



**AMBLER BOROUGH COUNCIL
BUSINESS MEETING AGENDA
July 21, 2026, 7:00 p.m.**

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Mayor's Moment – Fabulous Flores, CEO, of Holocaust Awareness Museum & Education Center
- V. Public Hearing to Occur as Advertised – Ordinance Amending Dedication of Recreation Land
- VI. Confirmed Appointments – Matthew Beinhauer, Zelenkofske Axelrod, LLC – Presentation of 2025 Audited Financial Statements
- VII. Citizens Comments – Agenda Items Only
- VIII. Motion – Minutes for Consideration – June 16, 2026, Council Business Meeting
- IX. Finance Director's Report
- X. Police Department Reports
- XI. Fire Department Report
- XII. Inter-Departmental Reports
 - A. Public Works Department Report – Vito Pagano, Public Works Director
 - B. Water Department Report – Steve Smallberger, Water Superintendent
 - C. Wastewater Treatment Plant Report – Jarrett Evans, Wastewater Treatment Plant Superintendent
 - D. Code Enforcement Report – Glenn Kucher, Code Enforcement Officer/Assistant Manager
 - 1. SEPTA/Ambler Station Project Update – 7/28 Planning Commission Meeting
 - E. Manager's Report – Kyle Detweiler, Borough Manager

XIII. Professional Consultants Reports

- A. Borough Engineer's Report – Theresa Funk, GFT Inc.
- B. Wastewater Treatment Plant Engineer's Report – William Brown, HRG Inc.

XIV. Council Committee Reports

- A. Administration & Finance – Karen Sheedy, Chair
 - 1. Motion to Approve the June 2026 Bill Payment List, in the amount of \$1,160,282.78**
- B. Code Enforcement & Planning – David Hui, Chair
 - 1. Motion to Approve Preliminary Final Land Development Plans for Ambler Crossings Phase II**
- C. Parks, Recreation & Community Relations – Jennifer Henderson, Chair
 - 1. Ricciardi Park Court Improvements Update
 - 2. “Coffee With a Council Member” Schedule
- D. Public Safety – Redmond Brubaker, Chair
- E. Public Works – Lou Orehek, Chair
 - 1. Motion to Approve valves/valve actuator replacement – Vault Chamber No. 5 – Edwin Elliot & Co.**
 - 2. Motion to Approve 18” & 20” Butterfly Valves Install – Municipal Maintenance Co.**

XV. Other Business

- 1. Solicitor Item – Resolution No. 2026-12 – Longfield Farm Deed of Dedication

XVI. Citizens' Comments – Non-Agenda Items

XVII. Adjournment

Attention: Borough Council Meetings are audio and video recorded.

*****Indicates an item not previously discussed at a Work Session of Council.***

**AMBLER BOROUGH
ORDINANCE NO. 2026- _____**

**AN ORDINANCE OF AMBLER BOROUGH, MONTGOMERY COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 22, “SUBDIVISION AND LAND
DEVELOPMENT” AT SECTION 309 – “DEDICATION OF RECREATION LAND”;**

WHEREAS, Ambler Borough (“Borough”) is a Borough duly organized and existing pursuant to the applicable laws of Pennsylvania; and

WHEREAS, pursuant to the Borough Code of the Commonwealth of Pennsylvania, the Council of Ambler (“Council”) has the authority to enact and amend provisions of the Ambler Borough Code (the “Code”) at any time it deems proper; and

WHEREAS, the authority to enact such ordinance is granted to the Borough under the Pennsylvania Borough Code, including but not limited to its general police powers; and

WHEREAS, the Borough Council is desirous of amending the Borough Code to update Chapter 22 – “Subdivision and Land Development” at Section 309 – “Dedication of Recreation Land” for the health, safety, and general welfare of the Borough and the inhabitants thereof.

NOW THEREFORE, be it **ORDAINED AND ENACTED** by the Ambler Borough Council as follows:

Section 1. The Code of Ordinances of Ambler Borough is amended to include Chapter 22 – “Subdivision and Land Development” Section 309 – “Dedication of Recreation Land” as follows, with the stricken text indicating the removed portion of the Code and the underlined text indicating the added portion of the Code:

“§22-309. Dedication of Recreation Land

- A. Intent. In order to continue to provide adequate recreational opportunities for current and future residents of the borough, all new development shall be required to offset the anticipated impact on existing facilities by providing open space and recreation areas. The provisions of this section aim to maintain and expand recreational facilities within the community.
- B. Applicability. Suitable recreation land shall be provided for each subdivision or land development, which shall be offered for dedication to the borough in accordance with the following:
 - 1. Residential land uses containing two (2) or fewer residential dwelling units shall provide a fee in lieu of dedication in accordance with the requirements of Section 22-309.E.1.
 - 2. Residential uses and mixed land uses containing three (3) or more residential dwelling units shall offer for dedication the greater of 5% of the gross lot acreage or 2.5% of the proposed gross floor area.

3. Nonresidential land uses shall offer for dedication the greater of 5% of the gross lot acreage or 2.5% of the proposed gross floor area.

C. Conformance to existing plans. The land to be used for park and recreational facilities shall be in accordance with the principles and standards contained in the duly adopted *Borough of Ambler Comprehensive Plan, Open Space Plan Update* and *Ambler Borough Parks: Vision for the Future*.

D. Park and recreational land or facilities standards.

1. The land shall be well-drained and suitable for public access.
2. The land may be for active recreation (e.g., formalized athletic fields or courts), passive recreation (e.g., walking, hiking, bird watching, etc.), or a combination thereof.
3. The average slope of the land shall be less than 6%. Notwithstanding, natural topography can remain undisturbed provided that the recreation land is suitable for active recreational purposes by a wide range of users.
4. If an existing park or trail is contiguous, the land dedicated shall connect to the existing park or trail.
5. Open space shall be connected by sidewalk, crosswalk, and/or trails to all buildings on-site and to the public sidewalk along the street.
6. The land shall not be used as stormwater management facilities or stormwater basins, unless the stormwater management facility is designed in a naturalized manner that provides recreational or aesthetic value, such as a rain garden or vegetated swale.
7. Open space may include land within utility corridors only if the utility companies having legal rights to these corridors do not prohibit their use for such purposes.

E. Alternatives to the development of recreational land. Upon agreement of both Borough Council and the applicant, the applicant may pursue the following alternatives:

1. Fee in lieu.
 - a. Where Borough Council and the applicant agree that a fee is to be contributed in lieu of the provision of land for recreation on the development site as required by this section. The fee in lieu of dedication shall be set forth in the Fee Schedule as duly adopted by Borough Council from time to time.

- b. Any fee in lieu of dedication which is collected by the borough shall be used only for the purpose of providing park and recreational facilities within Ambler Borough. Upon receipt, the fee paid by the applicant shall be deposited in an interest-bearing account designated for Park and Recreation. Funds from the account may only be expended on specific park and recreation facilities approved by Borough Council.
2. Improvements to other recreation sites. The applicant may, when approved by Borough Council, purchase additional land for existing or proposed borough parks, or construct recreational facilities on existing borough parkland that is readily accessible to residents of the proposed development. The value of such improvements shall be comparable to the value of the fee in lieu of recreation land, in accordance with the provisions of this section.
 3. Private preservation of land. The applicant may reserve land in the amount required under this chapter. The land shall meet all the standards in this section, be available for use by the general public, and managed and maintained in conformance with any adopted park and recreation plan, and any ordinances covering maintenance requirements for private ownership of common elements.
 4. A combination of land dedication, fee-in-lieu payment and/or alternative approaches as listed herein may be pursued, as reflected in a written agreement between the applicant and Borough Council.”

Section 2. All provisions of the Code of Ordinances of Ambler Borough unaffected by this Ordinance are declared to be in full force and effect. Any provisions of the Code of Ordinances of Ambler Borough inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

Section 3. The provisions of this Ordinance are declared to be severable and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Council hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance.

Section 4. This Ordinance shall become effective immediately upon its enactment by the Council of Ambler Borough.

DULY ENACTED on this _____ day of _____, 2026.

AMBLER BOROUGH COUNCIL

By: _____

Elizabeth M. Iovine, Council President

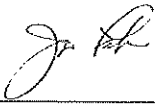
ATTEST:

Jeanne Sorg, Mayor

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341**BOROUGH OF AMBLER**
131 Rosemary Ave
AMBLER, PA 19002
Attention:

STATE OF PENNSYLVANIA,

The undersigned , being duly sworn the he/she is the principal clerk of The Times Herald, Times Herald Digital, published in Montgomery, Bucks Counties for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

BOROUGH OF AMBLER

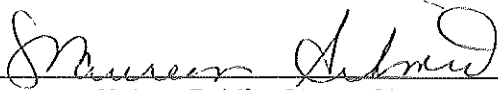
Published in the following edition(s):

The Times Herald, Times Herald Digital
06/30/26, 07/07/26**Meeting Notice
AMBLER BOROUGH**

A Public Hearing will be held by Ambler Borough Council on July 21, 2026 at 7:00 pm at Ambler Borough Hall, 131 Rosemary Avenue, Ambler, PA 19002 at which time Council will invite public comment and consider adoption of:
AN ORDINANCE OF AMBLER BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 22, "SUBDIVISION AND LAND DEVELOPMENT" AT SECTION 309 - "DEDICATION OF RECREATION LAND";

All interested persons are invited to attend. If you are a person with a disability and wish to attend, or require an auxiliary aid, service or other accommodation, please contact the Borough Manager at 215-646-1000. Copies of the full text of the proposed ordinance may be examined by any citizen at Ambler Borough Hall, address above. Copies are available at the cost of reproduction. An attested copy of the full text of the ordinance will be sent to the Montgomery County Law Library and will be available for review.

KYLE DETWEILER
Borough Manager
TH - June 30, July 7 -1aSworn to the subscribed before me this 7/7/26.


Notary Public, State of Pennsylvania
Acting in County of Montgomery

Commonwealth of Pennsylvania - Notary Seal
Maureen Schmid, Notary Public
Montgomery County
My Commission Expires March 31, 2029
Commission Number 1248132

Advertisement Information

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April 24, 2026

Mr. Kyle Detweiler, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, Pennsylvania 19002

Re: MCPC #26-0078-001
Proposal Name: Subdivision Land Development Ordinance Amendment
Borough of Ambler

Dear Mr. Detweiler:

We have reviewed the above-referenced subdivision and land development ordinance amendment in accordance with Section 505 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 26, 2026. We forward this letter as a report of our review.

BACKGROUND

The Borough of Ambler is proposing to amend the Subdivision and Land Development Ordinance (SALDO) to establish a dedication of recreation land requirement. The requirement would affect any development with at least two dwelling units, as well as nonresidential and mixed-use developments. Under the proposed regulations, applicants would be required to set aside recreation land and offer it for dedication to the borough. The proposal also offers alternatives of providing a fee in-lieu of the requirement, improving an existing borough recreation site, privately preserving land, or using a combination of these options.

COMPREHENSIVE PLAN COMPLIANCE

BOROUGH COMPREHENSIVE PLAN

The borough's 2013 *Comprehensive Plan Update* builds upon the 2001 *Comprehensive Plan* by reiterating the goals of the original document. The primary parks and recreation goal included in the 2013 update is the intent to "enhance Ambler's park facilities for residents to enjoy and seek opportunities to connect with the future Wissahickon Trail." The proposed regulation would provide an

opportunity for the borough to advance this goal through continual improvements to the parks and recreational amenities in the community.

COUNTY COMPREHENSIVE PLAN

The Comprehensive Plan for Montgomery County, *Montco 2040: A Shared Vision*, sets forth a goal to "provide more opportunities for residents to exercise and have healthy lifestyles" (pg. 52). The proposed regulation's ongoing implementation will continue to support and advance this objective.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following item that the borough may wish to consider prior to adoption. Our comments are as follows:

REVIEW COMMENTS

APPLICABILITY

Different types of dwelling units generally have different household compositions; for example, apartments in Montgomery County typically have fewer individuals and fewer school-aged children per unit.¹ With this factor in mind, the borough may wish to consider modifying Section 22-309.B. to provide different requirements based on the type of dwelling unit proposed.

If the borough is interested in addressing different types of dwelling units within this section, MCPC provides guidance in our *Model Subdivision and Land Development Ordinance*. This document recommends the following rates of recreational land:

- Single-family detached: 2,500 square feet per unit
- Two-family and single-family attached: 2,000 square feet per unit
- Multifamily apartments: 1,500 square feet per unit
- Nonresidential: 1% of the gross acreage

CONCLUSION

We wish to reiterate that MCPC generally supports the proposal but we believe that our suggested revisions will better achieve Ambler's objective of ensuring adequate recreational facilities are provided as part of future land developments.

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.

¹ *Who Are Our Neighbors? A Demographic Profile of the Occupants of Montgomery County's Residential Development*. Montgomery County Planning Commission, 2025.

Should the governing body adopt this proposed Subdivision and Land Development ordinance amendment, Section 505 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink that reads "Timothy Konetchy". The signature is written in a cursive, flowing style.

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

c: Glenn Kucher, Assistant Borough Manager & Code Enforcement Officer
John Oswald, Chair, Borough Planning Commission
Al Comly, Vice Chair, Borough Planning Commission
Carol DiPietro, Secretary, Borough Planning Commission
Jessica Buck, District Manager, MCCD

Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002
PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.boroughofambler.com



July 16, 2026

Kyle Detweiler, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

Re: Amendments to Subdivision and Land Development – Dedication of Recreation Lane

Dear Mr. Detweiler:

At the direction of Council, the Planning Commission has been requested to review proposed amendments of the subdivision and land development regarding dedication of recreation land.

At the June 23, 2026, Ambler Borough Planning Commission meeting, after review and discussion, a motion was made and seconded to recommend to Council to approve this draft ordinance language. The vote taken was unanimous in favor of the recommendation to Borough Council to approve these proposed ordinance revisions.

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

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission



AMBLER BOROUGH COUNCIL MEETING Minutes

June 16, 2026

7:00 PM

I. CALL TO ORDER

President Liz Iovine called the Ambler Borough Council meeting of June 16, 2026, to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

President Iovine led the pledge of allegiance.

III. ROLL CALL

Present at the meeting were: Ms. Iovine, Mr. Orehek, Ms. Sheedy, Ms. Henderson, Ms. Roecker Coates, Mr. Hui, Mr. Brubaker, Ms. Morrison Daku, Ms. Pavlovic, Mayor Sorg, Police Chief Jeff Borkowski, Borough Manager Kyle Detweiler, Solicitor Glassman and Solicitor Osborne.

IV. Mayor's Moment - Commemorating Juneteenth with a diversity statement; a proclamation naming June Immigrant Heritage Month.

V. Confirmed Appointment

VI. Citizens Comments – Agenda Items Only.

VII. Motion Minutes for Consideration – May 20, 2026, Council Business Meeting.
Carried 9 – AYE

VIII. FINANCE DIRECTOR'S REPORT

A written report was submitted for the record.

IX. POLICE DEPARTMENT REPORT

A written report was submitted for the record.

- a. Parking Operations report - Ofc. Nasobkow.
- b. Chief Borkowski gave the department an update on the accreditation process.

Ms. Roecker Coates asked why the disorderly conduct and disturbance reports were rising on the report.

The Chief explained that with the nicer weather those violations generally do experience a rise.

Ms. Roecker Coates noted the increased bike patrols.

The Chief assured her that they would continue with the better weather.

Ms. Sheedy commented on the increased numbers in kiosk use.

Discussion ensued.

X. FIRE DEPARTMENT REPORT

A written report was submitted for the record.

XI. INTER-DEPARTMENT REPORTS

A. Public Works Department

A written report was submitted for the record.

Mr. Pagano reported that the parks projects and plans are moving forward as scheduled.

B. Water Department Report

A written report was submitted for the record.

C. Wastewater Treatment Plant Report

A written report was submitted for the record.

Mr. Orehek asked how the newest WWTP employee was doing.
Mr. Eveans replied, he is adjusting well.

D. Code Enforcement Report

A written report was submitted for the record.

Mr. Kucher offered that there was an increase in permit submission because PECO is replacing the gas meters.

E. Manager's Report- Kyle Detweiler

A written report was submitted for the record.

Ms. Roecker Coates asked if there were any plans for a crossing at the Green Ribbon Trail entrance by the bridge on Butler.

Mr. Detweiler responded that yes, that is part of the plan in process now.

XV. PROFESSIONAL CONSULTANTS' REPORTS

A. Borough Engineer's Report – Theresa Funk, GFT Inc.

A written report was submitted for the record.

B. Wastewater Treatment Plant Engineer's Report – William Brown, HRG Inc.

A written report was submitted for the record.

XVI. COUNCIL COMMITTEE REPORTS:

A. Administration & Finance – Karen Sheedy, Chair

1. Motion – Approval of the May 2026 Bill Payment List - \$998,622.02 Carried **9 – AYE**

B. Code Enforcement & Planning – David Hui, Chair

C. Parks, Recreation & Community Relations – Jennifer Henderson, Chair

Ms. Iovine reflected on the lovely Garden Party birthday party

Ms. Henderson thanked everyone who came out to celebrate the garden's 5-year Birthday. Thanks to the Borough employees for all the help!

D. Public Safety – Redmond Brubaker, Chair

E. Public Works – Lou Orehek, Chair

XIV. Other Business

Ms. Iovine reminded the group that there is no Committee Meeting in July.

Art and Music is also this coming weekend, volunteers are still welcome.

Public Comment:

Ms. Iovine made the motion to Adjourn the meeting at 7:43. **Carried 9-AYE**

ADJOURNMENT


2026 BOROUGH OF AMBLER JUNE BANK BALANCE REPORT

Account	2025 Balance	June Ending Balance	+/- Change
General	2,083,851	2,948,060	864,209
General Savings	1,340,445	1,354,801	14,356
Street Lights	34,452	51,813	17,361
Fire	32,850	199,976	167,126
Refuse	805,675	720,943	(84,732)
Parks & Rec	396,889	541,834	144,946
Water	511,781	78,841	(432,940)
Water Online	100,647	64,289	(36,358)
Water Capital	73,893	75,454	1,562
Sewer	163,955	185,371	21,416
WWTP	1,536,547	1,451,926	(84,621)
WWTP Savings	1,723,648	1,742,107	18,459
Liquid Fuels	313,036	142,233	(170,803)
Debt	289,250	290,183.64	934
Enterprise Zone	183,872	205,248	21,376



2026 BOROUGH OF AMBLER JUNE BUDGET REPORT

Account	YTD Revenue	2026 Budgeted Revenue	% Revenue Used	% Remaining
General	3,887,814	6,389,000	60.85%	39.15%
Streets	57,282	63,700	89.92%	10.08%
Fire	177,408	1,283,100	13.83%	86.17%
Refuse	522,829	959,000	54.52%	45.48%
Parks	186,784	207,500	90.02%	9.98%
Water	2,008,373	5,020,125	40.01%	59.99%
Sewer	641,861	1,616,500	39.71%	60.29%
WWTP	2,058,090	4,462,500	46.12%	53.88%
Liquid Fuels **	167,555	165,000	101.55%	-1.55%
Totals	9,707,995	20,166,425	48.14%	51.86%

Account	YTD Expenses	2026 Budgeted Expenses	% Expenses Used	% Remaining
General *	2,864,150	6,389,000	44.83%	55.17%
Streets	46,628	63,700	73.20%	26.80%
Fire	9,282	1,283,100	0.72%	99.28%
Refuse	593,236	959,000	61.86%	38.14%
Parks	36,518	207,500	17.60%	82.40%
Water	1,840,800	5,020,125	36.67%	63.33%
Sewer	480,452	1,616,500	29.72%	70.28%
WWTP	2,058,908	4,462,500	46.14%	53.86%
Liquid Fuels	338,358	165,000	205.07%	-105.07%
Totals	8,268,331	20,166,425	41.00%	59.00%

* - INCLUDES POLICE SALARIES

** - RECEIVED LIQUID FUELS ALLOCATION AS THIS IS THE ONLY DEPOSIT WE RECEIVE IN ADDITION TO OUR MONTHLY BANK INTEREST

Account	YTD Expenses
Police Reg Wages	936,400
Police OT Wages	60,334
Police Pers Wages	15,672
Police Hol Wages	58,179
Police Sick Wages	22,096
Police Vac Wages	34,101

		2026 Budgeted Expenses	% Expenses Used	% Remaining
Total Police Salaries	1,126,782	2,000,000	56.34%	43.66%



2026 BOROUGH OF AMBLER POLICE EXPENSES REPORT

	2026 Budget	YTD Actual	Available Budget	% Used
EMPLOYEE MEDICAL EXP REIMBURSE	9,000	2,683	6,317	29.80
MEDICAL BENEFITS	580,700	271,160	309,540	46.70
LIFE INSURANCE	10,000	5,067	4,933	50.70
POLICE Pension	5,000	1,575	3,425	31.50
SOCIAL SECURITY	27,600	0	27,600	0.00
STATE UNEMPLOYMENT	5,100	4,528	572	88.80
OFFICE SUPPLIES	3,200	1,424	1,776	44.50
VEHICLE FUEL	37,000	21,454	15,546	58.00
UNIFORMS	25,000	13,600	11,400	54.40
PISTOL RANGE	10,000	7,481	2,519	74.80
REPAIRS/MAINTENANCE SUPPLIES	1,200	1,227	-27	102.20
POLICE EQUIPMENT	15,000	13,062	1,938	87.10
MMO (Min.Mun.Oblig.)	358,000	0	358,000	0.00
LEGAL SERVICES	18,000	3,000	15,000	16.70
GENERAL EXPENSE	4,000	136	3,864	3.40
COMPUTER PROGRAMS	15,000	13,881	1,119	92.50
TELEPHONE	3,000	1,541	1,459	51.40
POSTAGE	400	0	400	0.00
COMMUNICATION EXPENSES	10,000	1,047	8,953	10.50
ADVERTISING	2,000	0	2,000	0.00
PRINTING	3,000	523	2,477	17.40
LIABILITY INSURANCE	137,500	60,659	76,842	44.10
WORKMENS COMPENSATION	63,800	28,820	34,980	45.20
CONTRACTED SERVICE/REPAIRS	12,000	10,418	1,582	86.80
TRAINING/DUES	25,000	13,128	11,872	52.50
VEHICLE MAINTENANCE	30,000	9,729	20,271	32.40
POLICE CAR LEASE PAYMENT	14,200	0	14,200	0.00
CAPITAL & CAR EXP.	100,000	83,979	16,021	84.00
Totals	1,524,700	570,122	954,578	62.61%

REPORT FOR THE TIME PERIOD 6/12/2026 – 7/9/2026

To
Borough Council

From
Chief Borkowski

CC
Mayor Sorg

RE
Monthly
Operations

Notes:
Accreditation update: On June 30th, Sgt, Cassel and I met with Corporal Dave Madrak of the Upper Dublin Police Depart. He serves as their Accreditation Manager. He did a walkthrough of our station and suggested items that will need changing or updating. Other questions were answered regarding our Power DMS platform. He was very positive about our current state of progress.

AMBLER BOROUGH POLICE DEPARTMENT



Crossing Guard Retires-Russel Gaffney, an 8-year veteran retired on June 12th, the last day of school for the year. He was a dedicated employee who could be relied upon to be on his corner no matter the weather conditions. He will be missed by the Police Department and the students of the Borough.

Training Completed- During the week of June 15th, Officer John Conway completed the Graci Jiu-Jitsu intensive 5-day training in Telford. The course is Level 1 and Level 2 Gracie Survival Tactics. The training is required for his MPOETC teaching certification. Officer Conway is one of our defensive tactic instructors. On June 22, & 23, Officer Nick Emmett completed a two-day course at Abington Training center for Standard Field Sobriety testing and Non-Standard Field Sobriety testing.

End of Year Meeting- On June 16th, Chief Kenny, Chief Lawson and I met with Wissahickon School District Superintendent, Dr. Mwenyewe Dawan. We discussed the prior year's activities and planned for the upcoming school year. I discussed the issues we are having with juveniles at our events and the illegal use of e-bikes.

Police Chief's Monthly Meeting- On June 18th, I attended the PCAMC General meeting held in Upper Merion. President Jackson spoke about grant funding offered by the Office of Violence Against Women. Jackson also commented on the plan for assistance that the Montgomery County MIRT team will give to the Philadelphia Police Department for the upcoming FIFA tournament. All other committees made their verbal reports as well.

Successful Jury Trial- During the week of June 22, Detective Tlyer Conroy and Assistant District Attorney, Margot Wertz, prepared and successfully prosecuted Defendant, Luna Mazate for a Gun Point Sexual Assault that occurred in July of 2025. A jury trial at the Montgomery County courthouse resulted in a guilty verdict. The Defendant will be sentenced in the coming months. I recognize and appreciate the hard work that was put into the investigation and prosecution by both individuals.

Tel 215-646-1000 x 101
215-646-0704



AMBLER BOROUGH POLICE DEPARTMENT

INCIDENTS AS REPORTED TO A.B.P.D

COMMAND STAFF	
Chief	Jeffrey Borkowski
Admin. Sgt.	Chad Cassel

PERSONNEL		
	2024	2025
Chief	1	1
Admin Det/Sgt	1	1
Sergeants	2	2
Detective	1	1
P/Os (F/T)	8	9
Traffic Safety	1	1
Civilians	1	1

OFFENSES/SERVICE CALLS	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF JUNE	
	MAR	APR	MAY	JUN	% Change	2025	2026
PART I OFFENSES							
1. Criminal Homicide	0	0	0	0	0.0%	0	0
2. Forcible Rape	0	0	0	0	0.0%	0	0
3. Robbery	0	0	0	0	0.0%	0	0
4. Assaults	2	1	0	1	100.0%	2	4
5. Burglary							
a. Forcible Entry	0	0	1	0	-100.0%	4	0
b. Unlawful Entry	0	0	0	0	0.0%	0	0
c. Attempted Force	0	0	0	0	0.0%	0	0
6. Theft							
a. \$200 & Over	0	1	1	3	200.0%	8	6
b. \$50 - \$199	2	0	0	1	100.0%	6	4
c. Under \$50	0	1	0	0	0.0%	9	1
7. MV Thefts	0	0	0	0	0.0%	3	0
PART I - TOTAL	4	3	2	5	150.0%	32	15
PART II & ALL OTHER OFFENSES							
911 Hang Ups	23	23	33	45	36.4%	42	164
Animal Complaints	5	8	9	16	77.8%	40	50
Assist Other Agencies	21	13	19	16	-15.8%	76	93
Disorderly Conduct	0	0	6	2	-66.7%	3	9
Disturbance	7	3	12	8	-33.3%	45	45
Domestic	16	22	18	11	-38.9%	77	95
Drug Offense	0	1	1	0	-100.0%	1	2
DUI + w/Accidents	0	0	2	1	-50.0%	3	5
Fire Alarm Calls	6	10	8	10	25.0%	77	55
Fireworks Complaints	0	0	0	0	0.0%	0	0
Fraud/Forgery	0	1	2	3	50.0%	21	8
Juvenile Complaints	0	2	2	3	50.0%	2	7
Medical Assistants	60	62	62	47	-24.2%	346	342
Noise Complaints	3	4	5	4	-20.0%	24	27
Public Drunkenness	0	0	2	0	-200.0%	3	2
Public Service & Misc. Calls	469	437	442	422	-4.5%	2531	2644
Security Alarm Calls	11	14	28	11	-60.7%	92	82
Suspicious Activity	32	22	31	18	-41.9%	131	133
Traffic Complaints	4	2	1	10	900.0%	28	22
Vandalism	0	0	3	0	-300.0%	6	4
PART II & ALL OTHER OFFENSES	657	624	686	627	-8.6%	3548	3789
GRAND TOTALS	661	627	688	632	-8.1%	3580	3804

YTD CALLS FOR SERVICE	
2024	2025
8085	7056

	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF JUNE	
	MAR	APR	MAY	JUN	% Change	2025	2026
Abandoned Vehicle Complaints	3	4	2	3	50.0%	16	10
Non-Traffic Violations	6	0	1	0	-100.0%	7	9
Parking Meter Violations	364	182	319	465	45.8%	1741	1380
Prohibited Parking Violations	194	236	410	519	26.6%	750	1355
Prohibited Parking Citations	44	29	75	149	98.7%	345	398
Non-Reportable Accidents	6	11	15	12	-20.0%	48	31
Reportable Accidents	0	1	1	1	0.0%	11	3
Traffic Violations							
a. Speeding	2	2	8	3	-62.5%	28	18
b. Stop Signs	3	6	10	5	-50.0%	64	32
c. Misc. Traffic Violations	113	93	58	37	-36.2%	438	439
Total Traffic Violations	118	101	76	45	-40.8%	530	489

Submitted By:

Jeff Borkowski

Incidents Subject To Reclassification

AMBLER BOROUGH POLICE DEPARTMENT

MONTHLY TIME USED

	LAST 2 MONTHS			LAST MONTH VS PRESENT			AS OF JUNE	
	Vacation, Personal, Holidays, Sick Time	MAR	APR	MAY	JUN	% Change	2025	2026
Sick Hours		84.5	44.0	68.0	77.5	14.0%	331.5	402.0
Personal/Holiday		57.0	79.0	29.5	60.5	105.1%	262.5	275.0
Vacation		60.0	62.0	116.5	104.0	-10.7%	495.5	447.5
Kelly Time		102.5	112.0	73.0	90.0	23.3%	366.0	591.0
Comp Time Used		23.3	9.0	94.3	34.0	-63.9%	235.0	280.0
IOD - Injured On Duty		0.0	0.0	0.0	0.0	0.0%	0.0	0.0
ESL - Extended Sick Leave		0.0	0.0	0.0	0.0	0.0%	0.0	0.0
FMLA - Family & Medical Leave Act		0.0	0.0	0.0	0.0	0.0%	0.0	0.0
Parental Leave		0.0	0.0	0.0	0.0	0.0%	156.0	0.0
Total Labor Hours Reported		327.3	306.0	381.3	366.0	-4.0%	1846.5	1995.5

LABOR HOURS

	LAST 2 MONTHS			LAST MONTH VS PRESENT			AS OF JUNE	
	Misc. Hours Used by Police	MAR	APR	MAY	JUN	% Change	2025	2026
Court Appearances 38-1-10		11.0	14.0	21.0	8.0	-61.9%	105.0	96.0
County Court Appearances		0.0	0.0	3.0	3.0	0.0%	33.3	18.0
Overtime Hours		73.5	65.0	80.3	249.8	211.2%	658.8	607.0
Time Spent In Training		96.0	142.0	120.0	79.0	-34.2%	538.5	595.0
Meter Enforcement Hours		83.5	72.5	102.5	88.5	-13.7%	380.8	409.5
Crossing Guard Hours		529.5	470.3	495.0	268.5	-45.8%	2801.0	2620.3
Total Labor Hours Reported		793.5	763.8	821.8	696.8	-15.2%	4517.3	4345.8

AMBLER BOROUGH POLICE DEPARTMENT

VEHICLE FUEL & MILEAGE REPORT

Unit		LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF JUNE	
		MAR	APR	MAY	JUN	% Change	2025	2026
43-1	2021 Ford Explorer (Chief)	824	665	578	613	6.1%	3,502	3,952
43-2	2017 Ford Explorer (Patrol)	16	230	277	326	17.7%	8,244	932
43-3	2025 Ford Explorer (Patrol)	1,678	1,917	986	833	-15.5%	0	6,816
43-4	2010 Ford Escape (Detective)	642	869	677	713	5.3%	3,413	4,101
43-5	2014 Ford Explorer (Patrol)	269	85	13	169	1200.0%	2,037	1,088
43-6	2025 Ford Explorer (Patrol)	1,345	1,434	1,153	1,440	24.9%	1,274	7,476
43-7	2023 Ford Explorer (Patrol)	990	724	1,196	1,238	3.5%	9,102	5,700
43-8	2017 Nissan (Undercover)	984	1,034	1,000	1,206	20.6%	4,778	6,809

CAR	ODOMETER READING
43-1	36,340
43-2	112,080
43-3	16,335
43-4	125,688
43-5	99,617
43-6	11,944
43-7	54,701
43-8	114,001



AMBLER POLICE DEPARTMENT

22

Calls for Service

Year 2026 June

Code	Call for Service	Totals
0450	AGGRAVATED ASSAULT ON LEO	1
0610	THEFT	4
1130	FRAUD ALL OTHERS	3
2020	FAMILY OFF-CHILD ABUSE	1
2040	FAMILY OFFENSES - DOMESTIC	11
2415	DISPUTE	2
2450	NOISE COMPLAINT	4
2610	BLACKMAIL/EXTORTION	1
2654	DISTURBANCE	8
4020	SUSPICIOUS AUTO	2
4021	SUSPICIOUS ACTIVITY	14
4022	SUSPICIOUS PERSON	2
4026	DOWN-WIRES / POLES /TREES / LIMBS	1
4051	ALARM BURGLARY OR HOLD UP RESIDENCE	11
4081	JUVENILE MATTER (NON CRIMINAL ONLY)	3
4100	ALARMS (FIRE ALARMS)	9
4102	ALARM - CARBON MONOXIDE ALARM	1
4161	FUMES - ODOR UNKNOWN / STRANGE INSIDE BLD	2
4510	UNATTENDED DEATHS	1
5004	FOUND ARTICLES	6



AMBLER POLICE DEPARTMENT

23

Calls for Service

Year 2026 June

Code	Call for Service	Totals
5008	LOST ARTICLES	7
5010	MISSING PERSON	1
5502	BARKING DOG/ANIMAL NOISE	1
5504	ANIMAL BITES	1
5506	LOST / FOUND / STRAY ANIMALS	5
5510	ANIMAL COMPLAINTS ALL	9
6008	REPORTABLE MV CRASH NO INJURIES	1
6016	NON REPORTABLE MV CRASH	10
6017	NON REPORTABLE MV CRASH HIT & RUN	2
6305	SELECTIVE ENFORCEMENT TRAFFIC	14
6308	TRAFFIC MV COMPLAINT	2
6310	TRAFFIC ENFORCE / STOP	45
6336	DISABLED MV	3
6510	PARKING ENFORCEMENT	3
6511	PARKING VIOLATION COMPLAINT	26
6602	ABANDONED IMPOUND/TOWAWAY	3
6608	ESCORTS	1
6612	SIGNALS SIGNS OUT	1
6614	TRAFFIC POST	10
7003	PROPERTY CHECK / AREA CHECK	2



AMBLER POLICE DEPARTMENT

24

Calls for Service

Year 2026 June

Code	Call for Service	Totals
7006	LOCK OUT	2
7008	MEDICAL ASSISTANCE	47
7014	OTH PUB SERV/WELFARE CHK	13
7015	ASSIST CITIZEN	18
7025	EMOTIONALLY DISTURBED PERSON (EDP)	10
7085	CHILD CUSTODY EXCHANGE	2
7502	ASSISTING-FIRE DEPT	5
7504	ASSISTING-OTHER POLICE DP	9
7506	ASSISTING-OTHER AGENCIES	2
8010	WARRANTS-LOCAL	23
8252	WARRANT ATTEMPT TO SERVE	1
9002	ADMINISTRATIVE DUTIES	2
9006	SICK DAY	5
9008	COURT	6
9012	OTHER MAINTENANCE	1
9020	POLICE INFORMATION	44
9025	FIELD CONTACT INFORMATION	1
9029	CIVIL MATTER	2
9030	SPECIAL DETAIL ASSIGNMENT	7
9034	REPOSSESSION	4



AMBLER POLICE DEPARTMENT

25

Calls for Service

Year 2026 June

Code	Call for Service	Totals
9050	BACKGROUND CHECK	19
9052	PFA INFORMATION	3
9071	DIRECTED PATROL	64
911	911 HANG UP / CHK WELFARE	45
9111	BIKE PATROL	1
9112	FOOT PATROL	5
9115	FOLLOW UP	16
9119	CHILD LINE / CYS	2
9982	SEX OFFENDER REGISTRATION	1
9988	RETURN TO STATION	19
9989	CALL BY PHONE	65
Grand Total		678



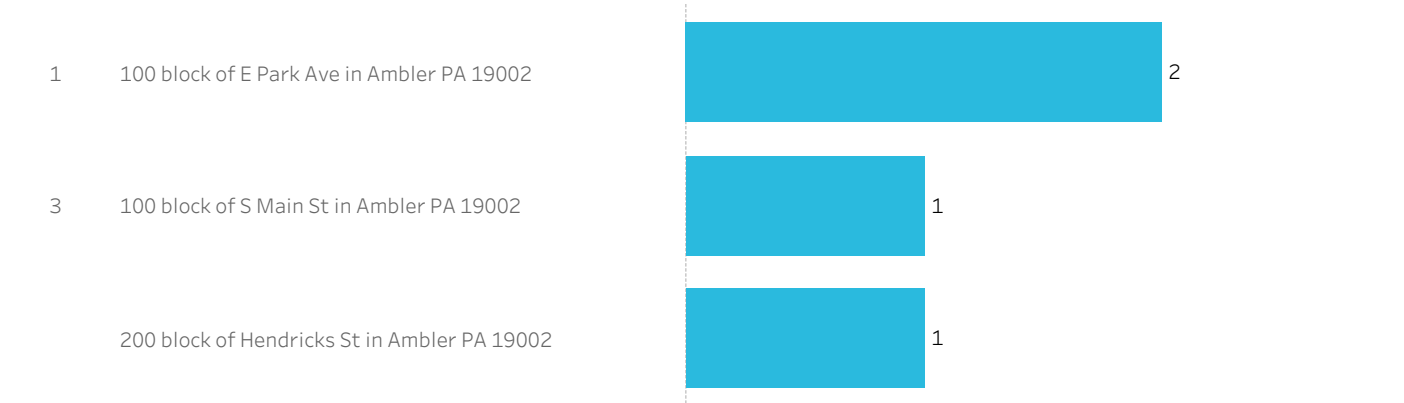
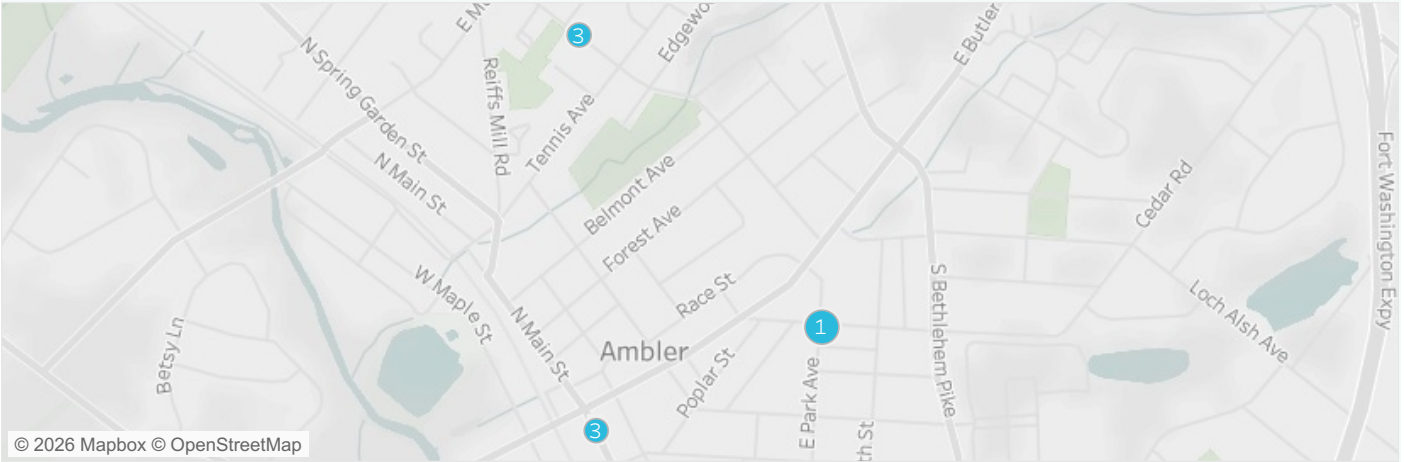
MONTHLY ACTIVITY REPORT

6/1/2026 to 6/30/2026

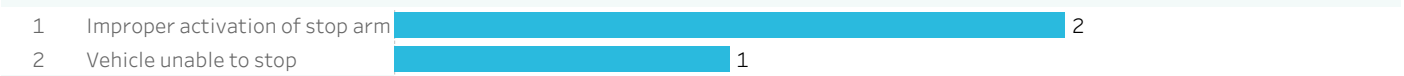
Jurisdictions: All - Ticketing Zones: Ambler Boro - School Districts: All

Citations Reviewed	Citations Approved	Approval rate
7	4	57.1%
Tickets Mailed	In State	Hearings requested
4	75.0%	1

Top 10 Locations for Tickets Mailed



Top 5 Disapproval Reasons



07.17.2026

Parking Report

27

TO
Borough Council

Parking Operations Report: June 1, 2026 – June 30, 2026

FROM
Ofc. Nasobkow

CC
Mayor Sorg
Chief Borkowski
Borough Manager Detwiler

RE
Parking Operations

1. Usage Increase by 12.38%

June marked the second month with New Meters, Kiosks, and Mobile Pay all operating simultaneously. As a result, recorded parking usage increased by 12.38%, rising from 8,399 parking sessions in May to 9,439 in June. (See Enclosure 1)

2. Additional Clarifying Signage Installed

New signage was added to inform the public that all parking spaces—including those marked as reserved—are available to the public on Saturdays, Sundays, and Holidays. (See Enclosure 2)

3. Parking Permits

In June, a total of 69 parking permits were issued. This includes 34 free residential permits and 35 paid short-term and monthly permits.

4. Validations

The parking validation system was used 34 times during June. Additionally, two new businesses enrolled for custom validation programs this month.

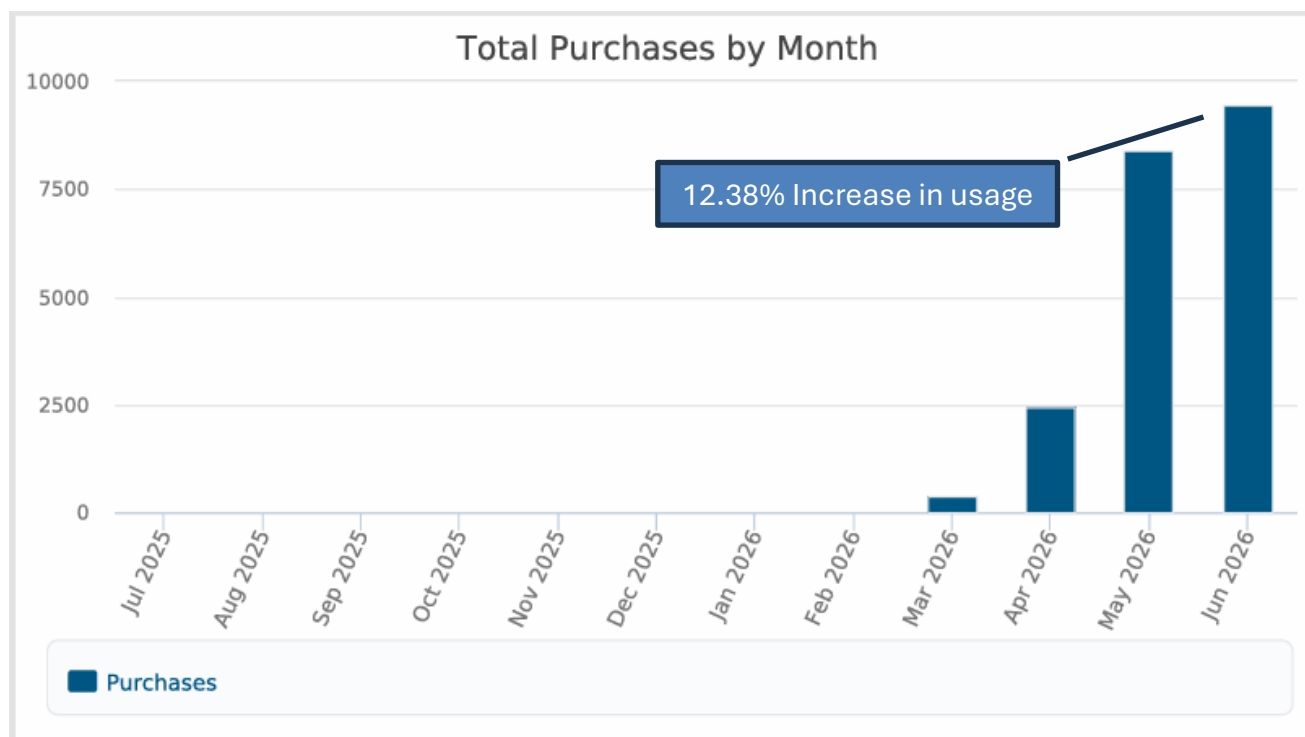
BOROUGH OF AMBLER

Tel 215-646-1000 x105

Fax 215-641-0704



Enclosure 1: 9,439 recorded parking sessions for the month of June.



Enclosure 2:





Wissahickon Fire Company
Fire Chief Report
June 2026 (181 days)

29

Township	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total	%
Abington	1			2									3	1%
Ambler	18	19	18	16	15	21							107	31%
Conshohocken		1	1										2	1%
Doylestown - Bucks Co.													0	0%
East Norriton				1									1	0%
Horsham	3	1	3	1	1								9	3%
Lansdale		1	1	2									4	1%
Lower Gwynedd	27	27	17	18	24	28							141	40%
Montgomery	5	3	6	4	4	9							31	9%
Norristown					1								1	0%
North Wales			1		1	1							3	1%
Springfield						1							1	0%
Upper Chichester - Delco						1							1	0%
Upper Dublin	2	2	2	1	3								10	3%
Upper Gwynedd						3							3	1%
West Norriton					1	1							2	1%
Whitemarsh	1	3	4	1	2	5							16	5%
Whitpain		3	3	3	2	4							15	4%
TOTAL	57	60	56	49	54	74	0	0	0	0	0	0	350	100%

Type of Call	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total	%
Accident Standby	4			3	2	5							14	4%
AFA Actual	11	14	11	7	9	8							60	17%
AFA False	9	12	3	13	9	18							64	18%
Appliance		1											1	0%
Assist EMS		1		1	1	1							4	1%
Assist Police Dept			1										1	0%
Brush	1			3	1	4							9	3%
Building Investigation	3		4	1	2	4							14	4%
CO Detector	6	6	3	4	4	3							26	7%
Commercial Bldg	5	2	5	2	1	5							20	6%
Elevator Rescue		1	2	2	3	1							9	3%
Fast Team Assist		1											1	0%
Gas Odor Inside	2	6	4	1	2	8							23	7%
Gas Odor Outside	1	6	1		3								11	3%
Hazardous Materials					1	1							2	1%
High Angle Rescue		1											1	0%
LDH Strike Team						1							1	0%
Non Comm Bldg	7	4	9	4	3	2							29	8%
Officer Investigation	4	1	2	1	3	5							16	5%
Smoke in Area			1										1	0%
Standby other fire station	2	1	2	3	1	1							10	3%
Traffic Unit assist		1	1	1	2	1							6	2%
Trash			2		1	1							4	1%
Vehicle Fire			2	1	2	1							6	2%
Vehicle Rescue	1			1	1	1							4	1%
Wires	1	2	3	1	3	3							13	4%
TOTAL	57	60	56	49	54	74	0	0	0	0	0	0	350	100%

Day of the week	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total	%
Monday	9	8	8	7	8	14							54	15%
Tuesday	5	15	11	11	8	10							60	17%
Wednesday	9	8	9	9	10	13							58	17%
Thursday	13	5	8	7	6	10							49	14%
Friday	9	6	6	2	6	12							41	12%
Saturday	7	5	3	8	6	9							38	11%
Sunday	5	13	11	5	10	6							50	14%
TOTAL	57	60	56	49	54	74	0	0	0	0	0	0	350	100%



Attendance	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total	%
Day Calls (M to F 6AM to 6PM)	35	30	24	22	27	48							186	53%
Attendance at Day Calls	355	313	259	291	263	455							1,936	
Average Day Calls	10.1	10.4	10.8	13.2	9.7	9.5	-	-	-	-	-	-	10.4	
Night & Weekend Calls	22	30	32	27	27	26							164	47%
Attendance at N & W Calls	297	385	428	300	404	262							2,076	
Average Night & Weekend	13.5	12.8	13.4	11.1	15.0	10.1	-	-	-	-	-	-	12.7	
Total Calls	57	60	56	49	54	74	0	0	0	0	0	0	350	100%
Total Attendance	652	698	687	591	667	717	0	0	0	0	0	0	4,012	
Average Total Calls	11.4	11.6	12.3	12.1	12.4	9.7							11.5	
Average Fire Attendance 7A	8.0	7.8	8.5	7.5	8.2								8.0	
Average Fire Attendance 7B	3.4	3.8	3.9	4.6	4.2								4.0	
Average Fire Attendance	11.4	11.6	12.3	12.1	12.4	-	-	-	-	-	-	-	12.0	
Total Drills	4	4	5	4	3	5							25	
Total Drill Attendance	129	131	184	137	98	135							814	
Average Drill Attendance	32.3	32.8	36.8	34.3	32.7	27.0							32.6	

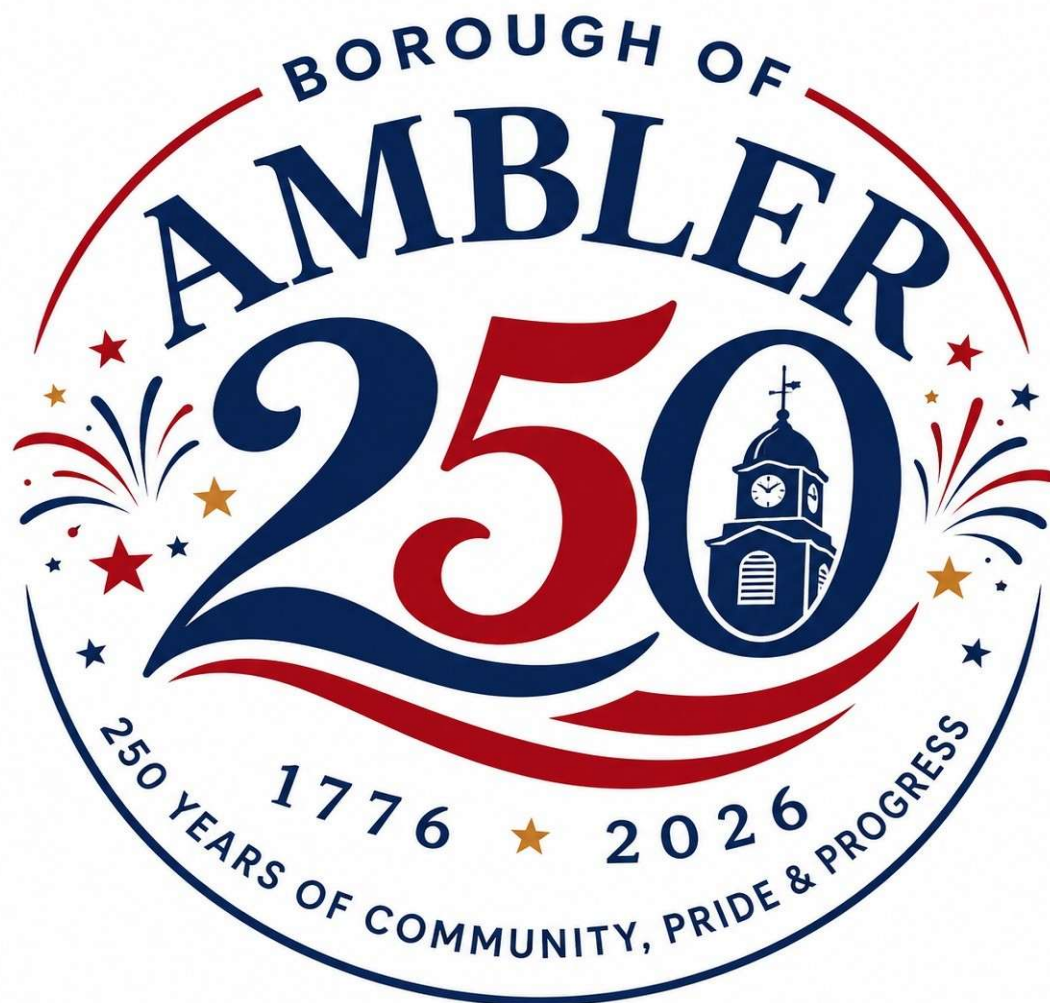
Count of Alarm 2026								
Hour of Day	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
0	3		1	1	3	2	4	14
1	2	2	3		1		1	9
2		1	3	1	1		2	8
3			1	1	1			3
4	1			2	2			5
5				1	1			2
6	1	1	1	3	1			7
7	1	3	2	1	3	3		13
8	1	3	1	3	1	1	3	13
9	2	3	2	7	5	2	3	24
10	3	1	6	1	2	2	1	16
11		5	2	3	1	4	1	16
12	3	4	4	6	4	2	2	25
13		9	8	2	4	4		27
14	4	5	3	4	2	5	2	25
15	6	1	4	5	3	6	2	27
16	3	2	3	4	2	2	4	20
17	3	3	4	4	2	2	2	20
18	5	2	2	2	1	1	2	15
19	3	5	1	3	3	2	4	21
20	3		2		3		3	11
21	1	2	1		1	1	1	7
22	1	2	3	1			1	8
23	4		3	3	2	2		14
Grand Total	50	54	60	58	49	41	38	350

Highest call time (Day and Hour)



BOROUGH OF AMBLER

DEPARTMENT of PUBLIC WORKS



JULY 2026 MONTHLY ACTIVITY REPORT



ROADWAY

- Bannockburn & Church: PECO Pavement Restoration **COMPLETED**
- Various Locations Potholes Filled



SEWER / STORM SEWER

- Quarterly Sewer Degreaser Program – **QTR 2 = IN PROCESS**
- Sewer Back Up : Tennis Ave : JETTED / Flushed **COMPLETED**

Storm Inlet Replacements Required:

- Lindenwold & Park = 4 units **IN PROCESS**
- Orange & Spring = 2 units
- Orange & Main = 2 units



STREET LIGHT / EV CHARGING / ELECTRICAL

- ChargePoint EV Charger REPAIR / UPGRADE : Fulcrum Energy Solution, Inc. upgrade of EV Charging Stations. Install set for late JULY. **IN PROCESS**
- Chestnut & Butler Ave. Loose wires in ground box secured.
- Ridge and Poplar : Street Light Pole Painting hardware upgrades **IN PROCESS**



FACILITY / OTHER

- DPW GARAGE : New Front Man Door to be Installed – **COMPLETED**
- Repair to Fire Panel Keypad and Box – **COMPLETED**
- Boro Hall : New Emblems on Doors / Spring Planting - **COMPLETED**



PARKS

- Multi Purpose Court : RESURFACING = **IN PROCESS Complete week of 20th**

SEE DETAIL SHEETS FOR PARKS



LOCUST PARK

CURRENT EQUIPMENT : (Installed 2015)



PARK SUMMARY

RECENT UPGRADES 2024 :

Adult Exercise Equipment Installed.

Fencing near tot play area upgraded.

Sidewalks upgraded

UPGRADES FOR 2026 :

Repainting Basketball Lines / Paint Basketball Court Poles

Tree and branch trimming along back fence

Additional Bench Seating and Picnic Tables

FOR CONSIDERATION :



JEAN THOMPSON PARK

CURRENT EQUIPMENT : (Installed 2020)



PARK SUMMARY

RECENT UPGRADES : NONE (equipment installed approx. 2020)

Overall condition of play equipment is in good working condition..

Disabled book drop off. (unit leaking)

UPGRADES FOR 2026 : NONE

FOR CONSIDERATION :

Additional Bench Seating and Picnic Tables



RICCIARDI PARK

CURRENT EQUIPMENT : (Installed 2015)



PARK SUMMARY

RECENT UPGRADES 2024 / 2025:

Adult Exercise Equipment Installed.

New Soccer Nets / Pickleball Nets 2025 / Picnic Bench

UPGRADES FOR 2026 :

Resurfacing of Pickleball Courts (est 150-180K)

PROJECT ON SCHEDULE COMPLETE WEEK OF JULY 20th

New walkway Entrance from Reiffs Mill Road (est 5-8K)

Additional Benches and picnic tables

FOR CONSIDERATION :

Possible WiFi Coverage for Camera System (planning)

Possible temp bathroom (Porta-Potty)

Flagpole Installation





KNIGHT PARK

CURRENT EQUIPMENT :



PARK SUMMARY

RECENT UPGRADES 2025:

Pavillion / 6 new Picnic Tables

Updated plumbing in block house

Installed cameras at Pavillion (*relocate higher location*)

UPGRADES FOR 2026 :

Paint Parkhouse to match Pavillion and Trim

Additional Benches and picnic tables

FOR CONSIDERATION :

Possible stronger WiFi Coverage for Camera System (planning)



WAHL PARK / BORO HALL

CURRENT EQUIPMENT : (Installed 2015)



PARK SUMMARY

RECENT UPGRADES 2025:

Fencing upgraded

Playground Mulch on Rosemary Side

UPGRADES FOR 2026 : EST \$20-25,000

Add additional picnic table near mulched area (Rosemary Side)

French Drainage along wall on Poplar Side of building (**\$4-6K PLANNING IN PROCESS**)

New playground flooring / new sod after drainage work is complete (**\$10-15K**)

FOR CONSIDERATION :

Proposed Food Pantry Lockers along Boro Hall – Rosemary Side Wall



PICKERING FIELD

CURRENT EQUIPMENT : (Installed prior to 2014)



PARK SUMMARY

RECENT UPGRADES 2024 2025:

New ADA Sidewalks along Highland Ave & North Street

Fencing added to Tot Play Area

Bench Installed / Bike Rack Installed near Park House

FUTURE UPGRADES : EST \$255,000

Sidewalks on E. Park Ave & Trinity Ave (**\$250K planning**)

Fencing along Basketball Courts (**\$5K**)

Improve signage along park boundaries (**TBD**)

FOR CONSIDERATION :

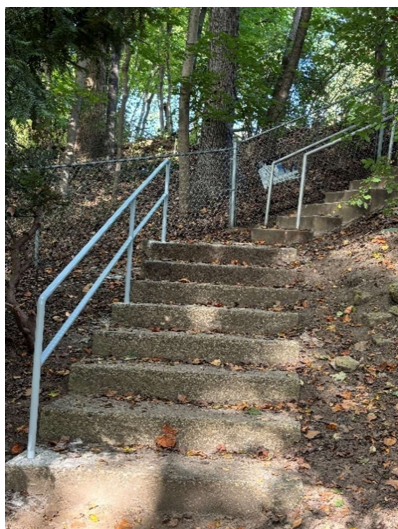
Playground Upgrade / Additional Equipment





AMBLER BOROUGH PARK

CURRENT EQUIPMENT : (Installed prior to 2020)



PARK SUMMARY

RECENT UPGRADES 2024 2025:

Fencing along Hendricks repaired

Railings entering Hendricks Steps repaired / upgraded

Trees trimmed at entrance

FUTURE UPGRADES : EST \$ 10,000

New swing set (\$3-5K)

Benches along trail

Trail Signage / Park Boundary Signage (TBD)



EXAMPLE

FOR CONSIDERATION :

Better pathway access from Tennis Ave

Water Dept. Monthly Report June 2026	
Backflow U&O Inspection	2*
Blow Out Curb Box/ Street Valve	5*
Check Chlorine Residual	1*
Check Report of Possible Water Leak	6*
Clean Grounds at Borough Hall, Dump, Tanks, & Wells	2*
Cut Road to Prepare for Repair	1*
Deliver Notices	2*
Metrotech Water Service Line	3*
Water Class	1*
Water Line Application	4*
Water Usage Report	1*
Distribution Work:	
Backfill	5*
Dig and Reset/Replace Curb Box	3*
Frozen Curb Stop	2*
Lawn Restoration:	1*
• 415 Summit Ave.	
Locate, Clean Out, Mark, & Exercise Curb Box	4*
Locate Meter	1*
Low Pressure Check	3*
Repair Lid (curb box or valve)	1*
Valve Insertion at Randolph and Ambler Rd	2**
Valve Repair	2*
Verify Meter Functions Properly	2*
Verify Service Leak on Customer Side Repaired	1*
Water Main Break 1125 Kenyon Drive	1**
Repair Water Service Leak 415 Summit Ave.	1**
Water Shut Off – Temporary Request or Emergency	8*
Water Turn on Service	7*
Meters:	28*
Meter Changes:	
• Cubic Foot Meters: 1	
• Gallons Meters: 19	
• Install Meter New Construction: 0	
• Leaking Meter: 1	

• Meter in Reverse: 1 • Radio Repair Read: 5 • Stopped Meter: 1	
3rd Party Contractor Lenegan - Replacement Meter Program • Replaced 448 Meters changed to date	448*
Meter Readings:	49*
• Regular Readings: 21* • Final Readings: 27* • Quarterly Billing Readings: 1**	
Reports: • DEP Monthly Monitoring Reports • Whitemarsh Discharge Monitoring Report	**
Sampling: • DEP Monitoring Requirement Samples • Distribution Sampling • Well Sampling Daily • Whitemarsh Discharge Sampling	**
Well/Tank Maintenance: Remove Old Valve from the Filtration Plant.	**
Employees Hours Off / Days: 64/8 Holidays: 8/1 Scheduled On-Call Overtime: 18 HOURS Scheduled Operational Overtime: 18 HOURS Emergency Overtime-See Finance Manager Report *Jobs **Day	**

Ambler Wastewater Treatment Plant

Superintendent Report

June 2026

Average Monthly Plant Flow – 3.26 MGD / Peak Plant Flow – 3.64 MGD

Total Dry Tons of Sludge Removed – 30.40 Tons

Total Rainfall – 4.70”

Administration:

- Reviewed lab reports from MJ Reider
- Reviewed and submitted May's DMR
- Organizing old files in plant office
- Updating plant's O&M manual (1980) – Reviewing final draft
- Updating Preparedness Prevention and Contingency (PPC) Plan (2022)
- Submitted letter to DRBC for high ammonia-nitrogen result on February's DMR
- Meeting with plant engineers to review Copper BLM study and additional NPDES permit requirements in regards to the Upper Dublin expansion project. Bill B submitted extension letter to DEP for Copper/Aluminum studies
- Tim and I collected annual stormwater samples on June 10th – working on annual stormwater report
- Municipal Maintenance Company (MMC) continuing installation of new Pump #4, Pump #5 and isolation valves in EPS-1
- BCWAS Expansion Project – Blacktop restoration entering the WWTP was completed between June 17th – 19th. Additional meetings will be held to finalize designs for additional equipment

Plant Operations:

- Equipment rotation (Monthly)
- Drained and cleaned DAF tanks #1 and #2 (Bi-Weekly)
- Drained and cleaned tanks T-5 and T-6 (Monthly)
- Pumped down and hosed wetwell (Weekly)
- Tested plant alarms and sump pumps (Weekly)
- Tested plant Godwin pumps and checked fuel levels (Weekly)
- Tested plant generator under load (Weekly)
- Sludge transfers and belt filter press operations (Daily)
- Spray washing and skimming of Clarifiers (Daily)
- PAC chemical delivery for plant (Bi-Weekly)
- Diesel fuel delivery (Bi-Weekly)
- Scum boxes pumped out (Monthly)
- Montgomery County Health Department – mosquito checks (Monthly)
- Cleaned fence lines – trash, leaves, branches
- Adjusted defoamer and odor control pumps to maintain levels – Received several complaints from neighboring residents with warmer temperatures arriving. Increased chemicals levels to pre-winter levels – complaints have ceased
- Training new employee on plant operations
- Received delivery of 1,700 gallons of Sodium Hypochlorite (BLEACH) and drum of Sodium Bisulfate as back up in case of UV system failure

- Operators drained and hosed down Clarifiers ET-6, ET-7, ET-8, ET-9, ET-12 and ET-13 for annual inspections
- Plant power failure on June 26th at 8:05am – Checked/Reset all equipment. PECO power was restored by 8:45am

Plant Maintenance:

- Cleaning and organizing maintenance shop and garage bays
- Adjusted flight chains and drive chains on both DAF tanks
- Inspected and cleaned out rags from Belt Filter Press sludge feed pump
- Replaced plunger on Pump #16 in PS-3
- Turned off all heaters and heat traces around plant for the summer
- Replaced washdown hoses for belt filter press
- Repaired hoses for 3" trash pump
- Inspecting exhaust fans around plant – greasing / replacing drive belts
- Annual inspection of Clarifiers ET-6, ET-7, ET-8, ET-9, ET-12 and ET-13 – adjusted flight and drive chains, changed oil in gearboxes
- Repaired broken railings on the North tanks – safety item
- Replaced Pump #4's 50 HP motor with spare – took damaged motor to Kufen Motors for repairs
- Pump #3's pump shaft broke above impeller – Pulled pump and took to Deckmans for repairs – Ordered parts for rebuild. Completion early August
- Replaced several lightbulbs in B-4 basement – safety item
- Replaced bearing and belt on EPS-2's drywell exhaust fan
- Set up pump and hoses for temporary bypass during new equipment installation at EPS-1
- Replaced photocell for yard light by PS-3
- Inspected leak on Godwin Bypass pump driveway bridge – will need to weld patch over hole
- Xylem rebuilt PS-1 Godwin bypass pump – reinstalled pump at PS-1, test ran – all good
- Replaced tubing on both sampler units
- PS-1 Limitorques valve controllers were both rebuilt and reinstalled
- Kisler O'Brien performed annual inspection of all plant fire extinguishers
- BSI, Inc repaired wiring for digester blowers, Ran alarm wire to new UV system for plant auto dialer – tested system, Adjusted recycling valve controllers for PS-1 and EPS-3
- Paone Electric – installed new VFDs for Pump #4 and Pump #6 in EPS-1. Performed quarterly meter calibrations
- Placed and received orders for various inventory parts and maintenance supply items for around plant

M I P P:

- Reviewing old files for MIPP's surcharge program
- Reviewed Local Limit Evaluation for new NPDES permit. Jeff M submitted to EPA and EPA has accepted evaluation until the Upper Dublin flow arrives
- Issued notice of violation (NOV) letter to Mauser Reconditioning of North Wales for a high pH on May 19th

Pump #4 and Pump #6 VFD Replacements at EPS-1 (1995)



Borough of Ambler

Codes Enforcement Report for July 2026

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	6	7	13	15	17	10	5	0	0	0	0	0	73
Plumbing	4	4	6	4	3	1	3	0	0	0	0	0	25
Use and Occupancy	6	0	4	8	7	8	5	0	0	0	0	0	48
Zoning	0	0	7	5	3	3	2	0	0	0	0	0	20
Road Opening	1	0	1	3	8	66*	1	0	0	0	0	0	80
Mechanical	4	3	2	2	3	1	3	0	0	0	0	0	18
Dumpster	3	0	1	1	4	0	0	0	0	0	0	0	9
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0
Rental Inspection	10	0	9	147	9	9	10	0	0	0	0	0	194
TOTALS	34	14	53	185	54	98	29	0	0	0	0	0	467

*INCREASE REFLECTS PECO GAS METER REPLACEMENT

BOROUGH OF AMBLER CODE DEPARTMENT					
VIOLATION NOTICES REPORT					
6/13/2026 to 7/17/2026					
Notice #	Status	Issue Date	Address	Violation	Status
V-230038	OPEN	8/10/2023	156 N RIDGE AVE	TRASH AND DEBRIS	Notice of violation sent out 8/10/2023; awaiting hearing date; found owner onsite meeting in September 2025; owner cleaning up site
Z-230022	OPEN	9/11/2023	27 W Butler Avenue	Construction without a permit in a floodplain	Notice of violation sent out 9/11/2023 portion of dinning area shutdown; 10/23/2023 daily citations issued for all outstanding violations until corrected; 3/10/25 Still working with SEPTA to resolve ROE permit
V-250005	OPEN	2/5/2025	40 CHURCH ST	TRASH AND DEBRIS	Notice of violation sent out 2/5/2025; citations issued 3/10/2025 awaiting hearing
V-260017	OPEN	4/16/2026	269 N MAIN ST	Abandoned Vehicle	Notice of violation sent out 4/16/2026 to remove; citations to be issued
V-260027	OPEN	6/11/2026	227 OVERLOOK RD	Hedges / Sidewalks	Notice of violation sent out 6/11/2026
V-260028	OPEN	7/9/2026	222 SOUTHERN AVE	High Grass and Weeds	Notice of violation sent out 7/9/2026

SEPTA Ambler Station Project Update



SEPTA will be updating Ambler Borough residents, businesses, and officials on the status of the Ambler Borough Station project to development on portions of the SEPTA train station parking lot. This will occur during the Ambler Borough Planning Commission meeting.

Date: Tuesday, July 28, 2026

Time: 7:00p.m.

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

Please contact code@borough.ambler.pa.us with any questions.

07.17.2026

TO
Borough CouncilFROM
Kyle DetweilerCC
Mayor SorgRE
**Mid-Year Operations
& Project Updates****Miscellaneous Items:**

In July, the Council President and I have had attendance at meetings of every Committee... On 7/16, we met with Wiss. Fire Co. to discuss financing toward their new ladder truck ...On 7/9, I virtually took part in the WQIP Management Committee Meeting... 7/31 is our intern's final day with us this summer, and he will be attending the 8/4 Council meeting to speak on his experience...

Manager's Report

AS WE PASS THE HALFWAY MARK OF 2026, I WANTED TO SHARE A BRIEF LOOK AT WHERE OUR OPERATIONS AND CAPITAL PROJECTS STAND. OVERALL, IT'S BEEN A PRODUCTIVE FIRST HALF, AND I'M GRATEFUL FOR THE STAFF AND VOLUNTEERS WHO'VE MADE THAT POSSIBLE!

Public Works

Spring parks maintenance is complete, and the crew continues to press forward on roadway and intersection improvements. Stormwater inlet cleaning ahead of summer storms has gone well, and we've seen fewer localized flooding complaints than this time last year. Mascaro's yard waste collection continues on the normal schedule.

Capital Projects

The Bethlehem & Lindenwold traffic signal work is set to begin on July 27th, with utility coordination behind us. The Borough Hall HVAC issues are becoming more pressing, though we perform routine maintenance, replacement part inaccessibility has hindered us significantly. Green Ribbon Trail connectivity planning with our neighboring municipalities continues; I expect a fuller update in the fall.

Public Safety

Arts & Music Fest, and community engagement events this spring, drew strong turnout. Coordination with Wissahickon Fire Company, EMS, and neighboring municipalities remains exceedingly positive.

Community & Economic Development

Butler Avenue activity has held up well, with steady permit volume and several new tenant upgrades underway. Summer events, such as First Friday, have been well attended.

Administration

Records modernization and ordinance codification are progressing. Labor conversations are ongoing, and we're doing early groundwork for the 2027 budget process, which I'd like to begin discussing with Council Workshops in September.

Looking Ahead

The back half of the year will focus on long-term capital and financial planning and setting a clear budget calendar through December.

BOROUGH OF AMBLER

Tel 215-646-1000 x106
Fax 215-641-1355



**AMBLER BOROUGH
BOROUGH AND WATER ENGINEER'S REPORT**

Project No.	Project Name	Project Status
Borough Engineer		
Capital Projects		
086301.004	LSA (Gaming) Program - Pedestrian Improvements	CFA approved grant extension through June 2027. Design is generally complete. Coordinating HOP with PennDOT and easement process. Will prepare request to CFA to reallocate grant funds for drainage improvements in the corridor. Targeting Spring 2027 construction.
086301.005	Tannery Run Repairs - 33 - 57 E Butler Ave	Conditions assessment memo provided to Borough on 7/1/26; No immediate repairs required. Installation of a interim barricade is recommended at west end of culvert to prevent vehicles from overloading structure; FEMA model received; H&H analysis being performed to determine replacement options
086301.002	Flood Mitigation and MS4 Permit Compliance	Received floodplain model from FEMA. Field view of 13 locations occurred on June 10. Summary memo and fact sheets submitted to Borough.
	E. Butler Ave Traffic Calming	Reviewing documents and will follow-up with contractor regarding payment for Zone Striping pavement marking.
Land Development Projects		
086301.019	61 Forest Ave	Review #1 issued March 18, 2026.
086301.020	241 Highland Ave	Final Review #3 issued June 24, 2026. Owner to sign stormwater O&M agreement.
086301.006	Ambler Crossings - Phase I	No action required at this time.
086301.007	Ambler Crossings - Phase 2	Submission #2 received April 14, 2026, Review letter issued May 20, 2026, P.C. recommended approval at their last June meeting.
086301.009	BET Ambler, LLC Sketch Plan 100-112 West Butler Ave and 19, 23, 27 South Chestnut St	Attended call with Applicant to review Applicant's general approach to stormwater management for the project and requirements for Conditional Use.
086301.008	Lakeview Development 5-9 N. Maple Ave.	No action required at this time
	25 N Ridge - Colony Club LD Review	No action required at this time
	24 & 26 N Ridge - John's Court	No action required at this time
	215 Hendricks Street - GP for Single family home	No action required at this time
General Engineering Services		
086301.000	Church St Bridge	Design authorization and FEMA model received 7/7/26 and GFT is proceeding with full design. Land surveying field work to be completed in July.
086301.000	PW Garage Floor	Reviewing documents related to preliminary evaluation. Site visit scheduled for 7/21/26.

**AMBLER BOROUGH
BOROUGH AND WATER ENGINEER'S REPORT**

Project No.	Project Name	Project Status
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Sewer Engineer

Land Development Projects		
086301.006	Ambler Crossings - Phase I - Sewer	No action required at this time
086301.007	Ambler Crossings - Phase 2 - Sewer	Plans received April 14, 2026. Review letter issued May 20, 2026
General Services		
086301.003	Ambler Borough General Sewer Services	Working with Borough on plan to televise collection system. Developing Standard Sewer Specifications & Details for Collection System.

Water Engineer

Capital Projects		
086301.011	2026 MIRIA Application	Prepared annual grant application for submission to MIRIA in May 2026.
086301.010	Wells 2, 6, and 7 PFAS Treatment System	SCADA startup completed. UDT completed final inspection and issued U&O Permit, with conditions of LD potentially still outstanding. PADEP Construction Completion inspection completed on July 16, 2026. Anticipate receipt of PADEP Operations Permit in coming weeks. Working with Contractor to complete final piping piping owrk and punch list items.
086301.012	2022 MIRIA Grant - Design - Well 14	Working with GFT team on outstanding items needed to complete design and prepare project for bidding.
086301.017	2023 MIRIA Grant - Water main extension and NWWA IC	Construction complete. Maintenance period expires January 18, 2027. Permit for IC received from PADEP on March 23, 2026.
079835.SA1	MIRIA Grant - Well 4 PFAS Design	Received letter from PADEP indicating full Sewage Planning Module and WQM permit are required for waste stream generated by treatment system. Preparing required documents. Finalizing plans and permit documents for submission of Public Water Supply Permit Application.
079835.SA6	MIRIA Grant - Whitemarsh PFAS Design	Design and preparation of documents required for environmental permitting are underway.
	Farm Lane & Schiavone Drive Water Main Replacement	Maintenance period expires March 15, 2027.
Land Development Projects		
086301.006	Ambler Crossings - Phase I - Water	Water main tested/complete.
086301.007	Ambler Crossings - Phase 2 - Water	Plans received April 14, 2026. Review letter issued on May 20, 2026.
	Mattison Estates (UDT)	Developer working toward dedication. No action required at this time.
086301.016	Longfield Farms Development (Whitemarsh Twp)	As-builts received and reviewed. Provided Solicitor with information required for Deed of Dedication.

**AMBLER BOROUGH
BOROUGH AND WATER ENGINEER'S REPORT**

Project No.	Project Name	Project Status
086301.008	Lakeview Development 5-9 N. Maple Ave.	Reviewing documents related to potential water infrastructure improvements needed to serve project. Scheduling meeting with Developer to discussion options for improvements.
086301.015	776 Johns Lane (LGT)	Construction complete. Reviewing documents to determine outstanding items for dedication.
	1207 E. Butler Pike (UDT) - Water Extension	Construction complete. Reviewing documents to determine outstanding items for dedication.
086301.014	Germantown Academy - Early Childhood Learning Center (Whitemarsh Twp)	New tie-in constructed. Coordinating with Contractor re: required and abandonment of old services.
086301.018	Sheaff Lane - Hankin	Met with Developer representatives and Borough staff on site to review options for extension of water to proposed home. Received flow test results from Developer in May 2026. Coordinating with Solicitor re: private main serving multiple properties.
General Services		
086301.021	Annual Consumer Confidence Report (CCR)	Annual report distributed to customers in late June 2026.
086301.022	Risk & Resilience Assessment and Emergency Response Plan	Risk & Resilience Assessment completed with Borough Water Sup't. Recertification of Risk & Resilience Assessment completed by Borough on June 25, 2026. Emergency Response Plan update is due December 31, 2026.
086301.001	Lead Service Lines/Grant Funding Initiatives	Met with Borough staff to review options for grant funding for replacement of service lines potentially containing lead. Preparing documents for inclusion in a PennVest Grant application, with target application submission in October 2026. Other priorities include funding for leak detection and meter replacements.
086301.001	Whitemarsh Plant Operations	Attended Filter Plan Performance Evaluation (FPPE) exit meeting with Borough and PADEP on January 23, 2026. Submitted response to PADEP comments in FPPE report on February 23, 2026.
086301.001	Loch Alsh Dam Annual Inspections	Submitted proposal to Borough for annual inspection.



Herbert, Rowland & Grubic, Inc.
501 Allendale Road, Suite 203
King of Prussia, PA 19406
484.460.7050
www.hrg-inc.com

BOROUGH OF AMBLER WASTEWATER TREATMENT PLANT ENGINEER'S REPORT

JUNE 2026

Submitted July 17, 2026

Mr. Kyle B. Detweiler, MBA
Manager, Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

Mr. Detweiler:

The status of current active projects is as follows:

1. NPDES Permit Copper Evaluation – Discussions regarding methods for moving forward with required copper analysis are ongoing. HRG sent a 6-month extension to DEP for developing a work plan to perform the site specific criteria selection.
2. BCWSA/Upper Dublin Wastewater Treatment Plant (WWTP) Interconnection - A majority of the force main has already been constructed including the portion within the Ambler WWTP. Construction of the pump station has commenced; the pump station is anticipated to be operational in the summer of 2027.
3. Ambler WWTP Expansion – PADEP has issued the Water Quality Management Permit increasing the capacity of the Ambler WWTP to treat the flow from the BCWSA/Upper Dublin WWTP. HRG is proceeding with the design of the various improvements at the WWTP. HRG has met with a contractor at the Ambler WWTP to discuss preparing a CoStars contract for the hydraulic expansion (pumps and piping) on April 22, 2026, and with a different contractor to discuss preparing a CoStars contract for the additional bulk chemical storage on April 27, 2026. The design is progressing. The NPDES has a target data of June 2028 for construction to be completed.

Very truly yours,

HERBERT, ROWLAND & GRUBIC, INC.

A handwritten signature in blue ink that reads "William A. Brown II".

William A. Brown II, P.E.
Senior Project Manager

#	Fund	JUNE 1st Run	JUNE 2nd Run	TOTALS
1	GENERAL	9,747.59	173,040.51	\$182,788.10
2	STREET LGTS	3,448.40	2,143.43	\$5,591.83
3	FIRE	0.00	181,158.93	\$181,158.93
4	REFUSE	86,215.00	7,250.36	\$93,465.36
5	PARKS & REC	1,700.43	7,066.24	\$8,766.67
6	WATER	72,206.71	144,401.38	\$216,608.09
8	SEWER	2,245.39	184,934.57	\$187,179.96
9	WWTP	116,836.73	164,519.12	\$281,355.85
35	LIQUID FUELS	225.71	3,142.28	\$3,367.99
30	WATER CAPITAL	0.00	0.00	\$0.00
TOTALS		\$292,625.96	\$867,656.82	\$1,160,282.78
VOID CHECKS				\$0.00
GRAND TOTAL		\$ 292,625.96	\$ 867,656.82	\$1,160,282.78
Fund	Significant Expenditure & Detail			TOTALS
WWTP	2nd Qtr WWTP Operating Budget Allocation			\$167,220.62
GENERAL	DVHT Monthly Health Insurance Premium			\$120,456.56
FIRE	2026 Fire Tax Turnover			\$174,847.73

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



Development Name: Ambler Crossings - Phase II

Site Location: South Chestnut Avenue

Legal Property Owner Name: ELU Mid-Atlantic Ambler, LLC

Address: 201 S. Maple Avenue, Suite 100, Ambler, PA 19002

Phone: 302-740-6429 **Fax:** _____

E-Mail Address: jzaharchuk@summitrealtyadvisors.com

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

Name: John Zaharchuk

Address: 201 S. Maple Avenue, Suite 100, Ambler, PA 19002

Phone: 302-740-6429 **Fax:** _____

E-Mail Address: jzaharchuk@summitrealtyadvisors.com

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

Zoning Information:

District Redevelopment Overlay District

Tax Parcel Number 01-00-01157-30-9

Block _____ **Unit** _____

Permitted Density 35 DU/Ac. - (20 DU/Ac. proposed)

Total Area 4.61 acres

Type of Review Requested:

☐ Subdivision Plan ☒ Land Development ☐ Conditional Use ☐ Amendment

Type of Plan:

☐ Sketch ☒ Preliminary ☒ Final

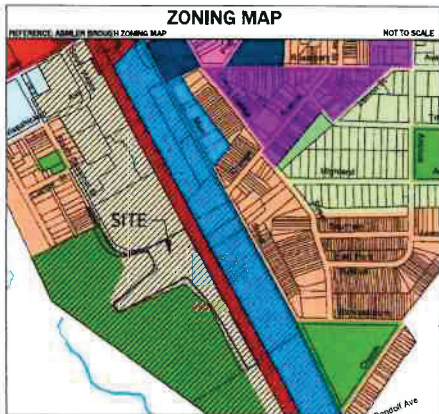
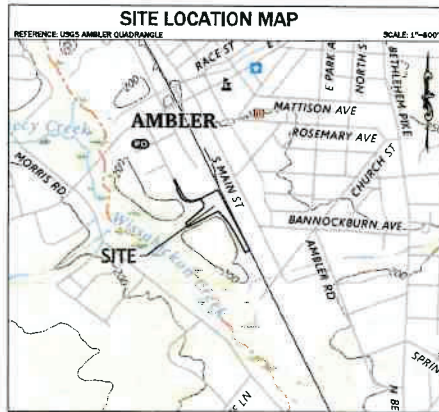
Type of Submission:

☒ New Proposal ☐ Revised Prior Submission

Statement of Intent: Construction of a 92-unit residential apartment building with associated driveways parking, utilities and stormwater management design.

PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS FOR AMBLER CROSSINGS - PHASE II

TP# 01-00-01157-30-9
Ambler Borough, Montgomery County, PA



DRAWING LIST			
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISION DATE
1	CO.0	COVER SHEET	2/6/2026
2	CO.1	EXISTING CONDITIONS AND DEMOLITION PLAN	2/6/2026
3	CO.2	AERIAL PLAN	2/6/2026
4	CI.0	RECORD SITE PLAN	2/6/2026
5	CI.1	DETAILED SITE PLAN	2/6/2026
6	CI.2	SITE DETAILS	2/6/2026
7	CI.3	GRADING, DRAINAGE, AND UTILITY PLAN	2/6/2026
8	CI.4	GRADING AND DRAINAGE DETAILS	2/6/2026
9	CI.5	GRADING AND DRAINAGE DETAILS	2/6/2026
10	CI.6	GRADING AND DRAINAGE DETAILS	2/6/2026
11	CI.7	WATER DETAILS	2/6/2026
12	CI.8	WATER AND SANITARY SEWER DETAILS	2/6/2026
13	CI.9	SANITARY SEWER DETAILS	2/6/2026
14	CI.10	PROFILES	2/6/2026
15	CI.11	EROSION & SEDIMENT CONTROL PLAN	2/6/2026
16	CI.12	EROSION & SEDIMENT CONTROL DETAILS	2/6/2026
17	CI.13	EROSION & SEDIMENT CONTROL DETAILS	2/6/2026
18	CI.14	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/6/2026
19	CI.15	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	2/6/2026
20	CI.16	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	2/6/2026
21	CI.17	LANDSCAPE PLAN	2/6/2026
22	CI.18	LANDSCAPE PLAN	2/6/2026
23	CI.19	ILLUMINATION PLANS	2/6/2026
24	CI.20	LANDSCAPING & LIGHTING DETAILS	2/6/2026
25	CI.21	TRUCK TURN PLAN	2/6/2026

SUPPLEMENTAL DRAWING LIST			
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISION DATE
1	EX-1	PEDESTRIAN EASEMENT EXHIBIT PLAN	2/6/2026
2	EX-2	SHARED PARKING EASEMENT EXHIBIT PLAN	2/6/2026
3	EX-3	ACCESS EASEMENT EXHIBIT PLAN	2/6/2026

CONTACTS

BOROUGH HALL
131 FOREHART AVE
AMBLER, PA 19002
PHONE: (215) 868-1000

BOROUGH ENGINEER
OLBORN & ASSOCIATES, INC.
85 E. BUTLER AVENUE
SUITE 100
NEW BRITAIN, PA 19001
PHONE: (215) 868-4390

COUNTY PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING COMMISSION
ONE MONTGOMERY PLAZA, SUITE 301
415 BRIDGE ST.
NORRISTOWN, PA 19401
PHONE: (610) 278-8723

COUNTY CONSERVATION DISTRICT
MONTGOMERY COUNTY CONSERVATION DISTRICT
145 LEVEL ROAD
COLLINGSVILLE, PA 19422
PHONE: (610) 278-8506

WASTE WATER TREATMENT PLANT ENGINEER
HEBERT, RYAN & GIBBS, INC.
CONTACT: WILLIAM BROWN
PHONE: (215) 868-8175

SEWER AND WATER SERVICE
131 FOREHART AVE
AMBLER, PA 19002-4476
PHONE: (215) 829-6657

SEWER COLLECTION ENGINEER
OLBORN & ASSOCIATES, INC.
85 E. BUTLER AVENUE
SUITE 100
NEW BRITAIN, PA 19001
PHONE: (215) 868-4390

ELECTRIC AND GAS
PECO
CUSTOMER SERVICE CENTER
2901 MARKET STREET
P.O. BOX 8899
PHILADELPHIA, PA 19103
CUSTOMER SERVICE INQUIRIES CALL: 1-800-484-4000
OR ELECTRIC EMERGENCY CALL: 1-800-841-4141

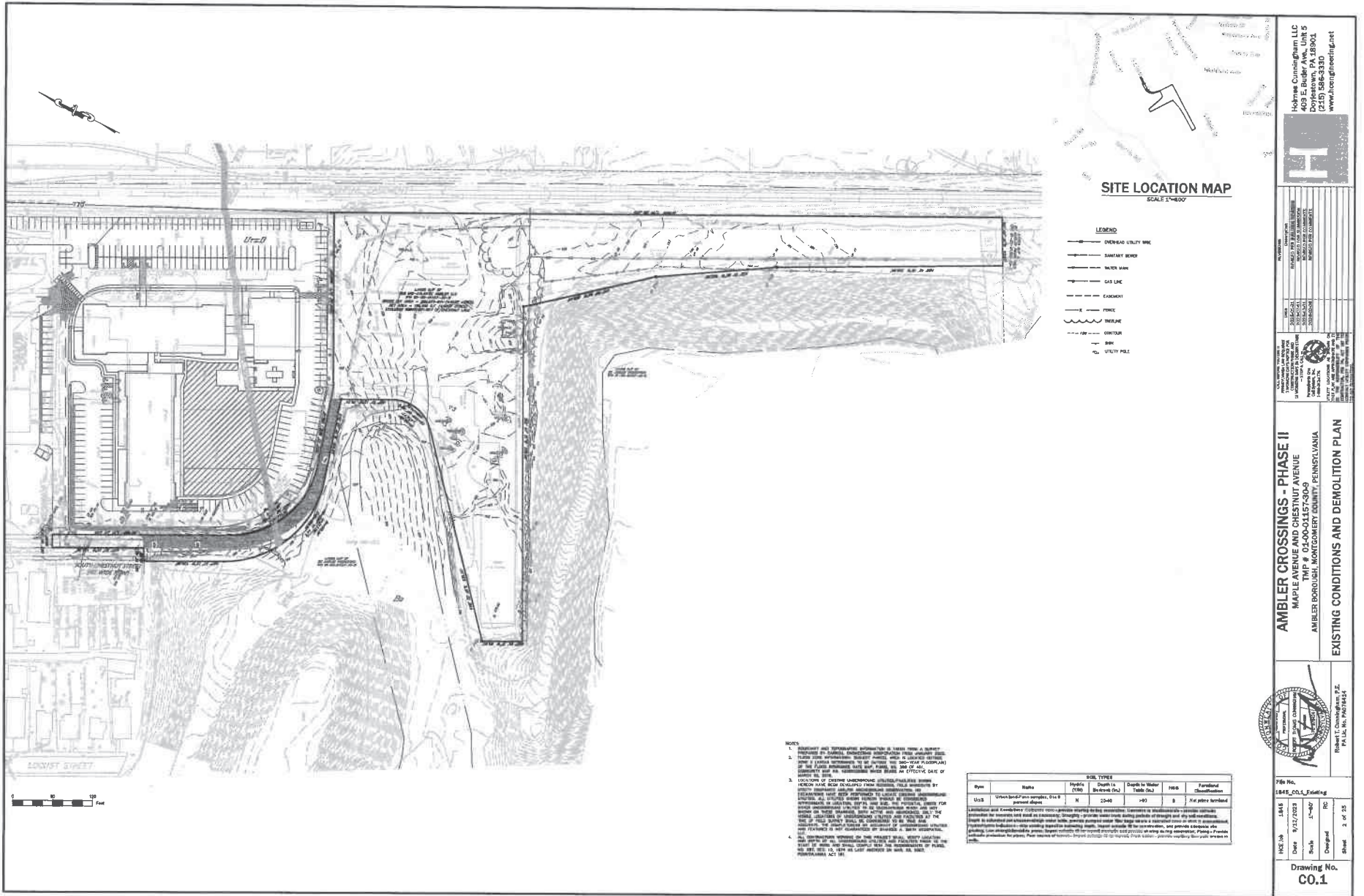
PREPARED BY:



HOLMES CUNNINGHAM LLC
400 EAST BUTLER AVENUE
UNIT 5
DOYLESTOWN, PA 19001
(215) 868-3300

OWNER & APPLICANT:
ELI MIDWINTER AMBLER, LLC
201 S. MAPLE AVENUE
SUITE 100
AMBLER, PA 19422

DATE: 2/6/2026
DATE: 12/1/2025
DATE: 7/11/2025
PROJECT # 1845
DRAWING # CO.0
SHEET 1 OF 25



SITE LOCATION MAP
SCALE 1"=400'

Holmes Cunningham LLC
 409 E. Buckle Ave., Unit 5
 Doylestown, PA 18901
 (215) 386-5330
 www.holmes-cunningham.com



NO.	DATE	DESCRIPTION
1	9/21/2023	EXISTING UNDERGROUND UTILITIES/POLES
2	9/21/2023	EXISTING UNDERGROUND UTILITIES/POLES
3	9/21/2023	EXISTING UNDERGROUND UTILITIES/POLES
4	9/21/2023	EXISTING UNDERGROUND UTILITIES/POLES
5	9/21/2023	EXISTING UNDERGROUND UTILITIES/POLES
6	9/21/2023	EXISTING UNDERGROUND UTILITIES/POLES
7	9/21/2023	EXISTING UNDERGROUND UTILITIES/POLES
8	9/21/2023	EXISTING UNDERGROUND UTILITIES/POLES
9	9/21/2023	EXISTING UNDERGROUND UTILITIES/POLES
10	9/21/2023	EXISTING UNDERGROUND UTILITIES/POLES

AMBLER CROSSINGS - PHASE II
 MAPLE AVENUE AND CHESTNUT AVENUE
 TWP # 01-00-01157-30-3
 AMBLER BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING CONDITIONS AND DEMOLITION PLAN



Robert T. Cunningham, P.E.
 PA No. 160184541

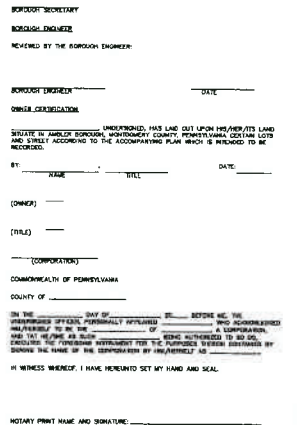
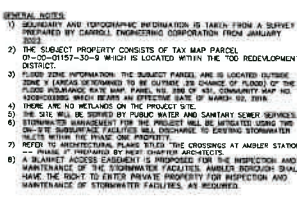


 Hydrae Consulting LLC 409 E. Butler Ave., Unit B Drexelton, PA 19021 www.hydraeconsulting.net	
AMBLER CROSSINGS - PHASE II MAPLE AVENUE AND CHESTNUT AVENUE TWP # 01-00-0157-3D-9 AMBLER BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA	
AERIAL PLAN	
	
File No. 1845_CO_Existing	Sheet 3 of 25
Drawing No. CO.2	
H2E-1A 1845	Date 9/12/2018
Scale 1"=50'	Designed AC
Checked AC	

ZONING DATA TABLE		
ZONING DISTRICT: REDEVELOPMENT OVERLAY DISTRICT - TOD (TRANSIT ORIENTED DEVELOPMENT)		
ITEM	REQUIRED/PERMITTED	PROPOSED
Use Requirement:		
Min./Max. Lot Area	3 Ac.	4.61 Acre
Min. Lot Width	300 FT.	103.0 FT
Min. Lot Frontage on Passenger Rail	400 FT.	103.0 FT
Max. Density	35 DU/AC	20 DU/AC (92 Units)
Minimum Frontage Occupation	90%	38%
Maximum Distance to Commuter Rail Passenger Platform	800 FT	770 FT
Build-to-Line**	30 FT / 17.5 FT	17.9 FT
Min. Front Yard Setback	4 FT	17.5 FT
Min. Side Yard Setback	29 FT	36.3 FT
Min. Rear Yard Setback	23 FT	20.7 FT
Min. Building Spacing	40 FT	N/A
Min. Planting Buffer to Hrs. Uses	10 FT	10 FT
Max. Building Coverage	50%	13.8%
Max. Impervious Coverage	60%	<60%
Max. Building Height	65 FT	< 65 FT
Max. Building Length	375 FT	248 FT
Parking Requirements:		
Ratio	1.5 Spaces per DU (158 Spaces)	184 Spaces
Accessible Parking	1 Accessible Space per 25 Reg. Spaces (6 Spaces)	6 Spaces

* Parking provided should also include any removed parking spaces from Ambler Crossings Phase 2 development, therefore 152 parking space should be provided

** The 30 ft build-to-line may be increased up to 15 feet, for a maximum build-to line of 30 feet, for all or part of the building frontage; provided the area is used for additional sidewalk width, landscaping, outdoor dining area, additional landscaping between the building and the sidewalk



FILE NO.	1846_CLO_Site Plan.dwg			
PAGE / JOB	1846			
DATE	9/12/2023			
SCALE	1"=30'			
DESIGNED BY	PC			
SHEET	4 OF 25			

Drawing No.
C10





Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

March 20, 2026

Kyle Detweiler, Borough Manager
Borough of Ambler
122 E. Butler Avenue
Ambler, PA 19002

**RE: Ambler Crossings – Phase II, ELU Mid-Atlantic Ambler, LLC
Preliminary/Final Land Development Application
TMP#: 01-00-01157-30-9
Ambler Borough, Montgomery County, PA
HCE Project No.: 1845**

Dear Mr. Detweiler:

We are in receipt of a review letter for the above-referenced project. Below please find responses to each of the comments contained in this letter.

Review Letter from Gilmore & Associates, Inc. dated October 16, 2025.

Zoning (Chapter 27)

1. §27-412.4.C(3) – The lighting system shall be capable of extinguishing offending light sources between 11PM and dawn to mitigate glare.
Response: A note has been added to the Lighting Plan on Sheet C6.1 stating this requirement.
2. §27-412.4.D(2) – “Lighting standards in parking areas shall be placed a minimum of five feet outside of curb.” It is noted that the provided Light Pole Foundation detail indicates a distance to curb or edge of paving of 18 inches. The detail shall be revised.
Response: Light standards have been provided on a 30” pedestal as an option listed by the code. Additionally, a note has been added to the Lighting Plan on Sheet C6.1 stating this requirement.
3. §27-2102 and §27-2703.E(4)(e)(3) – Parking spaces are to be removed from the Phase 1 parking area. Verify that adequate parking will continue to be provided in Phase 1. If spaces are shared between Phases 1 and 2, it shall be noted on the plans. It is noted that Phase 1 shares spaces with the Boiler House. The requirements of §27-2703.E(4)(e)(3)(a) and (b), associated with shared parking, shall be addressed.
Response: A Shared Parking Table has been added to Sheet C1.0 to enumerate the spaces shared between the Boiler House, Phase I, and Phase II. A Parking Study has been included with this submission.
4. §27-2703.E(4)(e)(3) – A parking generation study is required. The study shall include analysis of the proposed shared parking arrangements for the Boiler House, and Ambler Crossings phases I and II.
Response: A Parking Study has been included with this submission.

5. §27-2703.E(3)(a) – A TOD shall be permitted with the RO Redevelopment Overlay District when authorized as a conditional use by Borough Council.

Response: Acknowledged.

6. §27-2703.E(4)(g), §27-413 & §27-2703.E(4) – These sections of the ordinance provide the conditional use standards. The applicant should demonstrate compliance with these standards.

Response: On Plan Sheet C1.0, the zoning data table is revised to show compliance with the regulations. Additionally, a General Note 7 is provided to reference the architectural plans.

7. §27-2703.E(3)(b)(1) – Dwelling units shall be located on the second story and above.

Response: Acknowledged.

8. §27-2703.E(3)(c) and §20-2703.E(4)(a)(2) – A non-residential use is required along with the residential use within the TOD. The plan does not appear to include a non-residential use.

Response: Newly adopted ordinance states that “Any building or portion thereof that does not have a frontage on Butler Avenue or Main Street may include a residential use on the ground floor, provided that such complies with § 27-2703.E.3.(c)1. and provided that architectural elements that provide visual interest are provided along any façade abutting a public right-of-way. Examples of architectural treatments to comply with this requirement include: front stoops, porches, awnings, balconies, recessed entranceways, courtyards, trellises with plantings, or other similar architectural features.” The proposed development meets this requirement.

9. §27-2703.E(4)(a)(1) – A TOD use must be located with 800 feet of an active or proposed commuter rail station. The 800-foot requirement shall be measured from the nearest property line of the TOD to the nearest edge of the passenger platform of the commuter rails station. This distance shall be documented on a plan.

Response: A Plan Sheet C0.2 has been provided showing the distance to the nearest edge of a passenger platform of the SEPTA Ambler Train Station. Additionally, this requirement has been added to the Zoning Data Table.

10. The subject lot is an irregular shaped flag lot with limited frontage on South Chestnut Street. We defer to the Ambler Code Official regarding the following requirements that are based upon frontage given the configuration of the lot.

- a. §27-2703.E(4)(b)(3) – The minimum frontage occupation is 90%.

Response: The proposed plan has been reviewed by the Ambler Code Official.

- b. §27-2703.E(4)(b)(5) – The build-to line is 15 feet.

Response: Per Borough Ordinance “1140 Amending the Redevelopment Overlay District,” the application provides landscaping between the building and sidewalk and thus the build-to line is increased to 17.9 feet.

11. §27-2703.E(4)(c) – Compliance with building design standards is not included in the scope of our review and will be reviewed by others.

Response: Acknowledged.

12. Update the Zoning Data Table on Drawing C1.0 (sheet 3 of 19) to reference the current minimum lot area, minimum lot width, build-to line, etc. Refer to Ordinance No 1140.

Response: On Plan Sheet C1.0, the Zoning Data Table has been revised.

Subdivision & Land Development (Chapter 22)

13. §22-305.4.A and §22-306.A(2) – The plan shall include existing features within 400 feet of any part of the land being developed.

Response: A plan sheet C0.2 has been added to the plan with an Aerial photograph to show off-site features.

14. §22-305.4.B(13) and §22-306.A(2)(c) – An access easement is required between the Phase I and Phase II parcels since the property is under different entities. Show an access easement on the plans and provide the easement documentation to the Borough.

Response: Easement exhibits have been included as supplementary plans and listed on the cover sheet. An access easement exhibit is included with this submission.

15. §22-308.C – The applicant is requesting preliminary and final plan review. Simultaneous consideration of preliminary and final approval is at the discretion of Borough Council when a waiver is requested by the applicant.

Response: A waiver is requested to allow preliminary and final plan review and approval.

16. §22-310 – Traffic Impact Study

- a. All individual turning movement of roadways and/or intersections showing a level of service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. There are multiple movements with a LOS D.

Response: So noted. Justification of deficient movements has been included in the revised study.

- b. The signal timings are inconsistent between the existing conditions, base conditions and projected conditions. If timings need to be adjusted, provide a discussion in the report for the following intersections:

- i. Main Street and Butler Avenue
- ii. Maple Avenue and Butler Avenue
- iii. Spring Garden Street and Butler Avenue

Response: The timings in the existing conditions were optimized per PennDOT guidelines and the optimized timings were utilized in the base and projected conditions.

- c. If any timing adjustments are needed to mitigate the development's traffic, the applicant will be responsible for permitting and furnishing the changes.

Response: So noted, however, timing adjustments were not necessary for mitigation.

- d. Revise the AM Peak Hour capacity analyses for Main Street and Butler Avenue. The northbound right heavy vehicle percentage does not match the traffic counts.
Response: This has been revised accordingly within the revised Traffic Study.

- e. Revise the capacity analyses for Spring Garden Street and Butler Avenue. The signal plan indicates the northbound lane width is 9 feet while the analyses show 12 feet.
Response: This has been revised accordingly within the revised Traffic Study.

- f. Revise the PM Peak Hour capacity analyses for Spring Garden Street and Butler Avenue. The northbound right heavy vehicle percentage does not match the traffic counts.
Response: This has been revised accordingly within the revised Traffic Study.

- g. Table 2 recommendations indicate that STOP signs and associated pavement markings will be provided at the accesses. However, these are not shown on the plans. Provide the stop signs on the plans.
Response: The STOP signs and associated pavement markings proposed at the accesses have been added to the plans.

- 17. §22-313.1.B – A 10' x 10' illuminance grid (point-by-point) plot of maintained horizontal footcandles overlaid on the site plan shall be provided.

Response: 10'x10' grid is provided.

Engineering Standards (Chapter 22, Appendix A)

- 18. §22A-108, 109, & 110 – Provide documentation that water and sewer capacity exists and will be provided. If any easements are required, depict them on the plans.

Response: Acknowledged.

- 19. §22A-111 – Provide documentation the MCCD has reviewed and approved the plan.

Response: Acknowledged.

Landscape Planting Requirements (Chapter 22, Appendix B)

- 20. §22B-100.2.2.A – “There shall be no more than 10 contiguous parking stalls in a row without a planting island.” It is noted that a waiver is requested for relief from this requirement.

Response: As stated, a waiver is requested from this requirement.

- 21. §22B-100.2.2.C – “Each planting island shall contain one shade tree plus shrubs and/or groundcover to cover the entire area.” It is noted that shrubs and/or ground cover to cover

the entire area within the planting islands have not been provided. The plan shall be revised.

Response: All planting islands contain shade trees where feasible. Two (2) planting islands conflict with the underground stormwater management system. Shrubs are installed in these locations in lieu of shade trees.

22. §22B-100.2.2.E – “The placement of light standards shall be coordinated with the landscape design to avoid conflict with the operation of light fixtures.” It is noted that lights standards are not shown on the Landscape Plan nor is the proposed landscape depicted on the Lighting Plan. Each plan shall be revised to demonstrate a minimum distance of 10 feet between plantings and light fixtures.

Response: Light standards and lighting templates have been shown on the Landscaping Plan, Sheet C6.0.

23. §22B-100.3.3.C – “Trees shall be planted a minimum distance of 15 feet from overhead utilities and six feet from underground utilities.” It is noted that the plan shows existing overhead utility lines transecting the site. It is unclear if these lines will remain or be re-routed. Currently, proposed trees are less than 15 feet from the overhead lines. Clarification shall be provided.

Response: The existing overhead lines are to be removed, and have been removed from the landscaping plan.

24. §22B-100.4.3.G – “For every 100 linear feet of property line to be buffered, there shall be one canopy tree and two ornamental trees.” It is noted that a partial waiver is requested with the justification that the property is surrounded by the railroad/retaining wall, the Ambler Crossing Phase I development and existing vegetation.

Response: Acknowledged. A partial waiver is requested.

25. §22B-100.7.B(1) – The landscape plan shall provide a north arrow and zoning district designations for the site and adjacent properties.

Response: On Plan Sheet C6.0, the north arrow and zoning district designations are shown on the plans.

Stormwater Management (Chapter 26. Part 4)

26. §26-422 – The applicant shall provide documentation that any permits required by other government agencies are in place. An NPDES permit is required.

Response: Acknowledged; outside agency permits will be provided upon receipt.

27. §26-432.B – Stormwater runoff peak discharge from sites with drainage areas greater than 2 acres shall be calculated using a method based on the NRCS SCS method. The provided analysis uses the rational method. A method from Table 26-432.1 shall be used.

Response: The stormwater calculations have been updated to use the NRCS SCS method.

28. §26-432.C – All calculations using the SCS method shall use the design storm depths found in SWM Ordinance Appendix A Table A-1.

Response: The design storm depths from Appendix A Table A-1 have been used for the SCS stormwater calculations.

29. §26-432.J – The design of storm water facilities intended to meet the standards of Ambler's Ordinance shall be verified by routing the design storm hydrograph through the facilities. The design storm hydrograph shall be computed using an acceptable calculation method (Table 26-432.1) the produces a full hydrograph. The provided analysis uses the rational method. A method listed in Table 26-432.1 shall be used.

Response: The stormwater calculations have been updated to use the NRCS SCS method, which produces full hydrographs in accordance with the ordinance.

30. §26-428 and §26-433.A.1 – The applicant indicates that the site subsurface is contaminated and that infiltration is not permitted. The applicant has designed the stormwater facilities to not infiltrate due to existing subsurface contamination.

Response: Correct; due to the subsurface contamination, infiltration is not permitted by outside agencies. In addition, the Stormwater Management Ordinance permits an exemption from groundwater recharge requirements in "hotspots" and areas of contamination. Stormwater runoff volume control will be achieved with a Managed Release Concept (MRC) facility as noted below.

31. §26-429 – The applicant is proposing a Managed Release Concept (MRC) stormwater BMP to address the volume control requirements.

Response: Acknowledged. Because infiltration is not permitted, stormwater volume is proposed to be managed through use of an MRC facility in accordance with PADEP guidance.

32. §26-441.A – The applicant proposes to discharge stormwater to a neighboring property (Crossings Phase I). An easement is required to allow this.

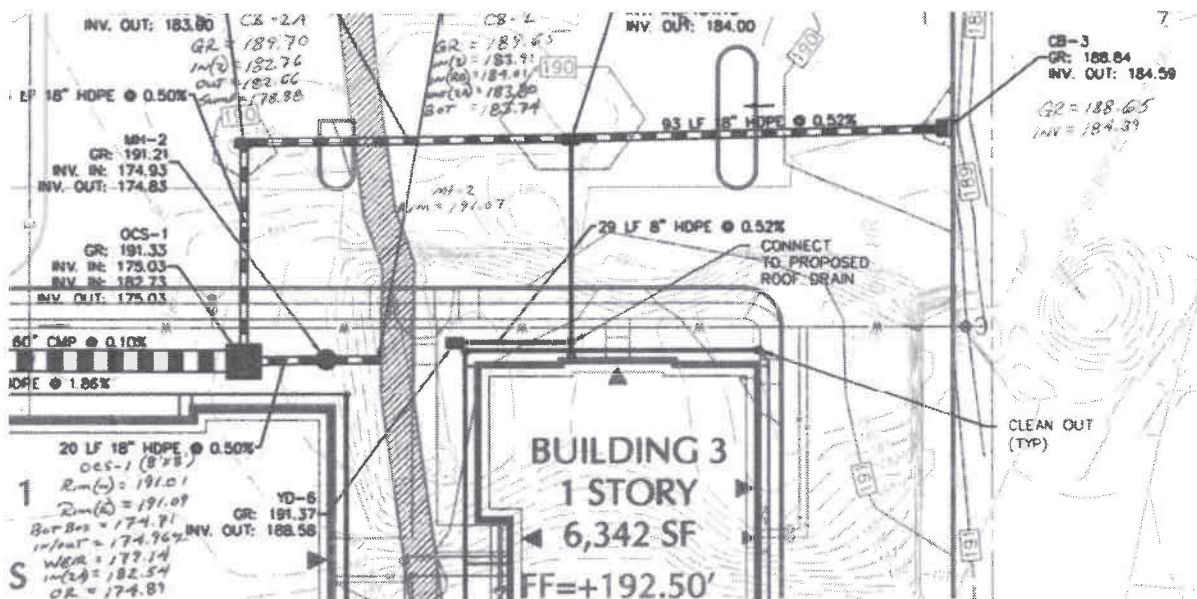
Response: On Plan Sheet C1.0, a stormwater easement is proposed to allow for stormwater to discharge on to the Phase I property.

33. §26-441.B – The owner shall provide the Borough an easement to perform inspections and maintenance of the proposed stormwater management facilities.

Response: On Plan Sheet C1.0, note 8 is provided.

34. The storm sewer connection at existing Crossings Phase I inlet CB-3 conveys stormwater to the Phase I UG Detention Basin-1. It is noted that the Phase I system was designed to contain the entire 24-hour, 100-year design storm volume due to tailwater and capacity constraints within the existing stone arch culvert. The stormwater management report shall include analysis demonstrating that the proposed Phase II system will function as intended and not impact the function of the Phase I system or the existing stone arch culvert in any way. Either the proposed design shall account for maximum tailwater conditions at the Phase I UG Detention Basin-1 or the proposed system shall be sized to contain the 100-year storm volume.

Response: While we agree with the consideration of tailwater from the Phase I basin and stone arch culvert system, we do not believe that tailwater affects the proposed Phase II basin. The below screenshot depicts an as-built markup of the Phase I site:



The Phase II system proposes to connect to CB-3 at invert elevation 184.65. This is 4.62 feet above the top of the 60" CMP header pipe. Even if tailwater were considered to have filled the Phase I system, that condition would not affect the operation of the detention facilities on the Phase II site.

35. Provide documentation that the UG SWM facility will support fire truck outrigger loading (43,200 lb on 24-inch x 24-inch outrigger = 75 psi).

Response: The subsurface stormwater facility in the northeastern parking lot has been relocated to be opposite the building and largely under car parking areas, such that a fire truck would not set up outriggers in that location. The subsurface stormwater facility to the southwest of the building has been located solely under car parking areas.

36. General note 6 on Drawing C1.0 should be revised to note the proposed stormwater discharge location.

Response: On Plan Sheet C1.0, general note 6 has been revised.

General

37. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g., PADEP, PennDOT, MCPC, Montgomery County Conservation District, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Borough and our office.

Response: Acknowledged.

38. It is the applicant's responsibility to verify the property meets residential health standards. The applicant shall provide documentation that the site meets the Statewide Health Standards for residential development.

Response: Acknowledged.

39. Details regarding the ownership of the existing 20-foot-wide access easement from South Chestnut Street shall be provided.

Response: This existing easement is owned by the USEPA for access to maintain the existing material piles on the Caddick sites. Documentation has been included with this submission.

40. The retaining wall detail shall include a note regarding guards/fall protection where required by the building code.

Response: On Plan Sheet C1.2, the retaining wall detail has been revised.

41. We recommend that emergency services review the plans and provide any pertinent input.

Response: Acknowledged.

42. Accessible routes and features to the extent required by building codes shall be added to the plans.

Response: On Plan Sheet C2.1 and C2.2, accessible routes are shown.

43. Dimension all curblines radii in the parking area.

Response: On Plan Sheet C1.1, radii are dimensioned.

44. Provide 5-scale ADA ramp details for all ramps including detectable warning surfaces, dimensions, spot elevations and slopes to verify ADA compliance and constructability.

Response: On Plan Sheet C2.1 and C2.2, ADA ramp details have been provided.

45. Provide sidewalk on the north side of the building to provide a connection between the sidewalk on the east and west sides of the building.

Response: On Plan Sheet C1.0, a sidewalk connection has been added.

46. Wheel stops should be provided for all parking spaces that are perpendicular to sidewalks that are less than 6 feet wide to limit vehicle overhang.

Response: On Plan Sheet C1.1, parking spaces abutting sidewalks are provided with wheel stops.

47. Show the location of any utilities/utility poles in the eastern parking area that will be relocated.

Response: The existing utilities and poles in the eastern portion of the site are proposed to be removed, and the plans have been updated to exclude them from the plan view in proposed conditions.

48. We have the following comments regarding signage and pavement markings:

a. Show all proposed signage locations (i.e. stop signs, handicap parking signage, etc.).

Response: On Plan Sheet C1.1, proposed signs are shown.

b. The parking space sizes are inconsistent between details sheet and plan sheets. Revise the plans for consistency.

Response: On Plan Sheet C1.2, the pavement markings detail has been revised.

- c. Revise the stop bar detail to indicate the pavement marking details such as paint color and type.

Response: On Plan Sheet C1.2, the stop bar detail has been revised.

- d. Revise the plans to show the full connection to the existing apartment building parking lot. The crosswalk location should be revised to tie-in to the proposed sidewalk with an ADA ramp.

Response: On Plan Sheet C1.1, the connection between the existing buildings (Phase I) and the proposed site is shown to tie in to the existing ADA spaces. Additionally, on plan sheet C2.2, spot elevations are provided.

49. Revise the contact information on the cover sheet to be current (MCPC, MCCD, WWTP Engineer).

Response: On Plan Sheet C0.0, the cover sheet contact information has been revised.

50. Revise the cover sheet title block to reflect total number of sheets (i.e. 1 of 19 sheets) in the plan set.

Response: The cover sheet has been updated to reflect the total number of sheets.

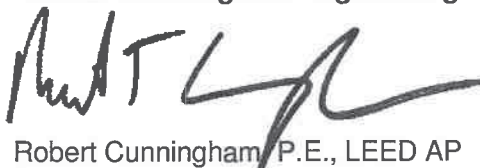
Fire Marshal Review Letter from Ambler Borough dated January 22, 2026.

1. Section 507.5.1.1 of the 2021 International Fire Code requires that a fire hydrant be located within 100 feet of the fire department connection. Please provide an updated drawing that shows the proposed location of the required fire hydrant.

Response: A fire hydrant has been added to the plan.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or rob@hcengineering.net

Very truly yours,
 Holmes Cunningham Engineering



Robert Cunningham, P.E., LEED AP
 Partner

Cc:

O:\1845 - Ambler Crossings Phase II\Outbound\Borough Response Letter 2026-03-20.docx



Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

March 2, 2026

Borough of Ambler
122 E. Butler Avenue
Ambler, PA 19002

**Re: Ambler Crossings – Phase II, ELU Mid-Atlantic Ambler, LLC
Waiver Request Letter
TMP#: 01-00-01157-30-9
Ambler Borough, Montgomery County, PA
HCE Project No.: 1845**

Dear Borough Council:

In regard to the above referenced land development project, the applicant requests the following waivers from the Ambler Borough Code of Ordinances:

1. SALDO §22-308.C. – The applicant is requesting a waiver to allow the plan to be considered for simultaneous preliminary and final approval. The project has been extensively coordinated with the Township, such that there will be minimal difference between a preliminary and final plan.
2. SALDO §22-100.2.2.A – The applicant is requesting a waiver to allow more than 10 contiguous parking stalls in a row without a planting island. The proposed project and the surrounding uses utilize shared parking spaces to comply with parking requirements. Stormwater for the proposed impervious coverage is proposed to be managed in compliance with Borough requirements.
3. SALDO §22-100.4.3.G – The applicant is requesting a partial waiver from providing landscape buffering. The project site is adjoined to the northeast by an existing railroad, to the northwest by existing parking areas and a proposed retaining wall, and to the south by existing vegetation.

Very truly yours,
Holmes Cunningham Engineering

Rob Cunningham, P.E., LEED AP
Partner

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May 18, 2026

Mr. Kyle Detweiler, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, Pennsylvania 19002

Re: MCPC #25-0169-002
Plan Name: Ambler Crossing Phase II
(92-unit multifamily development on a 4.61-acre lot)
Situate: 201 South Maple Avenue
Borough of Ambler

Dear Mr. Detweiler:

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

BACKGROUND

The applicant, John Zaharchuk, proposes to redevelop an irregularly shaped 4.61-acre lot in the Borough of Ambler. The subject property is currently accessible via South Chestnut Street; however, the submitted site plan establishes access through the existing parking area of a neighboring apartment complex (the Crossings at Ambler Station). The applicant proposes a total of 92 dwelling units throughout four floors, with a mix of one-bedroom units and two-bedroom units. The proposed development site is located within the OC Office Campus District and the RO Redevelopment Overlay District. Multifamily use is permitted within RO District. MCPC reviewed a previous iteration of this proposal under review #25-0169-002 (letter dated September 19, 2025).

COMPREHENSIVE PLAN COMPLIANCE

BOROUGH COMPREHENSIVE PLAN

The borough's comprehensive plan called for the creation of a Redevelopment Overlay District to promote Transit-Oriented Development adjacent to Ambler Station. The district was ultimately created via a zoning map and ordinance amendment and has seen subsequent edits at various points since its creation. The plan states that, "the intent of this district is to permit Transit-Oriented Development (TOD) that is compact, mixed-use, and pedestrian-friendly while encouraging mass-transit ridership." The proposed multifamily residential development is in conflict with goal for the Redevelopment Overlay District as a mixed-use area;

however, it would provide a substantial number of new dwelling units in close proximity to transit and, as such, should promote transit ridership. The borough is currently preparing an update to their comprehensive plan, and the forthcoming comprehensive plan may offer a new or revised vision for this area.

COUNTY COMPREHENSIVE PLAN

Montgomery County's Comprehensive Plan, *Montco2040: A Shared Vision*, designates this portion of the community as a 'Town Center' in the future land use plan. Town Centers are traditional downtown areas with a mix of retail, institutional, office, and residential uses. These centers are pedestrian-oriented, with buildings built close to sidewalks and often attached. Buildings should be designed with a wall-to-window ratio that reflects existing historic structures in the area and should generally have a vertical orientation. Parking should be located to the rear of buildings. A central park or green should be created within developments within a Town Center. When taking into account the existing Ambler Crossings with the proposed Phase II, the overall development is generally consistent with the goals for a multifamily residential development within a town center.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the borough may wish to discuss with the applicant prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION FACILITIES & CIRCULATION

1. We commend the applicant for addressing our recommendation to add a sidewalk along the westernmost side of the building, as noted in our review letter dated September 19, 2025, and for the proposed crosswalk to create a connection to the adjacent Crossings at Ambler Station. Although we appreciate the overall pedestrian circulation plan, we wish to reiterate our desire for 5-foot sidewalks as opposed to the 4-foot sidewalks that are proposed.
2. If the applicant intends to abandon the driveway access easement that connects the lot to South Chestnut Street as appears to be indicated by the plan, the impervious surfacing should be removed and the area should be restored with suitable vegetation. If intended to remain for future use or to preserve another interested party's/parties' access to this area, the existing access should be blocked with a functional gate or removable bollards; emergency responders should be provided with a key to access any such controlled access. If the borough has an interest in maintaining access, a suitable improvement plan should be discussed with the applicant. Please note that this comment was also provided in our previous review letter dated September 19, 2025.

EMERGENCY ACCESS

The borough should ensure that emergency response vehicles, such as ambulances and fire trucks, are able to safely access all sides of the proposed building. The provided "truck turn plan" (sheet 19) illustrates that emergency vehicles must navigate the parking areas of the existing Crossings at Ambler Station in order to access the development site. The borough may wish to request additional detail from the applicant in order to demonstrate that emergency access is adequately accommodated. Please note that this comment was also provided in our previous review letter dated September 19, 2025.

STORMWATER MANAGEMENT

Stormwater management must take into account the underlying soil conditions, including the potential for contamination from the legacy of industry in this area of the borough. Any stormwater conveyance system must not allow contaminants to enter the public stormwater system. The borough may wish to request additional information on how the applicant intends to mitigate any such soil contamination. Please note that this comment was also provided in our previous review letter dated September 19, 2025.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve the borough's goals for residential infill development within the Redevelopment Overlay District.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0169-002) on any plans submitted for final recording.

Sincerely,



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

c: John Zaharchuk, Applicant
 Glenn Kucher, Borough Code Officer
 John Oswald, Chair, Borough Planning Commission
 Al Comly, Vice Chair, Borough Planning Commission
 Carol DiPietro, Secretary, Borough Planning Commission
 Jessica Buck, District Manager, MCCC

Attachments: A. Aerial Image of Site
 B. Applicants' Provided Site Plan



Ambler Crossing Phase II
MCPC#250169002

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311, Northtown PA 19404-0311
(610) 278-3720 (T) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Noamap

0 100 200 400 Feet





Reviews 205

Code	W/L
2005-04-24	
2005-07-24	
2005-12-24	
2006-02-28	

100% REPAIR RATE GUARANTEED
 100% SATISFACTION GUARANTEED
 100% HONESTY GUARANTEED
 100% QUALITY GUARANTEED
 100% SERVICE GUARANTEED
 100% SUPPORT GUARANTEED
 100% TRAINING GUARANTEED
 100% WORK GUARANTEED
 100% YOUTH GUARANTEED
 100% ZEPHYRUS GUARANTEED

PHASE II
VENUE
PENNSYLVANIA
IN

CROSSINGS - P
E AND CHESTNUT A
01-00-01157-30-9
MONTGOMERY COUNTY, P
RD SITE PL

MAPLE AVENUE
TWP #
WHEELER BOROUGH, MD.

	1
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File No.	1985_C10_910-Plan.C		
ADD	1845		
	9/12/2003		
		4-20	
Speed			0.2

HCE	Draw	Rev	Draw
Drawing No. C1.0			

Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002
PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.boroughofambler.com



June 23, 2026

Kyle Detweiler, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

Re: Ambler Crossings Phase II

Dear Mr. Detweiler:

At the direction of Council, the Planning Commission had been requested to review “”Ambler Crossings Phase II” (South Chestnut Street) preliminary and final land development application proposing construction of a 92-unit residential apartment building with associated driveways, parking, utilities, and stormwater management design.

At the June 23, 2026, Ambler Borough Planning Commission meeting, after review and discussion, a motion was made and seconded for a recommendation to Borough Council with the requested waivers. Of the seven members present, six votes were ayes and one member abstained.

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

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission



Ingenuity That Shapes Lives™

GFT Infrastructure, Inc.
1010 Adams Avenue
Audubon, PA 19403
P 610.650.8101 | F 610.650.8190

via Email

May 20, 2026

Kyle Detweiler, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

RE: Preliminary/Final Land Development Application
Ambler Crossings Phase II, ELU Mid-Atlantic Ambler, LLC
South Chestnut Avenue
Tax Parcel #01-00-01157-30-9

Mr. Detweiler,

GFT has completed a review of a resubmission of a preliminary/final land development application for the above-referenced project.

The following documents were submitted for our review:

- Preliminary and Final Land Development Plans for Ambler Crossings – Phase II, prepared by Holmes Cunningham, LLC, dated 7/11/2025, last revised 2/6/2026.
- Post Construction Stormwater Management Plan Narrative for Ambler Crossings – Phase II, prepared by Holmes Cunningham, LLC, dated 7/11/2025, last revised 2/6/2026.
- Transportation Impact Study, prepared by TPD, dated 7/23/2025, last revised 3/18/2026.
- Waiver Request Letter, prepared by Holmes Cunningham, LLC, dated 3/2/2026.
- Comment Response Letter, prepared by Holmes Cunningham, LLC, dated 3/20/2026.
- Easement Exhibits, prepared by Holmes Cunningham, LLC, dated 1/22/2026.
- Parking Analysis - Ambler Crossings Phase II, prepared by TPD, dated 11/14/2025.
- Property Exception No.12 – Right of Access Agreement, made on 2/27/1989.
- Will-Serve Letter for Public Water, prepared by the Borough of Ambler, dated 11/12/2025.
- Review Letter, prepared by Montgomery County Planning Commission (MCPC), dated 5/18/2026.

The applicant, ELU Mid-Atlantic Ambler, LLC, proposes a transit-oriented development (TOD) on the vacant property adjacent to Ambler Crossings Phase I. The existing, irregularly shaped, 4.61-acre flag lot with access to South Chestnut Street is within the OC – Office Campus and RO – Redevelopment Overlay Districts. A TOD is permitted in the RO when authorized as a conditional use (§27-2703.E(3)(a)). The proposed development includes a 4-story, 92-dwelling unit building with 184 parking spaces. Access to the development is proposed to be through Ambler Crossings Phase I, which has access to South Chestnut Street and South Maple Avenue. An underground stormwater facility connected to the existing stone arch culvert on Phase I is proposed to manage runoff from the development.



Preliminary & Final Land Development Plans - Ambler Crossings Phase II

Plans Prepared By: Holmes Cunningham, LLC

Dated: 7/11/2025, last revised 2/6/2026

The applicant requests the following waivers:

- a) §22-308.C – To allow the plan to be considered for simultaneous preliminary and final approval. The Applicant has stated that the project has been extensively coordinated with the Township, such that there will be minimal difference between a preliminary and final plan.
- b) §22B-100.2.2.A – A to allow more than 10 contiguous parking stalls in a row without a planting island. The Applicant has stated that the proposed project and the surrounding uses utilize shared parking spaces to comply with parking requirements. Stormwater for the proposed impervious coverage is proposed to be managed in compliance with Borough requirements.
- c) §22B-100.4.3.G – A partial waiver from providing landscape buffering. The Applicant has stated that the project site is adjoined to the northeast by an existing railroad, to the northwest by existing parking areas and a proposed retaining wall, and to the south by existing vegetation.

Zoning (Chapter 27)

1. §27-412.4.C(3) – The lighting system must be capable of extinguishing offending light sources between 11PM and dawn to mitigate glare. This is not seen noted on the lighting plan.
2. §27-2703.E(3)(a) – A TOD must be permitted with the RO Redevelopment Overlay District when authorized as a conditional use by Borough Council.
3. §27-2703.E(4)(c) – Compliance with building design standards is not included in the scope of our review and will be reviewed by others.

Subdivision & Land Development (Chapter 22)

4. §22-308.C – All plans filed for approval shall be submitted first as a preliminary plan and later as a final plan. It is noted that a waiver is requested to allow a concurrent preliminary and final plan review.

Landscape Planting Requirements (Chapter 22, Appendix B)

5. §22B-100.2.2.A – “There shall be no more than 10 contiguous parking stalls in a row without a planting island.” It is noted that a waiver is requested for relief from this requirement.
6. §22B-100.2.2.C – “Each planting island shall contain one shade tree **plus** shrubs and/or groundcover to cover the entire area.” It is noted that shrubs and/or ground cover to cover the entire area within the planting islands have not been provided. Additionally multiple trees appear to conflict with the underground stormwater basins. The plan must be revised.
7. §22B-100.4.3.G – “For every 100 linear feet of property line to be buffered, there must be one canopy tree and two ornamental trees.” It is noted that a partial waiver is requested from this requirement.



Stormwater Management (Chapter 26, Part 4)

8. §26-422 – The applicant must provide documentation that any permits required by other government agencies are in place. An NPDES permit is required.
9. Provide additional detail on the grading/drainage plan that demonstrates that water draining along the curbline between Amber Crossings I & II will not be trapped behind the several proposed landscape island bump-outs created for the entrance drives to Ambler Crossing II.
10. On drawing No. C5.1 and C5.2 both Outlet Structure details are named OS-1. One of the details must be correctly labeled as OS-2.

Water & Sanitary Sewer

11. The plan proposes the Ambler Crossing II property to connect to the existing water main on the Ambler Crossings I property. There is no record of the water facilities from Phase I being dedicated to the Borough. Dedication of Phase I facilities is required prior to extension of the main to serve Phase II.
12. Hydraulic information regarding required and available fire flow for the building shall be provided. If a flow test of an existing hydrant is required, the flow test must be performed by the Applicant and coordinated with the Borough. Only Borough employees may operate hydrants.
13. A single fire hydrant is proposed. The Fire Marshal should review the plan and approve the number and location of hydrants. A water main loop, additional hydrant, and connection to the existing main in Chestnut Street may be required.
14. A 1-1/2" domestic service size is proposed for the building. This is not large enough to serve 92 multi-family units. Water demand calculations shall be provided to determine domestic service size and tapping fees.
15. The Utility Plan must verify and depict the locations of all existing utilities including, but not limited to, the existing stormwater stone arch culvert and any existing storm pipes in South Chestnut Street near the sewer connection. Additionally, the sanitary sewer profile must depict all existing and proposed utility crossings.
16. The invert of the existing sanitary manhole on South Chestnut Street must be verified. The proposed sanitary connection must have a minim cover of 4' where feasible.
17. The sanitary sewer extension proposed is shown as 6" PVC on the Utility Plan and the Profiles. The sewer extension should be 8" PVC.
18. Notes should be added to the Plans that all water and sewer facilities will be owned and maintained by the Property Owner.
19. The Water Details include a residential water service and curb stop. The proposed building will require a larger service size and a fire service. These will likely require a meter pit. The details should be replaced with those applicable to the domestic and fire service sizes required for the project.



20. A Borough Road Opening Permit will be required for utilities in South Chestnut Street.
21. The Applicant must coordinate with the Borough regarding all fees required for connection to the Borough water and sewer systems.

General

22. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g., PADEP, PennDOT, MCPC, Montgomery County Conservation District, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Borough and our office.
23. It is the applicant's responsibility to verify the property meets residential health standards. The applicant must provide documentation that the site meets the Statewide Health Standards for residential development.
24. Provide ADA detectable warning surface for the ADA parking area southwest of the proposed building.
25. Show the location of any utilities/utility poles in the eastern parking area that will be relocated. The location of the proposed/relocated electric service serving the development must be shown on the plan.
26. Revise the contact information on the cover sheet to be current. GFT Infrastructure, Inc. is the Borough Engineer and Sewer Collection Engineer.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GFT Infrastructure, Inc.

Roger A. Phillips, P.E.
Principal Project Manager

cc (via email): Glenn Kucher – *Ambler Borough* – code@Borough.Ambler.pa.us
 Steve Smallberger – *Ambler Borough* – ssmallberger@borough.ambler.pa.us
 Elizabeth Kunzier – *Ambler Borough* – EKunzier@Borough.Ambler.pa.us
 Alex Glassman, Esq. – *Clarke Gallagher Barbiero Amuzo & Glassman Law* – aglassman@cgbaglaw.com
 Melissa Osbourne, Esq. – *Clarke Gallagher Barbiero Amuzo & Glassman Law* – mosborne@cgbaglaw.com
 Ben Barland, P.E. – *Holmes Cunningham Engineering* – ben@hcengineering.net
 Rob Cunningham – *Holmes Cunningham Engineering* – rob@hcengineering.net
 Terry Funk, P.E. – *GFT, Inc.* – tfunk@gftinc.com
 Tim Brennan, P.E. – *GFT, Inc.* – tbrennan@gftinc.com
 Will Smith, P.E. – *GFT, Inc.* – wsmith@gftinc.com
 Tim Konetchy – *Montgomery County Planning Commission* – timothy.konetchy@montgomerycountypa.gov
Ambler Borough Planning Commission:
 John Oswald – johnmoswald15@gmail.com
 Al Comly – alcomlyjr8@gmail.com
 Carol DiPietro – cdipietro306@hotmail.com
 Peter Amento – tweet114@aol.com
 Carissa Hazelton – carissahazelton@gmail.com
 Mary Spross – mspro@comcast.net
 Lee Meinicke – mlmeinicke@gmail.com
 Theresa Clement – theresa@myfixituplife.com
 Isaac Kessler – isaac.kessler@gmail.com



PO Box 439, Lafayette Hill, PA 19444
610-828-8940

July 17, 2026
QUOTATION

Ambler WWTP
Jarrett Evans

Subject: Valve Vault

- One 18" GA AWWA butterfly Valve, ductile iron flanged body, ductile iron 316 disc S/S edge with EPDM Seat with Rotork IQT3 quarter turn positioning actuator, 120/1/60 supply, NEMA 6 watertight enclosure, Four configurable contacts, Monitor relay, 24 VDC control voltage, actuator mounted to valve and calibrated
Price: \$16,900.00 Net Each delivery Included
- One 20" GA AWWA butterfly Valve, ductile iron flanged body, ductile iron 316 disc S/S edge with EPDM Seat with Rotork IQT3 quarter turn positioning actuator, 120/1/60 supply, NEMA 6 watertight enclosure, Four configurable contacts, Monitor relay, 24 VDC control voltage, actuator mounted to valve and calibrated
Price: \$17,963.00 Net Each delivery Included

Comments & Clarifications:

Electrical disconnects, remote hand stations are not included unless otherwise described above, spare parts are not included in this scope of supply.

After receipt of executable order, Shipment in 18-22 weeks

Edwin Elliot COSTAR contract number 016-E23-297

Edwin Elliot & Co. Inc Terms and Conditions Apply. Terms Net 30 days

Purchase orders are subject to company approval, include tax exempt if applicable

Price Applicable for 90 days from quotation date

Freight Terms: EXW Factory, Freight Allowed to Philadelphia Pa.

Unloading and installation of Equipment by Others

If favored with an Order, the order must read,
Edwin Elliot & Co. Inc.
PO Box 439
Lafayette Hill, Penna. 1944

Sincerely
Bill Plunkett



1352 Taylors Lane
Cinnaminson, NJ 08077
Ph: 856-786-9434
Fax: 856-786-0642
www.mmc-nj.com

Bill To:

Jarrett Evans
Ambler Waste Water Treatment Plant
505 Church Street
Ambler, PA 19002
Ph: 215-628-9457
Email: awwtpsupt@borough.ambler.pa.us

**Quotation**

DATE 7/15/2026
Quotation # 50378

Quotation valid until: 8/14/2026

Terms: Net 30 Days

Delivery: 5-6 Weeks

Per COSTARS:

Contractor	MMC
Contract	016-152
Vendor	267572
Category	Preventative Maint. & Repair

Project Name: 50378Q - Evans - Ambler WWTP - Install 18 and 20 Inch Butterfly Valves (COSTARS 267572)

Item	Qty	Description	Unit Price	Total Price
1.	1	Perform the following work: • Remove (1) existing 20" valve and actuator • Remove (1) existing 20" spool and dresser • Remove (1) existing 18" valve and actuator • Remove (1) existing 18" spool and dresser Install customer supplied items: - (1) 20" valve and actuator - (1) 18" valve and actuator Supply and install the following: - (1) 20" BLIND FLANGE - (1) 20" x 4' FL X PE DIP C/L SPOOL PC - (1) 20" MEGAFLANGE RESTRAINED FLANGE - (1) 20" S/B 411 DIP COUPLING - (1) 20" STANDON PIPE SUPPORT FOR DIP (4") - (1) 18" BLIND FLANGE - (1) 18" x 4' FL X PE DIP C/L SPOOL PC - (1) 18" MEGAFLANGE RESTRAINED FLANGE - (1) 18" S/B 411 DIP COUPLING - (1) 18" STANDON PIPE SUPPORT FOR DIP (4") - (1) 4" GALV SCH 40 A53B ERW WELDED PIPE PE - (3) 20" 150# Flange nut, bolt, gasket kits - (3) 18" 150# Flange nut, bolt, gasket kits • MMC will provide all new standard hardware and gaskets.	\$ 41,600.00	\$ 41,600.00
Total			\$	41,600.00

Comments:

- This quotation does not include any taxes if applicable.
- This quotation does not include any other components not listed above.
- This quotation does not include any electrical work.
- This quotation does not include any machine work, all other work not listed above will need to be quoted separately.
- Ambler WWTP to provide programming for actuator and any start up services needed.
- Ambler WWTP to be responsible for bypass pumping if required.

If you have any questions concerning this quotation, please contact:

Dan Pulcher

Dan Pulcher

Project Manager
dpulcher@mmc-nj.com
Phone: (856) 372-7015

MMC approval *DG*

THANK YOU FOR YOUR BUSINESS!
ELECTRICAL CONTRACTOR LICENSE #15195

Exclusive Grundfos Water Utility Distributor in New Jersey, Pennsylvania, & Delaware:



AMBLER BOROUGH

RESOLUTION NO. 2026 –

**DEED OF DEDICATION OF
PUBLIC WATER EASEMENT AND FACILITIES**

THIS INDENTURE, made this ____ day of _____, 2026, by and between the **FOXLANE HOMES AT LONGFIELD FARMS, LLC** (the "Grantor") and the **AMBLER BOROUGH** (the "Grantee").

WHEREAS, Grantor is the owner of certain real property located in 6130 Butler Pike, 6132 Butler Pike and 1575 Skippack Pike, Whitmarsh Township, Montgomery County, Pennsylvania and designated as Montgomery County Tax Map Parcel Numbers 650001375009, 650001372012, 650010735009, 650010723003, which such property is described as Foxlane Homes at Longfield Farms, (hereinafter the "Property"); and

WHEREAS, Grantee is a borough organized by and under the laws of the Commonwealth of Pennsylvania, with an address at 131 Rosemary Avenue, Ambler, Pennsylvania 19002; and

WHEREAS, There exist within the area of the Property certain public water distribution facilities, including but not limited to approximately 2,600 LF of 8" water main and fifty-eight (58) 1" residential water services, with associated valves, fittings, fire hydrants, and curb stops, and the various necessary and proper appurtenances thereto (hereinafter, collectively, the "Water Facilities"); and

WHEREAS, Grantor desires to dedicate and convey the Water Facilities to the Grantee; and

WHEREAS, Grantor further desires to dedicate to the Grantee a permanent and perpetual easement over the Property, which easement area is more particularly described in Exhibit "A" attached hereto and incorporated by reference herein (hereinafter the "Easement Area"),

WITNESSETH, that the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States, unto it well and in hand paid by the Grantee, together with other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and intending to be legally bound hereby, by these presents does grant, bargain and sell, convey, release and confirm unto the Grantee, its successors and assigns, the full, permanent, perpetual, and uninterrupted right, right-of-way, privilege, easement, and authority to enter upon the said Easement Area, from time to time and at any time, to construct, install, use, repair, inspect, renew, replace, remove, relocate, add to, operate, patrol, and maintain therein one or more potable water lines and mains, together with any and all necessary and proper appurtenances for and to the furnishing of public water service on, over, under, across, within and adjacent to the Easement Area, together with the rights of access

and egress, without notice, over, across and within such Easement Area, which such Easement Area is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; such rights, rights-of-way, privileges, easements, and authority to be hereinafter referred to as the "Easement"; together with all full right and title of ownership of, in and to the Water Facilities described hereinabove, including but not limited to the potable water lines and mains, and the various necessary and proper appurtenances thereto, located within the Easement Area.

TO HAVE AND TO HOLD the said Easement over, upon and across the lot or piece of ground described, with the Water Facilities and improvements therewithin constructed, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND the said Grantor, its successors and assigns, do covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same, or any part thereof, by from or under it, shall and will WARRANT and forever DEFEND.

AND the said Grantor acknowledges and agrees that Grantee may assign certain of the Easement rights granted herein to those others who Grantee may in the future permit to make connection to the Water Facilities.

AND the said Grantor, for itself and its personal representatives, successors and assigns, does further agree that no easement, license, or other right shall be granted to anyone that would permit the construction of underground utility lines above or across the Water Facilities or that would otherwise interfere with the rights and privileges of Grantee as granted and described herein, or that would permit the use of the surface of the Property for any purpose and/or in any manner injurious to the Water Facilities and/or detrimental in any manner to the rights granted and described herein.

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council directs the appropriate Borough employees and Borough Solicitor to accept dedication of the public water easement and facilities; and

This Resolution shall be effective ____ ____, 2026.

THE RESOLUTION WAS ADOPTED at the Public Meeting of the Ambler Borough, held on the _____ day of _____, 2026.

AMBLER BOROUGH

BY: _____
President

ATTEST:

Secretary

EXHIBIT A

full amount of such increase as a Limited Direct Charge or Limited Common Expense. To the extent that the use or occupancy of a Unit or appurtenant Limited Common Element or the Common Elements (whether permitted or without the permission of the Association) increases any insurance premium payable by the Association, the Association shall have the right to charge the amount of such increase to the Unit Owner of the Unit to which such increase is attributable as a Limited Direct Charge or Limited Common Expense. No Unit, Limited Common Element or any part of the Common Elements shall be used, occupied or kept in any manner which would violate any law, statute, ordinance or regulation of any governmental body or which would lead to the cancellation of any insurance policy or policies on the Property.

Section 10.11 Master Insurance Program. Notwithstanding anything to the contrary contained herein, for so long as the Declarant controls the Executive Board, the Declarant reserves the right to include the insurance obligations of the Association within a master insurance program controlled by the Declarant.

Article XI - Easements and Declarant Rights

Section 11.01 Utility Services Easements. The Declarant or the Executive Board may grant easements for the present and future installation and maintenance, including the right to read meters, service or repair lines and equipment, and to do everything and anything necessary to properly maintain and furnish the following services, which, for purposes of this Declaration, are defined as "Utility Services"; electric, water, sewer, gas, telephone, cable and other utilities and their respective facilities and appurtenances necessary to the same, which shall apply to the Property (including Units). The easement is also granted for the purpose of placement and maintenance of electric transformers and telephone and cable terminal boxes which will be engineered for specific locations on Units per the utility companies design criteria and shall not be relocated. Unit Owners shall not put any plantings or structures within any utility easements. Nothing contained in this Section is intended to create public easements over the Property. The easements provided for in this Section, if granted, shall be limited to the Person identified in each grant of easement.

a. **Easement for Water and Sewer Lines.** Without limiting the generality of the easement set forth above and subject to the acceptance of dedication as set forth in Section 7.04.c. above, there shall be a blanket easement over the Property for the benefit of Ambler Borough with respect to the water lines within the Community and for the benefit of the Authority with respect to the sanitary sewer lines within the Community.

Section 11.02 Entrance Signage Easement. The Declarant or the Executive Board shall have an easement for the maintenance, repair or replacement of the entrance signage and features and to do everything and anything necessary to properly maintain the entrance signage and features.

Section 11.03 Assignment of Rights. The rights granted herein to the Declarant may be assigned by the Declarant in whole or in part, as determined in the sole discretion of Declarant and as otherwise permitted under the Act.

Section 11.04 Owners Easements. Each Unit Owner shall have an easement in common with all other Unit Owners to use all pipes, wires, ducts, cables, conduits and Utility Services lines servicing that Unit and located in any of the Common Facilities.

Section 11.05 Reciprocal Easement for Shared Parking with Adjoining Commercial Property. An easement shall be provided through the Common Facilities for pedestrian access to and from the adjacent office parcel currently known as the Watertower Properties Parcel (Block 47, Unit 2) to the shared parking spaces within the Community adjacent to the Open Space Area (identified as Green Area #4 on the Recorded record plan for the Community) as shown on the Plats and Plans using the macadam paths and paved areas within the Common Facilities. The reciprocal easement also allows shared Community parking in the adjacent office parcel subject to the reasonable use and rules of the adjacent office parcel.

Section 11.06 Ingress, Egress and Regress. Each Unit Owner shall have an easement, subject to any Rules and Regulations, in common with all other Unit Owners to use the Common Facilities as a means of ingress, egress and regress to and from the Property and the adjoining public streets.

Section 11.07 Public Easements. Fire, police, health, school buses and sanitation and other public service personnel vehicles shall have a permanent perpetual easement for ingress and egress over and across the private roads and within the Community in the performance of their respective duties.

Section 11.08 Association, Executive Board and Declarant.

a. The Association and its Executive Board as well as the Declarant and their respective officers, agents, contractors, sub-contractors, management company and employees, shall have the irrevocable right and easement to have access to each Unit as may be necessary for the inspection, maintenance, repair or replacement of the Common Elements (including, without limitation, Controlled Facilities for the purposes described elsewhere in this Declaration) or Limited Common Elements or the making of any additions or improvements thereto; or to make repairs to the Unit, the Common Elements, Limited Common Elements or the Controlled Facilities if such repairs are reasonably necessary for public safety or to prevent damage to the Unit, any other Unit(s), the Common Elements or Limited Common Elements or to abate any violation of law, orders, Rules or Regulations of the Association or of any governmental authorities having jurisdiction thereof or for emergencies.

b. The Association, Executive Board and Declarant shall have the right to grant permits, licenses and easements over and through the Common Elements for the necessary, useful or proper maintenance and operation of the Community provided, however, that grants shall not impair any rights of the Declarant under this Declaration (including, without limitation, rights with respect to any Convertible/Withdrawable Real Estate) and if such permit, license or easement materially impairs any right or benefit that one or more Owners may have with respect to the Common Elements, then such permit, license or easement shall not be granted without the prior written approval of those Owners. This Section shall not be amended without the prior written consent of the Declarant.

c. **Drainage from Units.** Without limiting the generality of this Section, the Association and Declarant shall have an easement over Units to ensure that Unit Owners are properly maintaining drainage from the Unit as required by Article VI above as well as to allow the Declarant or the Association to maintain the Stormwater Management Facilities within any Unit should the Unit Owner fail to do so.

Section 11.09 Declarant's Offices, Models, Construction Trailers and Signs. The Declarant reserves the right with respect to its marketing and construction of Units to use the Common Facilities for the ingress and egress of itself, its officers, employees, agents, contractors and subcontractors and for prospective sale or rental of Units, including, without limitation, the right to park in common parking spaces. The Declarant shall also have the right, until the conveyance of the last Unit it owns, to erect signs in the Common Facilities and on its Units advertising such Units for sale or lease. The Declarant shall have the right from time to time to locate and relocate model Units and sales or rental offices or construction trailers in connection with the marketing and construction of Units. In addition, the Declarant shall have the right to locate, relocate and maintain models, manager's offices, sales offices, rental offices, construction offices and Association offices in Units created in the Convertible/Withdrawable Real Estate as the Declarant shall designate from time to time in the amendments to this Declaration Recorded by the Declarant pursuant to Sections 5211 and 5215 of the Act. This Section shall not be amended without the prior written consent of the Declarant.

Section 11.10 Easements for Construction. The Declarant, for its own benefit and the benefit of its officers, employees, agents, contractors and subcontractors reserves the right and privilege without let or hindrance with respect to construction of the Units and Common Elements of the Community, to go upon any and all of the Units and Common Elements for purposes of construction, reconstruction, maintenance, repair, renovation, replacement or correction of the Units or Common Elements (including, without limitation, to change the grade of grounds or to install drainage control devices so as to control possible drainage or run off of stormwater in connection with the development of the Property or adjacent land). This Section shall not be amended without the prior written consent of the Declarant.

Section 11.11 Encroachments. If any portion of the Common Facilities hereafter encroaches upon any Unit, or if improvements on any Unit hereafter encroaches upon any other Unit or upon any portion of the Common Facilities, as a result of settling or shifting of any Dwelling or for other reasons, other than as a result of the purposeful or negligent act or omission of the Unit Owner of the encroaching Unit, or of the Association in the case of encroachments by the Common Facilities, a valid easement appurtenant to the encroaching Units or Common Facilities for the encroachment and for the maintenance of the same shall exist for so long as the encroachment shall exist.

Section 11.12 Easement in Favor of Township. The Township, its agents and employees, shall have the irrevocable right and easement to have access to the Common Facilities and Limited Common Facilities to perform such obligations as may be necessary to complete, maintain, repair or replace the Common Facilities or Limited Common Facilities in the event that the Declarant or Association fails to do so. In addition, the Township, its agents and employees, shall have the irrevocable right and easement to have access to the Community to

carry out the corrective or remedial orders of any governmental authority having jurisdiction over the Community, upon at least ten (10) days prior written notice of any such order to the Association, in the case of a corrective or remedial order affecting the Common Facilities or Limited Common Facilities, or to a Unit Owner, where such corrective or remedial order affects a Unit, except in the case of an emergency. Moreover, the Township shall have an easement in order to conduct its maintenance rights as set forth in Articles VI and VII above. Without limiting the generality of the foregoing, the Township shall have easement rights over the Stormwater Management Facilities for access, inspection and maintenance purposes. In the event the Declarant or Association shall fail to properly maintain the Stormwater Management Facilities, the Association shall be required to reimburse the Township for any repair, maintenance or replacement costs borne by the Township.

Section 11.13 Easement for Party Walls. The Unit Owners owning adjacent Units have an easement in common with each other for the use and support of and by the party walls dividing such Units.

Section 11.14 Recorded Easements and Licenses. Attached to and made a part of this Declaration as Exhibit "11.14" is a list of the recording data for Recorded easements and licenses appurtenant to or included in the Community or to which any portion of the Community is or may become subject.

Section 11.15 Light, Air and View. No Unit Owner shall have an easement for light, air or view over the Unit of another Unit Owner and no diminution of light, air or view by any Building or improvement now existing or hereafter erected shall entitle the Unit Owner or any other Person to claim any easement for light, air or view within the Community.

Section 11.16 Plats and Plans and Recorded Subdivision/Land Development Plan. The Plats and Plans (as amended from time to time) as well as any Recorded record plan, subdivision plan, land development plan or post construction stormwater management facility best management practices covenant, declaration or agreement may include notes, easements and licenses appurtenant to or included in the Community or to which any portion of the Community is or may become subject and are incorporated herein by reference. By way of example and without limitation, the Plats and Plans and Recorded record plan include drainage easements and storm sewer easements throughout the Community.

Section 11.17 Existing House Parcel Easements.

a. **Easement Over Community Roads.** All roads within the Community are subject to perpetual easements that run with the land to benefit the Existing House Parcel for the purposes of (i) giving the owners and occupants of the Existing House Parcel, and their guests and invitees, the right to use the roads within the Community for vehicular and pedestrian ingress, egress and regress to, from and between the Existing House Parcel and Skippack and Butler Pikes, and (ii) to permit the Existing House Parcel to connect to and be served by services that are located within the Community roads, including but not limited to sanitary sewer, water, electricity, natural gas, telephone, television, internet and any other services now or hereafter customarily offered or delivered to residences. No payment of assessments or payment of any

other charges or costs to the Association shall be required in connection with the exercise of rights to use the Community roads as aforesaid, other than the restoration of any damaged areas resulting from the exercise of the aforesaid rights.

b. **Easement Over Common Facilities.** All Common Facilities shall be subjected to perpetual easements that run with the land to benefit the Existing House Parcel for the purposes of (i) allowing the use, installation, construction, maintenance, repair, replacement and restoration of a paved driveway, with paving not to exceed the existing paved width, in the location shown on the final Recorded record plan, providing ingress, egress and regress to, from and between the Existing House Parcel and the Community roads, and (ii) to permit the Existing House Parcel to connect to and be served by services that are located within the Community, including but not limited to sanitary sewer, water, electricity, natural gas, telephone, television, internet and any other services now or hereafter customarily offered or delivered to residences. No payment of assessments or payment of any other charges or costs to the Association shall be required in connection with the exercise of rights to use the Community roads as aforesaid, other than the restoration of any damaged areas resulting from the exercise of the aforesaid rights.

Section 11.18 Future Road Connection Easement. An easement for utilities and a future road extension and connection to the adjacent parcel is provided through the Common Facilities between Units 8 and 9.

Section 11.19 Continuing Easements and Declarant Rights. The easements and Declarant's rights set forth herein shall run with the land and inure to the benefit of and be binding upon (as applicable) the Declarant, the Association, each Unit Owner, the Township, and each Eligible Mortgagee, lessee, occupant or other person having any interest in any Unit or in the Common Elements at the time of reference.

Article XII - Assessment of Taxes

Section 12.01 Assessment of Taxes. Each Unit shall be assessed and taxed as a separate parcel of real estate entirely independent of the Property of which the Unit is a part, and each Owner is charged with the payment of all taxes, municipal claims and liens assessed, lienied or filed against his Unit. In the event that for any year the taxes are not separately taxed to each Unit, but are taxed on the Property as a whole, then each Owner shall pay a proportionate share thereof in accordance with the Unit's respective General Common Expense Percentage. The Executive Board shall determine the amount due and notify each Owner as to the proportionate share thereof due for each Unit.

Article XIII - Unit Owner Obligations

Section 13.01 Assessment Obligations.

a. Each Unit Owner by acceptance of the deed for the Unit, whether or not it shall be so expressed in the deed or other conveyance, covenants and agrees to pay to the Association all Assessments including, but not limited to: (i) regular Assessments for General Common Expenses and Limited Common Expenses to be made due and payable on a periodic