

AGENDA

AMBLER BOROUGH PLANNING COMMISSION

I. CALL TO ORDER **August 25, 2026 (7:00 PM)**

II. ROLL CALL

III. APPROVAL OF: July 28, 2026 minutes

IV. CORRESPONDENCE / MEETINGS / COORIDINATION AND OUTREACH

V. OLD BUSINESS:

1. Input is requested on updating the 2013 Borough Comprehensive Plan. Discussion regarding the September 22, 2026 Open House Materials.

VI. NEW BUSINESS

1. Review “The Flats at Ambler Station (North & South sides of Maple Avenue at Septa Station / Wissahickon Avenue)” conditional use application to relocate existing Hatch office tenant 37,000 +/- sqft, construction of 231 multifamily units, 5,000 +/- sqft retail, and 510 parking spaces in two buildings connected by a pedestrian bridge over Maple Avenue. *Motion Requested*

VII. ADJOURNMENT



August 19, 2026

via Email

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

RE: Conditional Use Application
The Flats at Ambler Station, BT Ambler, LLC
100-112 West Butler Avenue and 19, 23 and 27 South Chestnut Street
Tax Parcel #01-00-02945-00-6, #01-00-02945-10-5, #01-00-00745-00-1, #01-00-01138-00-4,
#01-00-01126-00-7, #01-00-01123-00-1

Mr. Detweiler,

GFT has completed a review of a conditional use application for the above-referenced project.

The following documents were submitted for our review:

- Application for Subdivision & Land Development Review, prepared by BET Investments, Inc., dated 7/31/2026
- BT Ambler Special Warranty Deed, prepared by BET Investments, Inc., dated 12/21/2022
- Conditional Use Plans, prepared by Bohler Engineering, dated 7/31/2026
- Preliminary Stormwater Management Report, prepared by Bohler Engineering, dated 7/31/2026
- Ambler Mixed-Use Development Transportation Impact Study, prepared by TPD, dated 8/22/2025, last revised 7/17/2026
- Architecture Conditional Use Plans, prepared by Architecture Engineering Interiors, dated 7/31/2026
- Cover Letter, prepared by Hamburg, Rubin, Mullin, Maxwell & Lupin, PC., dated 7/31/2026

The Applicant, BT Ambler, LLC proposes a transit-oriented development (TOD) located on properties situated on both the north and south sides of Maple Avenue, in the vicinity of the SEPTA Station and Wissahickon Avenue. The project site is located within the OC (Office Campus) and RO (Redevelopment Overlay) Zoning Districts. Pursuant to §27-2703.E(3)(a) of the Township Zoning Ordinance, a TOD is permitted within the RO District subject to conditional use approval by the Borough.

The proposed development includes construction of two mixed-use buildings containing 231 multifamily residential units, approximately 37,000 square feet of office space, 5,000 square feet of retail space, and 510 parking spaces. A pedestrian bridge spanning Maple Avenue will provide a direct connection between the two buildings. The total development site encompasses approximately 3.38 acres.

To address stormwater management, the project incorporates several stormwater management facilities, including green roofs on both buildings, an underground stormwater detention basin beneath the parking area of the proposed northern building, and both an underground detention basin and an underground managed release concept (MRC) basin beneath the parking area of the proposed southern building. Stormwater runoff from the building roofs and surrounding impervious areas will be directed to the underground facilities for treatment and controlled release. Additionally, the project proposes reconstructing a portion of the existing storm sewer along Wissahickon Avenue at a deeper elevation since the existing storm sewer is currently too shallow to allow the proposed underground stormwater basins to drain to by gravity. The reconstructed storm sewer will connect to the existing storm sewer at the intersection of Wissahickon Avenue and Chestnut Street.

Zoning

1. §27-2105.2 – For parking lots over 10 spaces, a ratio of one handicapped space per 25 standard spaces shall be used. The site plan proposes 21 proposed handicap spaces which meets this ordinance requirement; however, the architectural plans appear to only depict 18 spaces.
2. §27-2705.K(4) – All pedestrian amenities shall be designed in accordance with standards of Americans with Disabilities Act (ADA). ADA Detectable warning surfaces must be provided at all proposed pedestrian crossings.
3. §27-2705.A – This ordinance section requires all utility lines and services to be placed underground. The site plan depicts existing and relocated overhead utility wires along the frontages, while the architectural renders do not depict any overhead wires.
4. §27-2703.E.(3)(B)4 – Each dwelling unit shall have a minimum of 600 square feet plus an additional 100 square feet per additional bedroom. The architectural plans shall indicate the square footage and number of bedrooms for each dwelling unit to verify compliance with this section.
5. §27-412.4.C(6) – The ordinance limits illumination projected onto neighboring nonresidential property lines to 0.5 footcandles and neighboring residential property lines to 0.1 footcandles. Based on the submitted lighting plan, illumination levels appear to exceed these limits along portions of the northeast, northwest, and southeast sides of the northern building adjacent to nonresidential properties, as well as along portions of the southwest side of the southern building adjacent to residential properties.
6. The following comments relate to the design of the proposed loading area and its driveway onto Butler Avenue:
 - a. §27-2106 – The location and size of loading areas shall be adequate for the safe parking of trucks and maneuvering space shall be provided so that ingress and egress can occur on the lot without backing out onto a public street. Turning templates for delivery and refuse trucks shall be provided to demonstrate compliance with this requirement.
 - b. The proposed loading area shall include necessary signage and/or striping to restrict unauthorized parking.
 - c. The existing driveway adjacent to the proposed driveway shall be shown on the plan. We note that there appears to be minimal separation between the two driveways, which may create potential pedestrian safety concerns along the sidewalk. The limited sidewalk area between the driveways may not provide adequate refuge space, particularly for wheelchair users.

Stormwater Management

7. Information regarding access to the stormwater management basins for maintenance purposes should be provided. It should be verified that the required maintenance equipment will be able to access the location.
8. Information should be provided on any emergency roof drainage overflow measures in the event that the basins are full during a severe storm event.

9. The project proposes reconstructing a portion of the existing storm sewer along Wissahickon Avenue at a deeper elevation since the existing storm sewer is currently too shallow to allow the proposed underground stormwater basins to drain to by gravity. The following comments pertain to the proposed storm sewer reconstruction:
 - a. The location and sizes of the existing storm sewers along Wissahickon Avenue must be verified. The Existing Conditions/Demolition Plan shows an 18-inch RCP storm sewer entering the street from Maple Avenue; however, its location along the street is not shown and a smaller and different material 15-inch HDPE storm sewer is shown exiting from street at the Chestnut Street intersection.
 - b. Due to the proposed elevation adjustments, the reconstructed storm sewer will have a flatter overall slope than the existing storm sewer. This reduction in slope may alter the hydraulic performance and conveyance capacity of the storm sewer. A future land development submission shall include detailed hydraulic calculations for predevelopment and post development conditions demonstrating that the proposed storm sewer modifications will not result in any adverse hydraulic impacts to the existing drainage system.

Water & Sanitary Sewer

10. The proposed development is one of three (3) projects proposed or approved in the area of W. Butler Pike and Maple Avenue. The water and sanitary sewer infrastructure serving these projects should be evaluated and will likely require replacement/upgrade to ensure adequate long-term service for all existing and proposed properties in the area. GFT and the Borough are recommending a meeting with representatives of the three developments to review and discuss options for addressing concerns with the age and adequacy of the water and sanitary sewer infrastructure.
11. The existing water and sanitary sewer easement on the north parcel is proposed to be extinguished. Any water and sewer facilities within the existing easement must be evaluated by the Borough prior to relocation and/or abandonment.
12. PADEP Act 537 Sewage Planning must be addressed by the Applicant.
13. Projected water demands for the Project must be provided, including required fire flow.
14. Existing and proposed water and sanitary sewer facilities must include pipe size and material. Rims and inverts of existing manholes shall be provided.
15. Proposed street trees should be located a minimum of 10 feet from water and sewer facilities.
16. The existing water main label should be revised to match the Legend.
17. The minimum depth of cover shall be four feet for all main line sewers and water mains and three feet for all building sewers.
18. Meter pits should be provided for each building.
19. A minimum 10-foot horizontal clearance shall be provided between sanitary sewer and all other utilities. Where 10 feet of horizontal clearance cannot be maintained, 18" of vertical clearance shall be provided. Profiles for existing and proposed water and sewer facilities must be provided in a future land development plan to verify this.

20. A future land development plan should include utility profiles, and all relevant water and sanitary sewer details and a note stating that all proposed water and sanitary sewer facilities shall be constructed in accordance with the most recent standards and specifications of Ambler Borough.

Water/Sanitary Sewer Permitting and Fees

21. The Applicant shall coordinate with the Borough regarding all fees required for connection to the Borough Water and Sewer systems.
22. The Applicant is responsible for obtaining any necessary regulatory agency permits, and copies of all permits shall be provided to the Borough.

General

23. While maintaining compliance with the streetscape and landscape requirements, an additional sidewalk along the Butler Avenue frontage is recommended to provide a more direct pedestrian route and reduce maneuvering, particularly for wheelchair users and individuals with visual impairments.
24. The Applicant should provide information on move-in and move-out logistics for both apartment buildings, including where moving trucks will be parked. Although the utility plans show a loading/move-in room and entrance at the southern corner of the northern building, no clear designated loading area for larger moving vehicles is identified.
25. Copies of all existing easements, covenants, and deed restrictions associated with the site shall be provided to our office.
26. We defer to the Fire Marshal/Fire Chief regarding fire and life safety requirements, including emergency access. We note that the site plan proposes an emergency access route along the southeast side of the northern building; however, it is identified as being subject to approval from the adjacent property owner.

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

Very truly yours,
GFT Infrastructure, Inc.



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



Theresa A. Funk, P.E.
Principal Project Manager

cc (via email): Glenn Kucher – Ambler Borough
Steve Smallberger – Ambler Borough
Elizabeth Kunzier – Ambler Borough
Tim Brennan, P.E. – GFT
Will Smith, P.E. – GFT
Tim Konetchy, AICP – Montgomery County Planning Commission
Melissa Osborne, Esq. – Clarke Gallagher Barbiero Amuzo & Glassman Law
Alex Glassman, Esq. – Clarke Gallagher Barbiero Amuzo & Glassman Law

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**Montgomery County
Planning Commission**

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Scott France, AICP
Executive Director

August 14, 2026

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

Re: MCPC #25-0175-002
Plan Name: The Flats at Ambler Station
(4 lots comprising 3.4 acres)
Parcels ID: 01-00-00745-00-1; 01-00-02945-00-6; 01-00-02945-10-5; 01-00-00745-00-1
Borough of Ambler

Dear Mr. Detweiler:

We have reviewed the above-referenced conditional use application as you requested on August 3, 2026. We forward this letter as a report of our review.

BACKGROUND

BT Ambler, LLC has submitted a conditional use application to permit Transit-Oriented Development (TOD) use within the Redevelopment Overlay District. The underlying zoning designation is Office Campus. The application provides for the redevelopment of 3.4 acres across 4 tax parcels under common ownership, including 3 parcels on the north side of South Maple Avenue (#01-00-00745-00-1, #01-00-02945-00-6, and #01-00-02945-10-5) and one parcel on the south side of South Maple Avenue (#01-00-00745-00-1). In total, the proposal provides for the construction of 231 dwelling units (139 studio/one-bedroom and 92 two-bedroom), 5,165 square feet of commercial space, 36,940 square feet of office space, and 510 parking spaces throughout two 6-story buildings.

The proposed north building is six stories tall (60 feet average; 74 feet max.) and has a 56,437-square-foot footprint. The first floor primarily contains structured parking, with additional space for the residential and office lobbies, mailroom, building services, trash storage, and bicycle storage. This level includes 119 parking spaces. A subgrade parking level, accessed by an internal ramp from the first floor, provides an additional 100 parking spaces. Structured parking occupies much of the second floor, with 52 parking spaces, along with 19,555 square feet of office space. The third floor includes 15,285 square feet of office space, with the remaining floor area devoted to multifamily residential use. Floors four through six are devoted to multifamily residential use. In total, the building contains 123 multifamily dwelling units.

The proposed south building is six stories tall (56 feet average; 74 feet max.) and has a 49,251-square-foot footprint. The first floor includes 5,162 square feet of retail space, a residential lobby, building services area,

trash room, and 82 parking spaces. A subgrade parking level, accessed by an internal ramp from the first floor, provides an additional 36 parking spaces. The second floor also contains structured parking, with 121 additional spaces. Floors three through six are devoted to multifamily residential use. In total, the building contains 108 multifamily dwelling units.

COMPREHENSIVE PLAN COMPLIANCE

BOROUGH COMPREHENSIVE PLAN

The borough's 2001 Comprehensive Plan recommended the creation of a Redevelopment Overlay District to promote TOD adjacent to Ambler Station. The district was later created through zoning map and ordinance amendments and has been revised since its adoption. 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 proposal appears generally consistent with the district's intended vision. It is worth noting that the Borough Planning Commission, with assistance from MCPC through a Community Planning Assistance Contract, is currently preparing an update to the comprehensive plan.

COUNTY COMPREHENSIVE PLAN

Montgomery County's Comprehensive Plan 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. A central park or green should be created within developments within a Town Center. The overall development plan is generally consistent with the goals for mixed-use development within a town center.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, we have identified the following items that the borough may wish to discuss with the applicant prior to conditional use approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

The borough is encouraged to request additional information on the proposed operations and maintenance procedures for the proposed stormwater management facilities. In particular, the borough should confirm that maintenance and repair equipment can access this infrastructure if issues arise. Requiring the submission of an operations and maintenance plan may be appropriate.

LANDSCAPING PLAN

We commend the overall landscaping plan for providing a substantial number of trees and shrubs. However, additional plantings may be appropriate in a few areas around the proposed north building. Areas where additional plantings should be considered include the northwest corner, where a proposed sidewalk

connection is intended to connect to Ambler Station, and the gathering space along the eastern property boundary, where no trees are presently proposed. Because both areas are intended to experience pedestrian activity, enhanced landscaping should be considered.

PROPOSED DRIVEWAY ON BUTLER AVENUE

The proposed driveway on Butler Avenue would be located near an existing curb cut and driveway on the adjacent property to the south. Multiple driveway crossings can create additional points of conflict between vehicles and pedestrians, which may affect sidewalk safety. Furthermore, Butler Avenue carries significant daily traffic volumes and an additional driveway could further affect traffic flow in an area that already experiences congestion. We therefore recommend that the applicant consider relocating or eliminating the proposed Butler Avenue driveway. Alternatively, the applicant should coordinate with the borough to identify regular timeframes when use of the driveway would have the least impact on traffic flow.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve Ambler's planning objectives for transit-oriented development.

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. We look forward to reviewing a land development application once it is filed by the applicant.

Sincerely,



Timothy Konetchy, AICP, Principal Community Planner I
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Peter Clelland, P.E., Applicant
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
Alexander M. Glassman, Esq., Borough Solicitor
Jessica Buck, District Manager, MCCD

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant's Plan



The Flats at Ambler Station
MCPC#250175002

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Neamap

0 50 100 200 Feet



