



**AMBLER BOROUGH COUNCIL
BUSINESS MEETING AGENDA
June 16, 2026, 7:00 p.m.**

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Mayor's Moment
- V. Confirmed Appointments
- VI. Citizens Comments – Agenda Items Only
- VII. Motion – Minutes for Consideration – May 20, 2026, Council Business Meeting
- VIII. Finance Director's Report
- IX. Police Department Reports
 - A. Parking Operations Report – Ofc. Nasobkow
 - B. Accreditation Update – Chief Borkowski
- X. Fire Department Report
- XI. 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
 - E. Manager's Report – Kyle Detweiler, Borough Manager

XII. Professional Consultants Reports

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

XIII. Council Committee Reports

- A. Administration & Finance – Karen Sheedy, Chair
 - 1. Motion – Approval of the May 2026 Bill Payment List - \$998,622.02**
- B. Code Enforcement & Planning – David Hui, Chair
 - 1. Motion – Authorization to Advertise – Ordinance Amending Dedication of Recreation Land
 - 2. Current Environmental Advisory Council Vacancies
- C. Parks, Recreation & Community Relations – Jennifer Henderson, Chair
- D. Public Safety – Redmond Brubaker, Chair
 - 1. Motion – Notice of Intent to Advertise – Wissahickon Fire Station Renovations**
- E. Public Works – Lou Orehek, Chair

XIV. Other Business

XV. Citizens' Comments – Non-Agenda Items

XVI. Adjournment

Attention: Borough Council Meetings are audio and video recorded.

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



AMBLER BOROUGH COUNCIL MEETING Minutes

May 20, 2026

7:00 PM

I. CALL TO ORDER

President Liz Iovine called the Ambler Borough Council meeting of May 20, 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, and Solicitor Osborne.

IV. Mayor's Moment Commending Former Mayor Michael Heayn and Councilman Pierre Dean for their years of service to the Borough on their passing. The mayor made a proclamation for Mayor Heayn's family.

V. Confirmed Appointment – Matt Waker, President - Environmental Advisory Council.

Mr. Walker gave an overview of the duties of the E.A.C.

Ms. Iovine asked if there were any openings on the EAC.

Mr. Walker said yes – 2.

Mayor Sorg gave praise to the EAC and thanked Mr. Walker for his volunteer work.

VI. Citizens Comments – Agenda Items Only.

VII. Motion Minutes for Consideration – April 21, 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.

Officer Nasobkow gave a demonstration on the newly installed kiosk.

- A. New Parking operations report- Chief the Pd issued 350 parking warnings. Tickets will be issued this coming week. Ms. Iovine asked for any additional comments on the Police Report. Chief explained project safe return.

Mr. Brubaker asked if the new parking voucher system was working. Chief offered that yes, it is.

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 offered that he and Mr. Barreca attended a playground safety class which was very beneficial and informative.

Mr. Hui inquired regarding the ball field at Knight Park and the plans for the future. Mr. Pagano explained that there are no concrete plans, just ideas. Ms. Iovine clarified. Discussion ensued.

Mr. Orehek asked how many inlets needed work. Mr. Pagano explained and offered a map of the trouble spots.

Ms. Sheedy expressed support for fruit tree planting where the current ball fields at Knight Park.

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.

D. Code Enforcement Report

A written report was submitted for the record.

Ms. Iovine questioned the violations that have been on the report for years.

Ms. Osborne explained that discussion of some of the items would require an executive session.

Mr. Detweiler explained that resolution of some of the violations are under the control of the County.

E. Manager's Report- Kyle Detweiler

A written report was submitted for the record.

Ms. Sheedy asked if there were any takeaways from the ICMA conference Mr. Detweiler attended.

Mr. Detweiler offered that there was tremendous content, the organizers had an AP that allowed direct access to the database from his phone. The Community engagement portion was very beneficial.

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 April 2026 Bill Payment List - \$1,788,735.32 Carried 9 – AYE**
- 2. Motion – Authorization to proceed – ICMA TV Proposal. Not Carried**

Mr. Detweiler explained more about what the event was and what the cost was for.

Ms. Sheedy expressed that while the video is very appealing, she doesn't feel comfortable spending taxpayer dollars on it.

B. Code Enforcement & Planning – David Hui, Chair

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

1. Motion - Authorization to proceed – Riccardi Park Improvements.

Ms. Sheedy felt the cost for the improvements was high but agreed that the maintenance must be done. She offered that the Community Garden is hosting a fundraiser on June 6th, and the information could be found on Facebook and Instagram.

D. Public Safety – Redmond Brubaker, Chair

1. Special event permit review – Ridge Avenue between Butler Ave. and Poplar St.

Mr. Brubaker asked the Chief if the special event permit would require more police and Borough involvement.

The Chief responded that it would require greater Police and Borough resources.

Mr. Brubaker asked Ms. Osborne asked about the history of a business requesting a street closure.

Ms. Osborne replied that yes, From the Boot had requested a similar street closure and were denied referencing state law regarding street closures by an individual business. Greater stress on the police and general overreach was cited.

Mr. Brubaker asked if the request held legal concern.

Ms. Osborne responded, that yes, it was.

Mr. Brubaker asked Mr. Detweiler if approving the request would set a precedent.

Mr. Detweiler responded that yes, you are offering the opportunity for the web to spread – if we approved the permit there then we would have to offer that to all the businesses in town. He explained that public safety is their real concern, we could not guarantee that emergency personnel could access the event. Also, the request is for a long period of time and would require a lot of time and effort from the Borough.

Mr. Brubaker offered that the request would be more attractive if it was for a more finite amount of time, that the scope of the time period requested is too big.

Ms. Pavlovic asked if the request would require a resolution from Council to lift the open container ordinance.

The Chief replied that yes, it would.

Ms. Roecker Coates asked about the ability to sell alcohol and was unclear regarding the rule.

Ms. Iovine explained that our ordinance precludes any open container of alcohol being consumed in public.

Ms. Roecker Coates asked how traffic would exit Rita's if Ridge was closed. She noted

that people are already angry over the limited parking in that area given the multiple businesses located in Ridge Hall.

Officer Nasobkow explained that that closure would definitely have a negative impact on traffic and parking.

Ms. Iovine expressed the importance of reviewing applications such as this before they are brought to Council. She said, "in the future, applications submitted of this nature, should be reviewed ensuring it meets the criteria of the statute and if it doesn't as in this case, it should be denied and not even brought to council for further discussion".

Clarification of the statute was provided during the From the Boot application by Joe Breslin and then again when Ms. Osborne touched on it in this discussion.

Ms. Osborne offered that the Block Party Permit needs to be reviewed and reevaluated.

Mr. Detweiler offered that the language is consistent with other municipalities, it is more geared to an individual event, not a reoccurring event.

Mr. Brubaker asked if the existing application covered the request. The Chief answered that a specialized new permit was created to handle similar requests.

2. PA DCED Regional fire study presentation May 28, 2026

E. Public Works – Lou Orehek, Chair

1. Motion – PUC matters engagement letter – McNees Wallace & Nurick LLC. Carried 9-AYE

Mr. Orehek asked if the motion was to accept the proposal or acknowledge it.
Mr. Detweiler explained that it was to acknowledge and move forward.

Ms. Sheedy references page 105 and the cost of storage, and if there was room to negotiate the high cost.

Mr. Detweiler explained that the rate is the same as we currently have.

Ms. Sheedy asked to monitor the cost.

Mr. Detweiler responded that he would report back.

Ms. Iovine asked if the cost pricing was the same across the board.

Mr. Detweiler -Yes.

XIV. Other Business

Public Comment:

Anne Lee Lapinsky 136 Rosemary Ave. There is a Tri-State dumpster that has been at Lindenwold and Park Ave. for weeks. She is wondering why?

Mr. Detweiler Said we will investigate further.

Ms. Lapinsky suggested we look back at all of the information regarding the request from From the Boot to close York Street on the weekends and realize that the request is against the law.

Ahhley Devitt 75 Orange Ave. described an unsettling experience she and her children had at the bus stop on Orange Ave earlier in the day. There was a safety issue with a man identifying himself as police but with no police identification idling in the middle of the crosswalk at the bus stop.

The Chief offered that the individual was I.C.E.

Ashley explained that the parents called Ambler PD and were dissatisfied with their response. They drove past gave a wave and continued on without moving the ICE “officer” from the middle of the bus stop. She offered that the man sped away at a high rate of speed. She wanted to know what the PD policy is for ICE because her experience was not OK.

Ashley Abel 31 Orange Ave. described the situation and explained that the concerned parents had reached out to the school district, police department and bus company. She expressed that that bus stop is out of hand and that the experience of that man identifying himself as police was very disconcerting because he was blocking traffic and causing a safety issue. She felt her call to the Ambler PD was completely unheard. She implored Council to do something – Anything.

Ms. Iovine made the motion to Adjourn the meeting at 8:35. **Carried 9-AYE**

ADJOURNMENT


2026 BOROUGH OF AMBLER MAY BUDGET REPORT

Account	YTD Revenue	2026 Budgeted Revenue	% Revenue Used	% Remaining
General	3,310,572	6,389,000	51.82%	48.18%
Streets	46,194	63,700	72.52%	27.48%
Fire	143,059	1,283,100	11.15%	88.85%
Refuse	521,177	959,000	54.35%	45.65%
Parks	150,647	207,500	72.60%	27.40%
Water	1,579,701	5,020,125	31.47%	68.53%
Sewer	640,949	1,616,500	39.65%	60.35%
WWTP	2,053,895	4,462,500	46.03%	53.97%
Liquid Fuels **	167,474	165,000	101.50%	-1.50%
Totals	8,613,666	20,166,425	42.71%	57.29%

Account	YTD Expenses	2026 Budgeted Expenses	% Expenses Used	% Remaining
General *	2,368,375	6,389,000	37.07%	62.93%
Streets	38,645	63,700	60.67%	39.33%
Fire	7,765	1,283,100	0.61%	99.39%
Refuse	498,388	959,000	51.97%	48.03%
Parks	27,287	207,500	13.15%	86.85%
Water	1,590,299	5,020,125	31.68%	68.32%
Sewer	427,547	1,616,500	26.45%	73.55%
WWTP	1,787,463	4,462,500	40.06%	59.94%
Liquid Fuels	338,133	165,000	204.93%	-104.93%
Totals	7,083,902	20,166,425	35.13%	64.87%

* - 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	746,760
Police OT Wages	29,839
Police Per Wages	14,229
Police Hol Wages	4,619
Police Sick Wages	19,221
Police Vac Wages	27,581

		2026 Budgeted Expenses	% Expenses Used	% Remaining
Total Police Salaries	842,250	2,000,000	42.11%	57.89%

2026 GENERAL BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$2,083,851.13

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	150,022.24	-239,861.58	1,095.18	1,995,106.97
FEB	372,555.73	-761,970.86	812.23	1,606,504.07
MAR	358,589.78	-551,655.64	886.94	1,414,325.15
APR	613,335.27	-560,981.94	796.25	1,467,474.73
MAY	2,113,536.17	-784,148.74	1,419.18	2,798,281.34
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 GENERAL SAVINGS BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$1,340,444.96

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	0.00	0.00	2,368.73	1,342,813.69
FEB	0.00	0.00	2,214.72	1,345,028.41
MAR	7,172.72	0.00	2,536.13	1,354,737.26
APR	0.00	-7,172.72	2,381.31	1,349,945.85
MAY	0.00	0.00	2,306.00	1,352,251.85
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 GENERAL OPERATING BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$2,136,192.82

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	32,569.80	-832,228.01	885.94	1,337,420.55
FEB	1,933,320.98	-1,670,842.58	939.22	1,600,838.17
MAR	1,214,512.00	-949,153.38	998.80	1,867,195.59
APR	1,919,616.72	-1,227,893.15	1,036.47	2,559,955.63
MAY	1,431,100.28	-1,795,982.65	1,074.56	2,196,147.82
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 GENERAL PAYROLL BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$61,130.35

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	366,747.99	-366,747.99	39.19	61,169.54
FEB	375,133.92	-375,133.92	37.18	61,206.72
MAR	403,290.13	-403,290.13	42.06	61,248.78
APR	447,314.91	-447,314.91	40.69	61,289.47
MAY	355,416.08	-355,407.56	37.95	61,335.94
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 STREET LIGHTS BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$34,451.78

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	953.66	0.00	18.71	35,424.15
FEB	305.30	-25,506.92	11.96	10,234.49
MAR	2,504.90	-4,169.30	4.78	8,574.87
APR	9,153.42	-5,510.62	5.17	12,222.84
MAY	40,555.52	-4,093.45	22.32	48,707.23
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 FIRE BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$32,850.33

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	3,012.18	0.00	18.53	35,881.04
FEB	1,068.52	-2,014.42	17.47	34,952.61
MAR	7,278.67	-1,516.46	20.91	40,735.73
APR	28,369.02	-6,249.00	27.81	62,883.56
MAY	104,183.85	0.00	76.07	167,143.48
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 REFUSE BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$805,675.32

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	16,059.33	-5,994.54	434.31	816,174.42
FEB	24,743.40	-105,633.02	370.92	735,655.72
MAR	208,310.71	-187,090.38	478.73	757,354.78
APR	20,030.04	-97,531.89	408.06	680,260.99
MAY	25,976.01	-106,973.43	354.34	599,617.91
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 PARKS & RECREATION BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$396,888.50

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	3,128.22	-512.41	212.89	399,717.20
FEB	1,068.51	-8,287.17	196.47	392,695.01
MAR	7,564.81	-5,596.35	223.30	394,886.77
APR	29,735.68	-13,353.29	217.47	411,486.63
MAY	109,056.67	-5,872.26	257.36	514,928.40
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 WATER BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$511,781.04

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	210,733.00	-94,450.89	301.33	628,364.48
FEB	632,062.72	-756,415.91	212.03	504,223.32
MAR	573,771.01	-731,148.69	237.68	347,083.32
APR	531,126.39	-747,079.45	197.49	131,327.75
MAY	585,060.67	-575,976.07	105.09	140,517.44
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 WATER ONLINE PAYMENTS BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$100,647.26

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	99,224.83	-745.74	74.81	199,201.16
FEB	243,001.22	-200,626.64	60.34	241,636.08
MAR	105,766.16	-251,434.71	37.58	96,005.11
APR	140,050.22	-221,304.11	41.51	14,792.73
MAY	240,236.73	-51,361.15	37.10	203,705.41
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 WATER CAPITAL BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$73,892.66

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	34,432.12	0.00	41.32	108,366.10
FEB	0.00	-895.00	53.69	107,524.79
MAR	0.00	-157.50	61.26	107,428.55
APR	0.00	0.00	57.39	107,485.94
MAY	192.50	-32,314.12	47.03	75,411.35
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 SEWER BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$163,954.60

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	15,881.46	-20,645.14	88.11	159,279.03
FEB	128,724.39	-272,964.52	18.50	15,057.40
MAR	223,489.70	-81,466.04	95.22	157,176.28
APR	21,101.19	-55,845.40	75.61	122,507.68
MAY	155,964.66	-252,456.85	59.58	26,075.07
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 WASTE WATER TREATMENT PLANT (WWTP) BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$1,536,546.90

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	3,285.00	-61,712.78	807.48	1,478,926.60
FEB	343,668.55	-385,791.18	703.94	1,437,507.91
MAR	748,062.08	-472,972.33	905.23	1,713,502.89
APR	168,648.40	-656,500.71	868.02	1,226,518.60
MAY	710,688.13	-289,061.62	819.30	1,648,964.41
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 WWTP SAVINGS BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$1,723,648.13

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	0.00	0.00	3,045.90	1,726,694.03
FEB	0.00	0.00	2,847.86	1,729,541.89
MAR	0.00	0.00	3,260.07	1,732,801.96
APR	0.00	0.00	3,062.07	1,735,864.03
MAY	0.00	0.00	2,965.24	1,738,829.27
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 LIQUID FUELS BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$313,036.31

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	0.00	0.00	167.24	313,203.55
FEB	0.00	-120,209.46	105.94	193,100.03
MAR	0.00	-9,012.99	109.08	184,196.12
APR	166,888.00	-205,832.24	129.61	145,381.49
MAY	0.00	-3,077.91	74.20	142,377.78
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 DEBT BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$289,250.05

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	0.00	0.00	154.53	289,404.58
FEB	0.00	0.00	144.31	289,548.89
MAR	0.00	0.00	165.00	289,713.89
APR	0.00	0.00	154.78	289,868.67
MAY	0.00	0.00	149.70	290,018.37
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

2026 ENTERPRISE ZONE BANK ACCOUNT
DECEMBER 2025 ENDING BALANCE = \$183,871.91

MONTH	DEPOSITS	WITHDRAWALS	BANK INTEREST	BALANCE
JAN	3,404.38	0.00	130.33	187,406.62
FEB	3,404.38	0.00	123.94	190,934.94
MAR	3,404.38	0.00	144.26	194,483.58
APR	3,404.38	0.00	137.72	198,025.68
MAY	3,404.38	0.00	190.17	201,620.23
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				

REPORT FOR THE TIME PERIOD 5/4/2026 – 6/12/2026

To
Borough Council

From
Chief Borkowski

CC
Mayor Sorg

RE
Monthly
Operations

AMBLER BOROUGH POLICE DEPARTMENT



Officer Training - From May 4th – 8th, Detective Tyler Conroy and Officer Dan Siebels attended the weeklong class of Fundamentals of Supervision and Leadership. The course is sponsored by the Police Chiefs Association of Montgomery County. It was held at the Bucks County Public Safety Training Center.

Police Week Luncheon - On Thursday May 14th, the Police Department enjoyed lunch that was provided by Cantina Feliz. The annual event is sponsored by the Amler Borough Administration. All our staff members offered their appreciation for the meal.

MPOETC Act 180 Updates/PCMAC Monthly Meeting - On May 20th & 21st, I attended the yearly classroom required updates for municipal police officer's certification. On May 21st at the Police Chief's meeting, the DNA program was reviewed and additional information was provided. Also, the plans for a new county sponsored shelter for unhoused residents was discussed. The location of the facility will be in Upper Merion Township.

Qualifications - This month officers have been transitioning to the new Glock duty Pistols. Over half of the Department has completed the course and are now carrying the new firearm on duty. By the end of June all Officers will be qualified.

Police Chief's Roundtable Discussion forum – On June 4th, I attended the quarterly meeting at Hatfield Township's Police Station. The focus is on the management of personnel. The various chiefs from across the county provide valuable insight into their experience with the discussion topic.

Eastern Montgomery County SWAT Meeting – On June 9th, the Department Chiefs who are members of the team met for an update on the most recent activity. I learned that an updated county wide active shooter training will be implemented in September. The training will be free for all active Montgomery County Police Officers.

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 MAY	
	FEB	MAR	APR	MAY	% 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	1	2	1	0	-100.0%	2	3
5. Burglary							
a. Forcible Entry	0	0	0	1	100.0%	2	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	1	0	1	1	0.0%	4	3
b. \$50 - \$199	0	2	1	0	-100.0%	3	3
c. Under \$50	0	0	1	0	-100.0%	5	1
7. MV Thefts	0	0	0	0	0.0%	1	0
PART I - TOTAL	2	4	4	2	-50.0%	17	10
PART II & ALL OTHER OFFENSES							
911 Hang Ups	16	23	23	33	43.5%	35	119
Animal Complaints	6	5	8	9	12.5%	33	34
Assist Other Agencies	10	21	13	19	46.2%	57	77
Disorderly Conduct	0	0	0	6	600.0%	2	7
Disturbance	11	7	3	12	300.0%	39	37
Domestic	9	16	22	18	-18.2%	67	84
Drug Offense	0	0	1	1	0.0%	1	2
DUI + w/Accidents	1	0	0	1	100.0%	2	3
Fire Alarm Calls	10	6	10	8	-20.0%	63	45
Fireworks Complaints	0	0	0	0	0.0%	0	0
Fraud/Forgery	1	0	1	2	100.0%	19	5
Juvenile Complaints	0	0	2	2	0.0%	2	4
Medical Assistants	53	60	62	62	0.0%	292	295
Noise Complaints	2	3	4	5	25.0%	21	23
Public Drunkenness	0	0	0	2	200.0%	3	2
Public Service & Misc. Calls	422	469	437	442	1.1%	2093	2222
Security Alarm Calls	9	11	14	28	100.0%	82	71
Suspicious Activity	15	32	22	31	40.9%	101	115
Traffic Complaints	3	4	2	1	-50.0%	26	12
Vandalism	1	0	0	3	300.0%	5	4
PART II & ALL OTHER OFFENSES	569	657	624	685	9.8%	2943	3161
GRAND TOTALS	571	661	628	687	9.4%	2960	3171

YTD CALLS FOR SERVICE

2024	2025
8085	7056

	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF MAY	
	FEB	MAR	APR	MAY	% Change	2025	2026
Abandoned Vehicle Complaints	2	3	4	2	-50.0%	15	7
Non-Traffic Violations	2	6	0	1	100.0%	7	9
Parking Meter Violations	0	364	182	319	75.3%	1434	915
Prohibited Parking Violations	131	194	236	410	73.7%	604	836
Prohibited Parking Citations	56	44	29	75	158.6%	300	249
Non-Reportable Accidents	11	6	11	15	36.4%	38	19
Reportable Accidents	0	0	1	1	0.0%	10	2
Traffic Violations							
a. Speeding	1	2	2	8	300.0%	21	15
b. Stop Signs	5	3	6	10	66.7%	61	27
c. Misc. Traffic Violations	81	113	93	58	-37.6%	391	402
Total Traffic Violations	87	118	101	76	-24.8%	473	444

Submitted By:

Chief Jeff Borkowski

Incidents Subject To Reclassification

AMBLER BOROUGH POLICE DEPARTMENT

MONTHLY TIME USED

Vacation, Personal, Holidays, Sick Time	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF MAY	
	FEB	MAR	APR	MAY	% Change	2025	2026
Sick Hours	80.0	84.5	44.0	68.0	54.5%	287.5	324.5
Personal/Holiday	20.0	57.0	79.0	29.5	-62.7%	203.5	214.5
Vacation	80.0	60.0	62.0	116.5	87.9%	351.5	343.5
Kelly Time	105.5	102.5	112.0	73.0	-34.8%	366.0	501.0
Comp Time Used	19.0	23.3	9.0	94.3	947.2%	185.3	246.0
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%	144.0	0.0
Total Labor Hours Reported	304.5	327.3	306.0	381.3	24.6%	1537.8	1629.5

LABOR HOURS

Misc. Hours Used by Police	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF MAY	
	FEB	MAR	APR	MAY	% Change	2025	2026
Court Appearances 38-1-10	26.0	11.0	14.0	21.0	50.0%	94.0	88.0
County Court Appearances	8.0	0.0	0.0	3.0	300.0%	31.3	15.0
Overtime Hours	85.0	73.5	65.0	80.3	23.5%	448.8	357.3
Time Spent In Training	142.0	96.0	142.0	120.0	-15.5%	428.5	516.0
Meter Enforcement Hours	29.0	83.5	72.5	102.5	41.4%	324.3	321.0
Crossing Guard Hours	428.0	529.5	470.3	495.0	5.3%	2596.3	2351.8
Total Labor Hours Reported	718.0	793.5	763.8	821.8	7.6%	3923.0	3649.0

AMBLER BOROUGH POLICE DEPARTMENT

VEHICLE FUEL & MILEAGE REPORT

Unit	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF MAY	
	FEB	MAR	APR	MAY	% Change	2025	2026
43-1 2021 Ford Explorer (Chief)	624	824	665	578	-13.1%	3,096	3,339
43-2 2017 Ford Explorer (Patrol)	43	16	230	277	20.4%	7,129	606
43-3 2025 Ford Explorer (Patrol)	1,269	1,678	1,917	986	-48.6%	0	5,983
43-4 2010 Ford Escape (Detective)	636	642	869	677	-22.1%	2,833	3,388
43-5 2014 Ford Explorer (Patrol)	252	269	85	13	-84.7%	1,337	919
43-6 2025 Ford Explorer (Patrol)	868	1,345	1,434	1,153	-19.6%	1,274	6,036
43-7 2023 Ford Explorer (Patrol)	797	990	724	1,196	65.2%	7,426	4,462
43-8 2017 Nissan (Undercover)	670	984	1,034	1,000	-3.3%	3,597	5,603
Total Mileage	5,159	6,748	6,958	5,880	-15.5%	26,692	30,336

CAR	ODOMETER READING
43-1	35,727
43-2	111,754
43-3	15,502
43-4	124,975
43-5	99,617
43-6	11,944
43-7	54,701
43-8	114,001



AMBLER POLICE DEPARTMENT

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Calls for Service

Year 2026 May

Code	Call for Service	Totals
0510	BURGLARY	1
0619	THEFT ALL OTHERS	1
1130	FRAUD ALL OTHERS	2
1440	CRIMINAL MISCHIEF ALL	1
1445	PROPERTY DAMAGE REPORT	2
2020	FAMILY OFF-CHILD ABUSE	1
2040	FAMILY OFFENSES - DOMESTIC	18
2111	DUI-ALCOHOL/UNDER INFL	1
2310	PUBLIC INTOXICATION / DRUNKENESS	2
2415	DISPUTE	1
2450	NOISE COMPLAINT	5
2605	ENDANGER WELFARE/INCOMPETENT	2
2619	PFA/ICC VIOLATION	3
2654	DISTURBANCE	12
2657	HARASSMENT	6
4006	OTH ACCIDENT NON TRAFFIC GENERAL POLICE	1
4020	SUSPICIOUS AUTO	11
4021	SUSPICIOUS ACTIVITY	19
4022	SUSPICIOUS PERSON	1
4023	SHOTS FIRED - REPORTS	2



AMBLER POLICE DEPARTMENT

32

Calls for Service

Year 2026 May

Code	Call for Service	Totals
4051	ALARM BURGLARY OR HOLD UP RESIDENCE	28
4081	JUVENILE MATTER (NON CRIMINAL ONLY)	2
4100	ALARMS (FIRE ALARMS)	7
4135	ELEVATOR EMERGENCY	1
4161	FUMES - ODOR UNKNOWN / STRANGE INSIDE BLD	1
5004	FOUND ARTICLES	2
5008	LOST ARTICLES	3
5010	MISSING PERSON	3
5506	LOST / FOUND / STRAY ANIMALS	7
5510	ANIMAL COMPLAINTS ALL	2
6006	REPORTABLE MV CRASH W/INJURY	1
6008	REPORTABLE MV CRASH NO INJURIES	1
6016	NON REPORTABLE MV CRASH	8
6017	NON REPORTABLE MV CRASH HIT & RUN	6
6305	SELECTIVE ENFORCEMENT TRAFFIC	22
6308	TRAFFIC MV COMPLAINT	1
6310	TRAFFIC ENFORCE / STOP	76
6335	TRAFFIC HAZARD	2
6336	DISABLED MV	1
6511	PARKING VIOLATION COMPLAINT	16



AMBLER POLICE DEPARTMENT

33

Calls for Service

Year 2026 May

Code	Call for Service	Totals
6602	ABANDONED IMPOUND/TOWAWAY	2
6612	SIGNALS SIGNS OUT	1
6614	TRAFFIC POST	11
7003	PROPERTY CHECK / AREA CHECK	4
7006	LOCK OUT	3
7008	MEDICAL ASSISTANCE	62
7014	OTH PUB SERV/WELFARE CHK	14
7015	ASSIST CITIZEN	18
7025	EMOTIONALLY DISTURBED PERSON (EDP)	6
7085	CHILD CUSTODY EXCHANGE	2
7502	ASSISTING-FIRE DEPT	5
7504	ASSISTING-OTHER POLICE DP	12
7506	ASSISTING-OTHER AGENCIES	3
8010	WARRANTS-LOCAL	26
8252	WARRANT ATTEMPT TO SERVE	1
8504	PRISONER WATCH /JAIL DUTY/TRANSPORT	3
9002	ADMINISTRATIVE DUTIES	4
9006	SICK DAY	6
9008	COURT	7
9020	POLICE INFORMATION	46



AMBLER POLICE DEPARTMENT

34

Calls for Service

Year 2026 May

Code	Call for Service	Totals
9021	TRAINING	1
9029	CIVIL MATTER	3
9030	SPECIAL DETAIL ASSIGNMENT	3
9050	BACKGROUND CHECK	15
9052	PFA INFORMATION	11
9068	COMMUNITY RELATIONS ACTIVITY	1
9071	DIRECTED PATROL	59
911	911 HANG UP / CHK WELFARE	33
9111	BIKE PATROL	2
9112	FOOT PATROL	11
9115	FOLLOW UP	9
9119	CHILD LINE / CYS	1
9192	VEHICLE MAINTENANCE	1
9982	SEX OFFENDER REGISTRATION	3
9988	RETURN TO STATION	15
9989	CALL BY PHONE	77
Grand Total		763

06.12.2026

Parking Report

35

TO
Borough Council

REPORT FOR THE TIME PERIOD 05/1/26 – 05/31/26:

FROM
Ofc. Nasobkow

CC
Mayor Sorg
Chief Borkowski
Borough Manager Detwiler

RE
Parking Operations

1. **Usage Increase by 250%**
May marked the first month where New Meters, Kiosks, and Mobile Pay were all operating simultaneously. As a result, recorded parking usage increased by 250%. Cavalier Lot 1 recorded more than double the parking as Lot 2 & 3 combined. **(Enclosure 1)**
2. **New Feature on T2 Mobile Pay**
A recent update now enables users to view current occupancy rates and receive navigation to other municipal lots in town. **(Enclosure 2)**
3. **Optimization of Reserve Parking Spaces**
Reserve parking spaces have been reorganized and consolidated, resulting in 25 additional public spaces: Lot 1 gained 12 spaces, Lot 2 gained 11, and Lot 3 gained 2.
4. **New Signage Installed**
Updated reserve parking signs have been installed for current lessees, clearly identifying reserved spaces and clarifying when the spaces may be used. **(Enclosure 3)**
5. **Installation of Meter Stickers**
All Flowbird signage and stickers have been removed and replaced with T2 Mobile Pay stickers. **(Enclosure 4)**
6. **Validations**
314 complementary parking validations were used in the Month of May

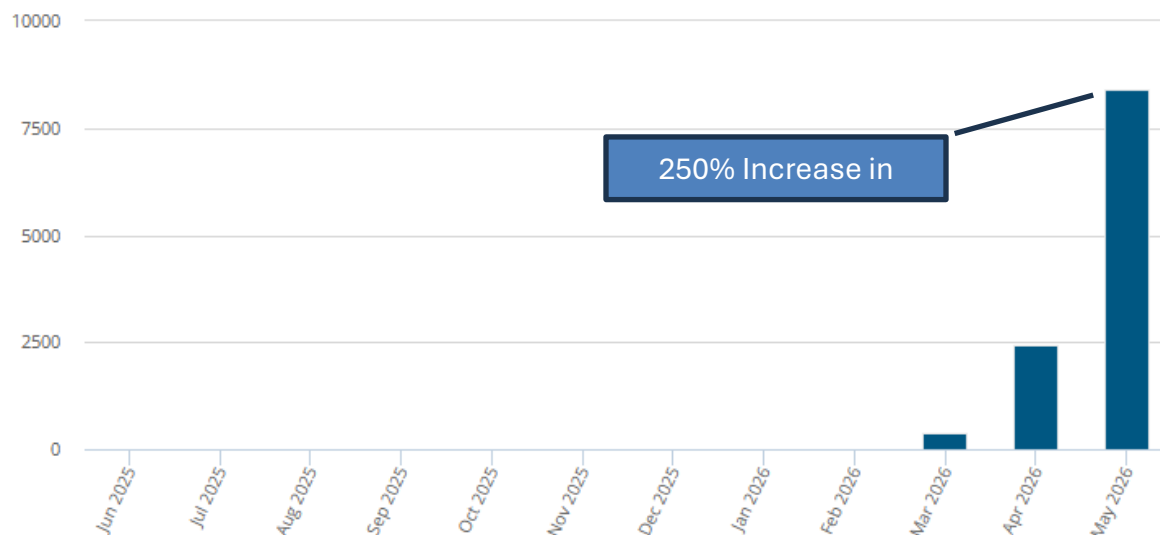
BOROUGH OF AMBLER

Tel 215-646-1000 x105
Fax 215-641-0704

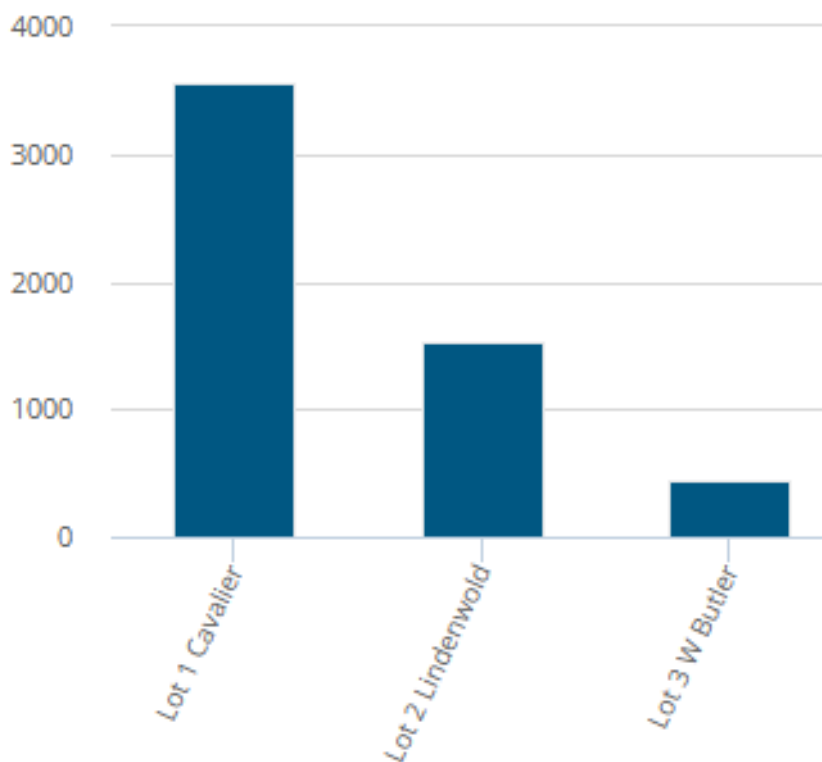


Enclosure 1: 8,399 recorded parking sessions for the month of May. Cavalier Lot's popularity is double that of Lot 2 & 3 combined.

TOTAL PURCHASES BY MONTH



TOTAL PURCHASES BY LOCATION



Purchases

Enclosure 2: A new feature that allows users to discover our other lots and see what the estimated availability is. This will also assist navigating users to alternative lots.




Park vehicle

Welcome! Please select your time below or tap continue to pay for parking. Thank you!

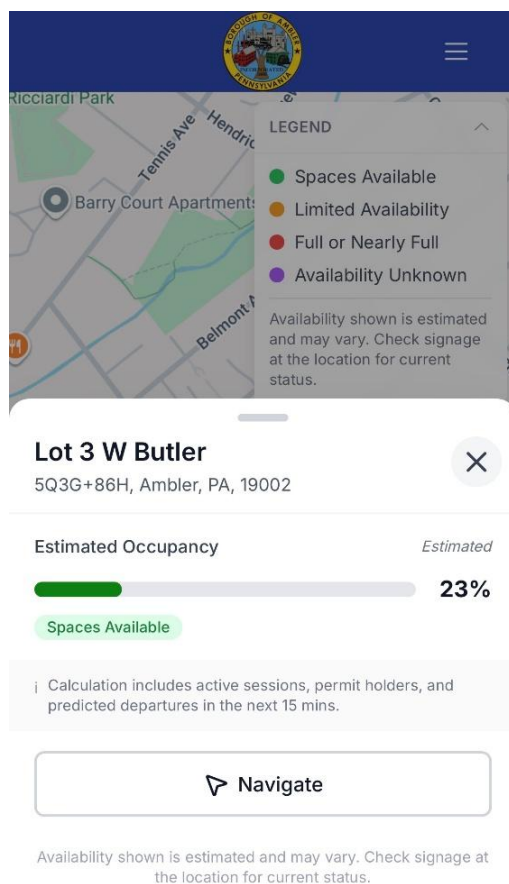
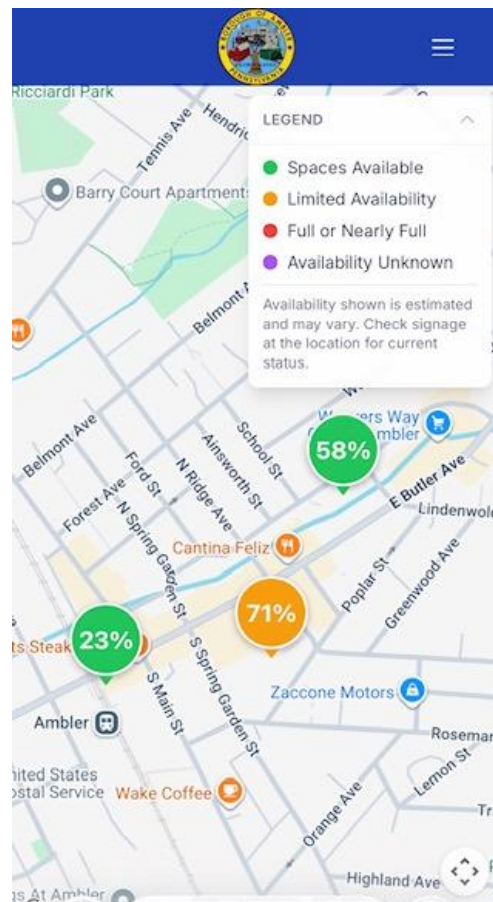
Lot 1 Cavalier
Cavalier Dr



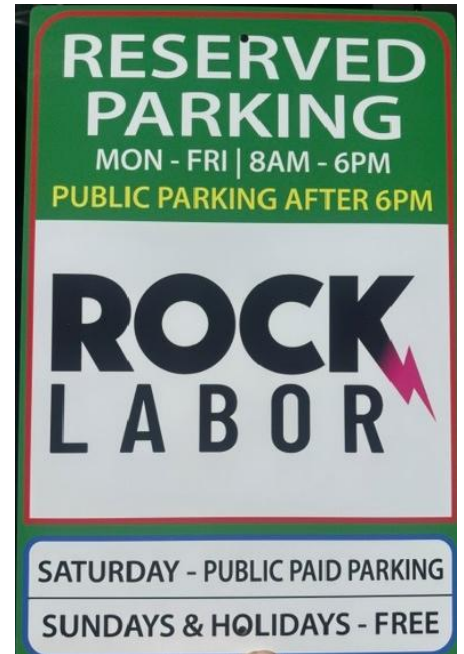
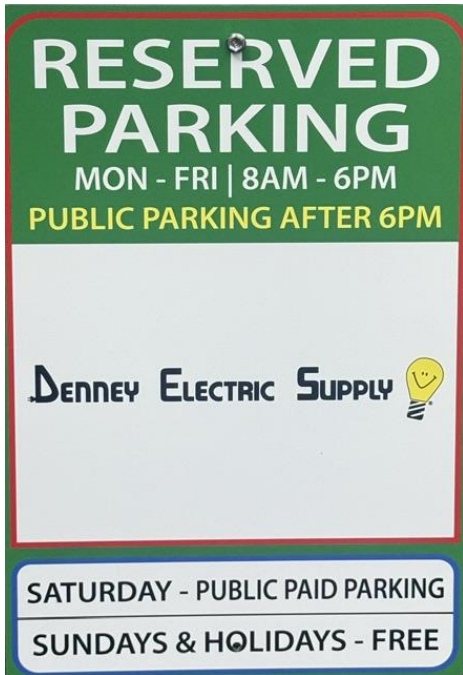
Set parking duration

Continue

[Terms and Conditions](#)
[Need Help?](#)
[View Other Locations](#)



Enclosure 3: New Reserve Signs have been installed. These signs aim to be clearer on when public parking is permitted.



Enclosure 4:





Wissahickon Fire Company
Fire Chief Report
May 2026 (151 days)

40

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								86	31%
Conshohocken		1	1										2	1%
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	23								112	41%
Montgomery	5	3	6	4	4								22	8%
Norristown					1								1	0%
North Wales			1		1								2	1%
Upper Dublin	2	2	2	1	2								9	3%
West Norriton					1								1	0%
Whitemarsh	1	3	4	1	2								11	4%
Whitpain		3	3	3	2								11	4%
TOTAL	57	60	56	49	52	0	0	0	0	0	0	0	274	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								9	3%
AFA Actual	11	14	11	7	9								52	19%
AFA False	9	12	3	13	9								46	17%
Appliance		1											1	0%
Assist EMS		1		1	1								3	1%
Assist Police Dept			1										1	0%
Brush	1			3	1								5	2%
Building Investigation	3		4	1	2								10	4%
CO Detector	6	6	3	4	4								23	8%
Commercial Bldg	5	2	5	2	1								15	5%
Elevator Rescue		1	2	2	3								8	3%
Fast Team Assist		1											1	0%
Gas Odor Inside	2	6	4	1	2								15	5%
Gas Odor Outside	1	6	1		3								11	4%
Hazardous Materials					1								1	0%
High Angle Rescue		1											1	0%
Non Comm Bldg	7	4	9	4	3								27	10%
Officer Investigation	4	1	2	1	3								11	4%
Smoke in Area			1										1	0%
Standby other fire station	2	1	2	3	1								9	3%
Traffic Unit assist		1	1	1	2								5	2%
Trash			2		1								3	1%
Vehicle Fire			2	1	2								5	2%
Vehicle Rescue	1			1	1								3	1%
Wires	1	2	3	1	3								10	4%
TOTAL	57	60	56	49	54	0	0	0	0	0	0	0	276	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								40	14%
Tuesday	5	15	11	11	8								50	18%
Wednesday	9	8	9	9	10								45	16%
Thursday	13	5	8	7	6								39	14%
Friday	9	6	6	2	6								29	11%
Saturday	7	5	3	8	6								29	11%
Sunday	5	13	11	5	10								44	16%
TOTAL	57	60	56	49	54	0	0	0	0	0	0	0	276	100%



Wissahickon Fire Company
Fire Chief Report
May 2026 (151 days)

41

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								138	50%
Attendance at Day Calls	355	313	259	291	263								1,481	
Average Day Calls	10.1	10.4	10.8	13.2	9.7	-	-	-	-	-	-	-	10.7	
Night & Weekend Calls	22	30	32	27	27								138	50%
Attendance at N & W Calls	297	385	428	300	404								1,814	
Average Night & Weekend	13.5	12.8	13.4	11.1	15.0	-	-	-	-	-	-	-	13.1	
Total Calls	57	60	56	49	54	0	0	0	0	0	0	0	276	100%
Total Attendance	652	698	687	591	667	0	0	0	0	0	0	0	3,295	
Average Total Calls	11.4	11.6	12.3	12.1	12.4								11.9	
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								20	
Total Drill Attendance	129	131	184	137	98								679	
Average Drill Attendance	32.3	32.8	36.8	34.3	32.7								34.0	

Count of Alarm 2026								
Hour of Day	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
0	3		1		2	2	3	11
1	1	2	2		1			6
2		1	3	1	1		2	8
3			1	1	1			3
4	1			1	1			3
5				1	1			2
6	1	1	1	1	1			5
7	1	1	1	1	3	3		10
8	1	1	1	1	1		2	7
9	2	3	1	4	3	1		14
10	3	1	5	1	2	2	1	15
11		3	2	3	1	2	1	12
12	3	3	2	5	4		1	18
13		8	7	2	3	2		22
14	4	3	3	3	2	3	2	20
15	6	1	4	3	1	5	2	22
16	3	1	2	4	1	2	4	17
17	3	1	4	4	2	2	2	18
18	4	2	2	2	1	1	2	14
19	3	4	1	3	2	2	3	18
20	3		1		2		3	9
21	1	2	1		1	1		6
22	1	2	3	1			1	8
23			2	3	2	1		8
Grand Total	44	40	50	45	39	29	29	276

Highest call time (Day and Hour)

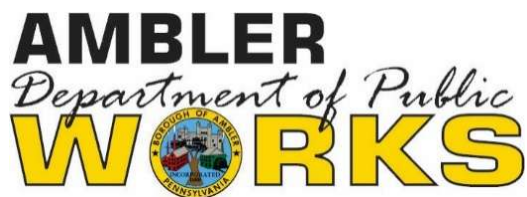
Monday Trainings	Jan-26	Feb-26	Mar-26	Apr-26
Truck Inventory & Cleanup		Bloodborne Pathogens / warehouse fires	Hazmat refresher Part I	Forcible Entry / Pulley work
SCBA Fit Test		PSP Awareness training	Hazmat refresher Part II	Foam training
RIT rescue / Forcible Entry		Truck Inventory & Cleanup	SCBA Drill	Gas meter refresher
Work night		Hydrants	Truck Inventory & Cleanup	Pumping basics
			Vehicle Rescue	
Total Hours Training	323	Total Hours Training 328	Total Hours Training 460	Total Hours Training 343



DEPARTMENT of PUBLIC WORKS



JUNE 2026 MONTHLY ACTIVITY REPORT



ROADWAY

- Bannockburn & Church: PECO Pavement Restoration scheduled May /June 2026
- Various Potholes Filled



SEWER / STORM SEWER

- Quarterly Sewer Degreaser Program – **COMPLETED (QTR1)**
- Curb and Inlet Replacement I/F/O St. Anthony Rectory **COMPLETED**
- Curb and Inlet Replacement I/F/O Forest & Hendricks **COMPLETED**
- Sewer Back Up : Tennis Ave : JETTED / Flushed **COMPLETED**

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 May. **IN PROCESS**
- Ridge and Poplar : Street Light Pole Painting hardware upgrades **IN PROCESS**
- T2 Parking Meter System Kiosk Installation week of May 5th **COMPLETED**



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

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**)

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 : EST \$5,000

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 :

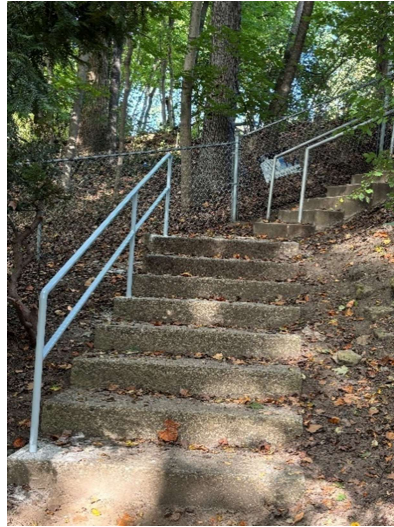
Playground Upgrade / Additional Equipment





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 (\$3-4K)

Trail Signage / Park Boundary Signage (TBD)



EXAMPLE

FOR CONSIDERATION :

Better pathway access from Tennis Ave

Water Dept. Monthly Report May 2026	
Backflow U&O Inspection	2*
Blow Out Curb Box/ Street Valve	2*
Check Report of Possible Water Leak	6*
Clean Grounds at Borough Hall, Dump, Tanks, & Wells	3*
Deliver Notices	3*
Metrotech Water Service Line	1*
Water Line Application	3*
Water Usage Report	3*
Distribution Work:	
Backfill	3*
Blacktop 175 Rosemary Ave.	1*
Dig and Reset/Replace Curb Box	8*
Exercise Valves	2*
Fire Hydrant Flushing/Maintenance	8*
Hose Off Water Service	2*
Lawn Restoration:	5*
• 555 Paddock Road • 7250 Willow Road • 2 Sycamore Lane • 213 Ft. Washington Avenue • 515 Ardross Avenue	
Locate, Clean Out, Mark, & Exercise Curb Box	7*
Low Pressure Check	2*
Repair Lid (curb box or valve)	7*
Verify Service Leak on Customer Side Repaired	5*
Water Main Break 175 Rosemary Ave.	1**
Water Main Break 1015 Stevens Drive	1**
Repair Water Service Leak 770 Loch Alsh Ave.	1**
Water Shut Off – Temporary Request or Emergency	7*
Water Turn on Service	8*
Meters:	26*
Meter Changes:	
• Cubic Foot Meters: 4 • Gallons Meters: 17 • Install Meter New Construction: 0	

- Leaking Meter: 0 - Meter in Reverse: 0 - Radio Repair Read: 4 - Stopped Meter: 1	
3rd Party Contractor Lenegan - Replacement Meter Program Replaced 405 Meters changed to date	405*
Meter Readings:	
- Regular Readings: 16* - Final Readings: 17* - Quarterly Billing Readings: 1**	34*
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: Replace Piping at Whitemarsh Pumping Station.	**
Employees Hours Off / Days: 120/15 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

May 2026

Average Monthly Plant Flow – 3.54 MGD / Peak Plant Flow – 5.73 MGD

Total Dry Tons of Sludge Removed – 25.69 Tons

Total Rainfall – 3.47”

Administration:

- Reviewed lab reports from MJ Reider
- Reviewed and submitted April's and 2026 – 2nd Quarter DMRs
- Updating plant's O&M manual (1980) – Reviewing final draft
- Organizing old files in plant office
- Rudy Dukes completed wastewater training course on May 13th – Took wastewater operators exam on May 28th
- Employees met with Bill Schindler of Capital Legacy Partners on May 6th
- Updating Preparedness Prevention and Contingency (PPC) Plan (2022)
- Held conference call with Bill Brown, Jeff Morgan and GHD to discuss plan for Copper Study on May 14th – DEP requirement for NPDES permit is due by June 30th. We will be requesting an extension from DEP, so we may review historical data and prepare a report
- Municipal Maintenance Company (MMC) started installation of new Pump #4, Pump #5 and isolation valves in EPS-1 on May 18th
- BCWAS Expansion Project – Blacktop restoration will be completed by June. Bill Brown and I met with Eastern Environmental Contractors and Coastal Technical Sales to review new equipment designs and locations within the WWTP. Additional meetings will be held to finalize the designs

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)
- Cleaned fence lines – trash, leaves, branches
- Adjusted defoamer and odor control pumps to maintain levels
- Training new employee on plant operations
- Operators drained and hosed down primary clarifiers ET-2 and ET-3 for annual inspections

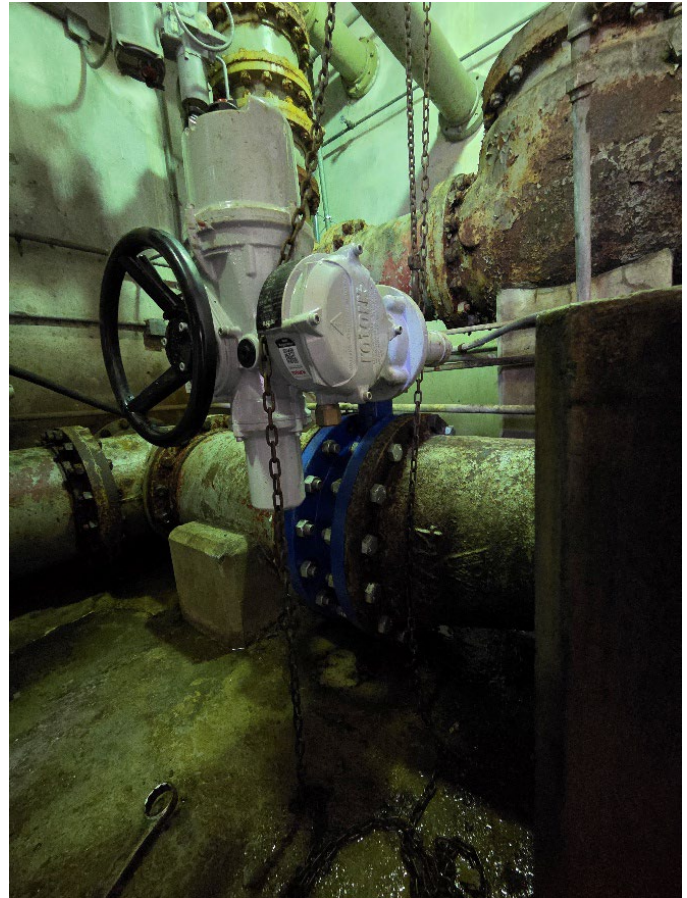
Plant Maintenance:

- 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
- Annual inspection of Primary Clarifiers ET-2 and ET-3 – adjusted flight and drive chains, changed oil on gearboxes
- Inspected PS-1's flow meter – cleaned probes
- Inspected grit pump – changed oil and reinflated air chamber
- Pump #3's pump shaft broke above impeller – Pulled pump and took to Deckmans for repairs – Ordered parts for rebuild. Completion around mid-July
- Removed damaged wear ring from Pump #3's volute
- Moved new pumps and valves to EPS-1 – Set up pump and hoses for temporary bypass during installation
- Cleared blockage in B-4's sump pump
- Replaced damaged flights and chains on primary clarifier ET-3
- Inspected leak on Godwin Bypass pump driveway bridge – will need to weld patch over hole
- Xylem repairing PS-1 Godwin bypass pump – completion early-June
- Replaced tubing on both sampler units
- Restored headlights and installed new bulbs on Truck #18
- Picked up rebuilt spare 50hp motor from Kufen Motors
- PS-1 Limitorque valves jamming up – Both units are being rebuilt, rep installed temporary units in the meantime
- Jaydoor repaired sensors and adjusted tension on bay #2's garage door
- BSI, Inc installed new control module for PS-1's recycling valves – adjusting as needed
- Trojan tech on-site for quarterly PM of UV system – working on spare inventory list
- Van's Lock Shop installed new panic bars on PS-1's wetwell doors – safety item
- Paone Electric – diagnosing VFD alarm on Pump #1 – Motor winding are degrading due to motor age (1980) – Getting quotes for replacement motor
- 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
- Sampled Spring House Innovation Park @ 727 Norristown Road, Lower Gwynedd May 6th & 7th
- Sampled Mauser Reconditioning @ 1400 Welsh Road, North Wales May 18th & 19th
- Sampled GT Radiator @ 161 South Main Street, Ambler on May 20th
- Received 2025 MIPP annual report – report card from EPA
 - 2023 – 76.9% (C)
 - 2024 – 79.6% (C)
 - 2025 – 81.5% (B)
- Our MIPP team – Jeff Morgan, Denise and I have put in a significant amount of work over the past three years to turn this program around. EPA very satisfied with program changes

Pump #4 and 18" Isolation Valve Replacement at EPS-1 (1980)



Borough of Ambler

Codes Enforcement Report for June 2026

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	6	7	13	15	17	4	0	0	0	0	0	0	62
Plumbing	4	4	6	4	3	0	0	0	0	0	0	0	21
Use and Occupancy	6	0	4	8	7	4	0	0	0	0	0	0	39
Zoning	0	0	7	5	3	1	0	0	0	0	0	0	16
Road Opening	1	0	1	3	8	59*	0	0	0	0	0	0	72
Mechanical	4	3	2	2	3	0	0	0	0	0	0	0	14
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	4	0	0	0	0	0	0	179
TOTALS	34	14	53	185	54	72	0	0	0	0	0	0	412

*INCREASE REFLECTS PECO GAS METER REPLACEMENT

BOROUGH OF AMBLER CODE DEPARTMENT					
VIOLATION NOTICES REPORT					
5/15/2026 to 6/12/2026					
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-260024	OPEN	6/4/2026	36 HENDRICKS ST	Hedges / Sidewalks	Notice of violation sent out 6/4/2026
V-260025	OPEN	6/4/2026	32 HENDRICKS ST	Hedges / Sidewalks	Notice of violation sent out 6/4/2026
V-260026	OPEN	6/5/2026	213 N SPRING GARDEN ST	Tree Branches / Sidewalks	Notice of violation sent out 6/5/2026
V-260027	OPEN	6/11/2026	227 OVERLOOK RD	Hedges / Sidewalks	Notice of violation sent out 6/11/2026

06.12.2026

Manager's Report

TO
Borough Council

FROM
Kyle Detweiler

CC
Mayor Sorg

RE
Monthly Operations

Miscellaneous Items:

On 5/27, we met with a full-services media and website hosting company about a package bundling both solutions... On 6/3, we met with reps from Upper Dublin School District regarding water treatment solutions on hand at their facilities ...On 6/11, I virtually took part in the WQIP Management Committee Meeting... On 6/15 we have our pre-con meeting scheduled for the courts at Ricciardi Park

REPORT FOR THE TIME PERIOD 5/19/26 – 06/12/26:

PENNSYLVANIA STATE ASSOCIATION OF BOROUGH CONFERENCE – From May 31st through June 2nd, I attended the PSAB Annual Conference in Hershey. The breakout sessions on a variety of topics lasted from Sunday evening and into Wednesday morning. There was a tremendous amount of content in all the presentations given, which also included Q&A sessions, topic-specific panels, and a keynote on leadership that lasts given by Tim Tebow. As I still unpack all my notes and content I've returned with, some of my favorite sessions included hiring trades and skilled laborers, Parks & Rec fundraising, public/private partnerships, economic coordination, and community revitalization.

GREEN RIBBON TRAIL – On May 26th, our office took part in a virtual kickoff meeting with the coalition of communities comprising the Green Ribbon Trail. We were introduced to the team lead and project contacts from NV5 who will be coordinating the inter-municipal efforts. Much of the presentation was general information, including milestones and future meeting dates. Some next action includes revisiting a study that examined the banks along the Wissahickon Creek and establishing points of contact between PennDOT and the County regarding bike/pedestrian traffic and bridge/roadway construction. Ambler's contact points include Butler Pike at the creek bridge.

ADDITIONAL WATER FUNDING OPPORTUNITIES – On May 26th, our office took part in virtual presentation on exploring additional grant funding opportunities to eliminate PFAS in your water systems. The program, hosted in conjunction with The Water Center at the University of Pennsylvania, contained information related to DEP & EPA grant opportunities, as well as PENNVEST funding options. We followed this presentation up with a meeting of our staff and GFT, to further discuss the current well treatment upgrades, existing MIRIA fund utilization, and eligibility options for these same grant opportunities within our water systems.

COMMITTEE MEETINGS – On June 5th, the Finance & Administration Committee met with our Finance Director, and, on June 8th, the Code Enforcement & Planning Committee met. The Public Works Committee is scheduling a meeting with our Water Superintendent for early July and Public Safety is scheduled to meet later in June.

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. Site visits week of June 8. GFT 1) confirming constructability and compliance of all improvements, 2) preparing new HOP being required by PennDOT, with target of June submission 3) to prepare request to CFA to reallocate grant funds for drainage improvements in the corridor, 4) to update project scope and timeline; targeting Spring 2027 construction, and 5) to coordinate with Solicitor on acquiring easements.
086301.005	Tannery Run Repairs - 33 - 57 E Butler Ave	Preparing a design & permitting estimate. Recommend advanced H&H analysis once floodplain model is received from FEMA.
086301.002	Flood Mitigation and MS4 Permit Compliance	Awaiting floodplain model from FEMA. Field view of 13 locations occurred on June 10 to document current conditions and potential projects. Coordinating with Glenn to prepare fact sheets to inform Borough priorities for preliminary designs and grant applications.
	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	Review #2 issued June 2, 2026.
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
086301.009	BT 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	Attended bridge site visit with staff on 4/21/26; Concept plan/section prepared and used for DEP Pre-Appl call 5/13/26; DEP will allow an Emergency GP-11 permit; GFT is reviewing and updating previously prepared G&A cost estimate for staff review.
086301.000	PW Garage Floor	Reviewing documents related to preliminary evaluation.

**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	Ambler Borough Tributary Chapter 94 Report submitted to WWTP Egr. (HRG) on March 25, 2026. Working with Borough on plan to televise 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. PADEP provided verbal approval for minor modifications needed for issuance of Operations Permit. UDT completed final inspection and issued U&O Permit, with conditions of LD potentially still outstanding.
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.
086301.008	Lakeview Development 5-9 N. Maple Ave.	Reviewing documents related to potential water infrastructure improvements needed to serve project.
086301.015	776 Johns Lane (LGT)	Construction complete. Reviewing documents to determine outstanding items for dedication.

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

Project No.	Project Name	Project Status
	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.
General Services		
086301.021	Annual Consumer Confidence Report (CCR)	Preparing annual report for distribution to customers by July 1, 2026.
086301.022	Risk & Resilience Assessment and Emergency Response Plan	Preparing required updates. Recertification of Risk & Resilience Assessment is due June 30, 2026. Emergency Response Plan update is due December 31, 2026.
086301.001	Grant Funding Initiatives	Met with Borough staff to review options for grant funding for replacement of service lines potentially containing lead. 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.

#	Fund	MAY 1st Run	MAY 2nd Run	TOTALS
1	GENERAL	246,216.67	96,503.77	\$342,720.44
2	STREET LGTS	92.66	4,534.76	\$4,627.42
3	FIRE	0.00	1,516.46	\$1,516.46
4	REFUSE	90,370.62	0.00	\$90,370.62
5	PARKS & REC	2,538.42	2,833.81	\$5,372.23
6	WATER	205,734.08	90,580.06	\$296,314.14
8	SEWER	13,910.23	18,930.31	\$32,840.54
9	WWTP	141,708.32	80,408.23	\$222,116.55
35	LIQUID FUELS	\$0.00	0.00	\$0.00
30	WATER CAPITAL	\$2,743.62	0.00	\$2,743.62
TOTALS		\$703,314.62	\$295,307.40	\$998,622.02
VOID CHECKS				\$0.00
GRAND TOTAL		\$ 703,314.62	\$ 295,307.40	\$998,622.02
Fund	Significant Expenditure & Detail			TOTALS
GENERAL	DVHT - Monthly Health Insurance Premium			\$120,456.56
WATER	GFT Engineering - Misc. Water Projects			\$204,943.59
GENERAL	DVPLT - Quarterly Liability Insurance Premium			\$101,097.50

**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 5% of the gross lot acreage.

3. Nonresidential land uses shall offer for dedication 5% of the gross lot acreage.

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

Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.boroughofambler.com



May 27, 2026

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

Re: Subdivision land development ordinance amendment: requiring open space or fee in lieu of recreation or open space

Dear Mr. Detweiler:

At the May 26, 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. These revisions include the below:

- To require 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.
- Require a fee in lieu of recreation or open space if open space or recreation area is not feasible such as a two-lot subdivision or redevelopment of an existing lot where space is not deemed applicable. This fee would then be able to be put towards improvements for existing borough park improvements.
 - 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:
 - 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.
 - Residential uses and mixed land uses containing three (3) or more residential dwelling units shall offer for dedication 5% of the gross lot acreage.
 - Nonresidential land uses shall offer for dedication 5% of the gross lot acreage.

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

**MONTGOMERY COUNTY
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Montgomery County
Planning Commission**

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Scott France, AICP
Executive Director

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 style and is contained within a thin black rectangular border.

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

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Scott France, AICP

May 29, 2026

SUBJECT: Proposed Amendment to the Subdivision and Land Development Ord. RE: Recreation Land

TO: Glenn Kucher, Code Enforcement Officer; Ambler Borough Planning Commission

FROM: Tim Konetchy, AICP, Senior Community Planner

Over the last few months, MCPC has assisted the Ambler Borough Planning Commission to prepare an amendment to the Borough Subdivision and Land Development Ordinance (Chapter 22) to establish a recreational land requirement. Requiring that land be set aside for recreational and open space purposes is a common practice in the region. The proposed revisions are in alignment with the regional norms for such.

The framework of the proposed standards relies upon model language from Montgomery County Planning Commission's *Model Subdivision and Land Development Ordinance*. The draft regulations include the following sections:

- **Intent.** This section establishes the rationale for requiring the provision of recreation land as part of a land development, which is to provide adequate recreational opportunities for residents and to ensure that any increased use of existing facilities is offset by the developer/applicant.
- **Applicability.** After reviewing the requirements established in five nearby townships and five nearby boroughs, the Planning Commission agreed upon the following requirements:
 - o Residential land uses with up to two (2) dwelling units must provide a fee in lieu of dedicated recreation land. This standard was determined after discussing the difficulty that a two-unit development would have in establishing a meaningful recreation area on their development site. Inspiration for this requirement came from Lower Gwynedd Township, which requires the provision of a fee for any development with fewer than 10 dwelling units.
 - o Residential land uses with three (3) or more dwelling units and nonresidential uses shall offer for dedication 5% of the gross lot acreage. This requirement was calibrated as a middle-ground among the five nearby townships and five nearby boroughs that were reviewed.
- **Conformance to existing plans.** This section cites the “principles and standards” outlines in the *Borough of Ambler Comprehensive Plan*, *Open Space Plan Update* and *Ambler Borough Parks: Vision for the Future* as a way to connect to specific priorities as outlined in these documents.
- **Park and recreation land or facilities standards.** This section establishes the standards for land that is offered for dedication to the Borough. The standards effectively define the standards of what would make a recreation area “usable” by the general public, including specifications that the land is suitable for public access and that trail and sidewalk connections must be accommodated.
- **Alternatives to the development of recreational land.** This section establishes options for instances where fee-simple dedication of land is not feasible or not desirable. The options include improving existing recreational facilities by purchasing equipment or otherwise improving the facility, privately preserving land to

be used by the general public, a fee in lieu option where applicants may pay a fee in place of physical improvements, or a combination of all of these options. The fee in lieu option would require that Borough Council establish a fee to be included in the fee schedule. The Planning Commission reviewed the fees of five nearby townships and five nearby boroughs and determined that \$1,000 per dwelling unit¹ and \$0.50 per square foot² for nonresidential uses was the fee that they would recommend Borough Council enact. This analysis was discussed at the May 26, 2026 Planning Commission meeting and is available as an attachment to the meeting agenda.

¹ \$1,000 per dwelling unit is the established fee in Lower Gwynedd Township, Lower Moreland Township, and Whitemarsh Township; Conshohocken Borough, Lansdale Borough, and Whitpain Township rely on a fair market value calculation, which the Planning Commission determined could become cumbersome to implement as the process includes as many as three appraisals (applicant, borough, and third-party mediator).

² \$0.50 per square foot is utilized in Montgomery Township and Whitemarsh Township; Conshohocken Borough, Lansdale Borough, and Whitpain Township rely on a fair market value calculation as discussed in footnote 1, above.