AGENDA

AMBLER BOROUGH PLANNING COMMISSION

I. CALL TO ORDER **October 27, 2026 (7:00 PM)**

II. ROLL CALL

III. APPROVAL OF: August 25, 2026

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 / Survey Results.

VI. NEW BUSINESS

1. Review the 61 Forest Avenue preliminary / final subdivision proposing a two-lot subdivision. *Motion Requested*

VII. ADJOURNMENT

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

Montgomery County
Planning Commission

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610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

October 19, 2026

SUBJECT: Ambler Borough Comprehensive Plan – Open House Summary

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

FROM: Tim Konetchy, AICP, Principal Community Planner I

Background

On September 22, the Planning Commission, with support from MCPC staff, hosted an open house to share the draft goals and future land use map with the goal of gathering feedback from the community. The event saw strong attendance, with 77 attendees signing in. Those attending the event were directed to visit five stations, which centered on the following topics: community, mobility, economy, sustainability, and future land use. The future land use station included both a draft future land use map and an aerial map of the Butler Avenue corridor, which is a key study area that will see special attention in the comprehensive plan.

To ensure broader participation, the same materials and survey were made available online for those unable to attend the event in person. In total, 130 survey responses were received through the combined in-person and online engagement effort; however, not all survey questions were answered by every respondent.

Community feedback from the event will help the Planning Commission refine the draft goals and future land use map, develop supporting implementation actions for each goal, and inform the overall content of the comprehensive plan.

Discussion of Survey Results

The following summary discusses how respondents prioritized the draft goals presented at the open house and through the associated survey. Respondents were asked to rank the four draft goals in each category relative to one another. Results were evaluated using two measures: rank (1–4) and average score. A rank of 1 indicates the highest importance, while 4 indicates the lowest; similarly, an average score closer to 1 indicates greater importance than one closer to 4. In addition to ranking the draft goals, respondents were asked to provide open-ended input on each topic under discussion, as well as the future land use map, the Butler Avenue corridor, and about the comprehensive plan more generally.

Public engagement is a critical component of the planning process, providing valuable insight into community priorities, concerns, and experiences that will help inform the goals of the comprehensive plan. Because participants were self-selected, the results are not statistically representative of the broader population of Ambler and should not be interpreted as definitive measures of community sentiment. That said, the feedback provides important perspective on the issues, opportunities, and priorities identified by those who participated.

Theme 1: Community

The community theme is meant to address neighborhoods, housing, parks and recreation, historic/cultural resources, and other quality-of-life aspects of living in Ambler. Two posters supported this concept: one summarized feedback from the previous open house and community survey, while the other presented the draft goals and key information on population, housing, home values, parks, and open space.

In total, 122 respondents ranked the draft goals for the community theme. The chart below presents the vote totals for each rank and the average rank, ordered by average rank:

	#1 Votes	#2 Votes	#3 Votes	#4 Votes	Average Rank
Preserve existing housing stock and support diverse, context-sensitive infill and redevelopment that maintains the Borough's compact, walkable character, promotes alternative modes of travel such as bicycling, and balances development pressure with affordability and quality-of-life issues such as parking, traffic, and neighborhood impacts.	54 (44.3%)	36 (29.5%)	19 (15.6%)	13 (10.7%)	2.4
Continue to advance the goals of *Ambler Borough Parks: Vision for the Future* (2023) by enhancing Ambler's parks and open spaces for all residents to enjoy by improving accessibility, maintaining and improving facilities and equipment, and by enhancing the aesthetics of these areas.	29 (23.8%)	36 (29.5%)	32 (26.2%)	25 (20.5%)	3.0
Preserve buildings and other resources that represent important aspects of Ambler's history and culture and encourage the continued use and adaptive reuse of existing buildings when feasible.	19 (15.6%)	24 (19.7%)	42 (34.4%)	36 (29.5%)	3.4
Continue to provide high-quality public services by ensuring every resident has access to public safety and emergency services, efficient and affordable utilities, safe and resilient infrastructure, and an efficient local government.	20 (16.4%)	26 (21.3%)	29 (23.8%)	47 (38.5%	3.5

The community theme received 53 write-in responses. The most common issues raised related to development, the desire to improve parks, and the desire to improve walkability throughout the community. About twice as many respondents had comments that were against growth/development as opposed to pro-growth/development, though both represented a fair number of responses.

Those against growth and development cited concerns about changing Ambler's small-town character, the potential effects on traffic, parking, infrastructure, flooding, and the Borough's historic character. There was a strong sentiment against the scale and design of new development (too high and "boring" design). Many called for more strict controls over building height and design, protection of historic buildings, and open space preservation.

Those in favor of growth and development supported building additional housing of various types, mixed-use zoning, and development near existing services. Some respondents specified the need more diversity in housing, including mixed-use, multifamily development, and accessory dwelling units. Affordable housing options were also specifically cited as a desire, with some requesting additional action to develop more affordable units. Many of the pro-growth comments also noted walkability improvements as part of their overall comment. There was also the desire for building design to be appropriate for Ambler, similar to a concern raised by those against development.

Parks, walkability, and community services and amenities were also recurring priorities. Respondents valued Ambler's parks and called for continued maintenance, additional trees, playground improvements, safer sidewalks and bicycle facilities to connect to parks, and more welcoming shared spaces such as community gardens. Other quality of life concerns raised by respondents included parking (desire for resident parking passes), reducing truck traffic, and retaining municipal control of water and sewer services (as opposed to privatizing the system).

Selected quotes are provided below:

- *I don't think infill is necessary. Protect and value what we have, increase tree cover, protect and expand greenspace.*
- *Ensure QOL does not go down as population rises.*
- *Compact - I do not support high rise development. Believe more people than a .85 sq mile land area can support. Ambler is not like Conshohocken. Affordability is a quality of life issue for all. increased traffic is a concern.*
- *A top priority for me is maintaining the historic character and aesthetic of Ambler. It's really important that any new build truly falls into place and feels congruent with existing architecture. I want more affordable housing and maintaining class and ethnic diversity - I would not have moved here if Ambler were less ethnically diverse.*
- *I would like to see affordable housing - am concerned that my kids will have to move far when they grow up, and working class people need places to live.*
- *As a father of two, the work done in our parks and public spaces has been great! However, I would prioritize the discussion of zoning and making Ambler a sustainable town that can adapt to residents' needs — with a focus on making the town welcoming and safe to walk/cycle, as well as on solid rule and regulation adjustments to encourage mixed-use design, like: resident-based businesses, multi-family homes, and accessory dwelling units (ADUs). I believe a focus on walkability and mixed-use zoning laws can help Ambler unlock its full potential as a model, modern town. Furthermore, there is strong evidence that opening up mixed-use zoning laws for resident-based first-floor businesses, multi-family homes and ADUs for rent are the most effective ways to bring affordable housing to Ambler. All too often, developers only start their discussions with "affordability," only to change to "luxury" at the point of development.*
- *We need to keep the diversity of Ambler. But, we need to develop and develop smart. The town changing is not bad, we just need to find a balance. Better explain the 'why' to the community.*
- *More housing and an emphasis on walkability.*

Theme 2: Mobility

The mobility theme addresses how residents and visitors travel within Ambler, focusing on pedestrians, bicyclists, and drivers. While not addressed as the high-level goal, sub-actions will pay special attention to accessibility for people with limited mobility, mobility-aid users, and those pushing strollers. The mobility station featured two posters: one summarized input from the previous open house and community survey, and the other presented the draft goals, key data and maps on traffic counts, vehicle crashes, transit ridership, and the sidewalk network.

In total, 118 respondents ranked the draft goals for the mobility theme. The chart below shows the vote totals at each rank and the average rank, with results ordered by average rank:

	#1 Votes	#2 Votes	#3 Votes	#4 Votes	Average Rank
Improve sidewalks and other pedestrian connections throughout the Borough and to nearby recreational amenities.	67 (56.8%)	40 (33.9%)	9 (7.6%)	2 (1.7%)	1.9
Consistently maintain roads and bridges in good repair and safe condition.	34 (28.8%)	36 (30.5%)	17 (14.4%)	31 (26.3%)	2.9
Improve bicycle connectivity and safety through the provision of pavement markings, bike parking, and other bicycle infrastructure.	8 (6.8%)	30 (25.4%)	44 (37.3%)	36 (30.5%)	3.5
Support transit riders and promote the use of transit through improved amenities at transit stops and by improving accessibility.	9 (7.6%)	12 (10.2%)	48 (40.7%)	49 (41.5%)	3.8

This topic received 40 write-in responses. There was universal support for improvements to sidewalks, streets, crosswalks, and accessibility. Many respondents described broken or uneven sidewalks, potholes, overgrown vegetation, inadequate curb ramps, and faded pavement markings. Parking availability and traffic safety was another major concern, with repeated calls for resident parking passes, more parking downtown, slower vehicle speeds, traffic calming, safer crossings, and stronger attention to truck traffic. Several respondents specifically emphasized accessibility issues for those using wheelchairs, strollers, or accessible parking spaces.

Many respondents supported improved walking, bicycling, and transit connections, including bike lanes, connections to destinations outside the Borough, improved transit facilities (and crossing concerns at the station), and deploying traffic calming measures in certain locations. A smaller group questioned whether Ambler has the space to add on-road bicycle infrastructure. A specific proposal involved the Borough partnering with the school district to enable more kids to walk to school.

Selected quotes are provided below:

- *Sidewalks must be a priority. They are a disaster throughout the Borough, limiting accessibility to those with wheelchairs and strollers.*
- *A walkable community should also work for people who cannot walk long distances.*
- *Any traffic calming the town can bring to downtown would be a welcome improvement.*
- *Dedicated bike lanes on some streets would be amazing.*
- *I just don't think we have the capacity to be a truly bicycle-friendly borough.*
- *The [train] station was a major reason my wife and I bought our house here.*

Theme 3: Economy

Ambler's Main Street experience (Butler Avenue and Main Street) serves as a model for many peer communities in the region. The local economy depends largely on Butler Avenue and Main Street as regional destinations for arts, culture, dining, and nightlife. However, there are also many service and office businesses throughout the Borough that offer jobs and services close to home. As interest in Ambler continues, new commercial enterprises should build on this success by supporting existing businesses and by addressing unmet needs for goods and services.

The economy station featured two posters: one summarized input from the previous open house and community survey, while the other presented the draft goals and information on commuting patterns, residents' workplaces, borough events, and a retail spending analysis (Esri Business Analyst). The retail analysis provided some interesting information, which may be helpful the Borough considers how to enhance the Main Street experience.

In total, 114 respondents ranked the draft goals for the economy theme. The chart below shows the vote totals at each rank and the average rank, with results ordered by average rank:

	#1 Votes	#2 Votes	#3 Votes	#4 Votes	Average Rank
Continue to leverage Downtown Ambler's success as a regional arts, culture, and dining destination.	68 (59.6%)	23 (20.2%)	18 (15.8%)	5 (4.4%)	1.9
Ensure that all new and infill developments within the redevelopment overlay district surrounding Ambler Station align with the Borough's vision as a compact, walkable, and mixed-use transit-oriented neighborhood.	27 (23.7%)	35 (30.7%)	26 (22.8%)	26 (22.8%)	2.8
Ensure that zoning regulations continue to meet the evolving needs of residents and businesses by periodically reviewing land use regulations to address new and innovative land uses.	11 (9.6%)	37 (32.5%)	34 (29.8%)	32 (28.1%)	3.2
Promote revitalization and reinvestment in the industrial district.	8 (7.0%)	19 (16.7%)	36 (31.6%)	51 (44.7%)	3.7

This topic received 40 write-in responses. Many comments linked the local economy and new development to Ambler's identity as a small town with a compact downtown. Respondents generally supported downtown and local businesses but wanted more everyday retail and services, such as a hardware or general goods store. Improving walkability and transit access was a major priority for many. Some respondents felt the concentration of bars and restaurants limits other entertainment options. There was also concern that rising commercial rents threaten longstanding businesses.

Many residents also took this theme as an opportunity to discuss development, with many similar comments to those under the community theme. Commonly cited concerns included protecting Ambler's small-town character, avoiding additional traffic, and concerns about parking available for both residents and those visiting downtown.

Selected quotes are provided below:

- *I would like to be able to do most of my weekly shopping without leaving the borough.*
- *We must be careful that we do not over develop the town and it loses its small town feel due to excess traffic or buildings that are too tall for the local building fabric.*
- *There are a lot of teenagers that come to festivals, but not a lot of places that are welcoming or accommodating to them. We'd benefit from more "third spaces."*
- *Any new development should consider residents quality of life, traffic, parking.*
- *I would like a tunnel or bridge under the train tracks at Ambler Station.*
- *No chains or franchise - local, independent businesses only please... It's import that Ambler remain unique - that people who come enjoy our downtown don't feel "oh, it's like Ardmore" or any other small main line town.*

- *The focus should be making Ambler for walkable and less traffic heavy. Too many cars in the area it is unnecessary. Encourage walking.*

Theme 4: Sustainability

Ambler has already made significant progress toward becoming a more sustainable and resilient community. The 2020 *Ambler Borough Strategic Plan: Transition to 100% Renewable Energy from 2020 to 2050* is emblematic of this commitment and provides a path for advancing sustainability through both Borough operations and broader community initiatives. The sustainability station featured two posters: one summarized input from the previous open house and community survey, while the other presented the draft goals, goals from the 2020 Strategic Plan, and maps of tree canopy coverage and climate change risk based on MCPC's Climate Change Potential Vulnerability Analysis.

A total of 98 respondents ranked the draft goals for the sustainability theme. The chart below shows the vote totals at each rank and the average rank, with results ordered by average rank:

	#1 Votes	#2 Votes	#3 Votes	#4 Votes	Average Rank
Preserve sensitive natural features, reduce flooding, and protect water quality.	58 (59.2%)	24 (24.5%)	11 (11.2%)	5 (5.1%)	1.6
Increase tree canopy coverage in areas where it is currently lacking, particularly along streets and in Borough parks.	25 (25.5%)	46 (46.9%)	12 (12.2%)	15 (15.3%)	2.2
Update local land use regulations to promote sustainable development practices.	6 (6.1%)	13 (13.3%)	56 (57.1%)	23 (23.5%)	3.0
Continue to advance the objectives of the Ambler Borough Strategic Plan: Transition to 100% Renewable Energy from 2020 to 2050 (2020) to ensure that the Borough is able to meet the identified goals of the plan.	9 (9.2%)	15 (15.3%)	19 (19.4%)	55 (56.1%)	3.2

This topic received 41 write-in responses. Flooding, stormwater, tree canopy, and water quality were the most prominent concerns. A significant number of respondents described flooding as an existing safety and infrastructure problem and called for improved drainage, stronger stormwater management, and assurance that development does not worsen existing conditions. Several comments advocated a more comprehensive and future-oriented approach, including updated flood-risk modeling, stronger floodplain standards, capital planning, green infrastructure, and dedicated stormwater funding. A few commentors requested that flood mitigation/planning be pulled out of the greater goal as its own goal; this should be considered by the Planning Commission.

Tree planting also received broad support, particularly along streets, sidewalks, parks, and paved areas where shade is currently limited. Respondents linked trees to pedestrian comfort, stormwater management, water quality, neighborhood appearance, and climate resilience. A few comments prioritized the need to maintain existing trees before planting new trees. Other comments emphasized pollinators and native plantings.

Several respondents supported renewable energy and climate action, although some questioned the feasibility of a 100% renewable target and favored measurable milestones in the interim.

Selected quotes are provided below:

- *Need to mitigate flooding issues.*
- *The effective FEMA floodplain should continue to serve its regulatory purpose, but it should not be the limit of Ambler's understanding of flood risk.*
- *I am shocked by how little tree covering there is by the sidewalks.*
- *Tree canopy programs are a cost-effective way to address several issues at once: rising temperatures (especially in downtown areas), flooding, and water quality.*
- *Out of all of the categories, this is most important to me. I walk the town daily and more trees are absolutely needed. I did not know that we had a goal to be 100% renewable and this excited me. Please continue this good work.*
- *I would like to see developers required to put solar on new developments...*

Theme 5: Future Land Use & the Butler Avenue Corridor

Future Land Use

The future land use goal had 23 responses. Comments revealed a clear divide regarding growth and development. Most respondents favored preserving open space, limiting large or tall apartment buildings, and improving existing neighborhoods, infrastructure, and buildings. Many preferred restoration, adaptive reuse, or redevelopment of disturbed properties over building on open land. A smaller group supported more diverse housing, including accessory units, duplexes, townhomes, multifamily buildings, and mixed-use housing, citing affordability, support for local businesses, and Ambler's historic development pattern. Other priorities included protecting existing businesses, beautifying Main Street and Butler Avenue, and maintaining access to everyday goods and services. A near-universal theme was the desire to maintain Ambler's small-town character.

Selected quotes are provided below:

- *I am not opposed to the apartment complex. I am opposed to the density and scale of the project. It seems overwhelming and I am not sure Ambler can deal with such a major project. Will it affect the small shops on Butler? How will they compete? Ambler is a gem that needs some polishing but let's not ruin a good thing.*
- *Just because we have a suburban residential zone so close to downtown does not mean it has to be all single-family homes.*
- *Densify so it stays walkable.*
- *As a resident in the Suburban residential zone, I think it is critical to develop bicycle lanes and walking paths to safely get residents to the main street without having to rely on a car.*
- *Residential areas should speak to additions of ADU's .*
- *People need to be more open-minded on these projects, and I think the borough needs to do a better job at presenting these projects to the public.*
- *New and exciting commercial opportunities when the condos are built in the SEPTA parking lot.*

The draft future land use map had 47 responses. Some of the most common concerns included the extent of the transit-oriented development overlay, the extent of the Main Street Mixed Use designation (concern that it extended beyond Butler Avenue), and the distinction between Suburban Residential and Borough Residential areas (there is a lot of overlap). There were also requests to compare the draft future land use map to that of previous comprehensive plans, which we can address moving forward.

Many comments also addressed proposed development within the TOD. Repeated concerns included density, building height, architectural compatibility, parking, traffic, impacts on emergency services and schools, and the potential impacts to community character. A smaller but still significant group supported greater density, mixed-use development, more townhomes, and expanded housing choices. Other respondents took a middle-ground position, expressing openness to redeveloping underutilized properties.

Butler Avenue

The Butler Avenue corridor questions received 109 combined responses addressing both desired changes and features respondents wished to preserve. Because the responses overlapped significantly, the responses to both questions were combined.

Respondents value Butler Avenue as a walkable, historic, and active main street. Common themes included the value of small and local businesses, restaurants and bars; the value of cultural destinations, such as the theater; the many community events offered throughout the year; the streetscape and, in particular, street trees; and, importantly, the feeling that the historic architecture is of the right scale.

The most common improvements requested included safer and more visible crosswalks, traffic calming measures, wider sidewalks, repaired sidewalks where necessary, more street trees, general streetscape beautification, and better sidewalk connection between Butler Avenue and surrounding neighborhoods. Many comments also called for slower traffic, improved signal timing, issues with vehicles not stopping at crosswalks, and rerouting of truck traffic.

Business-related comments favored a broader mix of independent retail, new recreation and entertainment options, and more community activities and events. There was a clear sentiment that there are enough bars and restaurants, but not many other options for entertainment. Most comments related to development favored preserving historic buildings, limiting building height, and requiring compatible design. There were also a few commentors that desired additional housing, density, and continued growth.

There was a clear desire for more activation of Butler Avenue through increased programming and, interestingly enough, closing the street to vehicle traffic more often. There were somewhat divergent views on parking, with many desiring additional and more convenient parking options, while some others through that on-street parking ought to be removed to widen the sidewalk or add bike lanes.

Selected quotes are provided below:

- *Preserve Butler Avenue's walkable, small-town character, locally owned businesses, historic buildings, and mix of uses.*
- *Create a multi year plan to close Butler Avenue for the benefit of business and our walking community.*
- *Ambler is at its best when people can walk the streets and engage local stores and vendors.*
- *Traffic calming throughout downtown...signage and design features that clearly mark downtown as a pedestrian space.*
- *Would be nice to have water fountains for runners, dogs, especially in summer when it's hot out.*
- *More trees/greenery, make it look more lush. Plan to fix sidewalks over time. New cohesive signage for things like parking.*
- *Many of the older buildings give Ambler its character -- preserve or encourage complimentary architecture.*
- *Keep building. Don't stop. Look at the success of Doylestown as a hub.*

Other Public Comment

An additional 32 responses were received to the final question, which asked for any further input on the comprehensive plan. These comments generally reinforced themes raised elsewhere in the survey, including the desire to protect open space and plant more trees, retain community character and historic architecture, improve walkability, and limit development impacts. Several comments linked growth and development to concerns about increased traffic, flooding, pressure on the school system, and the condition of public infrastructure. That said, some respondents supported development, provided it is affordable or mixed-income. Related comments also addressed housing choice and the need to retain existing affordable housing. Several respondents thanked the

Borough for undertaking the comprehensive plan, while others expressed dissatisfaction with Borough communication in general.

Selected quotes are provided below:

- *Keep the spirit of welcome, respect and inclusion!*
- *Ambler, a great place to live.*
- *Better sidewalk ramps would help us a lot when pushing our babies around town.*
- *Do not build high rise buildings. We have parking & flooding issues. We have major speeding issues on our side streets. We do not need a dense population.*
- *Please consider prioritizing the current residents and businesses before developers. Whenever I tell someone I live in Ambler, they always say what a lovely town it is, from restaurants to the theater, and how much more quaint and welcoming it is than other towns. Ambler is special and allowing development will destroy what makes Ambler unique.*
- *In general [I am] not against new buildings and apartments, but I would love for them to be affordable.*

Conclusion & Next Steps

Feedback from the event will help staff and the Planning Commission refine the draft goals, identify additional goals, and develop actions to support implementation. Relevant input will be incorporated as the plan is drafted. This document, or a similar summary report, will also be included as an appendix to the final comprehensive plan.

While additional refinement will occur over the coming months, the plan is now ready to be assembled. This process will begin with MCPC preparing draft/proposed content, including text, charts, and maps. Once reviewed and approved by the Planning Commission, the content will be provided to a graphic designer for final formatting. After all chapters are reviewed and approved, the Planning Commission can begin the formal adoption process in coordination with Borough Council. During this process, MCPC will develop the plan's online component, with the goal of launching it alongside the adopted plan.

GFT

Ingenuity That Shapes Lives™

October 12, 2026

via Email

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

RE: 61 Forest Avenue
Minor Subdivision Plan, Review #2
Ambler Borough Project #01270-096

Mr. Detweiler,

GFT Infrastructure, Inc. has completed a review of the resubmitted minor subdivision application for the above-referenced project. The following document(s) were submitted for our review:

- Minor Subdivision Plan, prepared by OTM, LLC, dated 6/18/2026.

The project is located within the R-3 Residential Zoning District on a 13,800-square-foot parcel identified as Tax Parcel ID No. 01-00-01675-00-7. The property is currently developed with a three-story apartment building containing three dwelling units, a detached two-story garage, and associated lawn areas. The proposed project involves subdividing the existing parcel into two lots, designated on the submitted plan as Lot 1 and Lot 2. Lot 1 will retain the existing apartment building and detached garage and Lot 2 is proposed as a vacant building lot intended to accommodate a future single-family detached dwelling.

The application was reviewed in accordance with the Borough of Ambler ordinances. The following comments must be addressed:

Chapter 22 – Subdivision and Land Development

1. Appendix A Engineering Standards, §113 – Existing and proposed survey monumentation must be shown on the plan and comply with the standards noted in this section.

2. §22-304.4.H - Required setback lines for Lot No.1 shall be shown on the plan. Additionally, the minimum setbacks for accessory structures as described in §27-407.B(2) & (3) shall be noted within the list of zoning requirements on the plan.

General

3. Prior to final approval of the subdivision, the applicant must satisfy the requirements of Act 537 Sewage Facilities Planning by completing an application mailer for an exemption request. The application mailer must be forwarded to the Borough for review prior to it being submitted to the Pennsylvania DEP.

4. Copies of legal descriptions for proposed easements shall be provided to our office for review prior to recording.

5. Future development of Lot 1 shall be subject to a separate grading plan application and review by the Borough, during which the applicant shall be required to address stormwater management, street trees, grading, soil erosion, utility connections, and all other applicable site design criteria.

The above items must be adequately addressed to the satisfaction of Ambler Borough or made a condition of any consideration for approval.

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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Planning Commission

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Scott France, AICP
Executive Director

September 16, 2026

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

Re: MCPC #26-0223-001
Plan Name: 61 Forest Avenue
(2 lots comprising 0.30 acres)
Parcel ID: 01-00-01675-00-7
Situate: Northwest corner of Forest Avenue and Ford Alley
Ambler Borough

Dear Mr. Detweiler:

We have reviewed the above-referenced subdivision and land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 3. We forward this letter as a report of our review.

BACKGROUND

Francesco S. and Serafina A. Pileggi have submitted an application to subdivide a 13,800-square foot lot in the R-3 Zoning District into two lots. The lot currently contains a three-unit apartment building, a detached garage, and a gravel driveway.

Proposed Lot 1 would be L-shaped, encompass 8,002 square feet, and contain the existing three-unit apartment building and detached garage. Proposed Lot 2 would encompass 5,799 square feet at the intersection of Ford Alley and Forest Avenue and is intended for the development of a single-family detached home.

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 housing-related goal included in the 2013 update is the intent to "preserve and enhance existing residential neighborhoods and encourage the development of new housing types." The proposed residential infill within an established neighborhood appears to be generally consistent with this comprehensive plan goal.

COUNTY COMPREHENSIVE PLAN

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identified this area of the borough as a Town Residential Area. Town Residential Areas are traditional residential areas that have a variety of housing types and are generally oriented towards pedestrians rather than automobiles. Suitable uses include multifamily, townhomes, twins, and small lot single-family detached homes. New homes in a Town Residential Area should be built to the established front yard setback and have architectural massing that complements the established neighborhood. Parking should be located to the rear of buildings and may take vehicular access from alleys. The proposal is generally consistent with the vision for a Town Residential Area.

RECOMMENDATION & CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as the proposal is generally consistent with the Borough and County comprehensive plans.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*#26-0223-001*) on any plans submitted for final recording.

Sincerely,

Timothy Konetchy

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

c: Francesco and Serafina Pileggi, Applicants
Bradford Grauel, PLS, OTM LLC, Applicants' Representative
Glenn Kucher, Borough Code Officer
John Oswald, Chair, Borough Planning Commission
Al Comly, Vice Chair, Borough Planning Commission
Carol DiPietro, Secretary, Borough Planning Commission
Alexander Glassman, Esq., Borough Solicitor
Jessica Buck, District Manager, MCCD

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

Mr. Kyle Detweiler

- Attachment A -

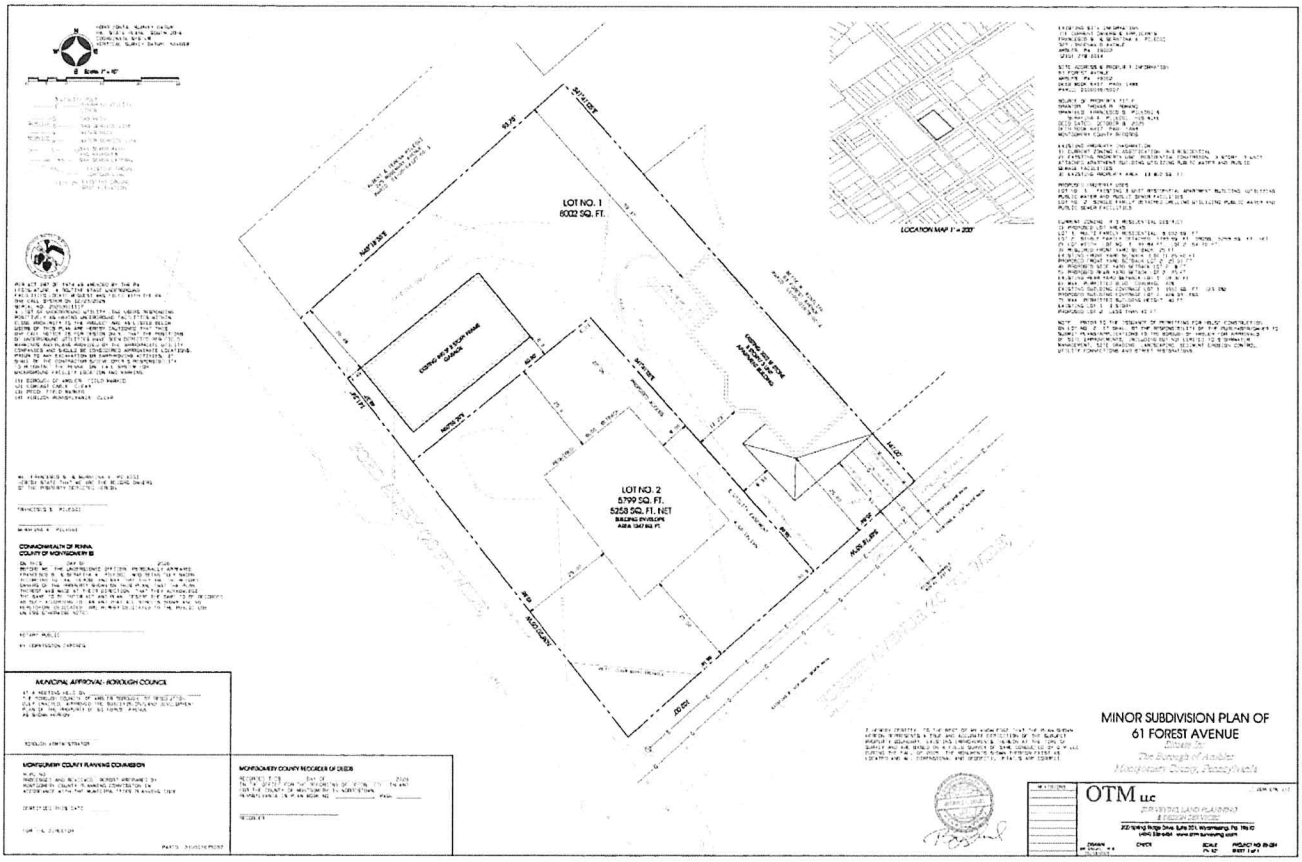
September 16, 2026

61 Forest Avenue
MCPC#260223001

Montgomery County Planning Commission

0 50 100 200 Feet

Mr. Kyle Detweiler

- Attachment B -

September 16, 2026