36
5	PARKS & RECREATION	9,408.27
6	WATER	313,651.27
8	SEWER	267,954.11
9	WWTP	441,007.39
35	LIQUID FUELS	25,331.71
30	WATER CAPITAL	-
<b>TOTAL</b>		<b>1,336,961.71</b>

2. A request was received for a license transfer from Carrett LLC d/b/a Cantina Feliz in Fort Washington to 109-115 East Butler Avenue. A Public Hearing will be held this evening to consider adoption of Resolution 2024-3. **(attached)**
3. Authorization is requested to send zoning suggestions from the Montgomery County Planning Commission to the Planning Commission to revise the Trans Oriented Development Ordinance to include additional Uses, Aesthetics and Architectural Elements. **(attached)**

**The following business will be discussed:**

1. The Borough Engineer's report was received.
2. Drew Shaw and Erin Landis of the Wissahickon Clean Water Partnership will make a presentation and discuss the Water Quality Improvement Plan and a proposed Resolution being approved by the partnering Municipalities. **(attached)**
3. A list providing updates on current projects was received. **(attached)**
4. A updated summary was provided for the RF 100 project. **(attached)**

**Recommendation:**

1. Recommend that the February bills be paid in the amount of \$1,336,961.71.
2. A request was received to adopt Resolution 2024-3 for a license transfer from Carrett LLC d/b/a Cantina Feliz in Fort Washington to 109-115 East Butler Avenue.
3. Authorization is requested to send zoning suggestions from the Montgomery County Planning Commission to the Planning Commission to revise the Trans Oriented Development Ordinance to include additional Uses, Aesthetics and Architectural Elements.

**THE BOROUGH OF AMBLER  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE BOROUGH OF AMBLER,  
COUNTY OF MONTGOMERY, COMMONWEALTH OF  
PENNSYLVANIA, APPROVING THE TRANSFER OF  
LIQUOR LICENSE NO. R-15892 INTO AMBLER  
BOROUGH**

**WHEREAS**, Act 141 of 2000 (“the Act”) authorizes the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of restaurant liquor licenses across municipal boundaries within the same county regardless of the quota limitations provided for in Section 461 of the Liquor Code if, as in Ambler Borough, sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

**WHEREAS**, the Act requires the applicant to obtain from the receiving municipality a resolution approving the inter-municipal transfer of the liquor license prior to an applicant’s submission of an application to the Pennsylvania Liquor Control Board; and

**WHEREAS**, the Liquor Code stipulates that, prior to adoption of a resolution by the receiving municipality, at least one (1) hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding applicant’s intent to transfer a liquor license into the receiving municipality; and

**WHEREAS**, an application for transfer filed under the Act must contain a copy of the resolution adopted by the municipality approving the transfer of a liquor license into the municipality.

**NOW, THEREFORE, BE IT RESOLVED**, that Carrett LLC d/b/a Cantina Feliz has requested the approval of the Ambler Borough Council for the proposed transfer of Pennsylvania liquor license no. R-15892 to facilities within Ambler Borough to be located at 109-115 East Butler Ave, Ambler, Pennsylvania, 19002, with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

**BE IT FURTHER RESOLVED**, that the Ambler Borough Council held a properly advertised public hearing pursuant to the notice provisions of Section 102 of the Liquor Code to receive comments on the proposed liquor license transfer; and

**BE IT FURTHER RESOLVED**, that Ambler Borough Council approves, by adoption of this Resolution, the proposed inter-municipal transfer of restaurant liquor license No. R-15892 into Ambler Borough by Carrett LLC d/b/a Cantina Feliz; and

**BE IT FURTHER RESOLVED** that transfers, designations and assignments of licenses hereunder are subject to approval by the Pennsylvania Liquor Control Board.

Duly adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Ambler Borough Council, Montgomery County, Pennsylvania, in lawful session duly assembled.

**AMBLER BOROUGH**

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

ATTEST: \_\_\_\_\_  
Mary Aversa, Borough Council Secretary

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

March 11, 2024

**SUBJECT:** Specific Recommendations for the Redevelopment Overlay

**TO:** Ambler Borough Council; Mary Aversa, Manager; Glenn Kucher, Code Enforcement Officer

**FROM:** Tim Konetchy, Senior Community Planner

---

**Introduction**

As discussed at the March 5 meeting of Borough Council, the Redevelopment Overlay District (RO) is in need of targeted improvements in order to set the stage for development that meets the borough's goals for transit-oriented development. There have been numerous development proposals within this area of the borough over the last few years. Most recently, SEPTA approached the borough to discuss what form of development may be appropriate for their properties on Butler Avenue and Main Street. SEPTA held an open house on January 30 to solicit input from residents on the future use of the property, and there was resounding support for mixed-use development. Although the issues with the RO came to the fore after SEPTA initiated the discussion regarding redevelopment of their properties, the identified issues are a barrier to development in the RO more broadly.

Targeted amendments to the RO and, more specifically, transit-oriented development as a use in the RO will be necessary to ensure that new development implements the borough's land use objectives. Due to the nature of the RO as an overlay district, there is always the possibility that underlying zoning district regulations will be used in lieu of the overlay provisions. It would be our goal to amend the RO to make its application much more attractive than underlying zoning, which presently would allow for many uses that the borough likely does not want to see on this section of Main Street (e.g., "wholesaling, warehousing, distributing, storage..." as provided for in Section 27-1502).

At the end of this process, the Borough Planning Commission will return a package of text edits for Borough Council to consider. These amendments will be limited to: amending the list of permitted uses within a TOD development, requiring street-facing and active storefronts along Butler Avenue and Main Street, adding architectural standards (context-sensitive and reflective of the borough), requiring wider sidewalks and better streetscaping treatments, amending the dimensional standards to align more closely with existing conditions (i.e., lower minimum lot size), and revision to parking requirement calculations (e.g., shared parking or parking waivers via special exception/conditional use). A summary of these targeted amendments is provided on the following page.

## Recommendations

- 1. Permitted uses.** The RO permits only 100% residential use as a 'TOD' use on lots between 4 acres and 8 acres in area. The borough has indicated a preference for mixed-use development rather than purely multifamily residential development (i.e., apartment buildings) surrounding the train station. Promoting mixed-use development provides nearby employment opportunities, amenities for residents, and new potential patrons for both new and existing businesses. Because of the limitations of TOD use in the RO, the underlying zoning district regulations may be more attractive; many of the uses permitted by underlying district regulations may be deemed less desirable than mixed-use, TOD-style development. The underlying zoning districts and RO provisions will be analyzed and amended to promote mixed-use development as the preferred form of development.
- 2. Active Storefront Requirement.** Because of the scale of development that *may* occur in the RO, it is important to consider how new buildings mesh (or clash) with the existing built environment. Butler Avenue has an established character and pattern of building form with many small, active storefronts that are attractive from the sidewalk and street. Redevelopment and infill should mirror this building type by offering ground-level storefronts along frontages that offer attractive and inviting entrances. Without providing guidance on this, it is possible that new buildings would be oriented either towards the interior of the site.
- 3. Architectural Standards.** Ambler is a unique place with a unique identity. One of the biggest concerns with new development is the way that it will look and feel. So, how does one ensure that new development feels like Ambler? As a starting point, by integrating building orientation and architectural design regulations that are reflective of existing conditions. New development should connect to the community through the use of building material and design treatments found in the community. This aspect will involve field work, and will likely involve specific examples from the community (i.e., photos).
- 4. Sidewalk and Streetscaping.** The borough has one of the most desirable downtowns in the region, so much so that there is rarely a vacant storefront available for lease. Redevelopment in the RO should extend the downtown further along Butler Avenue and down Main Street. As a newly-created extension of the downtown, added streetscaping should allow adequate space for two-way pedestrian traffic and street furnishings, such as benches and refuse receptacles. Infill and redevelopment should extend existing conditions, but also go beyond with additional treatments like street trees, landscaping, and pedestrian-scaled street lighting.
- 5. Dimensional standards.** As noted above, the RO only permits 100% residential 'TOD' use on lots between 4-8 acres. Mixed-uses are permitted on lots beyond 8 acres in size, quite a high bar. These large minimum lot sizes do not align with existing conditions within the RO District. Other dimensional standards, such as front and side setbacks, will be examined to ensure that buildings are oriented appropriately for the context.
- 6. Parking Requirements.** Part of the appeal of transit-oriented development is the reduced emphasis on personal vehicle use. Ideally, residents will walk, bike, and use the train or bus to get where they need to go. In addition to this, there would likely be less people per household in mixed-use/multifamily development: average household size for renter households was 2.2 versus 2.7 people for owner-occupied households in Ambler in 2020 (US Census Bureau). Parking requirements for uses within a TOD

will be examined and recalibrated based on modern best practices (i.e., peer community analysis, MCPC model ordinances, and the Institute of Transportation Engineers' Parking Generation Manual). Beyond looking at the baseline parking requirements, it is recommended that shared parking facilities be provided for in the Zoning Ordinance. In general, MCPC would recommend allowing multiple uses to make use of the parking facilities at differing times. For example, an office may require parking 9am to 5pm, Monday through Friday, while a residence will require parking during the opposite hours when worker at home. In this case, the parking could be used by the office during the workday and by residents outside of those normal hours. This is an over simplification, but the idea carries through for many use categories.

### **Closing**

Thank you for considering approval of this targeted ordinance amendment project. Once assigned, the Planning Commission will take a few meetings (2-3) to review the ordinance and to refine amendments to the regulations. Once the Planning Commission has complete review, the amendments will be forwarded for review and consideration by Borough Council. A summary report will also be provided to Borough Council.



## CONTENTS:

- Working Together
- Water Quality Planning
- Accomplishments
- Implementation

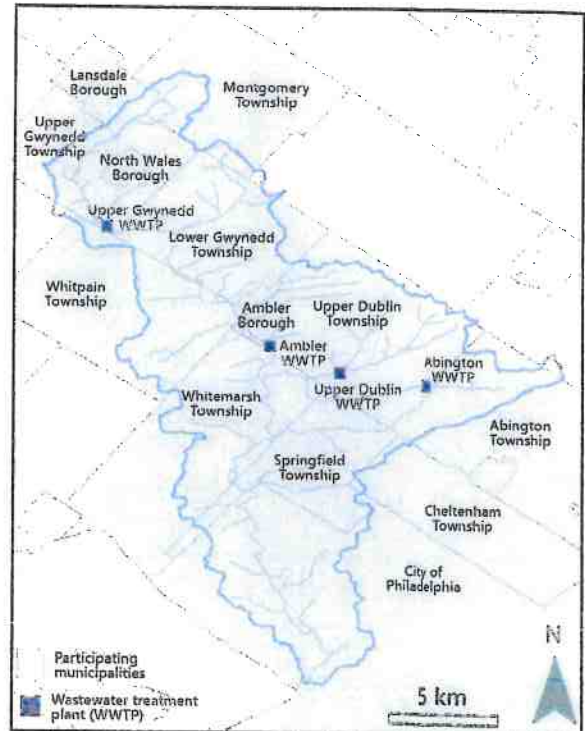
# Wissahickon Clean Water Partnership

*Water is a natural resource upon which we are all dependent. Ensuring that local waterways are clean is not simply an expenditure of funds, it is a necessary investment to ensure the future of our communities.*

## WORKING TOGETHER FOR A CLEANER WISSAHICKON

The Wissahickon Clean Water Partnership (WCWP) is a coalition of 13 municipalities and four wastewater treatment plants (WWTPs) collaborating with the Pennsylvania Department of Environmental Protection (PADEP) and the U.S. Environmental Protection Agency (EPA) to address impaired aquatic life health and stormwater management in the Wissahickon Creek Watershed. Our overarching goal is to synthesize a holistic watershed plan that protects and improves the Wissahickon Creek

- Abington Township
- Ambler Borough
- Cheltenham Township
- Lansdale Borough
- Lower Gwynedd Township
- Montgomery Township
- North Wales Borough
- Springfield Township
- Upper Dublin Township
- Upper Gwynedd Township
- Whitmarsh Township
- Whitpain Township
- City of Philadelphia



## ABOUT THE WATERSHED

The Wissahickon Creek Watershed is located in southeastern Pennsylvania, in Montgomery and Philadelphia Counties. The headwaters commence just below a parking lot in a large suburban mall. The mainstem flows approximately 27 miles before joining with the Schuylkill River in the City of Philadelphia. The watershed drains 64 square miles and spans portions of 15 municipalities.

The mainstem of the Wissahickon and most of its tributaries are considered impaired for aquatic life uses PADEP. This impairment determination is largely based on the results of long-term aquatic macroinvertebrate sampling in the watershed. Many of these segments are also classified as impaired due to nutrient and siltation levels. In response to the impairment and new EPA/PADEP regulations, thirteen municipalities and four wastewater treatment plants of the Wissahickon Watershed joined together to form the WCWP. Since its formation, the WCWP has been working on a watershed-wide "Water Quality Improvement Plan" (WQIP) that would restore the health of the Wissahickon Creek and its tributaries including addressing regional stormwater management issues.

### WCWP WASTEWATER TREATMENT PLANTS (WWTPs):

Abington Township WWTP, Ambler Borough WWTP, Upper Gwynedd Township WWTP, Upper Dublin Township WWTP (BCWSA)

### WCWP LEGAL & TECHNICAL ASSISTANCE PARTNERS:

Cerulean LLC; Environmental Finance Center- University of Maryland; Kleinfelder, Inc.; Land Concepts LLC.; Manko, Gold, Katcher & Fox LLP.; Montgomery County Planning Commission; Pennsylvania Environmental Council; Temple University; and Wissahickon Trails



## WHAT IS A WATER QUALITY PLAN?

Short for Water Quality Improvement Plan, the Partnership's WQIP is an adaptive, flexible management plan and will provide a mechanism to improve water quality and habitat in the Wissahickon Creek Watershed through continual incorporation of new data and information and identification of opportunities and actions to positively impact the watershed over time.

The WQIP serves as a roadmap for municipalities and participating WWTPs to identify and prioritize projects, policies, and collaborative programs where efficiencies can be gained by working together. It includes a framework to assess the effectiveness of the plan and ensure regular evidence-based updates.

**Stormwater Best Management Practices (BMPs)** are devices and actions that improve or prevent the pollution and/or flooding resulting from stormwater runoff.

- ◆ **STORMWATER PROJECTS & POLICIES**  
 Over 60 projects throughout the watershed have been identified that will mitigate stormwater impacts and participating municipalities have committed to evaluate the adoption of stronger local policies.
- ◆ **TREATMENT PLANTS OPTIMIZATION**  
 Wastewater Treatment Plants in the Watershed have also committed to optimizing their operations to further reduce nutrient loads to the Creek.
- ◆ **PUBLIC EDUCATION AND OUTREACH**  
 The WQIP calls for educational outreach designed to raise awareness of WCWP's efforts and its importance to participating communities.
- ◆ **IMPLEMENTATION METRICS**  
 Annual tracking of progress through the monitoring of BMPs implemented, increases in area treated by BMPs, increases in linear feet of stream restoration and bank stabilization, increases in protected open space and water quality in the Creek.
- ◆ **REPORTING**  
 The WQIP includes reporting methods to the state agencies and participating communities.

## BENEFITS OF WORKING TOGETHER

Facing increasingly more stringent (and costly) environmental regulations, the participating municipalities and wastewater treatment facilities acknowledge the many benefits of working together as part of the Wissahickon Clean Water Partnership:



### HOLISTIC APPROACH

Water does not recognize jurisdictional boundaries. By working together, we are able to more effectively tackle the issues of water quality and stormwater management across the entire watershed.



### ECONOMIES OF SCALE

Collaborating and working more efficiently will allow communities to capitalize upon the cost savings of larger watershed projects that more effectively address water quality and stormwater management.



### INCREASE CAPABILITY

Organizations enhance their ability to tackle challenges when they combine their strengths and knowledge. WCWP helps municipalities ensure regulatory compliance that would be more difficult and costly on their own.



### ENDURING PARTNERSHIPS

Collaboration breaks down the walls between municipal partners to make the most out of mutual assets, pooled resources, & shared purposes to meet broadly distributed obligations to ensure regulatory compliance.

# Clean Water Partnership

## ACCOMPLISHMENTS TO DATE

- INTER-GOVERNMENTAL AGREEMENTS**  
 The Partnership consists of 13 municipalities and 4 wastewater treatment facilities in Montgomery County and the City of Philadelphia. Each have signed off on an inter-governmental agreement committing the municipality to the goals and objectives of the Clean Water Partnership.
- DATA COLLECTED**  
 A comprehensive sampling plan has been designed and implemented. We now have a clear understanding of the Wissahickon Creek and a better view of the causes of impairment.
- SCIENTIFIC MODEL DEVELOPED & PROJECTS IDENTIFIED**  
 Multiple methods of analysis including modeling of the watershed have been used to identify over 60 priority projects across all thirteen municipalities in the watershed. These analyses will help us focus on what matters most.
- DRAFT WQIP CREATED & REVISED**  
 The draft WQIP has been developed and submitted to the EPA and PADEP. Feedback from regulators is currently being integrated for a revised submission. The Partnership expects adoption of the WQIP by EPA & PADEP in 2022.

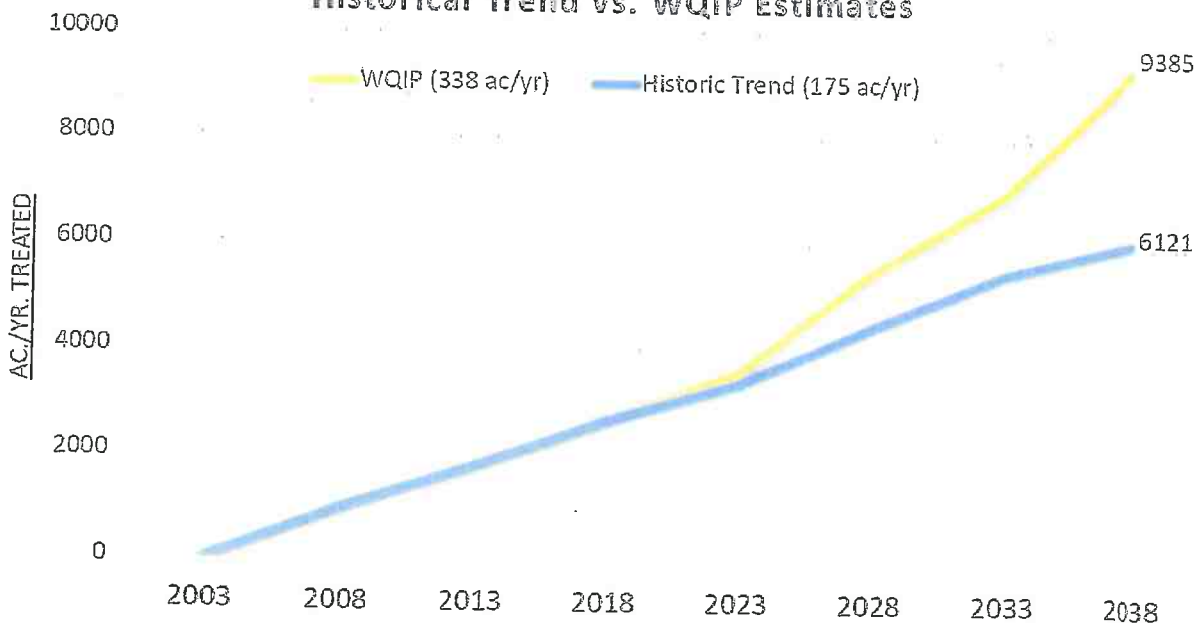
### Wissahickon Clean Water Partnership Planning Process



## MAKING A BIGGER, MORE LASTING IMPACT

The strategies proposed by the Partnership in the WQIP stands to treat more acres for water quality and stormwater management than the historic trend as well as more traditional approaches offered through the development of individual Pollution Reduction Plans (PRP/PRP Plus).

Historic & Proposed Area Treated Rates  
Historical Trend vs. WQIP Estimates



# Clean Water Partnership

## HEADING TOWARDS IMPLEMENTATION

### PROJECT IMPLEMENTATION GOALS:

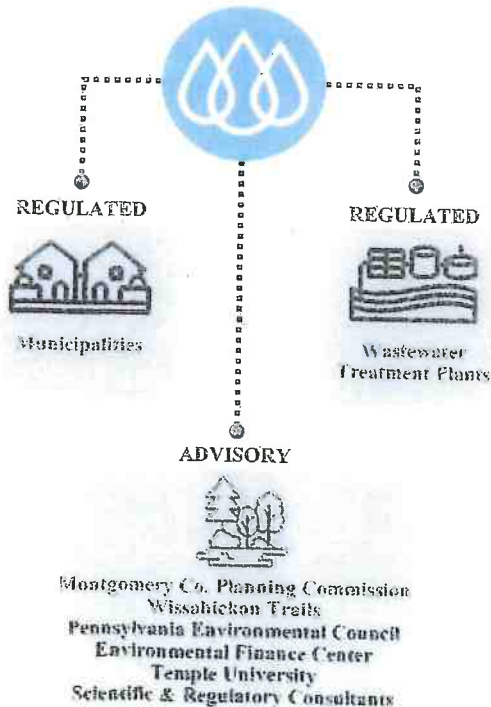
- REDUCE VOLUME & VELOCITY
- RESTORE BASEFLOW
- REDUCE IMPERVIOUS COVERAGE
- IMPROVE NATURAL HABITATS
- REDUCE EROSION
- IMPROVE ECOLOGICAL CONDITIONS



## DECISION-MAKING IN THE PARTNERSHIP

### STAKEHOLDERS

Wissahickon Clean Water Partnership



The WCWP is a voluntary collaboration where every participating municipality has a say in what happens with the Partnership.

The WCWP Management Committee comprised of municipal representatives (usually a municipal staff member) from each participating community in the watershed serves as the main governing body, guiding decision-making in the Partnership and formulating recommendations that the representatives can then take back to the elected officials in their respective municipalities for consideration.

## UNDERSTANDING THE COST

Containing/reducing the costs of restoring the Watershed is one of the main reasons for the WCWP. Federal and state environmental regulations have only become stricter (and more costly) overtime. By pooling the resources and finances of the Partnership's member communities, the WCWP is intended to help municipalities comply with these stricter regulations while reducing costs through the achievement of greater economies of scale.

In preparation for the approval of the WQIP by federal and state regulators, the Partnership has started developing a funding formula that would distribute the anticipated costs to participating municipalities in an equitable fashion based on the following factors:

- IMPERVIOUS COVER
- LAND AREA IN THE WATERSHED
- NUMBER OF IMPAIRED STREAMS
- WASTEWATER FLOW
- POPULATION

Based on the current funding formula being considered by the Partnership, the anticipated annual administrative allocation would be \$10,000 per municipality and treatment plant with annual project allocations ranging from under \$50,000 to over \$400,000 for each municipality. It should be noted that grant funds will also be pursued to offset municipal costs.

The following is suggested language for use by the Municipalities in adopting a resolution to accept the recommendation of the Management Committee regarding formation of a Municipal Consortium to implement the WQIP.

**RESOLUTION NO. 2024-4  
Ambler Borough  
Montgomery County, PA**

*WHEREAS*, the municipalities and wastewater treatment plants in the Wissahickon Creek watershed have worked cooperatively since 2016 on the preparation of a Water Quality Improvement Plan (WQIP) for the Wissahickon Creek as an alternative to the May 2015 Draft Total Phosphorous TMDL for the Wissahickon Creek (Draft TMDL) published by the United States Environmental Protection Agency, and

*WHEREAS*, a Management Committee comprised of a representative and alternate from each municipality and wastewater treatment plant was formed to oversee the development and implementation of the WQIP , and

*WHEREAS*, At the September 14, 2023 Management Committee meeting the Management Committee voted to recommend to their respective municipalities to form a Municipal Consortium to implement the WQIP.

**NOW THEREFORE BE IT RESOLVED** that Ambler Borough endorses the recommendation of the Management Committee to form a Municipal Consortium, and resolves to support the consortium when it is formed by appointing a representative and alternate to participate in its functioning.

Duly adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Ambler Borough Council, Montgomery County, Pennsylvania, in lawful session duly assembled.

**AMBLER BOROUGH**

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

ATTEST: \_\_\_\_\_  
Mary Aversa, Borough Council Secretary

# Borough Of Ambler

131 ROSEMARY AVENUE  
AMBLER, PENNSYLVANIA 19002-4476

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



## Memorandum

To: Ambler Borough Council  
From: Glenn Kucher, Code Enforcement Officer  
Date: February 27, 2024  
Re: 2024 Project Updates

---

- **PARKING LOT PROJECT – 106 POPLAR AVENUE**

Grant funding was not approved in the 2021 and 2022 rounds for construction of a parking lot and associated stormwater management and grading. In October of 2023, a quote was obtained for demolition of the building and haul all debris. Backfill basement install silt fence around rear of building area to prevent soil erosion entering properties behind the building along with grading, stone, and paving. Engineering involved not associated with the cost. Bid documents would need to be drafted and authorized to advertise to move forward with demolition. Quote attached.

- **PICKERING FIELD SIDEWALKS**

Permitting was approved associated with the funding source for the portions of sidewalk along North Street and Highland Avenue. Bid documents should be completed within the next month or two to request for advertising and award in the late spring / early summer this year. The sidewalk portion along Park Avenue is still in design because of associated stormwater management involved and will seek funding once completed later this year.

- **HENDRICKS STREET AND MT. PLEASANT PEDESTRIAN IMPROVEMENTS**

Grant funding award announced in 2023 for curb ramps along with crosswalks, bump outs, pedestrian flashers in some areas for several intersections along Mt. Pleasant and Hendricks. Borough engineer will be surveying the curb ramps this spring. A few of the work locations are on State Roads (Mount Pleasant, Tennis, & N Spring Garden) and will need to get Highway Occupancy Permits from PennDOT. The Borough will also need signal permits for the pedestrian flashers. Permits should be obtained by the end of 2024 with advertising and construction for the 2025 construction season. The work must be completed by June 2026.

- **TANNERY RUN CULVERT REPLACEMENT BEHIND 37 TO 57 E. BUTLER**

Design, specifications, and permits should be completed by spring / summer. Meeting with effected property owners in the next month to go over construction details and sequence. Bid documents should be completed for request for advertising late summer with a construction start date to be determined.

- **LOCUST STREET SIDEWALK REPAIRS**  
Project was completed in 2023.
- **LOCUST STREET PARK AND RICCARDI PARK EXERCISE EQUIPMENT**  
Equipment delivered will be pouring required pads / footers for equipment this spring / summer.
- **BENCHES / PICNIC TABLES AT VARIOUS PARKS**  
Picnic tables and benches were installed in 2023.

# Ambler Borough Strategic Plan: Transition to 100% Renewable Energy from 2020 to 2050

## Implementation Update March 2024

OBJECTIVES		ACTION ITEM (S)	2024 UPDATE
II.K	SIDEWALK CONNECTIONS	Coordinate with property owners and various agencies to fill in the missing gaps within the Borough sidewalk network.	Property owners have been contacted to fill in the gaps. Will re-approach owners when properties are sold or redeveloped. Gaps along east side of N. Maple Avenue will be built as a condition to the Lakeview development approved in 2023.
II.L	BIKE LANES	Work with Bike Montco to evaluate possible locations of bike lanes and / or outside of the box ways of making streets safer for bikers.	The Borough takes into consideration bike safety with large projects such as Park Avenue sidewalks road narrowing by Pickering Field. The Borough also suggests bike storage / bike racks in multifamily developments such as Ambler Crossings and Lakeview and has added bike racks where needed or missing such as Ambler Square.
II.M	ENCOURAGE LED	Due to Amblers urban design and access to transit, its residents use less energy than those living in more disconnected suburban communities. LEEDS can build upon the effort to move to being a renewable energy community.	Ambler Borough encourages LEED certification in all new construction.
IV.	SOLAR POWER	Reach out to solar companies to perform and in-depth evaluation for the potential and costs of locally sourced solar on Borough owned buildings.	Borough officials have been in contact with potential solar vendors for evaluations and funding.
IV.A	SOLAR FARM OPPORTUNITIES	Coordinate with large vacant property owners along with State and Federal agencies on the possibility of converting unused properties into economically productive parcels for the use of a solar farm. Financing, insurance, stormwater, fencing, viewshed/glare, construction standards, and community resources should all be considered in this evaluation.	Montgomery County has been exploring this possibility and would work with multiple Counties for increased purchasing power for clean energy for municipalities. In addition, Borough Officials have been exploring the possibility of placing solar panels on a large vacant parcel adjacent to the sewer plant. Conversations have been ongoing.



IV.B	SOLAR PARKING CANOPIES	Evaluate the potential for elevated structures that host solar panels and provide shade to be installed in parking lots or other paved areas. Including but not limited to Borough owned lots a long with reaching out to SEPTA for consideration within the train station lots.	Solar parking canopies have been suggested in conversations with SEPTA regarding the possible redevelopment of the lot.
IV.C	SOLSMART	Work toward achieving SolSmart designation. SolSmart provides no-cost technical assistance to evaluate programs and practices that impact solar markets and identify opportunities for improvement.	I have spoken to SolSmart representatives since the completion of the report and had them do preliminary evaluations of Borough practices and ordinance reviews. This is a nationwide popular program with limited staff. I hope to start the designation process this year if SolSmart staff is available to work with the Borough.
V.A	ELECTRIC VEHICLES	Evaluate the cost and performance comparison when purchasing and budgeting for all new vehicles.	This conversation is made with each vehicle purchase approval.
V.C	EV CHARGERS IN BOROUGH	Continue to install EV chargers in the Borough to keep up with the demand for electric vehicles for residents, visitors, and Borough fleet.	The Borough has installed two EV chargers in the Borough spaces. There are four additional locations in other parking lots not owned by the Borough.
VI.B	PECO	Work on increased advertisement for PECO energy assessment residential program for energy cost savings for all residents.	The Borough Hall, Borough Sewer Plant, and Borough Public Works garage have all performed PECO energy assessments for savings and upgrades. This program has been listed on the Borough website, Borough newsletter, Borough Hall brochures, etc. The has spent \$135,000 to date to upgrade all of the streetlights in the Borough to energy efficient LED.
VI.D	WEATHERIZATION	Weatherization services are cost effective. These services are derived by using diagnostic energy audit and building assessment that determines the necessary energy efficiency measures for each unique home. Look into weatherization of existing Borough owned facilities.	Borough Officials have been exploring weatherization funding opportunities when available.

**AMBLER BOROUGH RESOLUTION NO. 2019-03**

- 100% clean renewable electricity by 2035
- 100% clean renewable energy when replacing heat & transportation equipment & vehicles by 2050
- As vehicles are replaced, priority will also be given where possible to transitioning the Ambler Borough vehicle fleet to 100% renewable energy sources by 2030

## **Public Safety Committee**

The Committee meeting was held on March 5, at 7:00pm; Committee members: Amy Hughes – Chair, Jen Henderson, Nancy Roecker Coates and Lou Orehek.

### **The Committee will consider the following recommendation.**

1. Recommend the Solicitor prepare a Resolution to offer a stipend for gas and vehicle reimbursement for the Fire Company members that meet certain criteria. The amount will be \$500. for 2023 and \$1,000 for future years.

### **The following business was discussed:**

1. The Police Department report is **attached**.
2. The Community Ambulance report is **attached**.
3. The Fire Department report is **attached**.
4. The Public Works and the Code Enforcement reports were received.
5. A memo was received from the solicitor providing details on the current gaming machine laws.

### **Recommendation:**

1. Recommend the Solicitor prepare a Resolution to offer a stipend for gas and vehicle reimbursement for the Fire Company members that meet the requirements.



EMERGENCY: DIAL 911  
EMAIL: [info@amblerambulance.org](mailto:info@amblerambulance.org)

BUSINESS: (215) 643-6517  
FAX: (215) 643-5212

*Excellence in Pre-Hospital Care*  
COMMUNITY AMBULANCE ASSOCIATION, AMBLER  
1414 E. BUTLER PIKE  
P.O. BOX 98  
AMBLER, PENNSYLVANIA 19002

### Ambler Borough Statistics – 2024

<u>Month</u>	<u>Calls in Borough</u>	<u>Total Calls for CAAA</u>
January	74	502
February	75	417
<hr/>		
<u>YTD Totals</u>	149	919

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



Wissahickon Fire Company  
 Fire Chief Report  
 February 2024 (60 days)

Township	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total	%
Ambler	18	12											30	32%
East Norriton		1											1	1%
Horsham	4												4	4%
Lower Gwynedd	31	15											46	49%
Montgomery	2												2	2%
Plymouth		1											1	1%
Springfield	1												1	1%
Upper Dublin	3												3	3%
Whitemarsh	2	2											4	4%
Whitpain	1												1	1%
Worcester	1												1	1%
<b>TOTAL</b>	<b>63</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>94</b>	<b>100%</b>

Type of Call	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total	%
Accident Standby	2	2											4	4%
AFA Actual	21	7											28	30%
AFA False	7	4											11	12%
Appliance		1											1	1%
Assist EMS	1	1											2	2%
Assist Police		1											1	1%
Brush													0	0%
Building Investigation	4	1											5	5%
CO Detector	1	2											3	3%
Commercial Bldg	3	1											4	4%
Elevator Rescue	1	1											2	2%
Fast Team Assist	1	1											2	2%
Gas Odor Inside	2	1											3	3%
Gas Odor Outside	2	1											3	3%
Non Comm Bldg	6												6	6%
Officer Investigation	5												5	5%
Search		1											1	1%
Smoke in area		1											1	1%
Standby other fire station	1												1	1%
Traffic Unit assist	1	2											3	3%
Trash													0	0%
Vehicle Fire	3	1											4	4%
Vehicle Leaking fuel													0	0%
Vehicle Rescue		1											1	1%
Water Rescue													0	0%
Wires	2	1											3	3%
<b>TOTAL</b>	<b>63</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>94</b>	<b>100%</b>

Day of the week	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total	%
Monday	15	4											19	20%
Tuesday	8	7											15	16%
Wednesday	13	3											16	17%
Thursday	9	4											13	14%
Friday	4	3											7	7%
Saturday	7	4											11	12%
Sunday	7	6											13	14%
<b>TOTAL</b>	<b>63</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>94</b>	<b>100%</b>



Wissahickon Fire Company  
 Fire Chief Report  
 February 2024 (60 days)

Attendance	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total	%
Day Calls (M to F 6AM to 6PM)	29	13											42	45%
Attendance at Day Calls	318	152											470	
Average Day Calls	11.0	11.7	-	-	-	-	-	-	-	-	-	-	11.2	
Night & Weekend Calls	34	18											52	55%
Attendance at N & W Calls	450	201											651	
Average Night & Weekend	13.2	11.2	-	-	-	-	-	-	-	-	-	-	12.5	
Total Calls	63	31											94	100%
Total Attendance	768	353											1,121	
Average Total Calls	12.2	11.4											11.9	
Average Fire Attendance 7A	9.8	9.5											9.7	
Average Fire Attendance 7B	2.4	1.9											2.2	
Average Fire Attendance	12.2	11.4	-	-	-	-	-	-	-	-	-	-	11.8	
Total Drills	4	4											8	
Total Drill Attendance	126	133											259	
Average Drill Attendance	31.5	33.3											32.4	

Monday Trainings	Jan-24	Feb-24	Mar-24	Apr-24
Organization Recap		Haz Mat refresher Part 1	NRS ALS Water Rescue boat	
Blood Borne Pathogens		NRS ALS Water Rescue boat		
Equipment Check		Haz Mat refresher Part 2		
Station / Truck Cleaning		Hoarding Conditions Capt Brown		
Total Hours Training	315	Total Hours Training 333	Total Hours Training	Total Hours Training

Count of Alarm 2024								
Hour of Day	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
0	1			1			1	3
1							1	1
2		1						1
3						1		1
4								0
5			2		1			3
6	1		3	1				5
7	1	2	2				1	6
8		1			1	1		3
9		3	1	2				6
10		3		1				4
11		1			1			2
12	1	2			1		1	5
13	1						1	2
14	1	3		1				5
15			1	2	2	1	1	7
16	1		1				1	3
17	1	2	1	2			2	8
18	2	1		2				5
19	2		1		1		2	6
20				2	1	2		5
21	1		1	2	4	1		9
22			1		1			2
23			1			1		2
<b>Grand Total</b>	<b>13</b>	<b>19</b>	<b>15</b>	<b>16</b>	<b>13</b>	<b>7</b>	<b>11</b>	<b>94</b>

## **Public Utilities Committee**

The Committee meeting was held on March 5, at 7:00pm; Committee Members: Karen Sheedy - Chair, Haley Welch , Amy Hughes and Lou Orehek.

**The Committee will make no recommendations.**

**The following business was discussed:**

1. The WWTP Engineer's report was received

## Parks and Recreation Committee

The Committee meeting was held on March 5, at 7:00pm; Committee Members: Jen Henderson - Chair, Haley Welch, Lisa Auerbach and Nancy Roecker-Coates.

### **The Committee will consider the following recommendations.**

1. **Attached** is Resolution 2024-2 suspending the open container ordinance in Ambler for the Arts and Music Festival and Oktoberfest.
2. An Ordinance permitting Dogs in Ricciardi Park is **attached**, a motion to advertise for adoption is requested.

### **The following business was discussed:**

1. The details of the No Mow May program for 2024 will be posted on the website.
2. The plastic ban Ordinance has a date of March 1, whereas establishments are prohibited from providing Styrofoam food service products either directly at the establishment or through delivery. (**attached**)

### **Recommendation:**

1. Recommend adopting Resolution 2024-2 suspending the open container ordinance in Ambler for the Arts and Music Festival and Oktoberfest
2. A recommendation is requested to adopt an Ordinance permitting Dogs in Ricciardi Park.

BOROUGH OF AMBLER  
MONTGOMERY COUNTY, PENNSYLVANIA

**RESOLUTION NO. 2024-2**

A RESOLUTION SUSPENDING ENFORCEMENT OF ORDINANCE 748  
FOR PERSONS ATTENDING AMBLER BOROUGH'S

**ARTS & MUSIC FESTIVAL EVENTS**

ON JUNE 14 AND 15, 2024,

AND FOR PERSONS ATTENDING

**OKTOBERFEST FESTIVAL EVENTS**

ON OCTOBER 4 AND 5, 2024

**BE IT RESOLVED** that Ordinance 748, Codified in the Borough Ordinances at §6-101, prohibiting the carrying of alcoholic beverages in open containers, will not be enforced on June 14 and 15, 2024 against any attendee of Ambler Borough's Arts & Music Festival events, or on October 4, 2024, or October 5, 2024 against any attendee of Ambler Borough's Oktoberfest Festival events. During the festival, vendors and merchants will sell alcoholic beverages which may be carried and consumed by attendees within the visible boundaries of the event. Ordinance 748 will remain in force in the remainder of the Borough on those dates. All other laws relating to public conduct, including public intoxication and underage drinking, will remain in full force and effect, including throughout the festival events.

SO RESOLVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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



THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER \_\_\_\_\_

**AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING CODIFIED ORDINANCE 16-102 TO ALLOW DOGS IN RICCIARDI PARK; LEAVING THE REMAINDER OF THE ORDINANCE IN FULL FORCE AND EFFECT; INCLUDING REPEALER AND SEVERANCE CLAUSES; SETTING FOR AN EFFECTIVE DATE**

As the result of a successful and positive pilot program to examine whether dogs could safely and responsibly be brought to Ricciardi Park, the Borough Council of the Borough of Ambler does hereby ORDAIN as follows:

1. Ordinance 116-102, at subparagraph “K” is amended as follows:

The existing language, “Pet Animals, including but not limited to dogs, cats and horses, shall not be permitted”, is deleted entirely and replaced with the following:

“Leashed dogs are permitted in Ricciardi and Ambler Borough Parks (dogs in Ambler Borough Park already authorized pursuant to ordinance 1091), although not within one hundred feet of installed playground equipment. Otherwise, pet animals, including but not limited to dogs, cats and horses, are not permitted in Borough parks.”

2. Any existing Borough ordinance that is inconsistent with this ordinance is, to the extent of such inconsistency, repealed.
3. Should a court of competent jurisdiction invalidate any portion of this ordinance, then to the extent possible such invalid portion shall be severed from the remainder, which shall continue in full force and effect.
4. This ordinance is effective on the earliest date provided for in section 3301.3 of the Pennsylvania Borough Code.

SO ORDAINED this 16<sup>th</sup> day of April, 2024.

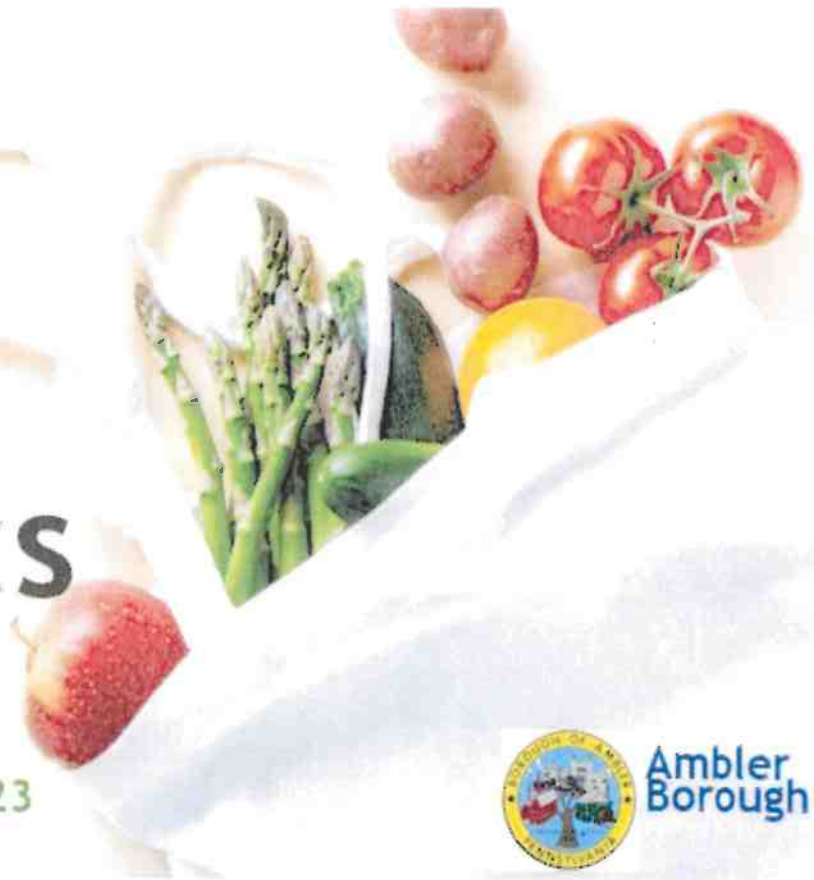
\_\_\_\_\_  
Glynnis Siskind, President of Borough Council

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

Approved: \_\_\_\_\_  
Jeanne Sorg, Mayor

# Ambler Borough's Single Use Plastics Ban

Effective March 1, 2023



Beginning March 1, 2023, Ambler Borough establishments are prohibited by Borough law from providing single-use plastic bags (BOROUGH ORDINANCE 1128 ADOPTED AUGUST 18, 2022)  
 \*\*\*Exceptions: Plastic bags used by customers to package bulk items such as fruit, vegetables, nuts, grains, candy, or bags used for damp or leaking products such as frozen items, meat or fish shall not be prohibited.

\*\*\*\* Single-use plastic devices such as straws, drink stirrers, beverage spill plugs, toothpicks, novelty cocktail accessories, and other drink or food accoutrements available upon request. Expectations include plastic forks, spoons, chopsticks, and recyclable cups / lids.

\*\*\*\*\*Beginning March 1, 2024, establishments are prohibited from providing styrofoam food service products either directly at the establishment or through a delivery from the establishment to the customer

BANNED	
	Single-use plastic bags
ALLOWED	
Reusable bag that is a durable bag with handles made and intended for repeated use.	Paper bags offered to the customer at point of sale
	



Learn more on the Borough Website or by scanning the QR [www.boroughofambler.com](http://www.boroughofambler.com)

## **Salary & Personnel Committee**

The Committee meeting was held on March 5, at 7:00pm; Committee Members: Lisa Auerbach – Chair, Jen Henderson, Karen Sheedy and Elizabeth Iovine.

### **The Committee will consider the following recommendation.**

1. Resumes were accepted for the Planning Commission vacancy. **(attached)**

### **The following business was discussed:**

1. Resumes are being accepted for the Highway Superintendent position.
2. An offer of employment was made for the vacant WWTP Mechanic position.
3. Resumes are being accepted for the vacant Assistant Water Superintendent position.
4. The current Committee Vacancies are as follows:

Zoning Hearing Board 1- Seat (Alternate)  
Civil Service -1 Seat (Alternate)  
Appeals Board - 1Seat

### **Recommendation:**

1. Resumes were accepted for the Planning Commission vacancy, a recommendation is expected.