



BOROUGH OF AMBLER

COMMITTEE MEETING

October 6, 2020

7:00 p.m.

ZOOM Meeting –Rules & Protocol

Borough Council will conduct its Committee Meeting via Internet vehicle 'ZOOM'. For the safety of Ambler residents, Borough Hall will be closed. Pre-registration is required. Attendees must provide their email, first and last name, and home address. Once registration is processed, a link to attend will be provided via email. A video of the virtual meeting will be posted on this website for the public the following day. The Borough Manager is making the meeting Agenda available for review by the public. Please feel free to read through the Agenda and provide feedback or make an inquiry on any Agenda items. You may email the Borough Council President Frank DeRuosi at fderuosi@borough.ambler.pa.us until Tuesday October 6, at 4:00PM so that Council may consider your comments or address a question from the public during the ZOOM Meeting.

MEETING PROCEDURES

- 1. Pre-registration is required. Attendees must provide their email, first and last name, and home address. Once registration is processed, a link to attend will be provided via email.**
- 2. All participants, except for the Borough Council, Borough Manager, Borough Solicitor, Borough Police Chief, and invited Borough Staff will be muted with video camera/web camera turned off automatically upon entry to the virtual meeting.**
- 3. There will be a Public Comment section regarding agenda items at the end of each Committee's report. A Public Comment period regarding non-agenda items will occur after voting.**
- 4. The Public Comment section will begin with the Council President reading aloud the comments that were emailed to the Borough ahead of this meeting. Each emailed comment must include the first & last name of the resident, as well as their address. The Council will discuss each comment individually.**
- 5. Participants who wish to speak during the Public Comment section will be instructed to press the "Raise Your Hand" button.**
- 6. One by one the Borough Zoom administrator, will call on each participant with their virtual hand raised. That participant will be unmuted. That participant will have 15 seconds to respond to being called on. If there is no response, the next person "in line" will be called on.**
- 7. It is asked that anyone who speaks during the Public Comment section announce their first and last names, as well as their home address for the record. After the comment, that participant will be muted.**
- 8. The Council President, at any time reserves the right to mute a participant, end the video stream of a participant, or terminate/end the meeting at his discretion, due to hackers, inappropriate language, or any other activity the Council President deems inappropriate.**
- 9. We ask for everyone's patience and understanding as we navigate through these unprecedented times and work through the unique challenges of virtual public meetings.**

Public Safety Committee

Tuesday October 6, 2020

Erin McKenna Endicott - Chair

Glynnis Siskind

Sara Hertz

Nancy Deininger

OLD BUSINESS

NEW BUSINESS

1. **PUBLIC WORKS & CODE REPORT**

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

2. **EMERGENCY DECLARATION FOR OCTOBER**

A recommendation is requested this evening to adopt the Emergency Declaration for COVID-19 for the month of October . (**attached**)

3. **AMBLER MAIN STREET – Restaurant Weekends**

The next Restaurant Weekend will be held the second weekend of October.

4. **RED CROSS BLOOD DRIVE**

The Borough's next Red Cross Blood Drive is scheduled for Tuesday, December 22 from 2-7 p.m. in the Gymnasium.

5. **RACE AND LINDENWOLD CROSSWALK**

The crosswalk at Race and Lindenwold was discussed. The Fire Company would prefer a stamped crosswalk, a raised option does impact their travel routes. An alternate location is being reviewed.

Borough of Ambler Code Enforcement Report for September 2020

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	10	15	8	0	11	12	14	12	11				93
Dumpster	2	3	0	0	4	1	0	4	3				17
Fire	0	0	0	0	0	0	0	0	0				0
Mechanical	2	4	5	0	4	3	4	7	2				31
Plumbing	4	6	6	0	1	4	4	7	3				35
Road Opening	3	1	0	0	0	5	3	0	0				12
Use and Occupancy	1	2	2	0	0	0	2	3	5				15
Vendor Sales	0	0	0	0	0	0	0	0	0				0
Zoning	2	1	3	0	8	5	5	3	2				29
Rental Inspections	89	18	10	0	0	3	1	0	0				121
TOTALS	113	50	34	0	28	33	33	36	26				353

** The Borough Bi-Annual Rental Inspection Program was temporarily paused in early March due to CONVID-19 but with the warmer winter the department was able to get an early start where normally with the threat of winter weather would not normally schedule inspections until March or April.

*** Pennsylvania Govern Wolf ordered the closure of non-life sustain businesses on March 19th which included the construction industry. Exemptions were provided by the State for contractors performing emergency repairs under strict guidelines. These emergency permits (roof repairs, replacement water lateral, PECO service repairs, etc.) will be reflected in the May / June report numbers.

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA**

DECLARATION OF DISASTER EMERGENCY

WHEREAS, on or about **Tuesday, October 6, 2020**, a viral pandemic continues to cause or threatens to cause injury, damage and suffering to the persons and property of Borough of Ambler, Montgomery County, Pennsylvania; and

WHEREAS, the pandemic has the ability to endanger the health, safety and welfare of a substantial number of persons residing in Ambler Borough, and threatens to create problems greater in scope than Ambler Borough may be able to resolve; and

WHEREAS, emergency management measures are required to reduce the severity of this disaster and to protect the health, safety and welfare of affected residents in Ambler Borough.

NOW, THEREFORE, we, the undersigned Borough Council President and Mayor of Ambler Borough, pursuant to the provisions of Section 7501 of the Pennsylvania Emergency Management Service Code, (35 PA C.S., Section 7501) as amended, do hereby declare the existence of a disaster emergency in Ambler Borough.

FURTHER, we direct the Ambler Borough Emergency Management Coordinator to coordinate the activities of the emergency response, to take all appropriate action needed to alleviate the effects of this disaster, to aid in the restoration of essential public services, and to take any other emergency response action deemed necessary to respond to this emergency.

FURTHER, given that Ambler Borough is responsible for the maintenance of a potable water distribution system and a wastewater treatment plant which serve the people of Ambler Borough and surrounding townships, we direct and authorize Ambler Borough staff to coordinate and undertake all activities deemed necessary to provide these essential public utility services.

STILL FURTHER, we authorize officials of Ambler Borough to act as necessary to meet the current exigencies of this emergency, namely: by the employment of temporary workers, by the rental of equipment, by the purchase of supplies and materials, and by entering into such contracts and agreements for the performance of public works as may be required to meet the emergency, all without regard to those time-consuming procedures and formalities normally prescribed by law, mandatory constitutional requirements excepted.

This declaration shall take effect immediately upon adoption on this 6th **day of October 2020**.

Frank DeRuosi, Ambler Borough Council President

Jeanne Sorg, Ambler Borough Mayor

Mary Aversa, Secretary

Public Utilities Committee

Tuesday October 6, 2020

Glynnis Siskind – Chair

Brooke Marshall

Haley Welch

Jen Henderson

OLD BUSINESS

1. **WATER AUTHORITY**

An application of the Borough of Ambler for approval of the abandonment of public water service to the public in Pennsylvania has been filed and a notice has been advertised.

Formal protests and petitions were received, an update was provided on the next steps.

NEW BUSINESS

1. **WWTP ENGINEER REPORT**

The WWTP Engineer's report will be provided.

2. **CONTROL SYSTEM**

Authorization to hire Paone Electric for \$42,000.00 to build a new control system to operate pumps and control levels and send out alarms from pump station #1.

3. **UV SYSTEM- REBUILD**

Authorization is requested to order parts to rebuild bank B on UV system, this is sole source costing \$35,693.60.

4. **PAVING PROJECT**

Quotes for paving upgrades at the plant are as follows:

Associated Paving Contractors, Inc. were low bid at \$17,750.00

B.F. Brown & Company, Inc. came in at \$27,995.00

Giuliani & Company, Inc. \$19,937.00

A recommendation is requested to award to Associated Paving Contractors, Inc. for the low bid of \$17,750.00.

5. **WELL 6 PUMP REPLACEMENT**

Consider award of pump replacement contract for Water Dept. Well 6 to Raab Well Drilling Inc. at the low estimate cost of \$33,028.50. The second quote obtained from A.C. Schultes was for \$39,158.00. This was budgeted for 2020 budget G.L. 06443-740. **(attached)**

6. **PFAS SAMPLING**

Water Dept. is awaiting PFAS sampling results from samples taken in September. The Water Dept. voluntarily conducts this sampling every six months. Results will be posted on the Borough website.

7. **BUTLER PIKE PIPELINE REPLACEMENT PROJECT**

Bid opening was scheduled for Tuesday, October 6th. A recommendation to award will be made at the October 20th Council Meeting. The preliminary project timeline is **attached**.

AMBLER BOROUGH

Project No.	Project Name	Status
Borough Engineer		
2001-1010	TEA-21 - Ambler Streetscape 2002	Construction underway. SEPTA plans to complete work by 10/22. Signal inspection scheduled for 10/22 to test signal and start 7-day flash period.
2003-0122-01	Ambler-2013 NPDES MS4 Permit	Awaiting PADEP review of TMDL Strategy & PRP. 2020 Annual Status Report submitted to PADEP 9/28/20. Next Annual Status Report due 9/30/21 for period 7/1/20 thru 6/30/21.
2006-08054	Pedestrian Sidewalk Upgrade Program	Revised Safety Report, ADA, Traffic and DM-3 (plans presentation) approved by PADOT. Utility clearance and lump sum justification to be revised and resubmitted. Plans to be submitted for constructibility review.
2013-02020	Ambler Crossings	Construction underway. Escrow release for Phase 1 (Boiler House parking) provided 9/27/18. Escrow release #1 for Phase 2 provided 6/4/20.
2014-12015	St. Mary's Villa Residential Redevelopment.- TIS	Ambler provided signal warrant analysis to UDT for inclusion with Traffic Signal Permit Application (TE-160) submission to PADOT. UDT has commitment from Mattison Estates developer to fully fund the signal. UDT to submit Traffic Signal Permit Application (TE-160) to PADOT.
2017-01010-01	Ambler Pocket Park - Ambler Square	Pre-construction meeting held 9/30/2020. PW to demo site. Anticipate contractor starting 10/15/2020.
2017-09055	Bridge/Culvert Assessments	Load rating reports Hendricks/Rose Valley provided 7/31/18 & for N. Maple/Tannery Run provided 10/2/18.. Condition assessment of Hendricks/Rose Valley underway. Condition assessment of N. Ridge/ Rose Valley to be completed. Visual assessment of Tannery Run underway.
2018-10097	44 Tennis Ave - FEMA/PEMA HMGP Demolition	Work complete. Maintenance bond dated 4/23/19. End of maintenance period 10/21/20.
2019-03029	Wissahickon Library Bldg. Addition	Improvement costs for escrow provided 10/1/19. Record plan signed 11/7/19.
2019-05082	Ambler Borough 2019 Road Paving	Paving completed week of 11/4. Maintenance Bond dated 11/27/19. End of maintenance period 5/27/21.
2019-05082-02	Cavalier Lot Paving	Work completed 10/25/19. Maintenance Bond dated 12/19/19. End of maintenance period 6/18/21.
2020-01010	2020 Ambler Borough General Services	DCED Small Water and Sewer program grant for Edgewood Dr storm sewer awarded on 8/17/20. Borough awaiting grant agreement from DCED. RACP pre-award application submitted 8/12/20 for Poplar St improvements.
2020-07089	90 W. Butler Ave	Responding to developer's pre-application questions.
Sewer Engineer		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is under construction
2020-01050	Ambler Borough 2020 General Sewer Services	Ongoing. Coordinating with Borough Code Officer to complete the 2021 Budget Allocation Questionnaire for Ambler's WWTP.
Water Engineer		
2012-10043	Loch Alish Dam Annual Inspections	Annual inspection with PADEP anticipated for November 2021.
2013-02020-02	Ambler Crossings - Water	Construction underway. Water main is tested/complete.

AMBLER BOROUGH

Project No.	Project Name	Status
Water Engineer		
2013-02073	Loch Aish Emergency Action Plan	Preparing 5-year update to Emergency Action Plan. Preparing scope and budget for hydrologic & hydraulic analysis and inundation mapping revisions to meet regulatory requirements.
2017-03128	Lafayette Ave. Water Main Replacement	Project complete. 18 month maintenance period began 12/18/18. Maintenance period punch list issued 6/1/20.
2018-01154	Gwynedd Walk (LGT)	Water main construction and testing complete; some service curb stops remain to be installed. 18 month maintenance complete. Escrow release #2 recommended 8/11/20.
2018-01171	Mattison Estates (UDT)	Water construction and testing complete. 18 month maintenance period began 7/1/20. Ongoing reviews of water service connections.
2019-01169	Butler Pike Water Main Replacement	Engineering design for the proposed water mains complete. Project advertised for bids in early September, with bid opening scheduled for 10/6/20. Easement acquisition process underway. Advertisement for bids anticipated early September. Submitted response to comments from MontCo regarding pending HOP application.
2019-02097	Iron/Manganese Evaluation at Wells 4 and 8	Sampling at Well 4 indicates no action or treatment is required, as manganese levels are below the Health Advisory. See below for update regarding Well 8.
2020-01040	Ambler Borough DRBC Annual Water Audit	Preparing annual water audit report for 2019.
2020-01049	Ambler Borough 2020 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. Prepared Public Notification required regarding SOC monitoring. Assisting Water Supv. with troubleshooting of area of system experiencing multiple main breaks.
2020-02018	334 Railroad Avenue	Construction of water main and services complete and tested.
2020-03071	MIRIA Grant Application	Assisted Water Dept. with preparation of grant application documents, including budget cost estimate for proposed PFAS treatment piping project to connect Wells 6 and 7 to proposed Well 2 treatment system.
2020-03072	Whitemarsh Plant Operations	Assisting Water Dept. with recommendations and revisions to the Whitemarsh Plant SOPs. Prepared revised calculations with recommended settings to meet 1.0-Log Giardia Inactivation requirements. Prepared and submitted plan to DEP for review and approval of tracer test to be conducted at Whitemarsh to determine contact time and efficiency of chlorine detention facilities.
2020-06158	Well 2 PFAS Treatment System	\$1,000,000 grant awarded by PADEP. Survey complete engineering design underway.
2020-08022	Well 8-Reserve Permitting & Treatment Evaluation	Cost estimate for addition of treatment for manganese and PFAS at Well 8 provided to Borough. Submitted application to DEP to place well in Reserve status until treatment for removal of manganese is added.
2020-08062	Houston Rd Tank-AT&T Upgrades	Plan review #1 letter issued 8/31/20.



Raab Well Drilling Inc.

103 Kellers Church Rd
Perkasie, PA 18944

Estimate

Date	Estimate #
9/11/2020	4311

Name / Address
Borough Of Ambler 122 East Butler Avenue Ambler, PA 19002-4476

Terms	Account #	PROJECT
Due on receipt		Well #6

Description	Qty	Cost	Total
Well # 6 Pump Replacement			
15 Ton Crane w/ Operator and Labor (to remove well pump) 250GPM@300TDH RPM 1775 Efficiency: 81.80% BHP: 23.4 Setting: 240' Reuse 30hp motor	3	236.00	702.00
FloWise 8LC 14 Stage Bowl Assembly 416SS Shafting, 304SS Impellers, 18-8SS Fasteners	1	28,416.50	28,416.50
FloWise 6" Discharge Head 1" Packing Box, 416SS Headshaft Assy	0		
6" .280wall X 1" Column Assembly 416SS Shafting, Couplings, 304SS Spiders, Rubber Inserts Top and Bottom 5' Sections	0		
SS Conc Strainer for 8LC	0		
NOTE This proposal may be withdrawn by us if not accepted within 20 days.	Total		

Signature

Web Site
RaabWellDrilling.com

Phone #	215-766-7860	Fax #	215-766-7862
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Raab Well Drilling Inc.

103 Kellers Church Rd
Perkasie, PA 18944

Estimate

Date	Estimate #
9/9/2020	4311

Name / Address
Borough Of Ambler 122 East Butler Avenue Ambler, PA 19002-4476

Terms	Account #	PROJECT
Due on receipt		Well #6

Description	Qty	Cost	Total
Nylobraid Air line	240	1.20	288.00
1" Flush Joint probe line	240	3.00	720.00
Sand Blast and Paint Discharge Head	1	500.00	500.00
15 Ton Crane w/ Operator and Labor (to install well pump)	8	234.00	1,872.00
Labor w/o crane	3	160.00	480.00
Chlorinate Well	1	50.00	50.00
NOTE This proposal may be withdrawn by us if not accepted within 20 days.	Total		\$33,028.50

**Due to the unpredictable and rapid increase of fuel and steel daily, we make every effort to hold price for 10 days. Materials will be held at yard up to one month. This price does not include final landscaping. Owner to provide reasonable access to site, predetermining all property lines and identifying private utilities. Contractor is not responsible for incorrect locations or unmarked property lines or liable for any damage to unmarked private utilities. Water quantity, quality or geological formations cannot be guaranteed. Variations in well depth and yield can result in an adjustment in footage quantity or pump size and cost. Contractor has modern equipment with skilled labor and is fully insured. All work will be performed in a professional manner as to compliment your project.

TERMS: Please return signed proposal and deposit (50% of proposal price) prior to start of job. Proposal copy is for your records and balance over 30 days will be billed 1.5% a month

Signature _____

Web Site
RaabWellDrilling.com

Phone #	215-766-7860	Fax #	215-766-7862
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Elizabeth Russell

From: Brian Brochon <BBROCHON@gilmore-assoc.com>
Sent: Wednesday, July 29, 2020 1:18 PM
To: Phil Benigno; Elizabeth Russell (erussell@borough.ambler.pa.us)
Cc: Mary Aversa; Joseph E. Bresnan (jbresnan@dischellbartle.com); Theresa Funk
Subject: Butler Pike Water Main - Schedule

Phil and Elizabeth,

As discussed earlier today, below is our anticipated timeline for the referenced project (dates other than Council Mtg are approx.). This assumes that easements for the three properties can be secured prior to start of construction. Please note that the MontCo HOP approval is also contingent on the easement acquisitions with MontCo and PennDOT. If Joe could provide status/insight on timing with this, it would be appreciated.

Sept 1 – Upload solicitation for bids on PennBid; concurrent with Borough’s first advertisement (we will coordinate if there’s a need to delay this)
Sept 16 – Pre-bid meeting w/ contractors (held at Borough building if able to)
Oct 6 – Bid opening
Oct 20 – Award contract at Council Mtg
Nov 20 – Pre-construction Mtg & Notice to Proceed
Mar 20 – Substantial completion date (Contract of 120 days)
Apr 19 – Final completion date (150 days)

MontCo’s engineer anticipates their Prophecy Creek bridge replacement project will start in the second half of 2021 at the earliest. So this should give us some flexibility with timing.

Phil – we’d like to review the final plans with you in a couple of weeks, and will be in touch.

Let me know if there are any questions or concerns.

Thanks,
Brian



Brian Brochon, E.I.T., Civil Designer

Gilmore & Associates, Inc.

65 E. Butler Avenue, Suite 100, New Britain, PA 18901

Main: 215-345-4330 x336 | Fax: 215-345-8606

www.gilmore-assoc.com | BUILDING ON A FOUNDATION OF EXCELLENCE

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Finance & Planning Committee

Tuesday October 6, 2020

Nellie Di Pietro - Chair

Erin McKenna Endicott

Brooke Marshall

Haley Welch

OLD BUSINESS

1. **READY FOR 100**

The Borough Planning Commission has completed a preliminary energy transition plan in line with the Ambler Borough Ready for 100 Renewable Energy Resolution adopted by Borough Council March 2019. Public comment is being accepted with anticipated adoption in October. The Plan is available on the Borough Website.

2. **ZONING MAP CHANGE**

A Public Meeting will be held this evening at 6pm to consider an Ordinance changing the Zoning of 24 N. Ridge Avenue (former St. John's Lutheran Church) from Institutional to R3 Residential.(attached)

3. **BOROUGH STORM WATER ORDINANCE**

The Council would like to explore Storm Water requirements, specifically the area calculation that triggers storm water requirements.

NEW BUSINESS

1. **BOROUGH ENGINEER'S REPORT**

The Borough Engineer's report will be provided.

2. **RACP GRANT**

The Borough has submitted a grant application with the Redevelopment Assistance Capital Program -RACP for the Poplar Street Parking Lot. The detail is **attached** and includes significant storm water improvements. Jim Dougherty will be available to answer any questions.

3. **COMMUNITY CUPBOARD PAINTED MURAL**

Mattie N. Dixon Community Cupboard seeks authorization to have a mural painted on the wall of the food pantry facing their parking lot. **(attached)**

4. **EDGEWOOD DRIVE GRANT**

The Borough was approved for a PA Small Water & Sewer Program grant in the amount of \$355,093 for Edgewood Drive Storm Water improvements .

5. **ZONING HEARING BOARD**

The Zoning Hearing Board meeting continuous is scheduled for October 15, 2020 at 6:30pm. The meeting will be done via Zoom for Carhen Enterprises LLC – 27 S. Spring Garden Street.

Zoning Notice

Ambler Borough Council will hold a public hearing on October 6, 2020 at 6pm prevailing time via ZOOM due to COVID-19 restrictions to invite public comment and consider adoption of

AN ORDINANCE PURSUANT TO ARTICLE VI OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AMENDING THE OFFICIAL ZONING MAP OF THE BOROUGH OF AMBLER, AS ADOPTED AND MAINTAINED PURSUANT TO 27-302 OF THE 1996 ZONING ORDINANCE OF AMBLER, CHANGING THE ZONING OF 24 N. RIDGE AVENUE (FORMER ST. JOHN'S LUTHERN CHURCH) MONTGOMERY COUNTY TAX PARCEL NUMBER 01-00-04153-00-4 FROM INSTITUTIONAL TO R3-RESIDENTIAL.

All interested parties are invited to "attend" and participate in the hearing. A link to register to participate in the meeting will be posted on the Borough website www.boroughofambler.com a week prior to the meeting date and time. Instructions on accessing the Zoom meeting and offering questions or comments will be posted on the website. Copies of the full text of the proposed ordinance may be examined by any citizen at Ambler Borough Hall 131 Rosemary Avenue, Ambler, PA 19002 by appointment. Copies are available for the cost of reproduction. An attested copy of the full text will be sent to the Montgomery County Law Library and will be available for review.

Mary Aversa
Borough Manager

TO BE PUBLISHED September 23, 2020 and September 30, 2020

THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER _____

AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING THE OFFICIAL ZONING MAP RECOGNIZED IN SECTION 27-302 OF THE ZONING ORDINANCE, CHANGING THE ZONING ON THE PARCEL AT 24 NORTH RIDGE AVENUE FROM IN-INSTITUTIONAL TO R-3 RESIDENTIAL; EFFECTIVE ON THE EARLIEST DATE PROVIDED FOR IN THE BOROUGH CODE; INCLUDING A REPEALER CLAUSE.

WHEREAS, the Borough has enacted a comprehensive zoning ordinance in accordance with the Pennsylvania Municipalities Planning Code, including an official map that identifies the zoning for each parcel within the Borough, and

WHEREAS, consistent with the Comprehensive Plan and the best interests of the Borough and its citizens, the Borough Council has considered a request to change the zoning on the parcel at the southwest corner of North Ridge Avenue and Race Street, to allow residential development that is consistent with the almost uniformly residential zoning to the north and west of the parcel, and in recognition of the need to repurpose many institutionally zoned parcels throughout the Borough as a result of a diminishing use of such parcels,

NOW THEREFORE,

Ambler Borough Council does hereby amend the Official Zoning Map recognized in Codified Ordinance 27-302 in the following respect:

The parcel at 24 North Ridge Avenue, also known as Montgomery County tax parcel 01-00-04153-00-4, which was previously zoned IN-Institutional, is now and henceforth zoned R-3 Residential, and such change shall be reflected on the official zoning map.

The remainder of the zoning ordinance remains in full force and effect, unaffected by this ordinance. Any provision of any Borough ordinance that is inconsistent with this ordinance is hereby repealed to the extent of such inconsistency.

SO ORDAINED this ____ day of _____, 2020.

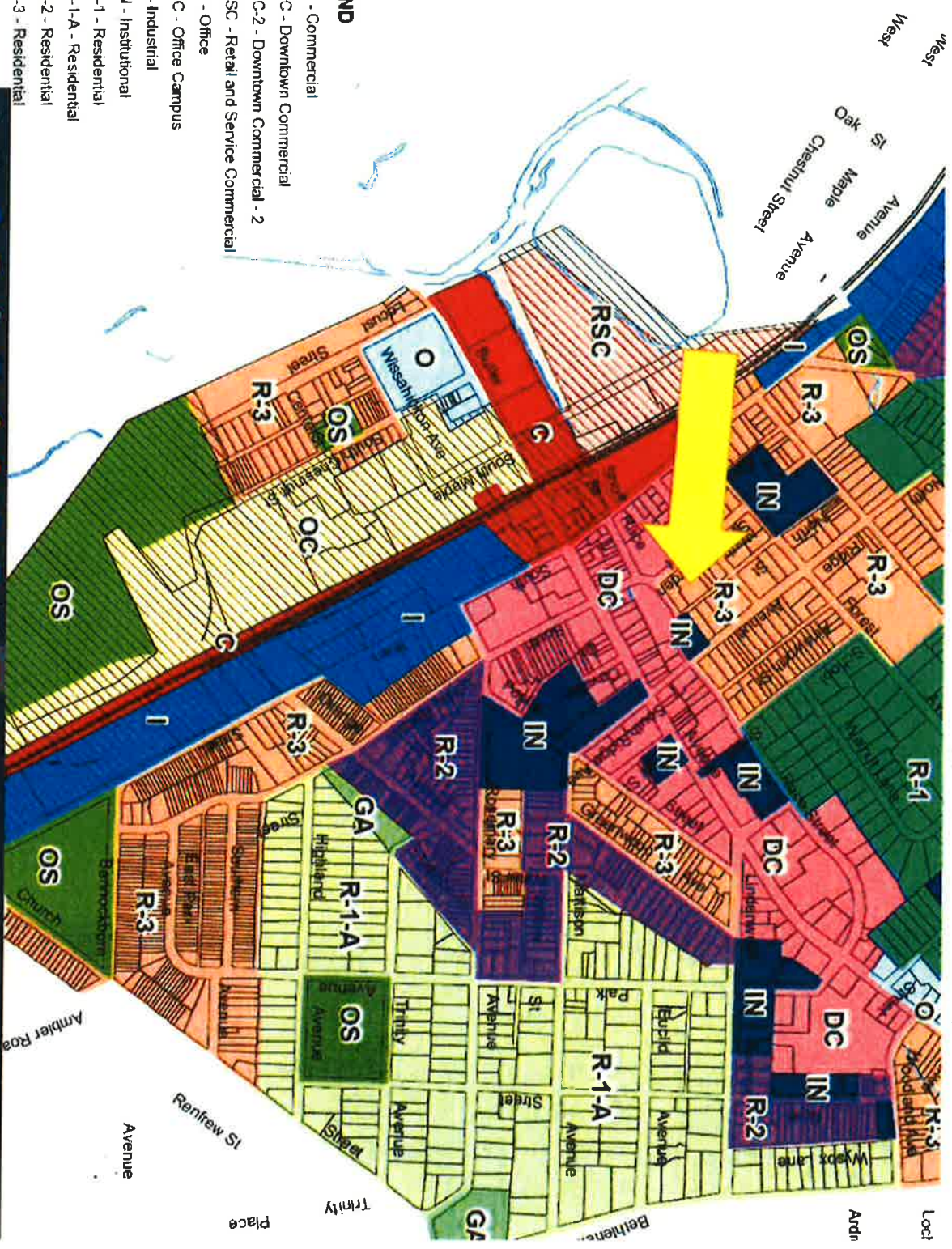
Frank R. DeRuosi, Council President

Attest: _____
Mary Aversa, Secretary



Type here to search

- LEGEND**
- C - Commercial
 - DC - Downtown Commercial
 - DC-2 - Downtown Commercial - 2
 - RSC - Retail and Service Commercial
 - O - Office
 - OC - Office Campus
 - I - Industrial
 - IN - Institutional
 - IN - Residential
 - R-1 - Residential
 - R-1-A - Residential
 - R-2 - Residential
 - R-3 - Residential



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



April 22, 2020

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

Re: 24 N. Ridge Avenue
Changing Zoning from Industrial to
R-3 Residential

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review an amendment to the Zoning Ordinance Map to change the zoning of the parcel located at 24 N. Ridge Avenue which is the site of the former St. John's Church from Institutional to R-3 Residential. The church building has been vacant for many months and on the market for sale.

After discussion at our meeting held this date via the internet vehicle ZOOM, a motion was made and carried unanimously to recommend to Council to consider changing the subject parcel from Institution to R-3 Residential. The County Planner attended the ZOOM meeting and advised that the County supports this change in zoning with the hope that the church building can become a good example of adaptive reuse, and its comment letter will be issued within the next few days. Our recommendation is subject to compliance with the comments stated in the said County Letter. If you have any questions, please do not hesitate to contact our Chairman, Robert Lagreca.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**
MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

May 7, 2020

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

Re: MCPC # 20-0081-001
Zoning Map Amendment
Plan Name: 24 N. Ridge Avenue Rezoning
Borough of Ambler

Dear Mr. Kucher,

We have reviewed the above-referenced zoning map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 6, 2019. We forward this letter as a report of our review.

BACKGROUND

The Borough of Ambler has submitted an amendment to rezone (Tax Parcel #01-00-04153-00-4) from IN Institutional District to R-3 Residential District. The property is located at the corner of N. Ridge Avenue and Race Street and was sold by St John's Lutheran Church in January of 2020. The previous owner used the property as a church, while the new owner intends to adaptively reuse and renovate the existing church building for development of three (3) residential units.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION; THE COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

The applicant's proposal is generally consistent with the goals and implementation measures of *Montco 2040: A Shared Vision*. *Montco 2040* designates the site as Developed Land in a Growth Area and categorizes it as Town Center under Future Land Use. The zoning map amendment is consistent with several of the goals in *Montco 2040's* Sustainable Places and Vibrant Economy themes. These include the provision of housing choices, new investment in existing neighborhoods, and advocacy for appropriate land use infill. Additionally, the proposed amendment is consistent with *Montco 2040's* implementation measures for these goals in terms of encouraging the adaptive reuse of old institutional buildings and the preservation of historic properties when such properties are no longer viable for their original use.



AMBLER COMPREHENSIVE PLAN (2001) & COMPREHENSIVE PLAN UPDATE (2013)

The proposal is generally consistent with the goals of both the *Ambler Borough Comprehensive Plan* and the *2013 Update*. It supports the objective of protecting neighborhood character by ensuring that future infill development is compatible in terms of density, lot dimensions, building shape, massing, and placement. The amendment is also consistent with the *2013 Update's* objective of existing building preservation as well as the plan vision, which seeks to preserve and enhance existing residential neighborhoods by encouraging the development of new housing types.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with both the county and the borough's comprehensive plans. Rezoning the parcel consistent with the residential zoning that almost uniformly surrounds the property supports *Montco 2040's* vision for future land use and the borough's goal for the adaptive reuse of institutional properties.

We encourage the borough to consider the inclusion of codified incentives for adaptive reuse to protect institutional properties and neighborhood character in Ambler. Additional institutional properties with historic merit may experience similar development pressure in the future. Provisions can easily be added within a municipality's existing regulatory framework to permit the adaptive reuse of institutional buildings and grounds without significantly changing the structure of a zoning map or ordinance. The inclusion of a conditional residential use similar to the existing provision for professional offices as a conditional use in the IN Institutional District zoning could uniformly achieve this goal.

CONCLUSION

We wish to reiterate that MCPC supports the zoning map amendment and encourages the borough to coordinate with our offices to consider developing ordinance code language that can incentivize the adaptive reuse of institutional properties in Ambler.

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

Should the governing body adopt this proposed zoning map amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days. We also request that the township provide an updated zoning map along with the signed resolution after the ordinance is adopted.

Sincerely,



Michael Lowrey, Community Planner
mailto:m_lowrey@montcopa.org 610-278-3887

c: Mary Aversa, Borough Manager
Robert LaGreca, Chair, Borough Planning Commission

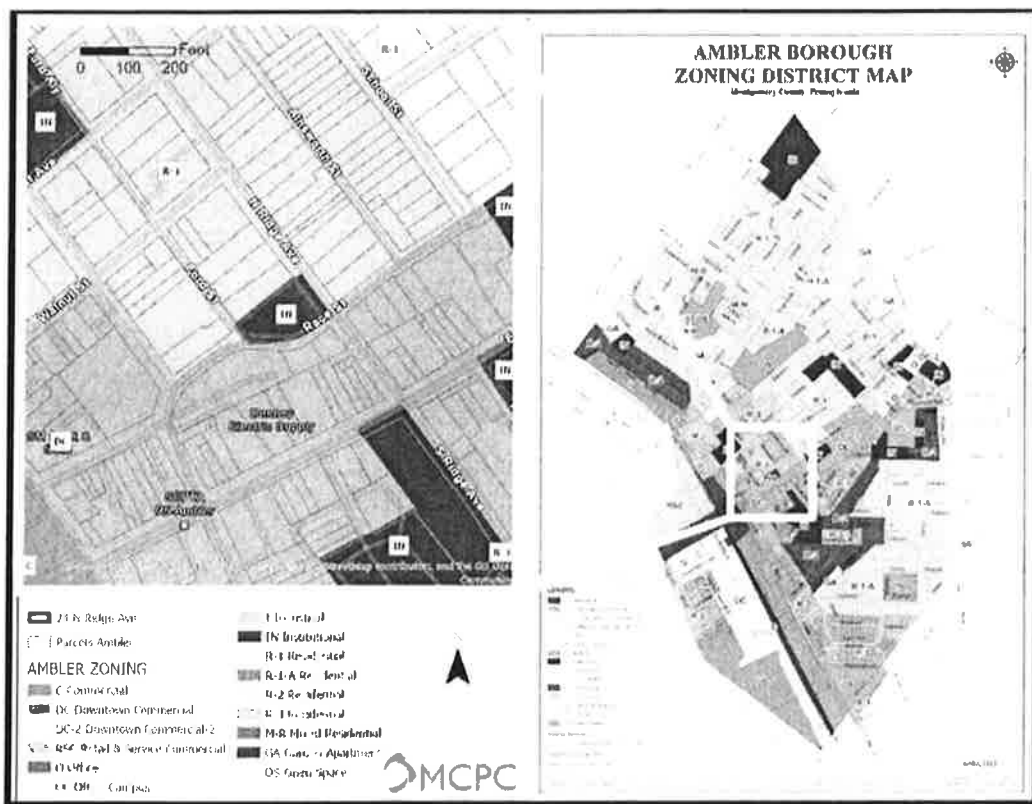
Attachments: Attachment A – Aerial Image – 24 N. Ridge Avenue
Attachment B – Zoning Context Map

ATTACHMENTS A & B

Attachment A – Aerial Image - 24 N. Ridge Avenue



Attachment B – Zoning Context Map



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



Memorandum

To: Ambler Borough Council

From: Glenn Kucher, Code Enforcement Officer

Date: October 2, 2020

Re: Zoning Map Amendment Request from IN (Institutional) to R-3 (Residential)
24 N. Ridge Avenue – Former St. John’s Lutheran Church

The Borough is in receipt of a request to change the Zoning of 24 N. Ridge Avenue (former St. John’s Lutheran Church) from IN (Institutional) to R-3 (Residential). The property was purchased in January 2020 by John’s Court, LLC. The new owner proposes to adaptively reuse and renovate the existing church building and abutting home into 3 residential units. The property surrounded by R-3 Zoning to the North and DC (Downtown Commercial) to the South. The property owner will no longer be using the property as a church and is requesting Council to amend the Zoning map to change the classification to R-3 because residential use is not permitted in the IN (Institutional) zoning district.

Municipalities make zoning ordinance changes for various reasons: changing land use patterns, use changes, or even accommodating a specific development type or developer. The Pennsylvania Municipalities Planning Code (MPC) has rules that govern zoning amendments that all municipalities must keep in mind when amending zoning ordinances such as posting the property, public advertisement, public hearing, review by the County Planning Commission, and Borough Planning Commission.

Elected officials are not obligated to entertain or take any action on zoning ordinance amendments requested by property owners or developers. In addition, changing the Zoning does not give the green light to proceed with a proposal. Building permits, possible land development, possible grading permits, may be needed for someone to proceed with a proposal. Changing the Zoning is the first step in the process.



Redevelopment Assistance Capital Program (RACP)
Pennsylvania Office of the Budget
Application Period: July 13 – August 12, 2020

Grant Information:

The Pennsylvania Office of the Budget administers funds from the Commonwealth for regional economic development, civic, cultural, recreational, and historical improvements through acquisition and construction projects. Projects should result in the generation of substantial economic activity via job creation, tax revenues, etc. Eligible projects must be on the PA Capital Budget Project Itemization Act, and must have remaining “project allocation” amounts that have not been statutorily sunset.

- Minimum Total Project Cost: \$1,000,000
- 50% Match Required
- A \$500 non-refundable application fee (payable to the Commonwealth Financing Authority)
- e-RACP is the first step in the application process, followed by a Formal Application is approved

Gilmore & Associates Tasks:

Gilmore & Associates, Inc. will prepare and manage the following:

- Single Application for Assistance Narratives
- Application Addenda Questions
- RDA & Construction Cost documents
- Fill in and submit the application online

Ambler Borough Tasks:

Please complete the following:

- Provide information on grants and funding support received within the last 2 years for this project;
- Provide contact information for the Borough Manager, Mayor, and Council President;
- Provide site control documentation- TBD;
- Provide staffing information- TBD;
- Review the final draft of the application package when complete.

Item Description	QTY	UNIT	UNIT COST	COST
Demo	1	LS	\$ 40,000.00	\$ 40,000.00
Lot Construction (Asphalt, full depth)	800	SY	\$ 85.00	\$ 68,000.00
Lot Curb	340	LF	\$ 45.00	\$ 15,300.00
Apron	130	SF	\$ 120.00	\$ 15,600.00
Sidewalk	320	SF	\$ 75.00	\$ 24,000.00
Landscape Buffer	1370	SF	\$ 10.00	\$ 13,700.00
Trees	2	EA	\$ 800.00	\$ 1,600.00
Parking Lights	4	EA	\$ 4,500.00	\$ 18,000.00
Pavement Markings	1	LS	\$ 3,500.00	\$ 3,500.00
Parking Signs	4	EA	\$ 350.00	\$ 1,400.00
Wall (4 ft ave. h.)	680	SF	\$ 50.00	\$ 34,000.00
Barrier Fence	170	LF	\$ 80.00	\$ 13,600.00
UG BMP (60x70x3) [1]	1940	LF	\$ 125.00	\$ 242,500.00
Storm Sewer Inc. restoration [2]	500	LF	\$ 175.00	\$ 87,500.00
Storm Structures (MHS & Inlets) [2]	12	EA	\$ 5,000.00	\$ 60,000.00
Utility Relocations	1	LS	\$ 10,000.00	\$ 10,000.00
HCR - Poplar & Ridge	6	EA	\$ 4,500.00	\$ 27,000.00
HCR - Poplar & York	6	EA	\$ 4,500.00	\$ 27,000.00
Crosswalk Pavement Markings	7	EA	\$ 1,000.00	\$ 7,000.00
Wayfinding Signs	1	LS	\$ 5,000.00	\$ 5,000.00
Street Lights - York [3]	4	EA	\$ 15,000.00	\$ 60,000.00
Street Lights - Poplar [3]	5	EA	\$ 15,000.00	\$ 75,000.00
Sidewalk (New/Replace) [3]	1590	SF	\$ 75.00	\$ 112,500.00
Curb (New/Replace) [3]	380	LF	\$ 35.00	\$ 10,500.00

Item Description	QTY	UNIT	UNIT COST	COST
5% CONTINGENCY			\$ 50,180.00	\$ 50,180.00
TOTAL			\$ 1,053,780.00	\$ 1,053,780.00
Match			\$ 526,890.00	\$ 526,890.00
RACP			\$ 476,710.00	\$ 476,710.00
SUBTOTAL			\$ 1,003,600.00	\$ 1,003,600.00
Parking Lot			\$ 248,700.00	\$ 248,700.00
Storm Sewer			\$ 400,000.00	\$ 400,000.00
Poplar Improvements			\$ 324,000.00	\$ 324,000.00
SUBTOTAL			\$ 1,003,600.00	\$ 1,003,600.00
CONTINGENCY			\$ 50,180.00	\$ 50,180.00
TOTAL			\$ 1,053,780.00	\$ 1,053,780.00
				25%
				40%
				35%

NOTE:

- [1] UG BMP oversized to take some gutter flow from Poplar. Anticipated BMP would be MRC and not allowing infiltration due to proximity of residential uses.
- [2] Storm sewer to connect to nearest inlet on Mattison. Include structures to take flow from Poplar to UG BMP.
- [3] Poplar improvements concentrated between York and Mattison.

Mary Aversa

From: Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>
Sent: Wednesday, August 12, 2020 10:51 AM
To: 'Mary Aversa'
Cc: Kent Baird; 'Gail Gordon (ggordon@borough.ambler.pa.us)'; Elizabeth Rosencrans
Subject: RE: Ambler RACP
Attachments: 2020-08-12 budget - REVISED.pdf

Mary,

See revised budget attached. As discussed we took out the EV chargers, reduced amount of sidewalk and curbing along Poplar, and increased the scope of the stormwater.

Note stormwater is eligible under RACP if it is associated with an overall project. We are showing the stormwater is about 40% of the overall project. This would be an underground system in the new parking area, oversized to take some gutter flow from Poplar, and new storm sewer on Poplar to connect to existing storm sewer on Mattison that runs through Borough Hall property.

If it looks OK, we will get the RDA forms over to you for signature.

Thanks,
Jim

James P. Dougherty, P.E., Senior Project Manager
Gilmore & Associates, Inc.
www.gilmore-assoc.com

From: Jim Dougherty
Sent: Wednesday, August 12, 2020 9:34 AM
To: 'Mary Aversa' <maversa@borough.ambler.pa.us>
Cc: Kent Baird <kbaird@gilmore-assoc.com>; 'Gail Gordon (ggordon@borough.ambler.pa.us)' <ggordon@borough.ambler.pa.us>; Elizabeth Rosencrans <erosencrans@gilmore-assoc.com>
Subject: RE: Ambler RACP

Hi Mary,

We modified the budget. I'll call this morning to discuss.
At this point we don't need to provide a detailed budget with the application but we do need to have project totals. These are provided on RACP forms (RDA-300 & RDA-301). Once we have the budget finalized, I'll send over the forms for your signature.

Thanks,
Jim

James P. Dougherty, P.E., Senior Project Manager
Gilmore & Associates, Inc.
www.gilmore-assoc.com

Mattie N. Dixon
Community Cupboard
'Neighbors Helping Neighbors'

September 23, 2020

Ambler Borough
Attn: Council Meeting Attendees
131 Rosemary Avenue
Ambler, PA 19002

To Whom it May Concern:

I would like to ask for permission to have a mural painted on the wall of our food pantry facing our parking lot. Please see the attached image we are working on finalizing.

We are working with "Brush with the Law", a community service based art program helping those afflicted with drug addiction, incarceration, mental health issues reconnect with society. They have produced beautiful murals throughout the Philadelphia area. (<https://brushwiththelaw.org>)

Since the pandemic has started, we have been serving our clients from our parking lot and we anticipate this method to continue for the foreseeable future. With this beautiful mural on our walls, our clients may feel a little bit more welcome and prideful of coming to receive food for their families. We hope this mural will also stand as a point of interest in town that becomes an easy landmark of recognition.

Thank you in advance for your consideration.



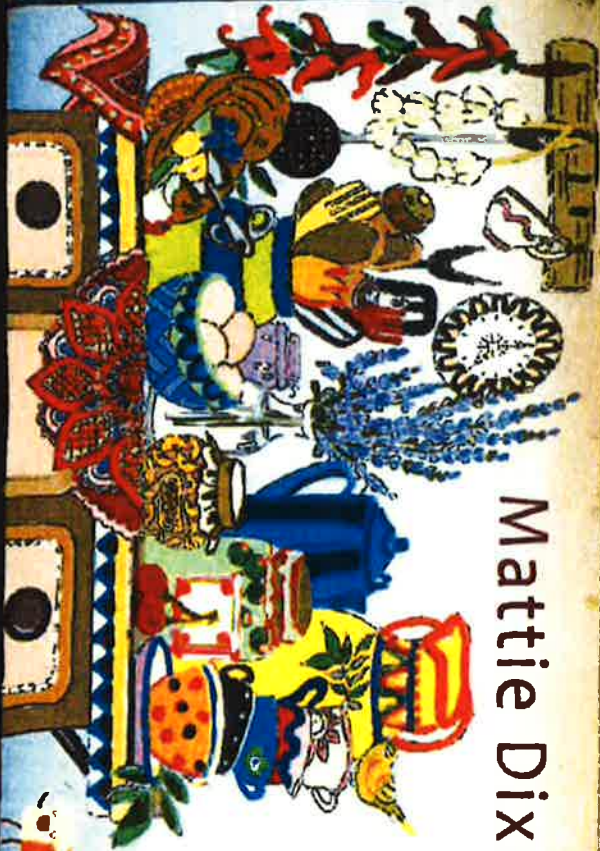
Cindy Wedholm
Executive Director

cw.wedholm@community-cupboard.org

Mattie N. Dixon Community Cupboard, Inc.

150 N. Main St., P.O. Box 367 • Ambler, PA 19002-0367 • Phone: 215-628-3002

Donations
Here



Mattie Dixon

Community
Cupboard



ZONING NOTICE

Notice is Hereby given that the Zoning Hearing Board of the Borough of Ambler will hold a public hearing on October 15, 2020 at 6:30pm prevailing time via ZOOM due to COVID-19 restrictions.

The Applicants, Carhen Enterprises LLC, the legal owners of real property located at 27 S Spring Garden, parcel 01-00-05206-00-4, are requesting a special exception under Section 27-2802.D and a variance under 27-2802.D to renovate a property to have two residences with no commercial use on the property in a DC-Downtown Commercial District.

All interested parties are invited to “attend” and participate in the hearing. A link to register to participate in the meeting will be posted on the Borough website www.boroughofambler.com a week prior to the meeting date and time. Instructions on accessing the Zoom meeting and offering questions or comments will be posted on the website.

Parks & Recreation Committee

Tuesday October 6, 2020

Sara Hertz – Chair

Nancy Deininger

Erin McKenna Endicott

Nellie DiPietro

OLD BUSINESS

1. **COMMUNITY GARDEN**

The Committee is moving forward with plans for creation of a Community Garden to be installed next spring.

2. **GROWING GREENER GRANT**

A grant extension was approved for the Growing Greener Grant.

NEW BUSINESS

Salary & Personnel Committee

Tuesday October 6, 2020

Nancy Deininger – Chair

Glynnis Siskind

Nellie Di Pietro

Jen Henderson

OLD BUSINESS

1. **DEPARTMENT POSITIONS**

Interviews were held for the vacant equipment operator position.

NEW BUSINESS

1. **WATER SUPERINTENDENT**

Interviews were conducted for the Water Superintendent position, a recommendation will be provided.

2. **DROP PROGRAM**

Chief Hoffman has requested to enter the DROP- Deferred Retirement Option Program on November 2nd.

RECOMMENDATIONS

Public Safety Committee

1. EMERGENCY DECLARATION

A recommendation is requested this evening to adopt the **attached** Emergency Declaration for COVID-19 for the month of October.

Public Utilities Committee

1. A recommendation is requested to award the Paving project to Associated Paving Contractors, Inc. for the low bid of \$17,750.00.

Finance and Planning

1. A Public Meeting will be held this evening at 6pm to consider an Ordinance changing the Zoning of 24 N. Ridge Avenue (former St. John's Lutheran Church) from Institutional to R3 Residential. A vote is requested.

Salary & Personnel Committee

1. Interviews were conducted for the Water Superintendent position, a recommendation will be provided.