



BOROUGH OF AMBLER COMMITTEE MEETING

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

January 2, 2024

7:00PM

SWEARING IN OF NEWLY ELECTED

7:30

Finance & Planning Committee

January 2, 2024

Haley Welch- Chair

Karen Sheedy

Lisa Auerbach

Elizabeth Iovine

OLD BUSINESS

NEW BUSINESS

1. **BOROUGH ENGINEER'S REPORT**

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

2. **SEPTA AMBLER STATION OPEN HOUSE MEETING**

SEPTA will be hosting an open house for the Ambler Station Area Concept Meeting on January 30th at 6:30pm Borough Hall for input from riders, residents, and businesses about possibility for development of the underutilized areas of the SEPTA train station parking lot. **(attached)**

3. **HAYWOOD PARK STORM WATER AND HYDRANT CONCERNS**

Attached are the details on the Hydrants in Haywood Park and a memo outlining the storm water concerns.

AMBLER BOROUGH

Project No.	Project Name	Status
Borough Engineer		
2003-0122-01	Ambler-2013 NPDES MS4 Permit	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 and map update underway. NOI for new permit due 3/15/25.
2006-08054	Pedestrian Sidewalk Upgrade Program	Revised Safety Report, ADA, Traffic, DM-3 (plans presentation), and Environmental Report Re-Evaluation approved by PADOT. Revised construction submission, with the reduced scope of work to accommodate the future Park Ave sidewalk, made to DVRPC on 3/28/23. PS&E review underway. Tentative letting early Spring 2024.
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.
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 extend 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.
2021-01010-01	Tannery Run Repairs (205 E Butler - Serrao)	Construction complete. SOM 11/16/22. EOM 5/16/24.
2021-01136	241 N Main Street (DeCastro Enterprises)	LD review provided 3/29/23.
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 substantially complete 11/22/23. Contractor addressing punch list. Review of payment #2 underway.
2022-03102	Ambler 2022 Paving	Construction complete. SOM 3/16/23. EOM 9/13/24.
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.
9991010	Ambler Borough General Engineering Services	Ongoing.
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		
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.
Water Engineer		
2012-10043	Loch Alsh Dam Annual Inspections	Annual inspection with PADEP conducted on 11/2/22. Inspection report submitted to PADEP on 11/10/22. G&A coordinating with PADEP to schedule 2023 inspection.
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.
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. Pre-construction meeting held on 4/13/23. Construction expected to begin in November/December 2023. Review of shop drawing submittals and UDT permitting process in progress.
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.
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.
2022-01230	T-Mobile Upgrades at Houston Rd Tank	Plan review #2 issued 5/24/22 recommending project approval.
2022-02056	AT&T Upgrades at Houston Rd Tank	Plan review letter #2 issued 8/3/22 recommending project approval.
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.
2022-04076	Lakeview Development 5-9 N. Maple Ave.	Water/Sewer plan review #1 issued 2/23/23. Resubmission made in October 2023 and currently under review.

AMBLER BOROUGH

Status

Project No.	Project Name	Status
Water Engineer		
2022-04096	2023 MIRIA Grant Program	Prepared MIRIA Application documents for submission by Borough on May 16, 2022. Attended MIRIA Board meeting on December 16, 2022 to provide update on completed, ongoing, and proposed Ambler MIRIA/PFAS projects. At the December 16th meeting, MIRIA awarded \$1,134,000 in grant funding for (2023) projects associated with 2022 application, including NWWA interconnection and associated new piping, additional cost for Whitemarsh carbon replacement, and 2023 PFAS sampling. Reviewed and tabulated January, April, July, and October 2023 quarterly PFAS samples for all sources and tanks.
2022-04096.01	2023 MIRIA Grant - Design	Consulted with PADEP regarding permitting requirements for new NWWA Interconnection. Field survey complete. Water and interconnect design currently underway. G&A met with Water staff on 4/25/23 to review preliminary design.
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 11/10/23. Response letter and plan resubmission received on 11/22/23.
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.
2023-07033	Upper Dublin Twp Public Works Building	New water service and meter pit installed. Testing satisfactorily completed.
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.
2023-08044	Wissahickon Valley Boys & Girls Club	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 11/21/23.
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.
2023-10045	776 Johns Lane (UDT)	Plans received for a 6-lot subdivision to be served by a public water extension. Plans currently under review.
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. Met with Borough Manager and Water staff on 3/24/23 to discuss status of current projects and 2024 MIRIA Grant Program application.



SEPTA Ambler Station Area Concept Open House

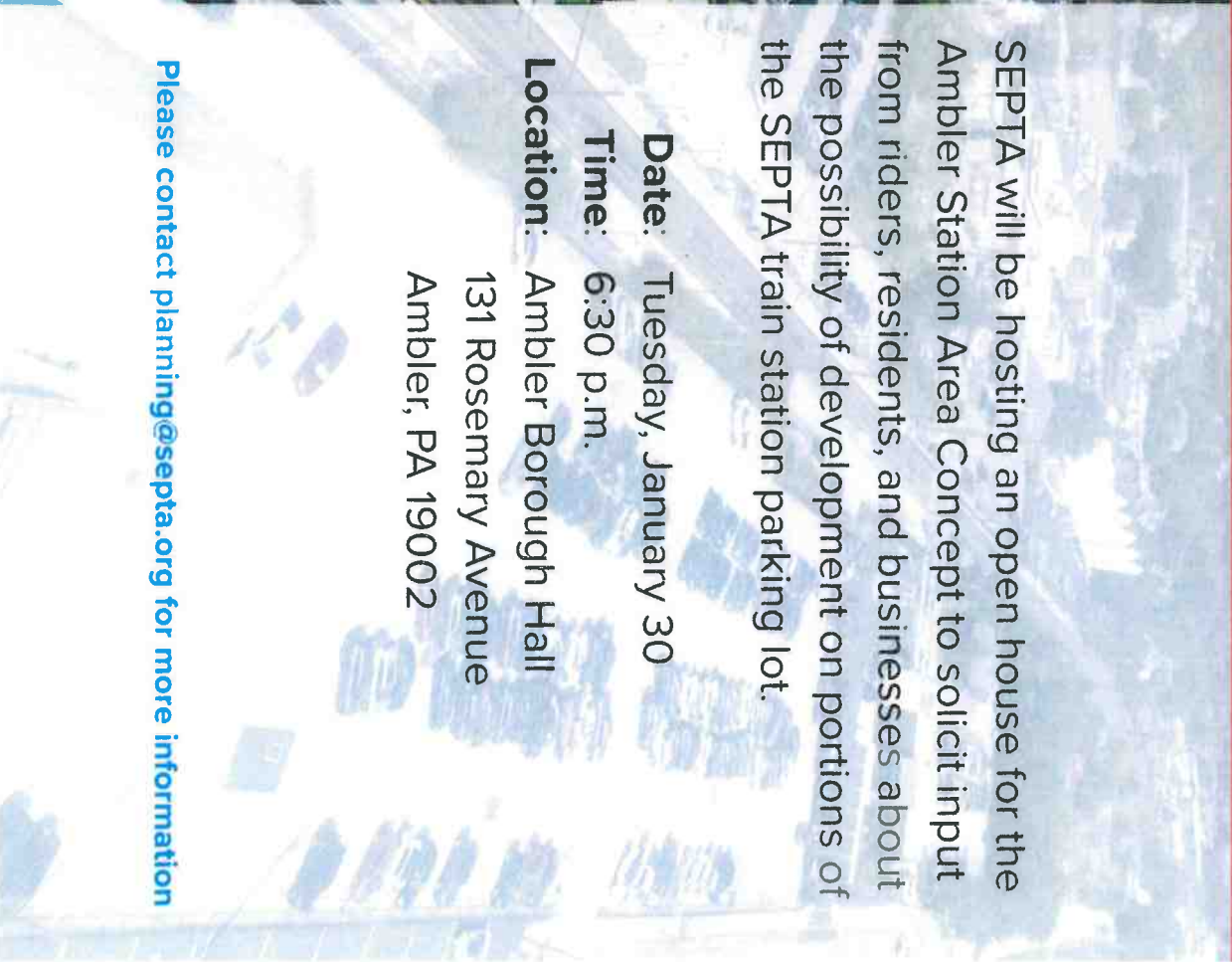
SEPTA will be hosting an open house for the Ambler Station Area Concept to solicit input from riders, residents, and businesses about the possibility of development on portions of the SEPTA train station parking lot.

Date: Tuesday, January 30

Time: 6:30 p.m.

Location: Ambler Borough Hall
131 Rosemary Avenue
Ambler, PA 19002

Please contact planning@septa.org for more information



12-29-2023

Haywood Park Development

Hydrant Placements

Dear Mrs. Aversa,

The Hydrant locations within Haywood Park are within Section 1802 – Act of May 1, 1933 , P.L. 103 NO69CI73- Township code of 780 feet between hydrant and property.

I have attached a couple hydrant locations measurements from Google maps for reference.

Thanks,

Steven Smallberger
Ambler Borough
Water Superintendent



Haywood Park Development hydrant locations:
422 Haywood Rd, 324 Beechmont Rd, 408 Artman Rd, 230 Candy Ln.



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo, Map data ©2023 100 ft



Fire Hydrant Location 422 Haywood Rd
Distance from hydrant to 405 Haywood 671.78 Ft.



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FAAC/Geo, Map data ©2023 Google 50 ft

Measure distance

Total distance: 671.78 ft (204.76 m)



Fire Hydrant 324 Beechmont Rd.

Distance from hydrant to 322 Walker Rd 548.30 Ft



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 Google 50 ft

Measure distance

Total distance: 548.30 ft (167.12 m)



Fire Hydrant Location 230 Candy Lane
Distance from hydrant to 322 Walker Rd 778.27 Feet.



Measure distance

Total distance: 778.27 ft (237.22 m)



Fire Hydrant Location 230 Candy Lane
Distance from Hydrant to 302 Walker Rd 549.22 Ft



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 Google 50 ft

Measure distance

Total distance: 549.22 ft (167.40 m)



Fire Hydrant Location 408 Artman Rd
Distance from Hydrant to 241 Overlook Rd **622.08 Ft.**



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 Google 50 ft

Measure distance

Total distance: 627.08 ft (191.13 m)

Mary Aversa

From: Glenn Kucher
Sent: Friday, December 29, 2023 8:55 AM
To: Mary Aversa
Subject: Haywood Park Stormwater Water

Haywood Park was subdivided and built in the 1950s most of the properties built as part of this development including most of the properties on Mt. Pleasant have their roof drain discharge at the curb. Although this isn't permitted with present day Ordinances it appears that may be part of their original design from years and years ago. Some of the homeowners have even redirected their drains from these pipes for whatever ever reason over the years. It was designed as a gravity fed system same as the sanitary system so that everything flows goes downhill.

The goal of the current Pennsylvania Stormwater Regulations is to contain stormwater on the lots to recharge the water table and have water slowly drain into the ground using drywells, rain gardens, or French drains rather than have runoff going into the street and a stormwater pipe. When this happens all the pollution from the street such as oil and gas as well as other pollutants discharge directly into streams rather than be filtered. I do not believe anyone in that development suffers from flooding that the Borough is aware of and the issue that the Borough just addressed on Edgewood actually does help the situation. The new inlets for that project were done because of the amount of flow that comes from Haywood Park down Cove and impacts the Edgewood preserve and the slope . As we have stated through this current grant process, this project does help with the stormwater coming from upstream, specifically, Haywood Park.

Feel free to contact me with any questions.

Glenn

*Glenn Kucher
Code Enforcement Officer
Ambler Borough
215-646-1000 x112*

Public Safety Committee

January 2, 2024

Amy Hughes - Chair

Jen Henderson

Nancy Roecker Coates

Lou Orehek

OLD BUSINESS

NEW BUSINESS

1. **PUBLIC WORKS & CODE REPORT**

The Code Enforcement and the Public Works reports are **attached**.

Borough of Ambler

Codes Enforcement Report for December 2023

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	15	14	16	19	20	11	10	9	16	9	11	12	162
Plumbing	3	3	4	6	2	3	6	5	5	4	4	7	52
Use and Occupancy	2	1	1	2	0	2	1	1	0	1	1	1	13
Zoning	2	0	6	3	4	6	6	3	3	2	3	3	41
Road Opening	1	0	1	3	2	0	0	0	2	1	3	3	15
Mechanical	1	6	1	3	5	3	3	4	5	4	4	2	46
Dumpster	4	0	3	3	4	1	2	1	2	0	2	7	23
Fire	0	0	0	0	0	0	0	0	1	0	0	1	1
Rental Inspections	5	34	13	26	29	42	28	30	13	24	15	34	293
TOTALS	33	58	45	64	66	68	52	53	47	45	43	67	646

Public Utilities Committee

January 2, 2024

Karen Sheedy- Chair

Haley Welch

Amy Hughes

Lou Orehek

OLD BUSINESS

1. **SYSTEM FLUSHING**

System flushing continues, locations are posted on the Borough Website.

NEW BUSINESS

1. **WWTP ENGINEER REPORT**

The WWTP Engineer's report is **attached**.

2. **ULTRA VIOLET SYSTEM**

Bids are being requested from Co-Stars for the UV system upgrade at the Waste Water Plant.



December 27, 2023

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

Re: Status Report - December 2023

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 in the scope. The first digester, T-9, was completed and re-started in March, and the second, T-10, in early August. The plant is operating both T-9 and T-10 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. Cleaning and modification work on the third digester, ET-17, started in September, continued in October and November, and was completed in December. We anticipate completion of the final two digesters in the scope, T-15 and T-16, in the first quarter of 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 future 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, 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 is reviewing PADEP's draft of the Borough's NPDES Permit; just released and published for its 30-day public review and comments. EEMA is coordinating with the Borough's other professionals at HRG and GHD for a collective response. We continue to look at several aspects of the renewal with PADEP, specifically with respect to the Copper BLM, Aluminum WER, proposed flows and new discharge limits.
4. UV Light Disinfection Replacement - The PADEP Part II Permit application for the project was approved in late 2022. The WWTP, EEMA, and its team completed work on design, finalized the scope, and requested competitive cost estimates in July. We have addressed a number of questions on options, costs, and scope since July, and anticipate letting the installation through the COSTARS program early 2024, at the Borough's discretion.

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

Parks & Recreation Committee

January 2, 2024

Jen Henderson -Chair

Haley Welch

Lisa Auerbach

Nancy Roecker Coates

OLD BUSINESS

NEW BUSINESS

1. **MARTIN LUTHER KING DAY- CLEAN UP**

An EAC/Ambler Borough self-guided litter clean up event is being scheduled for MLK Day on January 13.

Salary & Personnel Committee

January 2, 2024

Lisa Auerbach- Chair

Jen Henderson

Karen Sheedy

Elizabeth Iovine

OLD BUSINESS

1. Resumes are being accepted for the Water, Maintenance-Repairman and Waste Water vacancies. Staff has reached out to a contracting firm to assist with the water position.

NEW BUSINESS

1. The resumes for vacancies and reappointments were received and will be voted on at the reorganization portion of the meeting.

VOLUNTEER COMMITTEE & BOARD SEATS –
RESUMES/LETTERS OF INTEREST ATTACHED

Consider appointments to several volunteer Committee & Board positions which expire at the end of the year to include:

Environmental Advisory Council (3-year term) – 2 seats

- Kristen Puskar (incumbent)
- Hannah Lloyd (incumbent)

Planning Commission (4-year term) - 3 seats

- Peter A. Amento (incumbent)
- Anthony Giannetti (incumbent)
- Salvatore Boccuti (incumbent)

Vacancy Board (1-year term)

- Vacancy

Zoning Hearing Board (3-year term) – 1 seat

- Michael Williams (incumbent)

Appeals Board (3-year term)

- Al Comly (incumbent)
- William Lutz (incumbent)

Zoning Hearing Board Alternate (3-year term) – 2-seats

- Hillar Puskar

Civil Service Commission Alternate (6-year term) – 1 seat

- Ed Curtis (incumbent)

VACANCIES exist for the following appointed positions:

- Environmental Advisory Council (3-year term) NONE
- Planning Commission (4-year term) NONE
- Vacancy Board (1-year term) 1-seat
- Appeals Board (3-year term) – 1-seat.
- Zoning Hearing Board Alternate (3-year term) – 2 Alternates
- Civil Service Commission Alternate (6-year term) – 1 Alternate

AGENDA

AMBLER BOROUGH COUNCIL REORGANIZATION MEETING

JANUARY 2, 2024 - 7:30 P.M.

District Justice Douglas Lavenberg

Appointment of Election Validation Committee Members

- Mary Aversa (Borough Manager)
- Elizabeth Wahl Kunzier (Assistant Secretary)
- Chief Jeffrey Borkowski (Police Chief)

Report of Certification Committee

- Validation of Credentials for Newly Elected Council Members: Amy Hughes (Ward 1), Jennifer Henderson (Ward 2), Haley Welch (Ward 3), Nancy Roecker Coates (Ward 3).

Oath of Office Administered by Justice Douglas Lavenberg

Mayor Sorg Presides

Election of Council President:

Nomination of Council Person

Election of Council Vice President:

Nomination of Council Person

Consideration by Council President for Authorization of the following Professional Services:

- | | |
|--------------------------------|---|
| 1. Engineer | Gilmore & Associates |
| 2. Solicitor | Joseph Bresnan, Esq. (Bresnan Law) |
| 3. Building/Plumbing Inspector | Remington & Vernick Engineers |
| 4. Wastewater Plant Engineer | EEMA, Inc. Herbert Rowland & Grubric |
| 5. Water Engineer | Gilmore & Associates, Gannett & Fleming |
| 6. Auditing Firm | Zelenkofske-Axelrod LLC |
| 7. Pension Actuary | Duda Actuarial Consulting |
| 8. Borough Depositing of Funds | Ambler Savings Bank |
| 9. Borough Manager/Secretary | Mary Aversa |
| 10. Borough Treasurer | Marita Bondi |
| 11. Assistant Secretary | Elizabeth Wahl Kunzier |
| 12. Finance Manager | Albert Yaghooty |
| 13. Fire Marshall | Rich Lockhart |

- | | | |
|-----|------------------------|--------------|
| 14. | Code Officer | Glenn Kucher |
| 15. | Zoning Board Solicitor | Gerald Rath |

Notification by Council President for Council Members to inform the Council President regarding their interests in serving on the following Committees:

- *Finance and Planning*
- *Public Safety Committee*
- *Public Utilities Committee*
- *Parks and Recreation*
- *Salary and Personnel*

Other Notifications as determined by the Council President

Adjournment (Committee Meeting to Follow)

*The regular monthly Council Meeting will be held Tuesday,
January 16, 2024 at 7:00 p.m.*