



**BOROUGH OF AMBLER
COMMITTEE MEETING AGENDA
April 1, 2025
7:00 p.m.**

*All matters that are deliberated could result in
a vote to take official action.*

COMMITTEE REPORTS:

FINANCE & PLANNING
PUBLIC SAFETY
PUBLIC UTILITIES
PARKS & RECREATION
SALARY & PERSONNEL

MINUTES FOR REVIEW: MARCH 18, 2025 COUNCIL MEETING

STAFF REPORT: SINGLE USE PLASTIC BAG ORDINANCE UPDATE

AMBLER BOROUGH COUNCIL MINUTES

March 18, 2025

The regular meeting of Ambler Borough Council was held Tuesday March 18, 2025, at 7:00PM at Borough Council Chambers located at 131 Rosemary Avenue, Ambler, Pennsylvania 19002.

Council President Siskind called the meeting to order at 7:00 p.m.

Present: Ms. Siskind, Ms. Hughes Kelly, Ms. Sheedy, Ms. Roecker Coates, Ms. Iovine, Mr. Orehek, Mr. Hui, Mr. Brubaker, Police Chief Jeff Borkowski and Borough Manager Kyle Detweiler were also present. Ms. Henderson and Mayor Sorg were absent.

Approval of Minutes: Ms. Siskind made a motion to approve the Minutes of February 18, 2025, Council meeting. Second. **Carried 8 -Aye.**

Comments from the Public:

Mark Ventresca, 14 Church Street, complained of the prevalent sewer smell.

Mr. Brown explained what caused the situation and that it was being dealt with.

Ms. Siskind explained the new meeting format.

Ms. Sheedy asked if the recording issues had been resolved. Mr. Detweiler explained that it had.

Finance and Planning Committee – Elizabeth Iovine - Chairperson, Committee Members: Karen Sheedy.

The Committee meeting was held on March 4, at 7:00pm. Elizabeth Iovine - Chairperson, Committee Members: Karen Sheedy, Redmond Brubaker.

The Committee will consider the following recommendations:

1. That the February bills be paid in the amount of \$554,755.78 as follows: General (\$140,210.17); Street lights (\$1,082.37), Fire (\$0.00), Refuse (\$59,632.06); Parks & Rec (\$2,905.76); Water (\$166,611.20); Sewer (\$22,152.93); WWTP (\$155,874.93), liquid Fuels (\$4,028.86); Water Capital (\$2,257.50); Voided checks (\$0.0).

Recommendations:

Recommendations:

1. That the February bills be paid in the amount of \$554,755.78
2. That the five year ‘Grass Cutting & Lawn/Ground Maintenance at Ambler Borough’ Municipal, Park, Recreation & Water Facilities’ Sites to M&M Lawn Care East Inc.,

Ms. Siskind made a motion to adopt the report. **Carried 8-Aye.**

Public Safety Committee: Ms. Amy Hughes Kelly – Chair, Committee Members: Jennifer Henderson, Nancy Roecker Coates, and Lou Orehek

The Committee meeting was held on March 4th at 7:00pm. Committee members: Amy Hughes – Chair, Jen Henderson, Nancy Roecker Coates and Lou Orehek.

The Committee considered the following recommendations.

1. A Public Hearing was held and motion to authorize, codifying Ordinance 1144, an addition to Chapter 10” Health and Safety”, of the Borough’s Codified Ordinances. **Carried 8 -Aye.**

Committee comments: Ms. Roecker Coates thanked Council for considering recommendation of an oil tank ordinance.

The following business was discussed:

1. The Police Department report was reviewed.
2. The Community Ambulance report was reviewed.
3. The Fire Department report was reviewed.
4. Public works and code enforcement reports were received.

Recommendations:

1. Authorization is requested to authorize Gilmore and Associated to proceed with bidding the East Butler Traffic Calming Project. **Carried 8- Aye.**
2. Authorization is requested to advertise an ordinance amending the existing code of the Borough of Ambler, adding an article on the removal of residential heating oil tanks. **Carried 8- Aye.**

Ms. Siskind moved to accept the report. **Carried 8- Aye.**

Public Utilities Committee: Karen Sheedy - Chair, Committee Members: Amy Hughes Kelly, Lou Orehek, David Hui

The Committee meeting was held on February 4th at 7:00pm. Committee Members: Karen Sheedy - Chair, Amy Hughes, Lou Orehek, and David Hui. Absent - Chief Borkowski

The Committee considered the following recommendations:

1. A motion is requested authorizing notice of intent to proceed with rebuilding pump #14 to Geiger Pump & Equipment Co.
2. A motion is requested authorizing notice of intent to award the Poly Aluminum Chloride (PAC) bid to Univar Solutions USA LLC.

Committee Comments:

Mr. Orehek asked a question regarding the bid.

Mr. Brown explained that it did follow the inspection.

The following business was discussed:

1. The WWTP Engineer's report was received.
2. The WWTP Superintendent's Report was received.

Recommendations:

1. Authorization is requested to give notice of intent to proceed with rebuilding pump #14 to Geiger Pump & Equipment Co. **Carried 8- Aye.**
2. Authorization is requested authorizing notice of intent to award the Poly Aluminum Chloride (PAC) bid to Univar Solutions USA LLC. **Carried 8- Aye.**

Ms. Siskind made a motion to accept the Public Utilities report. **Carried 8- Aye.**

Parks and Recreation Committee: Jennifer Henderson – Chair, Committee Members: Redmond Brubaker, Nancy Roecker Coates and David Hui

The Committee meeting was held on February 4th, at 7:00pm. Committee Members: Jen Henderson - Chair, Nancy Roecker-Coates, David Hui and Redmond Brubaker. Absent - Chief Borkowski.

The Committee will make the following recommendations.

1. A motion is requested to confirm Rob Cardillo to fill the current vacancy on the Environmental Advisory Council. **Carried 8- Aye.**

No New business was discussed.

Ms. Siskind made a motion to accept the Parks and Rec report. **Carried 8- Aye.**

Salary & Personnel Committee: Chair –Glynnis Siskind, Jen Henderson, Karen Sheedy, Elizabeth Iovine.

The Committee meeting was held on February 4th, at 7:00pm. Committee Members: – Chair, Jen Henderson, Karen Sheedy and Elizabeth Iovine. Absent – Chief Borkowski

The Committee will not consider any recommendations.

The following business was discussed:

1. The Borough Manager’s report was received.

Ms. Siskind made motions to approve the report. **Carried 8 – Aye.**

Public Comment:

Anna Lee Lapinsky 136 Rosemary Ave. mentioned that she was not fond of the new agenda format regarding public comment. She was also very thankful to Ambler PD for her tour of the new police truck.

Bernadette Dougherty 338 Tennis Ave. questioned cars being parked in the former McDonald’s lot.

There being no further public comment or other business, Ms. Siskind moved the meeting to be adjourned. **Carried 8 – Aye.**

Respectfully submitted,

Elizabeth Wahl Kunzier
Assistant Secretary
Borough of Ambler

Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002-4476

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



Memorandum

To: Ambler Borough Council
From: Glenn Kucher, Code Enforcement Officer
Date: March 26, 2025
Re: Single Use Plastic Bag Ordinance Update

August 2022 Borough Council approved an ordinance banning single use plastic bags and regulating single use plastic devices in Ambler Borough, effective March 1, 2023. This was followed by a ban on styrofoam March 1, 2024. The Borough was successful in getting the message out to business by working with Ambler Main Street distributing marketing materials to businesses created by the Borough. Although there were some businesses who requested extensions from Council to extend the initial cutoff date, most of the business community adapted to the changes. The Styrofoam ban was also rolled out successfully with some violations from new businesses who were not involved in the original discussions and some using up existing inventory.

Discussions regarding enforcement during the process of creating the ordinance were agreed upon by the Council to be complaint based. Some complaints were received, investigated, and the businesses were contacted. The businesses eventually came into compliance once the existing inventory was used up.

Earlier this year the Borough received a complaint from a resident that a retail outlet in the Borough was using plastic bags. After investigating the complaint, it was determined that the plastic bag in question was considered reusable and made from recycled plastic which did not fall under the definition of "single use plastic bag". The bag is used by many retailers and restaurants in most places where single use plastic bags are such as Philadelphia to allow for a thicker reusable plastic bag. Some restaurants in the Borough have inquired about using such thicker reusable plastic bags for take out because of customer complaints regarding the use of paper bags and leaking items.

According to the description on the thicker plastic reusable plastic bag "it consists of at least 80% post-consumer recycled (PCR) materials. This reusable bag is made from low density polyethylene with a minimum thickness of 2.25 mil. It is reusable and it is designed for at least 125 uses."

Feel free to contact me with any questions.

Finance & Planning Committee

The previous Committee meeting was held on March 4, 2025, at 7:00pm. Committee Members: – Elizabeth Iovine - Chair, Karen Sheedy and Redmond Brubaker.

The Committee will not consider any recommendations at this time.

The following business will be discussed:

1. A proposal was received from T2 Systems regarding the UPSafety Parking Enforcement Solution and E-Ticketing Overview. **(Enclosed)**
2. A proposal was received from DEVO Associates, LLC, for replacement and upgrade to all our existing parking kiosks. **(Enclosed)**
3. Zoning Ordinance Language - The Borough Planning Commission has put together zoning ordinance language reflecting revisions similar to the recent transit-oriented development ordinance to downtown commercial and commercial districts including height reduction, aesthetics and architectural elements. Motion to advertise is requested. **(Enclosed)**
4. The Borough Planning Commission requests permission to explore the possibility of ordinance language to require recreation area or open space for all new developments or subdivisions. This would also include provisions for a fee in lieu of in the event recreation area or open space is not feasible that can be put towards existing park improvements. **(Enclosed)**

Items For Consideration:

1. Consideration of moving forward with the proposal from T2 Systems.
2. Consideration of moving forward with the proposal from DEVO Associates.
3. Consideration of the proposed Zoning Ordinance language change.
4. Consideration of a proposed 'fee-in-lieu' provision for the Planning Commission.



UPsafety[®] PE Solution

OVERVIEW

Our Story

T2 SYSTEMS WAS FOUNDED IN 1994 WITH ONE SIMPLE GOAL: MAKE PARKING BETTER.

We immediately established a leadership position in the parking industry and continue to pave the way in new technologies that help you seamlessly manage parking, mobility, and transportation services.

Our unified parking management platform puts all the tools you need to be efficient and effective at your fingertips, with one place to manage Permits, Enforcement, PARCS, Pay Stations, Mobile Payments, and more.

With a strong track record of delivering projects that generate real return for our customers, and by delivering a quality experience for parking patrons, T2 continues to focus on helping our customers move their operations forward.

In 2021, T2 Systems was acquired by Verra Mobility (NASDAQ: VRRM), a leading provider of smart mobility technology that makes transportation safer, smarter, and more connected.

STRENGTH IN NUMBERS

27+

Years of Experience

\$2B+

Customer Revenue
Processed Annually

300+

Employees

9,000+

Customer
Community
Members

2,000+

Customers

MISSION

To streamline the parking, mobility, and transportation experience with technology solutions that help organizations manage resources, achieve goals, and empower consumers with choices.

VISION

Make every trip a smooth journey.

UPsafety[®] PE Solution

SOFTWARE BUILT FOR YOUR PARKING OPERATION

UPsafety Parking Enforcement and Permit Management (PE) software by T2 is built to solve the unique challenges smaller municipal and university parking operations face today, providing every required feature that ensures your department becomes more effective and efficient — exactly the way you want.

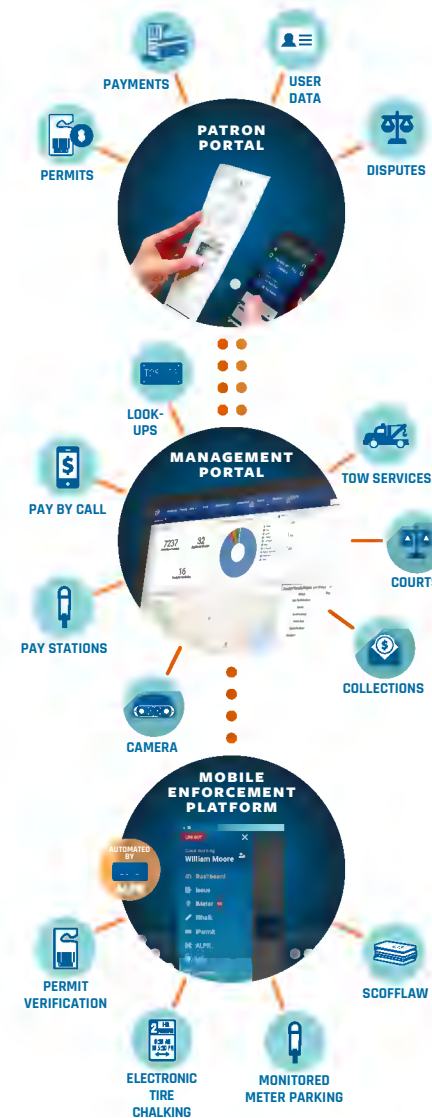
With an intuitive mobile ticketing front end, a robust Cloud-based backend, and a customizable online portal for citation payments and permit purchases all operating in real-time, the UPsafety PE solution allows your operation to always know where your compliance and revenue-generating programs stand.

Finally, a powerful and effective modern parking enforcement and permit management solution continually engineered for small to mid-size operations like yours is within reach.



Whether you have one officer in the field or one thousand, switching to UPsafety means smarter, seamless enforcement, with implementations completed in weeks — not months.

THE ARCHITECTURE



Features

- Parking Enforcement
- Permit Management
- ID & Barcode Scanning
- Auto-Population of Data
- Kiosk Integration
- Photo Proof on Ticket
- Warning Issuance
- Scofflaw Notifications
- Electronic Tire Chalking
- Automated Owner Lookups
- Collection Services
- Boot & Tow
- ALPR
- Disputes, Hearings, and Adjudication Requests
- Fleet Management
- Cloud-Based Records Management
- Field Alerts
- Robust Reporting
- Import Capabilities
- Data Analytics
- 24/7/365 Support
- Personalized Training

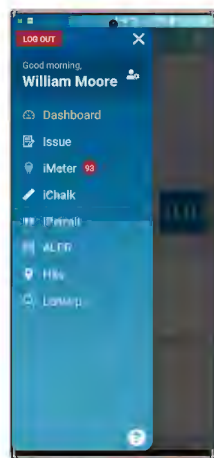
UPsafety[®] PE Solution

MOBILE ENFORCEMENT

The Mobile Enforcement Platform for the UPsafety PE Solution by T2 ensures you have every component needed for advancing the efficiency of your ticket issuance operation, from the ground up.

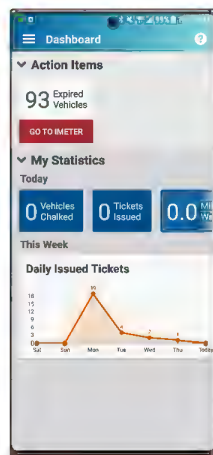
The software is loaded with tailored features designed to allow officers to issue tickets accurately in 20 seconds or less. Never before has such a powerful and complete platform been available for smaller and unique operations like yours.

The platform runs on any Android device, and seamlessly integrates with the solution's Permit and Enforcement Management Portal in real-time to ensure all data on handhelds are up-to-date and accurate, to the second.



The Mobile Enforcement platform for the UPsafety PE Solution offers a wide array of features and functionality.

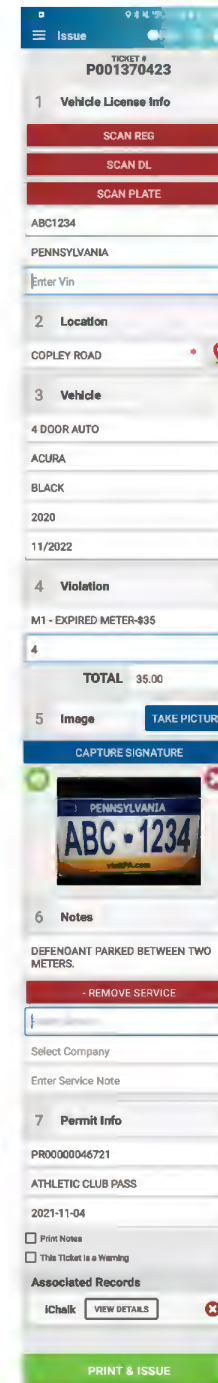
View real-time enforcement analytics and take action.



Easy-to-navigate auto-fill screens take officers step-by-step through the ticketing process, effectively completing each enforcement entry required.

Fields are auto-filled using ALPR

*Fields can be customized to your operation



Features

- Intuitive, easy to read screens
- Streamline multiple enforcement tasks eliminating time-consuming steps
- Auto-populate fields instantly through ALPR, voice, or barcode scanning
- Instant verification of timed parking stays, permit validations and exclusions, and paid parking status through one snapshot.
- Monitor metered parking with your Pay-by-Space, Pay-by-Plate, or Pay-by-Cell integrations
- Track tire valve locations for electronic tire chalking and access chalks recorded by officers on separate devices
- Automatic scofflaw identification and escalation
- Real-time Google Maps integration
- Ticket data is uploaded in real-time to the Management Portal and is immediately available for payment by violators

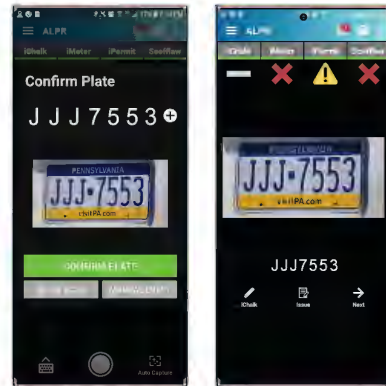
UPsafety[®] PE Solution

MOBILE ENFORCEMENT

Eliminate Time-Consuming Steps

With our Automatic License Plate Recognition (ALPR) integration, a simple photo of a vehicle's license plate number will fill out information for you within our Mobile Enforcement software. ALPR integration will provide you with instant verification of timed parking stays, scofflaw offenses, permit validations and exclusions, and paid parking status—all through a single snapshot.

ALPR

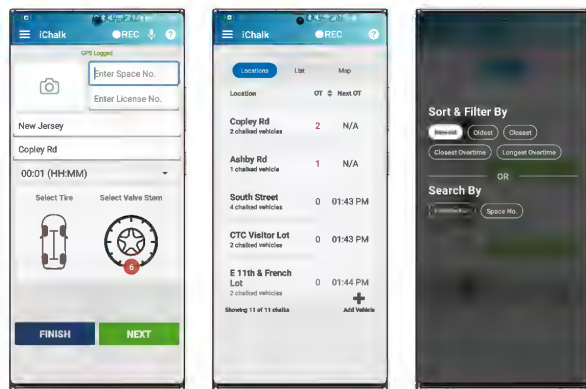


Snap the plate and check for chalks, meter violations, permits, scofflaw, and more.

Time Vehicle Stays in Seconds

Our state-of-the-art electronic tire chalking functionality aids officers in performing the task of timing vehicle stays without the use of notepads, bending, or physically contacting the vehicle. Images provide proof of violation and can assist officers in re-confirming if the same vehicle is over time. Each photo is time stamped and includes GPS information of where the vehicle was chalked.

ELECTRONIC TIRE CHALKING



New Vehicle

Vehicle List

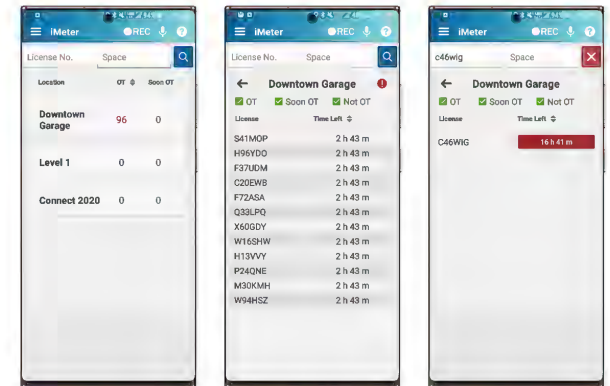
Sorting Filter

Real-Time Pay-By-Phone/Space Enforcement

Your Pay-by-Space, Pay-by-Plate, or Pay-by-Cell integrations work with our Mobile Enforcement Platform to inform officers of current parking payment status prior to ticket issuance.

Utilizing accurate, real-time data delivered directly into officers' hands, this feature provides an overview of all spaces in an area, with information on which have been paid for, which are soon to expire, and which have already expired. With this solution, officers know what areas to target first, thus increasing efficiently while patrolling. We integrate with a growing list of industry-leading kiosk and pay-by-phone vendors.

MONITORED METER PARKING



By Location

Location Details

Over-Time Vehicles

KEY INTEGRATION PARTNERS



UPSafety® PE Solution

HARDWARE OPTIONS

THE XF ALL-IN-ONE HANDHELD DEVICE

Welcome to the next generation handheld device. From parking and permitting to traffic enforcement and property code violations, the XF collects photo evidence, scans barcodes, handles data input and lookups and issues on-the-spot tickets in all weather conditions. Built with flexibility in mind, this user interface is completely removable and replaceable, meaning less downtime during repairs.



Details

Supplemental "Hot-Swap Battery"

- Lithium-ion
- -20° - + 60°C Operating Temperature

3-inch Direct Thermal Printer

- Direct thermal
- -2.8-inch Print Width



2D Barcode Scanner

- Honeywell N6600 Series
- High Visibility Red Laser
- White LED Illumination

Features

- Galaxy Note 20 Device
- Hot swappable supplementary battery
- Programmable LED indicator
- 6.7 Inch Display
- 12/64 megapixel camera
- 5G LTE Connectivity
- Rugged IP65 rated housing

TWO-PIECE HARDWARE SOLUTION

Our 2-piece solution includes Android devices with separately paired printers and remains a popular choice among departments of various sizes.



UPSafety® PE Solution

TICKETS

UPSafety Tickets make a noticeable difference for you and your patrons by providing easy-to-read, accurate information — every ticket, every time.

Tickets can be viewed online immediately after issuance, including associated photos, GPS location and all other violation details.

TEAR AND WEATHERPROOF THERMAL POLYVINYL

(No ink and no envelopes)



■ Citation data, layout and verbiage fully customized to your requirements

■ GPS & time/date stamping

■ Officer signature capture

■ One image printed directly on the issued citation (12 images viewable in the back office)

■ Seamless payment interaction via the Web, phone, or QR code

UPSafety® PE Solution

PERMIT MANAGEMENT

The UPSafety PE Solution is equipped to sell, manage, and allow the enforcement of several unique permit types issued by municipalities, parking authorities, universities, hospitals, and private properties.

Permit purchases and renewals are fully automated to save you time and improve your customers' experience, and a Permit Dashboard gives you real-time visualizations of important data such as permit status, issuance detail, and revenue generated, to help keep your permit operation organized and efficient.



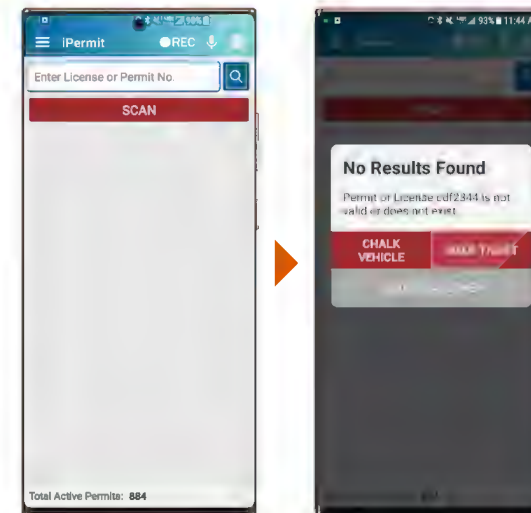
The Permit Dashboard on the Management Portal provides you real-time standings of your permit operation.

CHECK THE VALIDITY OF VEHICLE PERMITS IN THE FIELD

The integration of permit verification is an integral part of the UPSafety PE Solution and its Mobile Enforcement Platform.

With its functionality, you can enter a permit ID number or scan the ID barcode to instantly review

details electronically. View the permit ID, vehicle registration number, vehicle registration state, vehicle make, vehicle type, vehicle color, permit holder contact information, and permit holder contact information.



If a vehicle does not have a permit ID number visible, you can simply enter the vehicle registration number and state to verify if the vehicle has a valid permit.

“For all the permits we manage - and there’s a lot of them we organize and offer - the UPSafety system makes it so much easier on all of us here.”

Parking Manager
Gettysburg Borough

UPSafety[®] PE Solution

MANAGEMENT PORTAL

The UPSafety PE Solution's cloud citation management platform takes care of your technology so you can focus on your business, offering every feature required to run a state-of-the-art enforcement operation.

All data, photo evidence, and notes from the mobile handhelds are synchronized to the Cloud in real-time, meaning you can allow payments and disputes to be processed the moment a ticket is issued. You can also manage permit and scofflaw data to keep enforcement devices updated to the second, and gain operational insight using a complete suite of powerful data analytics.



The Cloud is highly secure, SOC-2 Type 2-certified system, accessible from any device and browser.

Features

- View, maintain and process all ticket and permit data
- Create & review real-time officer locations and issuance data
- Create custom reports
- Communicate with and dispatch officers in real-time
- View detailed analytics on each and every aspect of your enforcement program

Device Insights

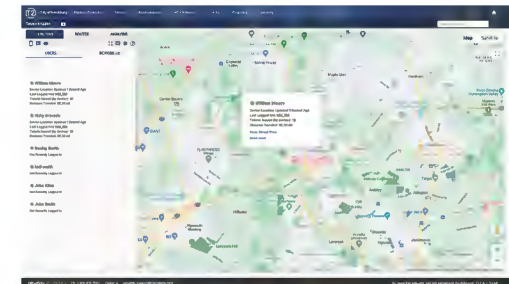
Analyze and fine-tune enforcement activities through the UPSafety Solution's Device Insights tool on the Management Portal. Managers and supervisors have access to real-time data that allows them to:

- Visualize real-time officer location
- Visualize paths of officers for any day
- Display total distance traveled per officer as well as total "logged in" time
- Identify key areas that may require additional or less enforcement
- Generate Heat maps based on enforcement activity

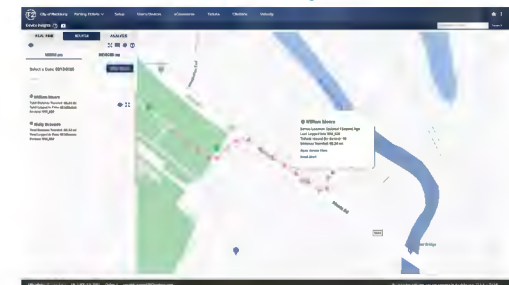
Comprehensive Reporting

- Create your own reports or use pre-built templates
- Run reports on demand or have emailed on recurring schedule
- All data is reportable, groupable, and filterable
- Set default or custom filters
- Reports generate XLSX files

Real-time Layer



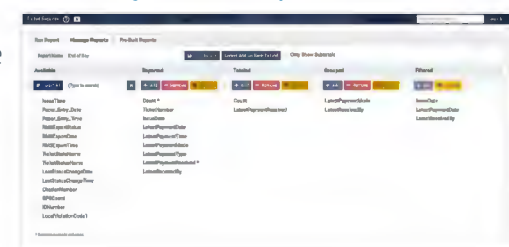
Routes Layer



Analysis Layer



Easy to use Report Builder



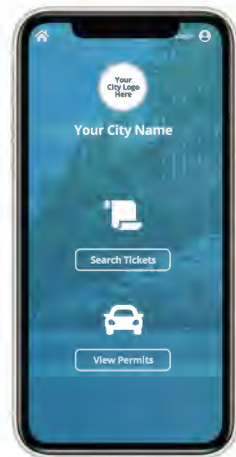
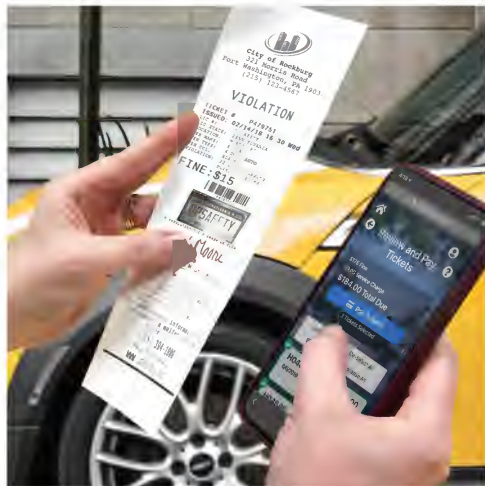
UPsafety® PE Solution

PATRON PORTAL

Handle parking citation payments, disputes, and permit sales effortlessly with our highly secure and customizable e-commerce patron portal option, as part of the UPsafety PE Solution.

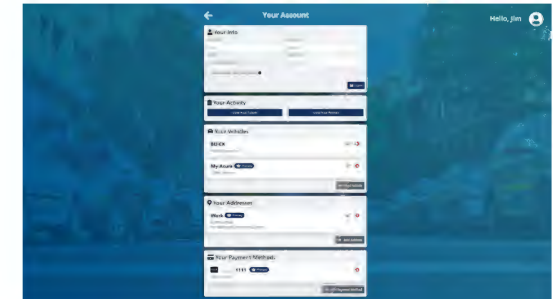
From the portal integrated from your website, your patrons can view photo evidence as well as your department's parking fine and fee schedules, dispute

tickets with the ability to upload file attachments securely, and purchase, renew, and track permits – creating a great experience for all who use the platform.

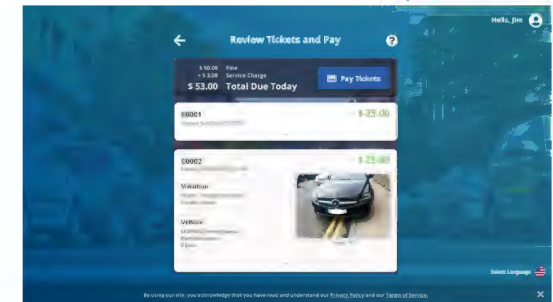


Features

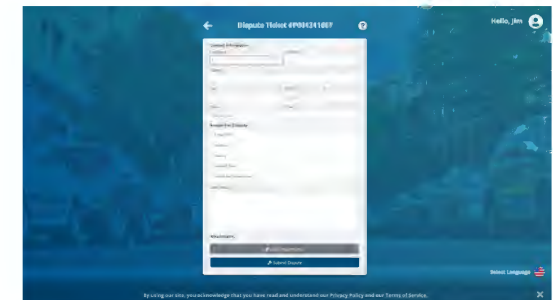
- Review photo evidence, as well as all ticket data recorded at the time of issuance
- View parking fine schedules, laws, and FAQs
- Purchase, renew, and track permits
- Dispute and inquire as to ticket status via text, including the upload of secure file attachments which can be viewed immediately by organization staff



User Account Setup



Ticket Pay



Dispute Tickets



Permit Purchase

A Smooth Journey

No other parking technology provider has the breadth of solutions that T2 offers — including Permits, Enforcement, PARCS, Pay Stations, Mobile Payments, and more — and we have experience with many different types of customers, from universities to municipalities to private operators. **From this experience comes a level of expertise that understands parking from a holistic perspective, enabling us to offer a wide array of value-adding professional services to optimize your parking operation, including citation handling.**

CITATION SERVICES

By deploying our tested and trusted processes, you and your team can focus on other areas of your operation, knowing that your outstanding citations are being taken care of by the best in the industry.

Our suite of reliable outsourced parking collections services

includes Citation Processing, Registered Owner Retrieval, Letter Services, Payment Processing, and Collections. We will work with you to find the right combination of services for your operation so you can improve your collection rates and maximize revenue.

EXPERTS IN CITATION COLLECTIONS

T2 Citation Services is a full-service, certified collection administration solution that allows your operation to increase revenue and create operational efficiency.

- Citation Processing
- Registered Owner Retrieval
- Letter Services
- Payment Processing
- Collections

260K+

Citations Processed

\$3.2M

Estimated Return to T2 Customers (YEARLY AVERAGE)

53%

T2 Collection Rate

22%

Industry Standard Collection Rate

ABOUT T2 SYSTEMS

T2 Systems was founded in 1994 with one simple goal: make parking better. We immediately established a leadership position in the parking industry and continue to pave the way in new technologies that help you seamlessly manage parking, mobility, and transportation services.

Today, we provide the most comprehensive solutions available to process transactions and leverage data to make informed decisions. Our unified parking management platform puts all the tools you need to be efficient and effective at your fingertips, with one place to manage your T2 solutions, including Permits, Enforcement, PARCS, Pay Stations, and more.

With a strong track record of delivering projects that generate real return for our customers, and by delivering a quality experience for parking patrons, T2 continues to focus on helping our customers move their operations forward.



800.434.1502 | T2Systems.com

Indianapolis Office (Headquarters)

8900 Keystone Crossing, Suite 700
Indianapolis, IN 46240
317.524.5500

Burnaby Office

4321 Still Creek Drive, Suite 330
Burnaby, BC V5C6S7
778.375.6000

United Public Safety, Inc. - Confidential Quotation
a T2 Systems Company
 8900 Keystone Xing, Suite 700
 Indianapolis, IN 46240-4697



For: Ambler Police
 Department
Quote ID: Q-34534
Date Issued: 5/15/2023
Expires: 8/13/2023

Bill To:
 Ambler Police Department
 131 Rosemary Avenue
 Ambler, Pennsylvania 19002
 United States

Ship To:
 Borough of Ambler
 131 Rosemary Avenue
 Ambler, PA 19002
 United States

Prepared By:
 John Holland

Chief Jeffrey Borkowski
 215-643-6444
 chief@police.ambler.pa.us
 EIN: 00-0000000

Prepared For:
 JEFFREY BORKOWSKI

Subscriptions

Product Name	Product Code	Quantity	Sales Price	Total
Verizon LTE Data Plan		6.00	USD 1,260.00	USD 2,520.00
Year 1	100.5003	2.00	USD 420.00	USD 840.00
Year 2	100.5003	2.00	USD 420.00	USD 840.00
Year 3	100.5003	2.00	USD 420.00	USD 840.00
Subscription Service - CityCite® Mobile License(s)		6.00	USD 8,964.00	USD 17,928.00
Year 1	100.5000	2.00	USD 2,988.00	USD 5,976.00
Year 2	100.5000	2.00	USD 2,988.00	USD 5,976.00
Year 3	100.5000	2.00	USD 2,988.00	USD 5,976.00
CiteGuard Warranty		6.00	USD 1,260.00	USD 2,520.00
Year 1	100.5006	2.00	USD 420.00	USD 840.00
Year 2	100.5006	2.00	USD 420.00	USD 840.00
Year 3	100.5006	2.00	USD 420.00	USD 840.00
TOTAL:				USD 22,968.00

Services

Product Code	Product Name	Quantity	Sales Price	Total
100.5014	UPsafety Client Cloud Setup & Customization	1.00	USD 1,875.00	USD 1,875.00
100.5029	Personalized Webinar Training	1.00	USD 895.00	USD 895.00
TOTAL:				USD 2,770.00

Hardware

Product Code	Product Name	Quantity	Sales Price	Total
105.0765	XF Print All-in-One Enforcement Handheld Package	2.00	USD 2,695.00	USD 5,390.00
663.1000	Paper 3in Plain Polyvinyl Thermal, 200 3.2 Appleton, 80mm- Hgp-3 Printer (50 rolls)	1.00	USD 169.00	USD 169.00
TOTAL:				USD 5,559.00

Year 1 Total: USD 15,985.00

Year 2 Total: USD 7,656.00

Year 3 Total: USD 7,656.00

Net Total: USD 31,297.00

Tax Amount: USD 0.00

Tax Comments: N/A

Total: USD 31,297.00

Additional Information:

Freight Term: FOB-VEND-PP

Payment Terms:

IRIS Profile:

End User: Ambler Police Department

GP Customer Number: 4201

Billing Terms

Variable cost services utilized additional.

Shipping additional.

Inquire with your Sales Representative about Up Front Cost Amortization options.

Tax rate, if applicable, will be finalized for calculation at time of invoicing.

Invoices paid via credit card will incur a 2.5% convenience fee.

Purchase orders can be forwarded to purchaseorders@t2systems.com

Quote Number: Q-34534

Customer

Signature

Print Name

Title

Date

PO #

Organization

United Public Safety, Inc.

Signature

Print Name

Joe Weiler

Title

Vice President of Sales Operations

Date



Pay Station SOLUTION

MOVE FORWARD



About T2

T2 SYSTEMS WAS FOUNDED IN 1994 WITH ONE SIMPLE GOAL: MAKE PARKING BETTER.

We immediately established a leadership position in the parking industry and continue to pave the way in new technologies that help you seamlessly manage parking, mobility, and transportation services.

Today, we provide the most comprehensive solutions available to process transactions and leverage data to make informed decisions. Our unified parking management platform puts all the tools you need to be efficient and effective at your fingertips, with one place to manage your T2 solutions, including Pay Stations, Permits, Enforcement, PARCS, and more.

With a strong track record of delivering projects that generate real return for our customers, and by delivering a quality experience for parking patrons, T2 continues to focus on helping our customers move their operations forward.

STRENGTH IN NUMBERS

27+

Years of Experience

300+

Employees

1,600+

Customers

\$2B+

Customer Revenue
Processed Annually

7,500+

Customer Community
Members



T2 Pay Stations

With more than 1,600 customers from Alaska to Florida, California to Maine, and virtually everywhere in between, T2 is one of North America's largest and leading parking technology providers. **The T2 Pay Station solution is known for legendary quality, attentive service, easy maintenance, and interoperability with over 50 third-party systems and other T2 solutions, such as Permits, Enforcement, and PARCS.**

This solution is powered by the highly configurable and data-driven Iris™ software, which puts you in total control of your parking operation. With Iris, you can manage Pay Stations and all integrated systems that support them: enforcement, mobile payments, LPR, accounting solutions, and more. T2 Luke® Multi-Space Pay Stations are user-friendly and versatile, ideal for both on- and off-street environments. Luke Pay Stations are engineered for long life and can be deployed in any climate.

A HOLISTIC APPROACH TO PARKING

For organizations and operations that want to optimize parking revenue and improve operating efficiency, the industry-leading T2 Pay Station solution features secure and durable hardware that lasts for years and proven software that can be configured remotely in real time to deliver the strongest ROI available, all supported by a dedicated relationship team.



"T2's reporting functionality has allowed us to move towards data-driven management decisions instead of trying to work with anecdotal evidence and assumptions."

Parking Services Director
City of Missoula, MT



T2 Pay Stations

OUR SOLUTION IS...

HIGHLY CONFIGURABLE

T2 Iris software gives you complete control over your pay stations with thousands of combinations of customizable widgets, such as paid occupancy, utilization, and turnover. Additionally, our T2 Luke Pay Stations come standard with multiple payment options and are compatible with LTE modems from several carriers, including AT&T and Verizon.

SUPERIOR QUALITY

Built with high-quality steel and tested at -40°F to 140°F with 95% relative humidity, T2 Luke Pay Stations are engineered for high performance in any climate – hot or cold, dry or wet, inland or beachfront – and are extremely durable for both on- and off-street environments.

USER-FRIENDLY

T2 Luke Pay Stations are easy to use, featuring a durable and responsive full alphanumeric keypad and color screen, and offer a variety of convenient payment options. Additionally, patrons can extend their parking via text message without registration, or you can easily integrate with any number of mobile payment providers.

EXCEPTIONALLY SECURE

T2 SecurePay™ provides an industry-leading layer of card data security to your T2 Pay Stations. T2 SecurePay uses PCI validated Point-to-Point Encryption (PCI P2PE) – the highest level of encryption technology – to ensure that no cardholder data is exposed during the payment transaction.

EASY TO MAINTAIN

T2 has designed our Pay Stations for easy access to components. Day-to-day tasks like changing printer paper, cleaning components, and performing collections do not require any tools. Other maintenance tasks like replacing components only require a two-piece toolkit: an 11/32” nut driver and a Phillips head screwdriver

VERSATILE

T2 Pay Stations can be used for more than just parking. If you can power it and place it, you can use it to collect revenue. Campgrounds use them as self-service payment kiosks, a ranch in Idaho uses them to release and pay for horses from a stable, and a parking vendor in St. Louis brings in pay stations for sporting events and connects them to battery power. If you can imagine a payment purpose, we can configure a solution.



T2 Pay Stations

OUR SOLUTION HELPS YOU...

INCREASE REVENUE

T2 Pay Stations come with a myriad of configuration options, allowing you to create just the right setup to maximize your bottom line, all just a click away in Iris. Utilize Pay-by-Plate, Pay-by-Space, and Pay-and-Display on the same pay station, or simply go with Pay-by-Plate and prevent patrons from transferring their unused time to the next parker. T2 Pay Stations are equipped with Extend-by-Phone functionality, providing your patrons with expiration reminders and the ability to add time via their mobile phone. Further, remote configuration of rates allows your operation to charge more for special events or during peak hours.

OPTIMIZE YOUR OPERATION

The T2 Pay Station solution gives your staff the information they need when they need it, making your operation more efficient. Enforcement officers can go specifically to unpaid parking spaces to see if a vehicle is present rather than having to check each receipt on every dashboard, while your collection staff receives real-time collection threshold information. You can also configure customizable email notifications, giving you immediate updates on your pay stations. Plus, you can streamline your operation further with LPR integration and T2 Citation Services for a completely gateless solution.

FOCUS ON THE FUTURE

T2 Iris software gives you full operational insight into your pay station data and trends. Configurable widgets allow you to track the most important metrics in your operation, while extensive analytics transform your data into informative and easy to read reports, dashboards, and charts, helping you make better business decisions. For even richer data analytics, you can add T2 Analytics NXT, the most robust solution available to aggregate T2 and third-party data.

“Iris has completely changed the way we assess our operation. The depth of the data analysis reduces the amount of manual work required, allowing us to operate much more efficiently. In addition, we now have insight into data that has allowed us to respond to our customers’ needs in ways we never could before.”

Parking Manager
City of Glendale, CA

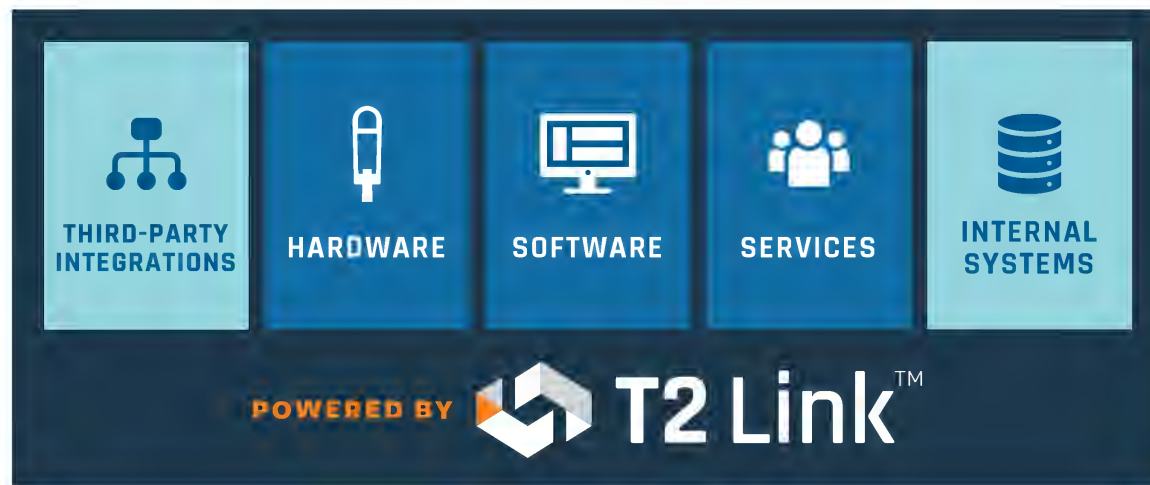


T2 Enterprise Software

UNIFY YOUR PARKING OPERATION ON ONE PLATFORM

The T2 Link™ platform provides an enterprise-wide architecture for your parking operation, bringing together data and technologies from T2 solutions and third-party applications to unify the management of your operation on a single platform. Plus, our industry-leading hosting environment, backed by over a decade of experience, provides superior reliability and security while enabling you to work more efficiently.

T2 Unified Parking, Transportation, and Mobility Model



Your T2 Pay Station solution is powered by T2 Iris, an easy to use, cloud-based data intelligence platform that provides secure and actionable information to the right people at the right time.

Iris software empowers parking managers and field staff to make informed decisions that increase efficiencies, productivity, and the bottom line by delivering insight through interactive metrics, data visualization, and automated reporting. With a wealth of real-time data, Iris meets the needs of all users in your organization, from simple reporting to advanced analytics.



T2 Iris™ Software

OPERATIONS MANAGEMENT

- Full operational insight into data and trends using data visualization
- More than 90 available metrics with over 3,000 widget combinations including paid occupancy, utilization, and turnover
- Unified corporate dashboard supporting multiple branch operations
- Rich analysis of financial and operational metrics with flexible, comprehensive reporting
- Streamlined management and security of user accounts

RATE MANAGEMENT

- Six different rate types provide flexibility and help make parking more convenient for patrons and more profitable
- Easily offer discounted or free parking sessions, such as 1 Hour Free, as well as discounted parking to registered parkers
- Charge up to two convenience fees on a rate-by-rate basis to generate extra revenue
- Easily schedule over-the-air adjustments to your rates



“Iris provides us with all the tools we need to accurately measure and track the condition of meters, revenue, and occupancy rates - ensuring we are both using personnel effectively and maximizing profitability.”

Regional Manager
SP+



T2 Iris™ Software

MOBILE PAYMENT MANAGEMENT

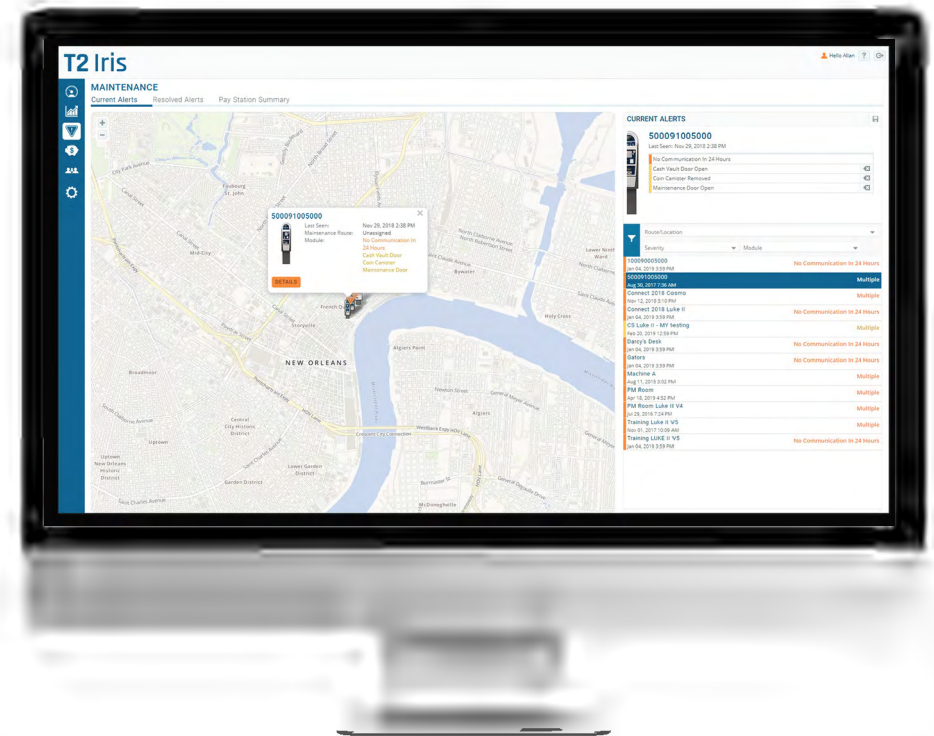
- Real-time data from all payment methods in one application
- Seamless integration with enforcement systems through Iris
- Set specific areas or lots as mobile payment only without losing access to transaction data
- Easily reconcile third-party transaction activity and revenue
- Ongoing, consolidated reporting of mobile transaction data

COLLECTIONS & MAINTENANCE

- Real-time monitoring of your pay station network via dedicated modules for collections and maintenance
- Intuitive mapping for “hot spots” and efficient maintenance and collections routes
- User-created and managed pay station alerts that can be sent directly to field personnel
- Collections and maintenance data accessible to field personnel, reducing response times

ENFORCEMENT

- Transaction data sent to enforcement handheld devices
- Integration with license plate recognition systems for a 10- to 20-fold improvement in enforcement productivity
- Integration with mobile payment services for consolidated reporting and seamless enforcement of all transactions



T2 Luke[®] Pay Stations

With nearly 18,000 units in the ground from Alaska to Florida, California to Maine, and virtually everywhere in between, T2 is one of North America's largest and leading manufacturers of pay stations.

T2 Luke Multi-Space Pay Stations set the standard for high performance in on-street, off-street, and gateless environments. Luke Pay Stations are user-friendly and versatile, ideal for any operation. They are engineered for long life – they can be deployed in any climate, and are preferred by parking operations in beach communities and regions that experience extreme heat, significant temperature swings, heavy rains, and snowy, ice-cold winters. T2 Pay Stations are powered by the highly configurable and data-driven Iris software, which puts you in total control of your operation.

"We chose Luke II pay stations because they are user-friendly, had many of the features we were seeking, and easily integrate with consumer convenience technologies such as pay-by-phone services, and LionCash+."

Asst. Director of Transportation Services
Penn State University



Luke Cosmo

Luke II



T2's "3 Ps"

PEOPLE + PROCESS = PROVEN RESULTS

The T2 team utilizes a proven implementation methodology that has enabled us to deliver over 18,000 pay stations to thousands of customers on time and within budget. The T2 Support team ensures maximum solution availability and lifecycle support, while a variety of field and managed services options are available should you require near- or long-term assistance. Plus, you will have a dedicated Account Manager to support you throughout your time with T2, whether you have one pay station or 100.



With our simple, proven implementation process, your pay stations will be on your streets in no time.

Additionally, we understand that field maintenance and support are critical components of your parking success. In addition to the T2 team, there are over a dozen T2-Certified Resellers across North America who can help resolve issues, provide service, and install new units. Reseller services are offered via referral, and are not available everywhere.

"In the T2 family, you've got a lot of people to go to. It's different. It's progressive and it's proactive, not reactive."

Director of Transportation Services
University of North Texas

27+

Years of Delivering
Parking Solutions

18,000+

Pay Stations Installed

\$1B+

Credit Card Transactions
Processed Annually

50+

Approved Integrations



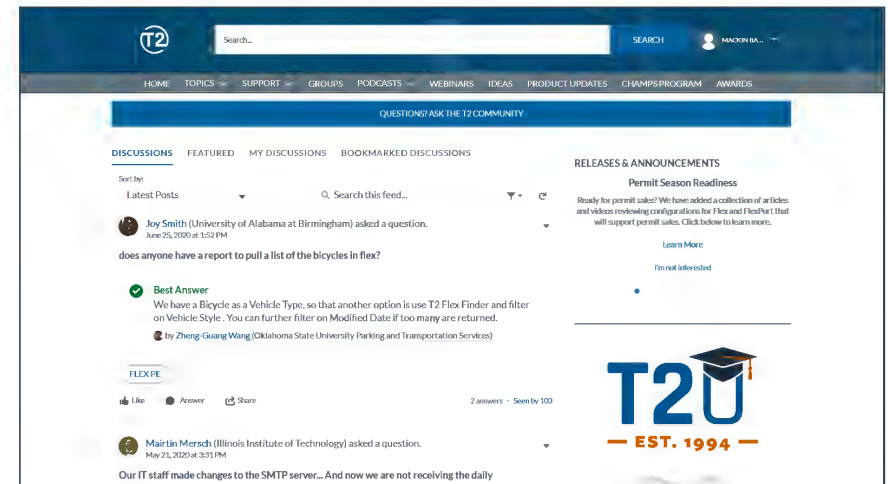
T2 Customer Community

BETTER TOGETHER

The T2 Customer Community is a source for collaboration to help define and develop next generation functionality across our solution portfolio and share peer-to-peer best practices. More than 7,500 individual members are active in our online customer community.

On the T2 Customer Community, you can:

- Easily find solutions, ask questions, and collaborate with your parking colleagues
- Submit a case to T2's Support team and track the status
- Join groups to discuss solutions, solve problems, and collaborate with peers in your industry or region
- Submit ideas to the T2 Product team or vote for others' ideas
- Stay informed on the latest T2 solution updates
- Earn points for engaging with the Community and redeem them for rewards like T2 swag or a registration to our annual Connect user conference



“The T2 Community lets me talk to my peers and find out how they're handling the same kind of problems. And it is a community. You get to know these people, you get to be friends with them, you get to be concerned about their problems, and they take a little concern in yours as well.”

**IT Consultant, Transportation Services
Western Kentucky University**





800.434.1502 | T2Systems.com

Indianapolis Office (Headquarters)

8900 Keystone Crossing, Suite 700
Indianapolis, IN 46240
317.524.5500

Burnaby Office

4321 Still Creek Drive, Suite 330
Burnaby, BC V5C6S7
778.375.6000



T2 MobilePay

PARKING PAYMENT SOLUTION

MOVE FORWARD

T2 MobilePay

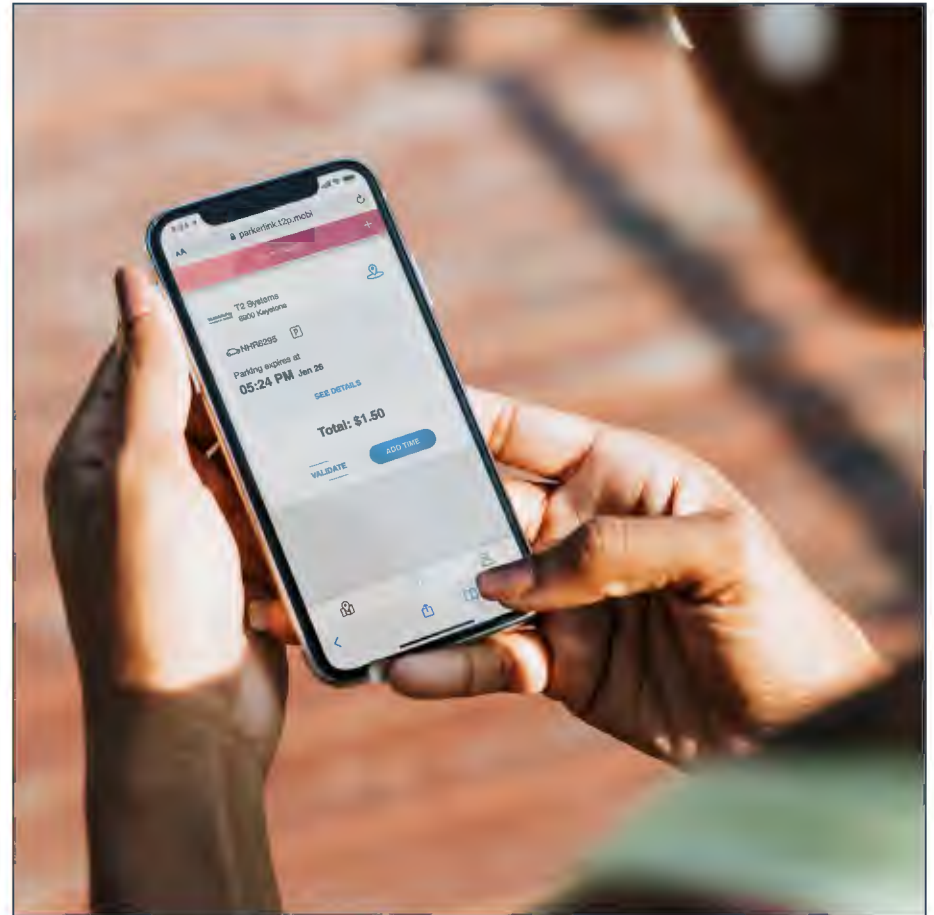
YOUR CUSTOMERS. YOUR BRAND. YOUR REVENUE.

You work hard to attract customers, build your brand, and generate revenue. With third-party parking apps, you may be giving away control of your customers, minimizing your brand value, and losing out on revenue they retain from transaction fees. While they provide a great service to parkers, are they a great option for you?

T2 MobilePay, powered by TEXT2PARK, gives you complete and total control of your parking operation while providing your parkers a simple and convenient way to pay for parking on their smartphones.

MobilePay is a browser-based solution requiring no app for parkers to download. They simply send a text message or scan a QR code specific to your lot, enter their parking and payment information, and go on their way. They are your customer. There is no third party in between you and them. T2 delivers the solution to you and gets out of your way.

Additionally, by integrating mobile payments with T2 Iris™ software and T2 Luke® Pay Stations, MobilePay brings all of your transaction data together into a single system, providing consistent enforcement and reporting. And unlike existing mobile payment providers, who are acquiring your data to further their own business, T2 gives you complete control and ownership of your parking activity and your data.



T2 MobilePay

WHAT MAKES T2 MOBILEPAY DIFFERENT?

TAKE BACK CONTROL OF YOUR PARKING OPERATION



- | | | |
|---|--|---|
| ✓ | Direct relationship with your customers | X |
| ✓ | Complete ownership of your payment data | X |
| ✓ | Unified rate & rule engine for all transactions | X |
| ✓ | 100% white label <i>included</i> to reflect your brand | X |
| ✓ | Communicate directly to your customers | X |
| ✓ | Charge and keep convenience fees | X |
| ✓ | Retain 100% of your parking revenue | X |

THE ROI IS CLEAR

By maintaining contact with your parking customers with messaging, by charging convenience fees that you set at your discretion,

and by retaining 100% of your parking revenue,

you can expect to realize at least a **6-8% revenue increase** using T2 MobilePay versus a third-party app.

This can equate into \$10s of thousands of dollars per lot, per year in revenue.*

*A single location processing 3,000 monthly mobile transactions charging \$5.00 fee plus a convenience fee can realize an \$8,000+ revenue gain when compared to using most third-party apps. Savings generated by setting and retaining convenience fees plus eliminating lost revenue from third-party apps directing parkers to competitors' parking lots.



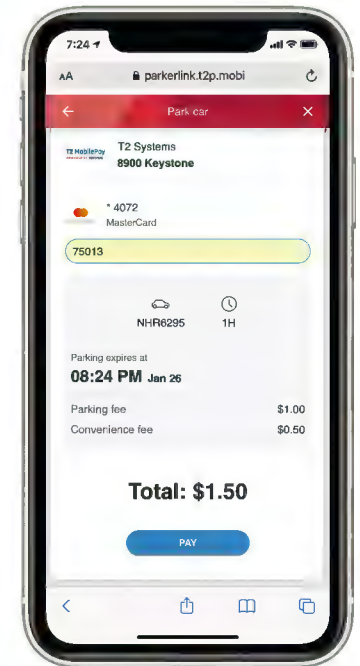
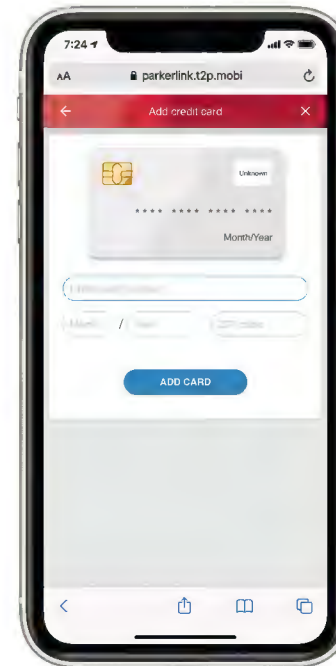
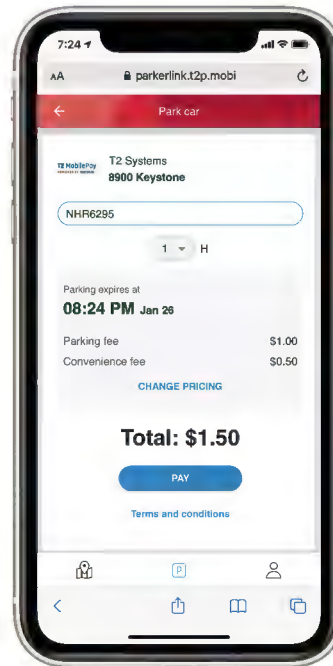
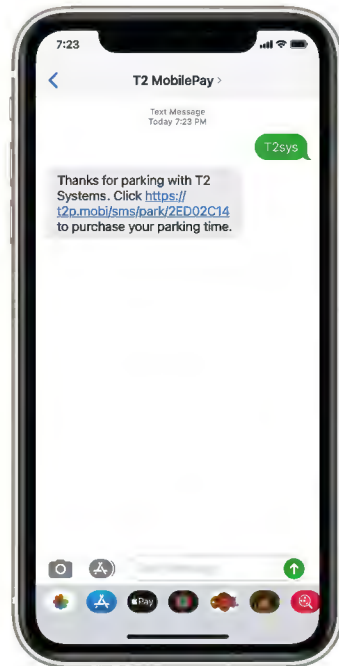
T2 MobilePay

HOW IT WORKS

Text P-Code or Scan QR Code & Click the Link

Enter License Plate, Time & Payment

Confirm ZIP Code & Click PAY



THE SIMPLEST MOBILE PARKING PAYMENT SOLUTION



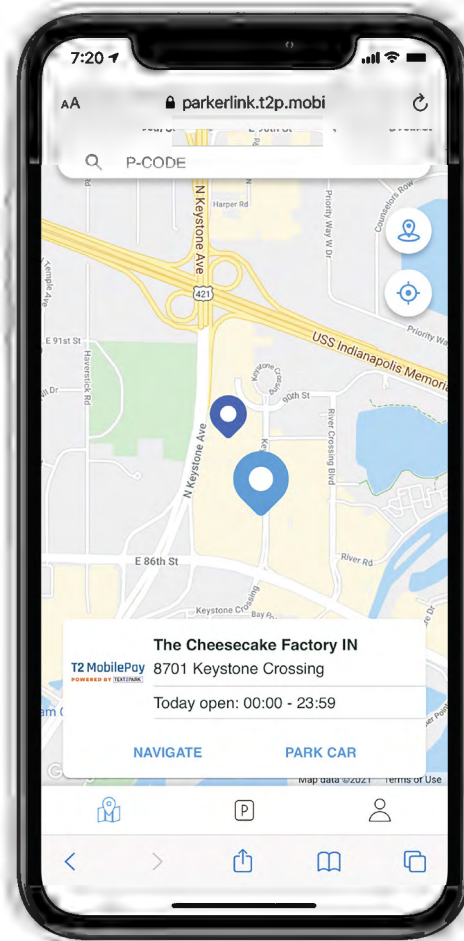
T2 MobilePay

KEY BENEFITS

BENEFITS FOR PARKERS

- Touchless and cashless payment option
- No app to download or account to create
- Supports multiple languages
- Parking expiration notifications and extend-by-phone capability
- Easy e-validations and digital receipts
- Option to save license plate and payment information for future use
- Search functionality for additional parking locations

Provide your customers the ability to see all your parking locations on a map, but never your competitors' lots.



BENEFITS FOR OPERATORS

- Bypass third parties and own your customers and your data
- Leverage mobile convenience as a pricing tool with customizable convenience fees
- Seamlessly integrates with T2 Iris to:
 - Offer a unified rate and rule engine for all channels, including third-party providers
 - Record all your transactions in one place for consistent enforcement, real-time monitoring, and comprehensive reporting and analytics
 - Provide ability to look up mobile transactions by zone or plate
- Communicate public messages or generate additional revenue with advertising options
- App-free platform increases mobile payment adoption
- Works with existing mobile payment apps as an option for users who do not have the app
- Simple, straightforward, transparent pricing with no recurring development fees



T2 MobilePay

ALL-IN-ONE SOLUTION

T2 Iris integrates with MobilePay, T2 Luke Pay Stations, and other third-party payment solutions to provide a single system of reference for enforcement and full reporting capabilities for *all* your transactions.

Unified Rate & Rule Engine

Iris provides a single interface for defining your rates and rules, ensuring consistent pricing no matter the transaction type. Plus, Iris has the most flexible rate options in the marketplace, enabling you to make parking more convenient for your patrons and more profitable for your operation.

Real-Time Data & Reporting

Iris brings all of your parking transactions together in one application, allowing you to see your operation's complete revenue and transaction picture in real time. Iris also provides ongoing reporting of your mobile transaction data and combines it with your other payment data to generate comprehensive reports.

Enforcement

Since all of your transaction data – whether from MobilePay, pay stations, or other third-party apps – flows through Iris, you can enforce your parking with one system versus having multiple integrations with enforcement systems, eliminating the risk of different data being sent via different APIs.



Luke Pay Station Integration

Transactions started with MobilePay can be extended at a T2 Luke Pay Station, with future functionality allowing for pay station transactions to be extended using MobilePay.



T2 MobilePay

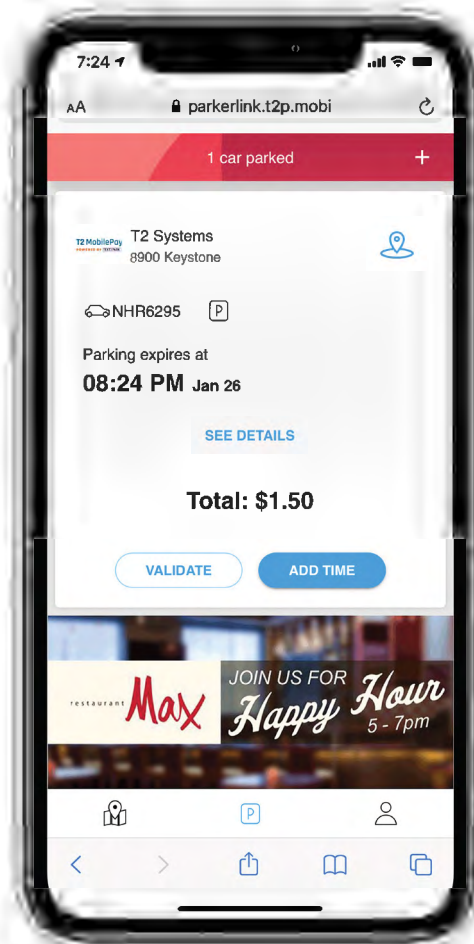
PROMOTIONAL MESSAGING

Expand your parking business with real-time, geotargeted online messaging on your MobilePay portal. Build and enhance your relationship with your customers, get feedback on your customer service, or sell the space to local stakeholders and businesses.

Promotional messages are easy to set up and manage in your MobilePay portal. You can display a single, static image or a rotating carousel of images.

With geotargeting, your messages will display based on where a user has parked. This enables you to direct specific messages to different customers based on their location.

However, the real value of MobilePay's promotional messaging is the ability to create new revenue streams by selling advertising space to local stakeholders and businesses, such as a restaurant near your lot wanting to promote its happy hour.



ABOUT T2 SYSTEMS

T2 Systems was founded in 1994 with one simple goal: make parking better. We immediately established a leadership position in the parking industry and continue to pave the way in new technologies that help you seamlessly manage parking, mobility, and transportation services.

Today, we provide the most comprehensive solutions available to process transactions and leverage data to make informed decisions. Our unified parking management platform puts all the tools you need to be efficient and effective at your fingertips, with one place to manage your T2 solutions, including Pay Stations, Permits, Enforcement, PARCS, and more.

With a strong track record of delivering projects that generate real return for our customers, and by delivering a quality experience for parking patrons, T2 continues to focus on helping our customers move their operations forward.





800.434.1502 | T2Systems.com

Indianapolis Office (Headquarters)

8900 Keystone Crossing, Suite 700
Indianapolis, IN 46240
317.524.5500

Burnaby Office

4321 Still Creek Drive, Suite 330
Burnaby, BC V5C6S7
778.375.6000

Citation Services

FOR UPSAFETY PE USERS

THE EXPERTS IN CITATION COLLECTIONS

T2 Citation Services is a full-service, certified collection administration solution that allows your operation to increase revenue and create operational efficiency. By deploying our tested and trusted processes, you and your team can focus on other areas of your operation, knowing that your outstanding citations are being taken care of by the best in the industry.

A PARTNER YOU CAN TRUST

We understand that collection rules and processes are unique to each operation. T2 Citation Services is American Collectors Association (ACA) certified, Fair Debt Collections Practices Act (FDCPA) compliant, and state licensed. We follow all state and federal laws when making collection calls.

PROTECT YOUR REPUTATION

The T2 Citation Services Call Center team treats your parkers in a professional and friendly manner. We pride ourselves in providing the best service to help protect your reputation.

Experienced Agents

Our customer service agents understand the parking industry and provide excellent customer service to you and your parkers.

Our Approach

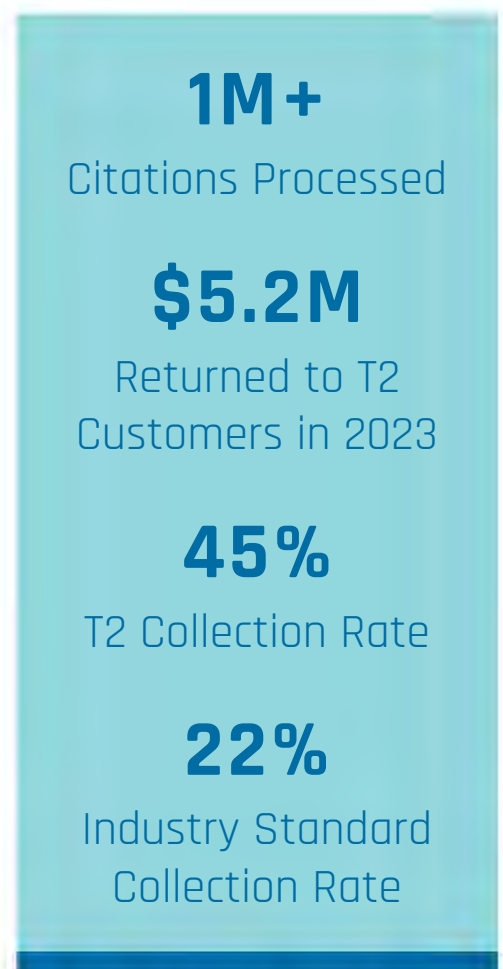
We utilize a non-confrontational, professional approach that reflects positively on your organization.

Proven Process

Systematic, consistent, and efficient processes allow for a collection rate significantly higher than the industry average.

Trained Staff

Friendly but firm collectors protect your reputation by striking a balance between collection rate and customer service.



TRUSTED TOOLS & PROCESSES

We work with you to establish best practices, escalation points, and expectations to best fit your operational needs. In addition, we help establish the criteria set for sending citations to third-party collections and utilize several tools, including:

Skip Tracing

We use a variety of skip tracing databases to locate debtors' current addresses and phone numbers; accurate information improves our ability to contact debtors and increases your collection rates.

FDCPA

We have access to real-time bankruptcy information to ensure no FDCPA violations are committed when pursuing an individual who has petitioned for bankruptcy.

State Debt Tax Set-Off Programs

We have the ability to obtain social security numbers and securely store sensitive information, enabling us to participate in several state debt tax set-off programs and submit claims on your behalf.

Dialer System

We have the resources to dial up more than 2,000 phone numbers a day. The team generates nearly 200,000 collection calls a year.

KEEP TABS ON YOUR ACTIVITY

With the T2 Citation Services Client Portal, you gain access to view all activity associated with your collections account, including dialer activity, payment history, and notes. The Client Portal also provides the ability to easily upload new business and payment files, as well as download invoices and month-end reports.

SEAMLESS FROM START TO FINISH

Our goal is to provide you with a seamless, hands-off experience. Sit back and focus on other areas of your operation while we handle the collections process from start to finish.

Easy Implementation

Implementation is simple, straightforward, and includes zero up-front costs or implementation fees.

Seamless Integrations

Our integration with the T2 backend system enables automated tasks and real-time transfer of information, ensuring that your systems are always in-sync.

"Thank you! We at WeHo are appreciative and very grateful for the top notch work that comes from T2 and the Citation Services team."

Parking Operations Supervisor
City of West Hollywood

ABOUT T2 SYSTEMS

T2 Systems, a Verra Mobility company, is the leading provider of parking management solutions in North America. For 30 years, T2 continues to serve more than 2,000 customers and maintains the largest customer community in the industry with nearly 7,000 active members. T2 partners with universities, municipalities, operators, and healthcare campuses to generate revenue and operate efficiently with a comprehensive, unified suite of parking technologies and standalone solutions. We strive to make every trip a smooth journey by streamlining the parking and mobility experience with solutions that help manage resources, achieve goals, and empower consumers with choices.

DEVO & Associates, LLC

1252 Haddonfiel Berlin Rd

Unit 3

Voorhees, NJ 08043

Estimate

Date	Estimate #
3/24/2025	21805-2779

Name / Address
Borough of Ambler Mary Aversa 131 Rosemary Avenue Ambler, PA 19002

			Project
Description	Qty	Cost	Total
Strada S5 Touch Screen with Coin & Credit Card Payment Options Custom Configuration (e.g. Pay & Display, Pay by Space, Pay by Plate) 9.7" Full Color Touch Display Coin and Credit Card Acceptance Solar Power 4G Wireless Communications 1 Coin Canister Per Machine 1 Ticket roll per machine 1 Year Hardware Warranty Included	8	7,975.00	63,800.00
Strada Rapide Coin Box	8	265.00	2,120.00
Installation & Training	8	650.00	5,200.00
WEBOffice with EMV / Tap & GO Credit Card Processing 8 meters @ \$75.90 per meter per month / Paid Yearly	96	75.90	7,286.40
Setup Fee (Credit Card Processing)	1	0.00	0.00
Shipping & Handling	8	0.00	0.00
Sourcewell Member Pricing			
Cavalier Lot = Replace 2 Kiosk & Add 1 Kiosk Lindenwold Lot = Replace 1 Kiosk & Add 1 Kiosk Short St Lot = Replace 1 Kiosk E. Race St (Between School & Lindenwold) = Add 2 Kiosk			
THANK YOU FOR YOUR BUSINESS!		Total	\$78,406.40

Customer Signature _____

DEVO & Associates, LLC

1252 Haddonfiel Berlin Rd

Unit 3

Voorhees, NJ 08043

Estimate

Date	Estimate #
3/24/2025	21805-2780

Name / Address
Borough of Ambler Kyle Detweiler 131 Rosemary Avenue Ambler, PA 19002

			Project
Description	Qty	Cost	Total
S5 Touch Screen Meter Cashless . Credit Card Only Custom Configuration (e.g. Pay & Display, Pay by Space, Pay by Plate) 9.7" Full Color Touch Display Credit Card Acceptance Solar Power or AC Mains 4G Wireless Communications 1 Ticket roll per machine 1 Year Hardware Warranty Included	8	6,270.00	50,160.00
Strada Rapide Coin Box	8	265.00	2,120.00
Installation & Training	8	650.00	5,200.00
WEBOffice with EMV / Tap & GO Credit Card Processing 8 meters @ \$75.90 per meter per month / Paid Yearly	96	75.90	7,286.40
Setup Fee (Credit Card Processing)	1	0.00	0.00
Shipping & Handling	8	0.00	0.00
Sourcewell Member Pricing			
Cavalier Lot = Replace 2 Kiosk & Add 1 Kiosk Lindenwold Lot = Replace 1 Kiosk & Add 1 Kiosk Short St Lot = Replace 1 Kiosk E. Race St (Between School & Lindenwold) = Add 2 Kiosk			
THANK YOU FOR YOUR BUSINESS!		Total	\$64,766.40

Customer Signature _____

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 25, 2025

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

Re: MCPC #25-0062-001
Plan Name: Chapter 27 Amendments
Borough of Ambler

Dear Mr. Detweiler:

We have reviewed the above-referenced zoning ordinance text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 14, 2025. We forward this letter as a report of our review.

BACKGROUND

The Borough of Ambler intends to update several sections of Chapter 27, Zoning. The proposed ordinance amendments include the following:

- Amending **§27-20, Definition of Terms**, to rename the land use "gasoline service station" to "vehicle fueling station." The definition was also amended to address electric vehicle charging stations. The new name for the land use, "vehicle fueling station," was also amended throughout the ordinance where it is permitted (**§27-1302.3, §27-1304.1, §27-2802.3, and §27-2805.A**)
- Amending **§27-1303.3** (Commercial District) and **§27-2803.3** (Downtown Commercial District) to retain the maximum permissible height of buildings at 40 feet, while clarifying the number of permissible stories as a maximum of three. Furthermore, the optional Zoning Hearing Board process whereby an applicant may request an increase in building height up to 70 feet when additional setbacks are provided has been eliminated.
- Adding a new section **27-1306** to **Part 13, Commercial District**, titled "building design standards." The new section addresses overall building design, building materials, building orientation and entrances, windows, and building façade features.



- Adding a new section **27-1307 to Part 13, Commercial District**, titled “streetscape standards.” The new section addresses required pedestrian facilities, street furnishing requirements, bicycling parking requirements, lighting standards, and transit stop standards.
- Adding a new section **27-2807 to Part 28, Downtown Commercial District**, titled “building design standards.” The new section addresses overall building design, building materials, building orientation and entrances, windows, and building façade features.
- Adding a new section **27-2808 to Part 28, Downtown Commercial District**, titled “streetscape standards.” The new section addresses required pedestrian facilities, street furnishing requirements, bicycling parking requirements, lighting standards, and transit stop standards.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040, 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. Parking should be located to the rear of buildings. The proposed amendments to the Commercial District and Downtown Commercial District would promote greater consistency with the county comprehensive plan.

Ambler Borough’s 2013 *Comprehensive Plan Update* recommended that the borough, “increase the quality of the downtown services and enhance the downtown’s character (infrastructure and building façades) in order to boost commercial activity while maintain the traditional “main street” aesthetic,” (page 23). The plan also promotes, “plan[ing] for safe and convenient pathways for all modes of transportation throughout the borough,” (page 24). The proposed amendments to the Commercial and Downtown Commercial Districts would promote greater consistency with the borough’s comprehensive plan.

It is worth noting that the Borough Planning Commission has recently begun a comprehensive plan update. The following recommendations reflect an understanding that this process will involve a complete land use analysis that will likely result in future amendments to the zoning map and ordinance.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant’s proposal without comment as we have found it to be generally consistent with the Borough of Ambler Comprehensive Plan and with Montgomery County’s comprehensive plan. We wish to commend the borough for their continued work on amending zoning regulations to ensure that infill development and redevelopment is conducted in a manner that considers the character of the community and the established built environment. As the borough continues with the comprehensive planning process, it is recommended that a holistic review of the zoning ordinance be conducted in order to ensure that the borough’s vision is realized as new development occurs. Furthermore, we would recommend that the borough consider preparing

specifications related to the design, siting, and safety of electric vehicle charging stations and associated infrastructure.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal without comment. We wish to commend the borough for actively working to promote development that is walkable, sustainable, and that generally aligns with the existing built environment and character of the community. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



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

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

Borough Of Ambler

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March 25, 2025

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

Re: Zoning Ordinance Amendments to Downtown Commercial
And Commercial Zoning Districts

Dear Mr. Detweiler:

At the direction of Council, the Planning Commission has been requested to review proposed amendments reflecting revisions similar to the recent Transit Oriented Development Ordinance including aesthetics and architectural elements.

At the March 25, 2025, Ambler Borough Planning Commission meeting, after review and discussion, a motion was made and seconded to recommend to Council to approve this draft ordinance language. The vote taken was unanimous in favor of the recommendation to Borough Council to approve these proposed ordinance revisions.

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

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

CHAPTER 27 - ZONING

Green Text= Proposed Addition | ~~Red Text~~ = Proposed Deletion | Black Text = Unchanged

PART 2 DEFINITIONS

§27-202. Definition of Terms.

~~GASOLINE SERVICE~~ **VEHICLE FUELING** STATION — any area of land, including structures thereon, or any building or part thereof that is used for the sales of gasoline or other motor vehicle fuel (such as electricity provided by an electric vehicle charging station) or accessories, and which may or may not include facilities for lubricating, washing or otherwise servicing motor vehicles but which shall not include painting or body and fender repairs.

...

§27-1301. Statement of Intent.

It is the intent of this district to:

- A. Provide for the orderly development of a major business and commerce area of the Borough, consistent with the Comprehensive Plan.
- B. Reestablish South Ambler as a focal point for employment opportunities.
- C. Encourage a uniformity of design to ensure the orderly arrangement of land uses and buildings.

§27-1302. Use Regulations.

1. Permitted uses
 - A. Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
 - B. Business or professional office or studio, bank or other financial institution, Borough use, excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation.
 - C. Office buildings.
 - D. Restaurant, bar, tearoom, retail baker, confectionary or ice cream shop or places serving food or beverages.
 - E. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or other similar service.
 - F. Indoor theater or bowling alley.
 - G. Newspaper publishing, job printing.
 - H. Hotel or motel.
 - I. Parking lot in accordance with §27-1305.

- J. Accessory uses, in accordance with §27-407 of this Chapter and provided that the presence of more than three of any combination of devices and machines permitted as a special exception under this Section shall not be considered an accessory use. Accessory use as customarily incidental to the permitted use by special exception.
- 2. Special Exception Uses.
 - A. Laundry or dry cleaning establishment.
 - B. Other places of indoor amusement or recreation.
 - C. Outdoor storage facilities.
 - D. Any use of the same general character as any of the uses specifically permitted in this Section without requirement of a special exception.
- 3. Conditional Uses. In accordance with the regulations of §27-1304 and §27-413 (Conditional Uses), the following may be permitted as a conditional use.
 - A. Gasoline Vehicle fueling station with or without automobile servicing and/or mini-market.
 - B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
 - C. Live or recorded entertainment, such as a performing arts facility.

§27-1303. Dimensional Requirements.

- 1. Minimum lot area (permitted and special exception uses), 1,500 square feet.
- 2. Maximum building area, 80%.
- 3. Height regulations: ~~three stories maximum, and a maximum height of 40 feet, except that the Zoning Hearing Board may approve an increase to a maximum of 70 feet, provided the Board determines that any excess height over 40 feet will not be detrimental to the light, air, privacy or architectural scheme of any other structure or use currently existing or anticipated and that for every foot of height in excess of 40 feet an additional one foot shall be added to each yard setback.~~

§27-1304. Conditional Use Standards.

The following requirements shall be met for the applicable use permitted by §27- 1302(3):

- 1. Gasoline Vehicle fueling stations with or without automobile servicing and/or mini-market.
 - A. Minimum lot area, 1/2 acre.
 - B. All servicing and parts storage shall take place in an enclosed building.
 - C. All required parking shall be provided on the premises.
 - D. No unregistered or unlicensed vehicles are permitted on the premises.
 - E. No vehicle sales or rentals are permitted.
 - F. Vehicles awaiting repair shall not be stored outdoors for more than one week.
- 2. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
 - A. Minimum lot area, 10,000 square feet.
 - B. The requirements of §27-1504 (Development Regulations) and §27- 1505 (Performance Standards) shall be met.

- C. All assembly/repair work shall take place within an enclosed building.
 - D. No outdoor storage is permitted.
3. Live or Recorded Entertainment.
- A. Shall not be less than 500 feet from another live or recorded musical entertainment use.
 - B. All activities shall take place indoors.
 - C. Hours of operation, 9:00 a.m. to 2:00 a.m.
 - D. A maximum of four coin-operated entertainment devices or machines are permitted (such as a video game or pinball machine).

§27-1305. Parking Requirements.

All parking facilities may be provided in accordance with the general provisions of Part 21 of this Chapter. In addition, the following regulations shall apply to commercial uses:

- 1. Off-street parking facilities may be provided on the periphery of the Commercial District
- 2. Off-street parking facilities are subject to the following provisions:
 - A. Off-street parking spaces may be grouped in facilities serving more than one lot or establishment.
 - B. Parking garages may be above or below ground. Above ground garages shall be in the rear yard and architecturally compatible with other improvements developed on the site and immediate area.

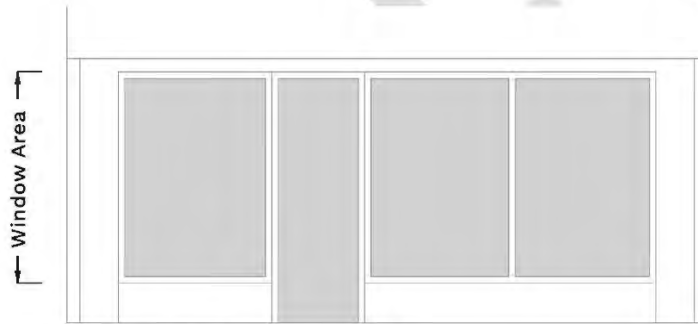
§27-1306. Building design standards.

- 1. Overall design.
 - A. All buildings within a single project shall have a unified or complementary architectural character. Developments shall create focal points with respect to avenues of approach, or other buildings, and relate open space between all existing and proposed buildings.
 - B. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Walls or portions of walls where windows are not provided shall have architectural treatments that are similar to the front facade, including materials, colors, and details.
 - C. When flat roofs are proposed, a parapet wall or projecting cornice shall be included on the front façade(s).
 - D. Convenient pedestrian connections shall be provided from all building entrances to parking areas, open space, and recreational areas.
- 2. Building materials.
 - A. All façades of new buildings visible from a public or private street, parking area, or public gathering space shall consist of quality building materials, such as brick, stone, concrete, and glass, to create visual interest and enhance the quality of the development.
 - B. The following building materials are prohibited: exterior insulation and finishing systems (EIFS); aluminum or vinyl siding or shutters; white, tan, or painted brick; concrete block; T-111 or other similar plywood siding.
- 3. Building orientation and entrances.

- A. Front facades of buildings shall be oriented toward Main Street or Butler Avenue, whichever immediately abuts the property frontage. Such entrances shall be usable and well-defined through the use of architectural features (e.g., utilizing porticos, pediments, colonnades, canopies, or overhangs).
- B. Each façade of a building with frontage along a public or private street, parking area, or public gathering space shall feature at least one clearly-defined and highly- visible pedestrian entrance with a direct sidewalk connection to the abutting street. A building with multiple street frontages may locate a pedestrian entrance on the corner of the building where the two streets intersect to fulfill this requirement.
- C. Storefront entrance doors shall be recessed a sufficient distance to allow doors to swing out without conflicting with pedestrian flow on the sidewalk.

4. Windows.

- A. The ground floor of any building along a primary street shall have a minimum clear window area of 60%, with windows providing views of display areas or the inside of the building. Window areas shall be between 12 inches and eight feet off the ground.



- B. For corner buildings with multiple frontages, the ground floor primary street transparency requirement shall wrap on to the ground floor of secondary frontages for a minimum distance equal to at least 25% of the length of the building facade along the secondary frontage, as measured from the corner of the primary and secondary frontages.
 - C. The upper floors of any building along a primary street shall have a minimum clear window area of 35%.
 - D. Smoked, reflective, or black glass in windows is prohibited.
5. Building Façade Elements. All buildings shall include a variety of architectural design elements to provide visual interest and to mitigate the apparent scale and mass of large buildings and facades. Any building façade along a public or private street, parking area, or public gathering space that is greater than 50 feet long shall be articulated with façade breaks of a minimum depth of three (3) feet for every 50 feet of building façade length. In addition to breaks in the façade, other architectural elements that provide façade articulation shall be utilized no less than every 50 feet on average:
- A. Masonry;
 - B. Concrete or Masonry plinth at the base of walls;
 - C. Belt courses of a different texture or color;

- D. Projecting or decorative cornices;
- E. Quoins;
- F. Decorative tile work;
- G. Trellis containing planting;
- H. Medallions;
- I. Bay windows;
- J. Oriel windows;
- K. Vertical articulation;
- L. Stylized lighting fixtures;
- M. Porticos;
- N. Balconies;
- O. Recessed entryways; and/or
- P. Building extensions.

§ 27-1307. Streetscape standards.

1. Pedestrian Design Standards. Public and private pedestrian access and circulation shall be included in all development proposals. Pedestrian access links shall be provided for all uses as specified on the Redevelopment Area Plan for access to open space areas and principal destinations such as the Ambler Borough Main Street Corridor, the SEPTA train station and the Wissahickon Conservation Corridor. The following standards shall apply throughout the C:
 - A. Where feasible, sidewalks with an unimpeded pedestrian pathway width of at least eight (8) feet shall be provided along all existing and proposed streets and driveways within the C. Where adjacent sidewalk is less than eight (8) feet, sidewalks with an unimpeded pedestrian pathway width of no less than six (6) feet shall be provided along all existing and proposed streets and driveways within the district.
 - B. Paved pedestrian walkways, sidewalks, trails or equivalent with a minimum width of five (5) feet shall connect road frontage sidewalks to building entries, parking area(s) and other significant destination areas (i.e., passenger rail station, major open space areas and/or historically or culturally important sites).
 - C. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops. Unpaved walking trails may be substituted for paved sidewalks in cases where the developer has proven that such trails would be more appropriate to the development's surroundings (i.e., along a watercourse, connection to an existing trail network, etc.).
 - D. All pedestrian amenities shall be designed in accordance with the standards of the Americans with Disabilities Act.
 - E. Walkways between office buildings, retail establishments and housing areas shall facilitate "walkability." Direct pedestrian connections to public transit stops and adjacent properties shall be accommodated within the overall land use plan.
 - F. Sidewalks and pedestrian access links shall be constructed of a hard, durable, all-weather surface. Alternative paving materials, such as high density concrete pavers, may be utilized but must be of a color and texture matching that existing elsewhere in the Borough's Main Street and/or development areas and must be approved by the Borough.

- G. For frontages on Main Street and Butler Avenue, a four (4) foot wide verge shall be provided between the sidewalk and curblin which may be either landscaped or hardscaped. For frontages other than Main Street and Butler Avenue, a two (2) foot wide verge shall be provided between the sidewalk and curblin which may be either landscaped or hardscaped.
 - H. Crosswalks. Crosswalks shall be clearly delineated at all intersections and marked to the width of the largest contributing sidewalk or internal pedestrian pathway. In no case shall the width of the crosswalk be less than six (6) feet. Furthermore, pedestrian signalization shall be provided at intersections where traffic signals exist.
2. Street furnishings.
- A. Applicability.
 - (1) Properties or developments with a frontage exceeding 100 feet on Main Street or Butler Avenue shall provide, at minimum, one (1) bench, one (1) trash receptacle, and one (1) recycling receptacle.
 - (2) Properties or developments with a frontage exceeding 200 feet on Main Street or Butler Avenue shall provide, at minimum, two (2) benches, one (1) trash receptacle, and one (1) recycling receptacle.
 - B. Location. Street furniture shall be located adjacent to the building façade, unless on-street parking is present, in which case street furniture may be located along the curb. Such amenities shall be maintained in perpetuity by the property owner.
 - C. Existing amenities, such as an existing bench or refuse receptacle, may be counted towards meeting the requirement.
 - D. Fee in-lieu.
 - (1) An applicant may choose to contribute a fee in lieu of providing the street furnishings that would have otherwise been required by this section when there are site constraints that make the provision thereof infeasible or impractical. The Borough Zoning Officer and Borough Engineer shall confirm that the provision of required street furnishings is infeasible or impractical.
 - (2) The amount of the fee shall be equal to the fair market value of the streetscape furnishings that otherwise would have been required by this section. Fair market value shall be determined by agreement of Borough Council and the applicant.
3. Bicycle parking required.
- A. Applicability. Any property undergoing subdivision or land development, as defined in **Chapter 22, Subdivision and Land Development**, shall require the installation of the requisite number of bicycle parking spaces pursuant to Subsection B, below.
 - B. Number of bicycle parking spaces required.
 - (1) One bicycle parking space shall be provided for every three dwelling units. When less than three dwelling units are located on a lot, no bicycle parking facilities shall be required.
 - (2) One bicycle parking space shall be provided for every 10 vehicle parking spaces required for any nonresidential use. Uses requiring

less than 10 parking spaces shall not be required to provide bicycle parking facilities.

C. Design.

- (1) Bicycle facilities shall be provided either interior and/or exterior to the building and be convenient for use by employees, patrons, residents and/or visitors.
- (2) Bicycle parking facilities should include a secure device to which the bicycle frame and one wheel of the bicycle can be attached with a cable or locking device. The device should be suitable to keep bicycles erect when they are locked to it.
- (3) Bicycle parking design and location shall be in conformance with the most recent published standards of the Association of Pedestrian and Bicycle Professionals, and shall not impede the pedestrian clear path of any public sidewalk

4. Lighting facilities.

- A. All nonpublic sidewalk, walkway, parking and building lighting fixtures shall be of a style and design that is either consistent with or complementary to those utilized throughout the C Commercial District.
- B. Lamp posts for all existing and proposed streets shall match existing lamp posts utilized throughout the C Commercial District. The specifications for existing lamp posts may be requested from the Borough Engineer.
- C. Adherence to **§27-412, Lighting Criteria Applicable to All Zoning Districts**, is required.

5. Bus stops.

- A. The developer shall coordinate with SEPTA, or any other public transit provider, on providing or improving existing bus stops when a public bus transit route operates or has a stop located on a public or private street frontage directly abutting a development within the C.
- B. The developer shall coordinate with SEPTA on the stop design. The appropriate transit stop improvements and shelter shall be provided meeting the most recent SEPTA Bus Stop Design Guidelines. Transit stops shall include, at a minimum, a shelter or enclosure, seating, and schedule information.
- C. The developer shall sign a perpetual maintenance agreement with Ambler Borough demonstrating that the applicant is responsible for the maintenance of the bus shelter and associated amenities.

...

PART 28. DC DOWNTOWN COMMERCIAL DISTRICT

§27-2801. Statement of Intent.

It is the intent of this District to:

1. Provide for the orderly development of a major business and commerce area of the Borough, consistent with the Comprehensive Plan.
2. Allow for residential uses that are compatible with the “Main Street” character.
3. Encourage a uniformity of design to ensure the orderly arrangement of land uses and

buildings.

§27-2802 Use Regulations.

1. Permitted uses.
 - A. Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments
 - B. Business or professional office or studio, bank or other financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation
 - C. Office buildings.
 - D. Restaurant, bar, tearoom, retail baker, confectionery or ice cream shops or places serving food or beverages.
 - E. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or other similar service.
 - F. Indoor theater or bowling alley.
 - G. Newspaper publishing, job printing.
 - H. Hotel or motel.
 - I. Parking lot, in accordance with §27-2804.
 - J. Accessory use as customarily incidental to the permitted use by special exception.
2. Special Exception Uses.
 - A. Laundry or drycleaning establishment.
 - B. Other places of indoor amusement or recreation.
 - C. Outdoor storage facilities.
 - D. Residences, in accordance with the following:
 - (1) No basement or first floor dwelling units shall be permitted in combination with a commercial use.
 - (2) Each unit shall have a minimum of 600 square feet of floor area, plus 100 square feet additional for each bedroom.
 - (3) The lot area per family shall be 2,000 square feet for each unit. This shall be deemed to include the entire area within the lot, including buildings and structures committed to commercial use.
 - (4) Two off-street parking spaces shall be provided for each unit, exclusive of interior driveways and driveways connecting the garage or parking space with the street or alley.

- (5) There shall be a minimum rear yard of 15 feet.
- (6) Each unit shall have two means of egress, both of which shall terminate in a public way or a court space leading to a public way.
- E. Any use of the same general character as any of the uses specifically permitted in this Section without requirement of a special exception
- 3. Conditional uses. In accordance with the regulations of §§27-2805 and 27-413 (Conditional Uses), the following may be permitted as a conditional use:
 - A. Gasoline Vehicle fueling station with or without automobile servicing and/or mini-market.
 - B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
 - C. Live or recorded entertainment, such as a performing arts facility.

§27-2803. Dimensional Requirements.

- 1. Minimum Lot Area (permitted and special exception uses). One thousand five hundred square feet.
- 2. Maximum Building Area. Eighty percent.
- 3. Height Regulations: ~~three stories maximum, and a maximum height of Forty feet, except that the Zoning Hearing Board may approve an increase to a maximum of 70 feet provided the Board determines that any building that exceeds 40 feet will not be detrimental to the light, air, privacy or architectural scheme of any other structure or use currently existing or anticipated and that for every foot of height in excess of 40 feet an additional one foot shall be added to each yard setback.~~

§27-2804. Parking Requirements.

All parking facilities may be provided in accordance with the general provisions of Part 21 of this Chapter. In addition, the following regulations shall apply to commercial uses:

- A. Off-street parking facilities may be provided on the periphery of the downtown commercial district.
- B. Off-street parking facilities are subject to the following provisions:
 - (1) Off-street parking spaces may be grouped in facilities serving more than one lot or establishment.
 - (2) Parking garages may be above or below ground. Above ground garages shall be in the rear yard and architecturally compatible with other improvements developed on the site and immediate area.

§27-2805. Conditional Use Standards.

The following requirements shall be met for the applicable use permitted by §27- 2802(3):

- A. Gasoline Vehicle fueling stations with or without automobile servicing and/or mini-market.
 - (1) Minimum Lot Area. One-half acre.
 - (2) All servicing and parts storage shall take place in an enclosed building.
 - (3) All required parking shall be provided on the premises
 - (4) No unregistered or unlicensed vehicles are permitted on the premises.
 - (5) No vehicle sales or rentals are permitted.

- (6) Vehicles awaiting repair shall not be stored outdoors for more than one week.
- B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
 - (1) Minimum Lot Area. Ten thousand square feet.
 - (2) The requirements of §§27-1504 (Development Regulations) and 27- 1505 (Performance Standards) shall be met.
 - (3) All assembly/repair work shall take place within an enclosed building.
 - (4) No outdoor storage is permitted.
- C. Live or Recorded Entertainment.
 - (1) Shall not be less than 500 feet from another live or recorded musical entertainment use.
 - (2) All activities shall take place indoors.
 - (3) Hours of Operation. 9:00 a.m. – 2:00 a.m.
 - (4) A maximum of four coin-operated entertainment devices or machines are permitted (such as a video game or pinball machine).

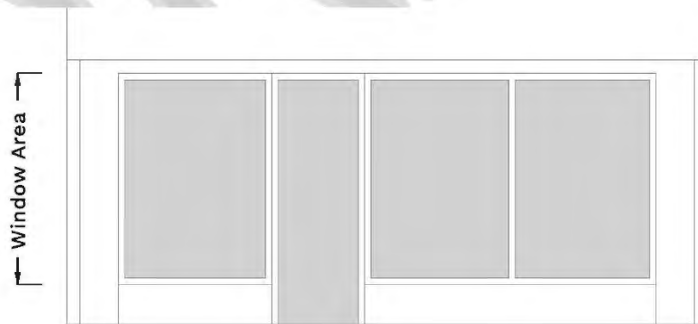
§ 27-2806. Limitations on Lots Abutting Residential Districts.

- 1. For purposes of this Section, a lot abuts a residential zoning district when any portion of the lot boundary is shared with any portion of a lot that is zoned residential. A lot that is across the street from a residential lot does not abut the residential lot
- 2. With the exception of tearooms, retail bakers, confectionery retailers, and ice cream shops, and notwithstanding any language in this Chapter to the contrary, no bar, restaurant, or other establishment selling food or beverages shall be permitted on any lot in the Downtown Commercial District that abuts the R-1 Residential District.
- 3. Where a lot in the Downtown Commercial District abuts a residential zoning district, the customer entrance for any permitted use shall open facing away from the residential district, and any customer entrance or the closest portion of any outdoor dining area must be at least 40 feet from the residential zoning district.
- 4. All mixed-use or nonresidential developments shall provide a permanent landscaped planting area of at least 10 feet in depth (inclusive of curb, but not sidewalk, of up to one foot in width) along all property lines adjacent to a residentially zoned property. The buffer shall meet the requirements of **§100.4. Buffers and Screens.**

§ 27-2807. Building design standards.

- 1. Overall design.
 - A. All buildings within a single project shall have a unified or complementary architectural character. Developments shall create focal points with respect to avenues of approach, or other buildings, and relate open space between all existing and proposed buildings.
 - B. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Walls or portions of walls where windows are not provided shall have architectural treatments that are similar to the front facade, including materials, colors, and details.
 - C. When flat roofs are proposed, a parapet wall or projecting cornice shall be included on the front façade(s).

- D. Convenient pedestrian connections shall be provided from all building entrances to parking areas, open space, and recreational areas.
- 2. Building materials.
 - A. All façades of new buildings visible from a public or private street, parking area, or public gathering space shall consist of quality building materials, such as brick, stone, concrete, and glass, to create visual interest and enhance the quality of the development.
 - B. The following building materials are prohibited: exterior insulation and finishing systems (EIFS); aluminum or vinyl siding or shutters; white, tan, or painted brick; concrete block; T-111 or other similar plywood siding.
- 3. Building orientation and entrances.
 - A. Front facades of buildings shall be oriented toward Main Street or Butler Avenue, whichever immediately abuts the property frontage. Such entrances shall be usable and well-defined through the use of architectural features (e.g., utilizing porticos, pediments, colonnades, canopies, or overhangs).
 - B. Each façade of a building with frontage along a public or private street, parking area, or public gathering space shall feature at least one clearly-defined and highly- visible pedestrian entrance with a direct sidewalk connection to the abutting street. A building with multiple street frontages may locate a pedestrian entrance on the corner of the building where the two streets intersect to fulfill this requirement.
 - C. Storefront entrance doors shall be recessed a sufficient distance to allow doors to swing out without conflicting with pedestrian flow on the sidewalk.
- 4. Windows.
 - A. The ground floor of any building along a primary street shall have a minimum clear window area of 60%, with windows providing views of display areas or the inside of the building. Window areas shall be between 12 inches and eight feet off the ground.



- B. For corner buildings with multiple frontages, the ground floor primary street transparency requirement shall wrap on to the ground floor of secondary frontages for a minimum distance equal to at least 25% of the length of the building facade along the secondary frontage, as measured from the corner of the primary and secondary frontages.
- C. The upper floors of any building along a primary street shall have a minimum clear window area of 35%.
- D. Smoked, reflective, or black glass in windows is prohibited.

5. **Building Façade Elements.** All buildings shall include a variety of architectural design elements to provide visual interest and to mitigate the apparent scale and mass of large buildings and facades. Any building façade along a public or private street, parking area, or public gathering space that is greater than 30 feet long shall be articulated with façade breaks of a minimum depth of three (3) feet for every 30 feet of building façade length. In addition to breaks in the façade, other architectural elements that provide façade articulation shall be utilized no less than every 50 feet on average:
 - A. Masonry;
 - B. Concrete or Masonry plinth at the base of walls;
 - C. Belt courses of a different texture or color;
 - D. Projecting or decorative cornices;
 - E. Quoins;
 - F. Decorative tile work;
 - G. Trellis containing planting;
 - H. Medallions;
 - I. Bay windows;
 - J. Oriel windows;
 - K. Vertical articulation;
 - L. Stylized lighting fixtures;
 - M. Porticos;
 - N. Balconies;
 - O. Recessed entryways; and/or
 - P. Building extensions.

§ 27-2808. Streetscape standards.

2. **Pedestrian Design Standards.** Public and private pedestrian access and circulation shall be included in all development proposals. Pedestrian access links shall be provided for all uses as specified on the Redevelopment Area Plan for access to open space areas and principal destinations such as the Ambler Borough Main Street Corridor, the SEPTA train station and the Wissahickon Conservation Corridor. The following standards shall apply throughout the DC:
 - A. Where feasible, sidewalks with an unimpeded pedestrian pathway width of at least eight (8) feet shall be provided along all existing and proposed streets and driveways within the DC. Where adjacent sidewalk is less than eight (8) feet, sidewalks with an unimpeded pedestrian pathway width of no less than six (6) feet shall be provided along all existing and proposed streets and driveways within the DC
 - B. Paved pedestrian walkways, sidewalks, trails or equivalent with a minimum width of five (5) feet shall connect road frontage sidewalks to building entries, parking area(s) and other significant destination areas (i.e., passenger rail station, major open space areas and/or historically or culturally important sites).
 - C. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops. Unpaved walking trails may be

substituted for paved sidewalks in cases where the developer has proven that such trails would be more appropriate to the development's surroundings (i.e., along a watercourse, connection to an existing trail network, etc.).

- D. All pedestrian amenities shall be designed in accordance with the standards of the Americans with Disabilities Act.
 - E. Walkways between office buildings, retail establishments and housing areas shall facilitate "walkability." Direct pedestrian connections to public transit stops and adjacent properties shall be accommodated within the overall land use plan.
 - F. Sidewalks and pedestrian access links shall be constructed of a hard, durable, all-weather surface. Alternative paving materials, such as high density concrete pavers, may be utilized but must be of a color and texture matching that existing elsewhere in the Borough's Main Street and/or development areas and must be approved by the Borough.
 - G. For frontages on Main Street and Butler Avenue, a four (4) foot wide verge shall be provided between the sidewalk and curblines which may be either landscaped or hardscaped. For frontages other than Main Street and Butler Avenue, a two (2) foot wide verge shall be provided between the sidewalk and curblines which may be either landscaped or hardscaped.
 - H. Crosswalks. Crosswalks shall be clearly delineated at all intersections and marked to the width of the largest contributing sidewalk or internal pedestrian pathway. In no case shall the width of the crosswalk be less than six (6) feet. Furthermore, pedestrian signalization shall be provided at intersections where traffic signals exist.
3. Street furnishings.
- A. Applicability.
 - (1) Properties or developments with a frontage exceeding 100 feet on Main Street or Butler Avenue shall provide, at minimum, one (1) bench, one (1) trash receptacle, and one (1) recycling receptacle.
 - (2) Properties or developments with a frontage exceeding 200 feet on Main Street or Butler Avenue shall provide, at minimum, two (2) benches, one (1) trash receptacle, and one (1) recycling receptacle.
 - B. Location. Street furniture shall be located adjacent to the building façade, unless on-street parking is present, in which case street furniture may be located along the curb. Such amenities shall be maintained in perpetuity by the property owner.
 - C. Existing amenities, such as an existing bench or refuse receptacle, may be counted towards meeting the requirement.
 - D. Fee in-lieu.
 - (1) An applicant may choose to contribute a fee in lieu of providing the street furnishings that would have otherwise been required by this section when there are site constraints that make the provision thereof infeasible or impractical. The Borough Zoning Officer and Borough Engineer shall confirm that the provision of required street furnishings is infeasible or impractical.

- (2) The amount of the fee shall be equal to the fair market value of the streetscape furnishings that otherwise would have been required by this section. Fair market value shall be determined by agreement of Borough Council and the applicant.
4. Bicycle parking required.
 - A. Applicability. Any property undergoing subdivision or land development, as defined in **Chapter 22, Subdivision and Land Development**, shall require the installation of the requisite number of bicycle parking spaces pursuant to Subsection B, below.
 - B. Number of bicycle parking spaces required.
 - (1) One bicycle parking space shall be provided for every three dwelling units. When less than three dwelling units are located on a lot, no bicycle parking facilities shall be required.
 - (2) One bicycle parking space shall be provided for every 10 vehicle parking spaces required for any nonresidential use. Uses requiring less than 10 parking spaces shall not be required to provide bicycle parking facilities.
 - C. Design.
 - (1) Bicycle facilities shall be provided either interior and/or exterior to the building and be convenient for use by employees, patrons, residents and/or visitors.
 - (2) Bicycle parking facilities should include a secure device to which the bicycle frame and one wheel of the bicycle can be attached with a cable or locking device. The device should be suitable to keep bicycles erect when they are locked to it.
 - (3) Bicycle parking design and location shall be in conformance with the most recent published standards of the Association of Pedestrian and Bicycle Professionals, and shall not impede the pedestrian clear path of any public sidewalk.
5. Lighting facilities.
 - A. All nonpublic sidewalk, walkway, parking and building lighting fixtures shall be of a style and design that is either consistent with or complementary to those utilized throughout the DC.
 - B. Lamp posts for all existing and proposed streets shall match existing lamp posts utilized throughout the DC. The specifications for existing lamp posts may be requested from the Borough Engineer.
 - C. Strict adherence to **§27-412, Lighting Criteria Applicable to All Zoning Districts**, is required.
6. Bus stops.
 - A. The developer shall coordinate with SEPTA, or any other public transit provider, on providing or improving existing bus stops when a public bus transit route operates or has a stop located on a public or private street frontage directly abutting a development within the DC.
 - B. The developer shall coordinate with SEPTA on the stop design. The appropriate transit stop improvements and shelter shall be provided meeting the most recent SEPTA Bus Stop Design Guidelines. Transit stops shall include, at a minimum, a

shelter or enclosure, seating, and schedule information.

- C. The developer shall sign a perpetual maintenance agreement with Ambler Borough demonstrating that the applicant is responsible for the maintenance of the bus shelter and associated amenities.

DRAFT

Borough Of Ambler

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March 27, 2025

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

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

Dear Mr. Detweiler:

At the March 25, 2025 Planning Commission meeting the Planning Commission voted to request from Council to allow the Commission to explore the following subdivision land development revisions:

- 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 put towards improvements for existing borough park improvements.

The vote taken was unanimous in favor of the recommendation to Borough Council to allow the Planning Commission to explore these recommendations further.

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

Public Safety Committee

The previous Committee meeting was held on March 4, 2025, at 7:00pm. Committee members: Amy Hughes – Chair, Jen Henderson, Nancy Roecker Coates and Lou Orehek.

The Committee will not consider any recommendations at this time.

The following business will be discussed:

Not applicable.

Items For Consideration:

Not applicable.

Public Utilities Committee

The previous Committee meeting was held on March 4, 2025, at 7:00pm. Committee Members: Karen Sheedy - Chair, Amy Hughes, Lou Orehek, and David Hui.

The Committee will not consider any recommendations at this time.

The following business will be discussed:

1. Process Masters has begun implementation of odor-control chemical additions into our sludge processing operations at the wastewater treatment plant.
2. Geotechnical borings have been completed at the location of Well No. 4 for the purpose of future expansion on-site for PFAS water treatment.

Items For Consideration:

None.

Parks and Recreation Committee

The previous Committee meeting was held on March 4, 2025, at 7:00pm. Committee Members: Jen Henderson - Chair, Nancy Roecker-Coates, David Hui and Redmond Brubaker.

The Committee will not consider any recommendations at this time.

The following business will be discussed:

1. Quotes are working to be obtained for resurfacing and resealing of the courts at Riccardi Park, signage at Knights Park, Borough Hall, as well as regrading and improving the playground surface at Wahl Park.
2. Ambler Community Garden is having its 'Opening Day' on April 5th, 2025, at 11:00 a.m. with a raindate of April 6th, 2025, at 11:00 a.m.

Salary & Personnel Committee

The previous Committee meeting was held on February 4, 2025, at 7:00pm. Committee Members: – Chair Glynnis Siskind, Jen Henderson, Karen Sheedy and Elizabeth Iovine.

The Committee will consider any recommendations at this time.

The following business will be discussed:

1. Formal appointment of Mr. James Gambles, Jr., to the available position of full-time Finance Director.
2. Recommendation of a conditional offer of full-time employment be extended to Mr. Nicholas Emmett for the available position of probationary police officer. **(Enclosed)**

Items For Consideration:

1. Motion to appoint Mr. James Gambles, Jr., to the position of Borough Finance Director, effective April 9, 2025.
2. Motion to extend a conditional offer of full-time employment for the position of probationary police officer to Mr. Nicholas Emmett.