



**BOROUGH OF AMBLER**  
**COUNCIL WORK SESSION**  
**April 7, 2026**  
**7:00 p.m.**

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

- I. CALL TO ORDER.**
- II. CONFIRMED APPOINTMENTS: TAYLOR MAJETA, MONTGOMERY COUNTY TAX CLAIM BUREAU**
- III. MINUTES FOR REVIEW:**
  - a. MARCH 17, 2026, COUNCIL BUSINESS MEETING
- IV. COMMITTEE REPORTS (WITH PUBLIC COMMENT ON AGENDA ITEMS ONLY):**
  - a. ADMINISTRATION & FINANCE
  - b. CODE ENFORCEMENT & PLANNING
  - c. PARKS, RECREATION, & COMMUNITY RELATIONS
  - d. PUBLIC SAFETY
  - e. PUBLIC WORKS
- V. OPEN PUBLIC COMMENT PERIOD.**
- VI. ADJOURNMENT.**



MONTGOMERY  
COUNTY  
PENNSYLVANIA

# Montgomery County Tax Claim Bureau

# Ambler's Historical Tax Liens

*(Approximately 98% of taxes are collected by Tax Collector)*

<b>2020:</b>	<b>43 Parcels totaling \$41,887.20</b>
<b>2021:</b>	<b>32 Parcels totaling \$26,597.61</b>
<b>2022:</b>	<b>27 Parcels totaling \$25,193.03</b>
<b>2023:</b>	<b>31 Parcels totaling \$35,730.98</b>
<b>2024:</b>	<b>36 Parcels totaling \$48,744.34</b>
<b>2025:</b>	<b>41 Parcels totaling \$47,088.53</b>

## How it breaks down...

- For 2025, 51.21% of delinquencies were owner occupied
- For 2024, 48.77% of delinquencies were owner occupied
- For 2023, 51.61% of delinquencies were owner occupied
- For 2022, 51.85% of delinquencies were owner occupied

# ***As it stands...***

- 100% is liened into the Tax Claim Bureau
- **BUT** only 95% is returned to the Borough

***WHY IS THAT?***

# RETSL

- Real Estate Tax Sale Law (RETSL), directs the Tax Claim Bureau receive a 5% commission for delinquent collections
- 5% is taken from the disbursement of the lien balance collectible to cover this commission

*Can this cost be passed onto the delinquent taxpayer?*

# What is the Hybrid Method?

# Hybrid Method

- By opting into the hybrid method, the Tax Claim Bureau can use both the Municipal Claim and Tax Lien Act (MCTLA) and RETSL for collections in the Borough
- Under MCTLA and the hybrid method, this commission would be passed onto the delinquent taxpayer
- The 5% commission is added to all delinquent parcels at the time they are liened into the Tax Claim Bureau
- After receipt and disbursement of the tax payments, the Borough retains **100%** of the delinquent real estate taxes

# How much money does this equal?

<b>Tax Year</b>	<b>Liened into the Bureau (100%)</b>	<b>How Much is it Reduced by? (5%)</b>
<b>2020</b>	<b>\$41,887.20</b>	<b>\$2,094.36</b>
<b>2021</b>	<b>\$26,597.61</b>	<b>\$1,329.88</b>
<b>2022</b>	<b>\$25,193.03</b>	<b>\$1,259.65</b>
<b>2023</b>	<b>\$35,730.98</b>	<b>\$1,786.55</b>
<b>2024</b>	<b>\$48,744.34</b>	<b>\$2,437.22</b>
<b>2025</b>	<b>\$47,088.53</b>	<b>\$2,354.43</b>

# Things to Note

- Wissahickon School District, Whitpain Township, Upper Dublin Township, Whitemarsh Township passed the hybrid ordinance
- Of all the Boroughs for which the Bureau collects, 82% have implemented the hybrid ordinance
- If passed in 2026, this ordinance would be effective for liens filed on or after 1/1/2027

# Questions?



## AMBLER BOROUGH COUNCIL MEETING

### Minutes

March 17, 2026

7:00 PM

#### I. CALL TO ORDER

President Liz Iovine called the Ambler Borough Council meeting of March 17, 2026, to order at 7:00 p.m.

#### II. PLEDGE OF ALLEGIANCE

President Iovine led the pledge of allegiance.

#### III. ROLL CALL

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

**IV. Mayor's Moment** – Mayor Sorg gave some words on Women's history month and honored the women present who work and volunteer to make a difference in Ambler.

**V. Confirmed Appointment** – Carmina Taylor, Wissahickon Alumni Association – Black Hall of Fame.

**VI. Motion – Consideration of Appointment to the Environmental Advisory Council – Mr. Jack Craver. Carried 9- AYE**

**VII. Citizens Comments** – Agenda Items Only

**VIII. Motion** – Resolution No. 2026-05 – Public Meeting Attendance & Participation Policy. **Carried 9-AYE.**

Mr. Brubaker asked if a constituent sends an email do they have to designate their wishes whether or not it is to be read during public comment.

Ms. Iovine responded that they need to indicate if they want their email to be part of the public record.

Mr. Brubaker asked if someone submitted a question via email would it automatically be read aloud.

Ms. Iovine clarified that it would not, ad time would be a constraint.

Mr. Glassman clarified that there is no legal requirement for emails sent prior to being read aloud during the meeting.

Mr. Brubaker asked if prior received emails would be circulated before the meeting.

Ms. Iovine answered that they would be included in the packet.

Discussion ensued.

## **IX MINUTES OF PREVIOUS MEETING – Motion**

The Minutes of March 3, 2026, Council Business Meeting. **Carried 9 - AYE**

### **X. FINANCE DIRECTOR’S REPORT**

A written report was submitted for the record.

### **XI. POLICE DEPARTMENT REPORT**

A written report was submitted for the record.

Ms. Roecker Coates asked for clarification on the discussions at the PCM Meeting. The Chief further explained the intricacies of the report and what the different motions were regarding.

Mayor Sorg thanked the PD for the additional police support at the peaceful Wissahickon High School student protest on 02/27/2026.

Ms. Roecker Coates noted the uptick in emotionally disturbed person calls and asked the Chief if he had resources at his disposal and which ones he used.

Chief responded that they had some choices, but that Mobile Crisis was their “best bet”.

Mr. Orehek asked the Chief to elaborate on the Grant awarded.

Chief explained what the Grants were awarded for and that Rep. Cerrato’s office was instrumental in acquiring them.

### **XII. FIRE DEPARTMENT REPORT**

A written report was submitted for the record.

### **XIII. E.M.S. Report**

No report was submitted.

### **XIV. INTER-DEPARTMENT REPORTS**

#### **A. Public Works Department**

A written report was submitted for the record.

Mr. Hui reminded PW not to forget about the smaller children’s playground in Knight’s park.

Mr. Pagano reminded the Committee that PW needs to update the Committee the plan is to collect additional information and have an improvement plan by the end of the month, the beginning of next month.

Mr. Orehek was wondering who is responsible for a broken storm water plate that a trash truck runs over repeatedly.

Mr. Pagano explained that that PW is installing a Stanton into the ground to prevent the trucks from running over the grate.

Mr. Orehek asked a question regarding water level measurements.

Mr. Smallberger offered that those could be provided.

The mayor thanked all the PW department for all their hard work over this hard winter.

#### **B. Water Department Report**

A written report was submitted for the record.

#### **C. Wastewater Treatment Plant Report**

A written report was submitted for the record.

#### **D. Code Enforcement Report**

A written report was submitted for the record.

Ms. Iovine was wondering why there are still violations from 2023 on the books.

Mr. Kucher explained.

Ms. Osbourne offered that we could pursue legal action. Mr. Glassman offered that the discussion would be more appropriate for Executive session.

#### **E. Manager's Report- Kyle Detweiler**

A written report was submitted for the record.

Ms. Daku asked Mr. Detweiler to elaborate on the plans for 220 Chestnut St.

Mr. Detweiler explained that the conversations around the property are simply exploratory.

Mr. Brubaker asked about next steps regarding the website.

Mr. Detweiler offered that the Granicus proposal was too much money and was more appropriate for a township not a Borough. He suggested that AB pursue the Core Spector program that the PA Association of Borough utilizes.

Ms. Iovine inquired about the timeframe.

Mr. Detweiler offered: 120 days to utilize. 180 days till full throttle.

## **XV. PROFESSIONAL CONSULTANTS' REPORTS**

### **A. Borough Engineer's Report**

### **B. Wastewater Treatment Plant Engineer's Report**

A written report was submitted for the record.

## **XVI. COUNCIL COMMITTEE REPORTS:**

### **A. Administration & Finance Committee – Karen Sheedy, Chair**

1. Motion – Approval of the February 2026 Bill Payment List - \$763,859.60. **Carried 9-AYE.**
2. Motion – Advertisement of Ordinance Change – Water & Sewer Tapping Fees. **Carried 9-AYE.**

### **B. Code Enforcement and Planning – David Hui, Chair**

1. Motion – Resolution No. 2026-06 – ‘No Mow Month’ **Carried 9-AYE.**

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

Update on Knight Park Pavilion Gutters & Rain Barrels

Update on Riccardi Park Court Resurfacing & Wahl Park Playground Upgrades

### **D. Public Safety – Redmond Brubaker, Chair**

Motion – Notice of Intent to Award – Wissahickon Fire Company Window Replacement. **Carried 9-AYE.**

### **E. Public Works – Lou Orehek, Chair**

1. Motion – Authorization to Proceed – Fairbanks Morse Replacement Pump Quote **Carried 9-AYE.**
2. Motion – Authorization to Proceed – EPS-3 & EPS-4 Electrical Upgrades. **Carried 9-AYE.**
3. Motion – Hiring Recommendation – Position of Water Operator 1. **Carried 9-AYE.**
4. Update on BCWSA/SEPTA Force Main Project

**XV. Other Business****XVI.**

Ms. Iovine gave updates regarding upcoming presentations. And clarified the process for ratifying the reports with the attorneys.

Ms. Sheedy offered for Public Record that the Administration and Finance Committee had an executive session this evening at 6:30 to discuss a personnel matter.

**Public Comment:**

Mark Setman 237N. Spring Garden St. thanked BC for the clarification of the Public Comment Ordinance.

Joe Herron 10 Hendricks St. commented on the length of time it has taken to investigate the fire siren noise issue. He reiterated that it is a health concern for residents and encouraged quiet hours like the policy in Upper Dublin. He asked for an update on the progress at the next Council meeting.

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

**ADJOURNMENT**

## **ADMINISTRATION & FINANCE**

*Committee Members: Karen Sheedy – Chair, Jennifer Henderson and Redmond Brubaker.*

### **The Committee will consider the following recommendations:**

1. Request from the EAC – Consideration of Contracted Appointment for a Borough Arborist. **(Enclosed)**

### **The following business will be discussed:**

1. A Resolution Adopting Ordinance No. 1148 - Updated Sewer Tapping Fee. **(Enclosed)**
2. A Resolution Adopting Ordinance No. 1149 – Updated Water Tapping Fee. **(Enclosed)**

### **Items For Consideration:**

1. A presentation on the Borough's Uniform & Non-Uniformed Pension Plans will be delivered at the April 21, 2026, Council Business Meeting by Scott Repke of Alliance Bernstein and Joe Duda of Duda Actuarial Consultants.





*The arboretum of the University of Pennsylvania and the official arboretum of the Commonwealth of Pennsylvania  
9414 Meadowbrook Avenue, Phila., PA 19118*

## **Introduction**

The Morris Arboretum of the University of the University of Pennsylvania is a multi-discipline institution located in the Chestnut Hill section of Philadelphia featuring 165 acres of woody plant collections laid out in a garden setting. Through its outreach programs, it disseminates services and information to communities and institutions. Its horticultural and arboriculture courses and workshops educate professional and amateur adult audiences regionally. Contract arboricultural and horticultural consulting are offered as additional services. These services directly support the Arboretum's mission of education, research, and outreach. The Morris Arboretum's urban forestry consulting team consists of an experienced International Society of Arboriculture (ISA) Board Certified Master Arborist, a Registered Consulting Arborist through the American Society of Consulting Arborists and a Technical Consultant/Landscape Architect, as well an Urban Forestry Fellow. The consulting team has over 45 years of experience in arboriculture consulting, urban forestry, environmental planning and landscape architecture.



*Michael B. Dunn*

ASSOCIATE DIRECTOR OF URBAN FORESTRY

☎ 610 350 7000

✉ [mikedunn@upenn.edu](mailto:mikedunn@upenn.edu)

🌐 [www.morrisarboretum.org](http://www.morrisarboretum.org)

📍 100 E Northwestern Avenue  
Philadelphia, PA 19118

## Consulting Agreement

**THIS CONSULTING AGREEMENT** (the "Agreement") made as of the Effective Date 11/24/2025 by and between:

**(Consultant)**

**Morris Arboretum Urban Forestry Consultants  
Michael B. Dunn RCA | BCMA**

**100 E Northwestern Ave  
Philadelphia, PA 19118**

**and**

**(Client)**

**Borough of Ambler  
Environmental Advisory Council  
Attn: Mr. Robert Cardillo**

### Preliminary Statement

The Client desires to retain the services of Consultant and Consultant desires to perform certain services for Client for the following project:

### As Needed Urban Forestry Consulting Services

### Agreement

In consideration of the mutual covenants and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the parties agree as follows:

**Nature of Relationship.** The Consultant shall perform all services under this Agreement as an "independent contractor" and not as an employee or agent of Client. The Consultant is not authorized to assume or create any obligation or responsibility, express or implied, on behalf of, or in the name of, Client or to bind Client in any manner.

**Services.** The Consultant agrees to perform such consulting, advisory, and related services (the "Services") to and for Client, which shall be limited to the following:

## Urban Forestry Consulting Services – Borough of Ambler

- **Tree Inventory & GIS Mapping**
  - Conduct full or partial public-tree inventory
  - Deliver GIS-based mapping layers compatible with borough systems
  - Provide canopy cover analysis and spatial planning tools
- **Tree Risk Assessment & Hazard Mitigation**
  - Perform Level 1–3 risk assessments (ISA TRAQ standards)
  - Identify hazardous trees and recommend mitigation or removal
  - Provide prioritized risk-based management plans
- **Urban Forest Management Planning**
  - Develop or update a 5–10 year Urban Forest Management Plan
  - Create planting, maintenance, and long-term canopy goals
  - Align recommendations with borough sustainability and stormwater objectives
- **Tree Planting & Species Selection**
  - Recommend climate-resilient and site-appropriate species
  - Provide planting plans for streetscapes, parks, and redevelopment areas
  - Offer maintenance specifications and establishment-period care plans
- **Plan Review & Development Oversight**
  - Review subdivision/land development plans for compliance with borough codes
  - Recommend tree preservation strategies during construction
  - Conduct site inspections before, during, and after development
- **Tree Protection During Construction**
  - Provide Tree Protection Zone (TPZ) specifications
  - Oversee installation and compliance with ANSI A300 and BMPs
  - Advise on root-zone impact mitigation and soil restoration
- **Pruning, Maintenance, and Contract Oversight**
  - Prepare bid documents and technical specifications for tree work
  - Assist with contractor selection and performance monitoring
  - Conduct post-work inspections to ensure ANSI compliance
- **Community Forestry & Public Engagement**
  - Support shade tree commission or environmental advisory council activities
  - Provide trainings or workshops for staff and volunteers
  - Assist with community planting events and outreach materials
- **Storm Response & Emergency Support**
  - Provide rapid post-storm tree assessments
  - Document damage and recommend emergency removals or pruning
- **Grant Writing & Funding Assistance**
  - Identify state, federal, and nonprofit funding opportunities
  - Prepare grant narratives, budgets, and supporting documents
  - Assist with reporting, deliverables, and compliance

## **Terms and Conditions**

### **1. Disclosure.**

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of the trees, and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk, and the only way to eliminate all risk associated with trees is to eliminate all of the trees.

### **2. Performance of Services / No Warranty.**

Consultant shall (i) perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed, and (ii) use reasonable efforts to comply with all laws, rules, and regulations of any governmental or regulatory agency applicable to the Services. No warranty, representation, or guarantee, express or implied, is intended by this Agreement. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by Client or third parties not under the direct control of Consultant or for their acts or omissions or for any damages resulting therefrom.

### **3. Consulting Fees.**

The Consultant shall submit to Client monthly statements for the services performed for Client during the previous month. The Client shall pay to Consultant consulting fees in accordance with the Fee Schedule attached hereto and made a part hereof as Exhibit A for the services actually performed and shown on such statement within thirty (30) days after receipt thereof. Notwithstanding the foregoing, the total costs for the services performed hereunder shall not exceed \$\_\_\_\_\_ without the prior written authorization of Client. A retainer balance may be required prior to the scheduling of a site visit. This time is applied to the project, and any overages are billed thereafter and are due prior to the delivery of the report. Retainer fees are non refundable after initial research or site assessments have occurred.

### **4. Insurance.**

Consultant hereby agrees to maintain in full force and effect at all times during the term of this Agreement policies of insurance in such types and amounts as are required by the Governing Law and/or customarily maintained by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. Upon request, Consultant shall provide Client with appropriate certificates of insurance.

### **5. Ownership of Property and Trees.**

Where the treatment, pruning, and/or removal of trees is involved, it is Client's responsibility to advise Consultant of any issues with respect to property boundaries, property ownership, site lines, disputes between neighbors, and other related issues. The Client acknowledges and agrees that Consultant may assume that any legal description of the Property or information provided to Consultant with respect to the foregoing is complete and accurate. Client hereby releases Consultant from liability and agrees to defend, indemnify, and hold Consultant harmless from any and all claims, liabilities, damages, or expenses arising, in whole or in part, from the foregoing, including, without limitation, claims of negligence, trespass, and conversion.

**6. Use of Reports.**

Services provided under this Agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of Client for the Project specified herein. No other use is authorized under this Agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client hereby releases Consultant from liability and agrees to defend, indemnify, and hold Consultant harmless from any and all claims, liabilities, damages, or expenses arising, in whole or in part, from such unauthorized distribution.

**7. Indemnification.**

Client agrees to indemnify, defend and hold Consultant harmless from and against any and all claims, liabilities, suits, demands, losses, costs, and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the Services and/or this Agreement, except to the extent that said damages or losses are caused by Consultant's gross negligence or willful misconduct. This indemnity and the indemnifications set forth shall survive any expiration or termination of this Agreement for a period of three (3) years with regard to any claims arising during, or related to, facts or circumstances that occurred during the term of this Agreement or any extension thereof.

**8. Feasibility and Report Writing.**

After an initial assessment, it may be determined that the creation of a basic, letter or a full report is unfeasible due to a lack of evidence, a clear objective, or other miscellaneous concerns. As our consulting agreements are based on time and material rates with a do no exceed amount the client will only be billed for applied time to the project.

**9. Tree Protection During Construction.**

Please understand that the best approach to protect trees during the construction process is to not perform work activities anywhere within 2 X the dripline and the tree. It is understood that performing work within this perimeter impairs the long-term viability of the trees intended for preservation. While we follow all current International Society of Arboriculture and ANSI A 300 Standards to insure the highest probability of success while working within these regions we can not guarantee a 100% success rate. Morris Arboretum Urban Forestry Consulting will not be held responsible for the violation of tree protection zones from other parties on our monitored sites.

**Exhibit A:**

Rates Billed in Quarter Hour Increments

On-site tree assessment, meetings, instruction, report preparation, travel -

Principal Consultant(BCMA | RCA).....\$175/hour

Landscape Architect/Field Technician I.....\$125/hour

Urban Forestry Fellow/Field Technician II.....\$95/Hour

**CONSULTING AGREEMENT SIGNATURE PAGE**

This Consulting Agreement (the "Agreement") is entered into as of the [Effective Date], by and between:

**Name:**

**Contact Person:**

**Title:**

**Address:**

**Email:**

**Signature:** \_\_\_\_\_

**Consultant Name:** Michael B. Dunn, Principal Consultant

**Address:** 100 E Northwestern Ave, Philadelphia, PA 19118

**Email:** mikedunn@upenn.edu

**Signature** Michael B. Dunn



# Morris Arboretum & Gardens

Urban Forestry Consultants

Andrew J. Conboy  
Project Manager



## EDUCATION

**B.A. Environmental Science, 2018**  
Chestnut Hill College

**M.S. Biology, 2020**  
Lehigh University

## PROFESSIONAL SUMMARY

Andrew is an urban forester and ISA-certified arborist who is passionate about trees, native plants, and the natural world. Through his social media platforms and his ecological restoration non-profit, the Community Canopy Project, he hopes to encourage a deeper integration of nature into the spaces where we live, work, and play. His user-friendly content on social media platforms (@Andrew\_The\_Arborist) aims to educate and inspire people to reconnect with the natural world around them.

## RELEVANT SKILLS

- Plant and insect identification
- Tree risk assessment and disease diagnosis
- Tree inventory and assessment
- Video content creation
- Grant Writing
- Tree selection based on site conditions
- Volunteer management
- Public speaking about trees and native plants
- Non-profit management

## APPOINTMENTS/PROFESSIONAL AFFILIATIONS

- Founder and President, Community Canopy Project, 2020-present
- Urban Forestry Consultant and Project Manager, Brandywine Urban Forest, 2023-2025
- Urban Forestry Fellow - Morris Arboretum & Gardens, 2020-2023
- Utility Vegetation Management Technician - Davey Resource Group, Inc., 2020-2022
- Forest Steward, Philly Parks and Rec, 2020-present

## CERTIFICATIONS/TRAINING

- ISA-certified Arborist PD-2966A
- Pennsylvania Horticultural Society's Tree Tenders Certified

## SELECTED PRESENTATIONS AND TEACHING EXPERIENCES

- Living Futurists Community Council, Guest Speaker, Winter 2025
- Plymouth-Whitemarsh High School, Guest Lecturer

conboya@upenn.edu | (484)-844-3914

[www.morrisarboretum.org](http://www.morrisarboretum.org)



**Morris Arboretum  
& Gardens**  
Urban Forestry Consultants

## **Ayla R. Schultz**

'25-26 Marth S. Miller & Rusty Miller Urban Forestry  
Fellow



### **EDUCATION**

B.A, Architectural Studies and English Literature  
Swarthmore College, 2025

### **PROFESSIONAL SUMMARY**

Ayla Schultz is an arborist and horticulturalist in training who is passionate about ecologically minded tree care and landscape design. She has a strong background in research, design, and horticulture, and is heavily invested in fostering urban green spaces which support the well being of people and animals alike. She is also a highly accomplished and awarded writer, journalist, and graphic designer who brings all of these skills to her work on the MAUF team.

### **RELEVANT SKILLS**

- GIS data collection and analysis
- Public relations and communications
- Scientific communication and journalistic writing
- Landscape design
- Research and complex information synthesis
- Plant and animal identification, and invasive species
- Graphic and website design
- Teaching of analytical and architectural topics

### **AWARDS AND HONORS (SELECTED)**

- James H. Scheuer Summer Internship in Environmental Studies, Summer 2024
- Swarthmore's Connie Hungerford and Hans Oberdiek Student Summer Fellowship, Summer 2022 and Summer 2023
- Philadelphia Stories Poetry Contest, Finalist, 2023
- New York Times Coming of Age in 2020 Contest, Finalist

### **WORK EXPERIENCE (SELECTED)**

Scott Arboretum, Garden Assistant / Garden Assistant Manager, 2021-2025

Swarthmore VOICES, Editor in Chief, 2023-2025

Plate to Planet, Co-Founder and Co-Organizational Leader, 2023-2025

The Urban Omnibus, Editorial Intern, 2023-2024

aylas@upenn.edu | (347) 720-2937

www.morrisarboretum.org



# Morris Arboretum & Gardens

Urban Forestry Consultants

**Michael B. Dunn**  
Associate Director of Urban Forestry



## EDUCATION

**Bachelor of Science, Geoenvironmental Studies**

Shippensburg University, 2004

**Wildfire Operations**

USFS Arizona Wildfire Academy, 2004

**Over 25 Years of Experience**

## PROFESSIONAL SUMMARY

Michael Dunn is an innovative Urban Forest Manager and Consulting Arborist with a passion for progressive problem-solving of environmental issues and a vision for a sustainable future in the designed urban environment. He is eager to collaborate with community and borough planners and stakeholders to manage and optimize the urban forest infrastructure as a shared and valuable asset. Michael is able to qualify and incorporate the current and future tree canopy into long term strategic decision making. He is an experienced leader posed to drive position and productive community outreach and communications.

## RELEVANT SKILLS

- Urban Forest Management and Consulting
- GIS Data Collection and Analysis
- Tree Risk Hazard Analysis
- Advanced Tree Preservation Techniques
- 3, 5, and 10 Year Management Program Design
- Tree Ordinances
- Zoning
- Community Outreach and Programming
- Public Relations and Communications
- Tree Selection and Site Placement
- Landscape Design
- Plant and Insect Identification
- Insect and disease Diagnostics
- Construction Preservation Design and Installation
- Safety and Training
- Recruitment and Leadership
- Vendor Management

## APPOINTMENTS/PROFESSIONAL AFFILIATIONS

American Society of Consulting Arborists

International Society of Arboriculture

Governors Invasive Species Council, Representative

Goose Creek Alliance, Board of Directors

## CERTIFICATIONS/TRAINING

Maryland DNR Qualified Forest Professional

Registered Consulting Arborist (RCA) #711

ISA Board Certified Master Arborist - PD 1829 B

ISA Tree Risk Assessment Qualified

ISA Certified Arborist Municipal Specialist

ASCA Tree and Plant Appraisal Qualification - 2019

Certified Tree Safety Professional - 2009

mikedunn@upenn.edu | (610) 365-7000

[www.morrisarboretum.org](http://www.morrisarboretum.org)

## RECENT PRESENTATIONS / PUBLICATIONS

- ASLA Pen Del Conference, 21-22

*Tree Protection and Preservation during the development process*

- ONE Symposium

*Tree Protection and Preservation during the construction process*

- Plant a Trillion Tree's Podcast

*Trees as Infrastructure*

- ASLA Penn Del Conference, 2024

*Tree Ordinances for the 21st Century*

- PSATS

*Tree Preservation in the built environment*

- Mid Atlantic Plant Health Care Guide, 2019

*Field guide for PHC techs*

## SELECT PROJECT EXPERIENCE

### **Consulting Urban Forester, Borough of West Chester, PA - 2018-Present**

Spearheaded and took on new consultancy of role leading inventory, inspection, planning, and care of borough's urban forest comprised of approximately 5,000 publicly owned trees. Initiated and delivered accurate data driven canopy analysis. Project and program initiative and leadership includes: Emerald Ash Borer Program, Tree Planting Program, Tree City USA program coordination, grant funded project coordination, volunteer and public advocacy group coordination. Oversaw insect and disease management, risk analysis and reporting, public outreach, data collection, review of planning, development, and permits, and insurance investigation. Established and lead productive liaisons with local government leaders including West Chester Mayor Dianne Herrin and the West Chester Shade Tree Commission. Led and delivered appraisal of street trees and urban forest infrastructure.

### **Consulting Urban Forester, Borough of Pheonixville, PA - 2020-Present**

Used our approach of Assess, Analyze and Act we inventoried all trees within the public domain to create a 3-5 year management program. Deliverables included a written report as well as an interactive website to help display vital stats on the public. We continue to assist in the planning and implementation of this plan to further the goal of canopy improvement and green infrastructure development.

### **Tree Preservation During Construction, Barnes Arboretum at St. Josephs University - 2020-present**

Provided consulting, design and implementation of the tree protection measures to aid in the preservation of key arboretum specimens during a lengthy construction process whereby the Barnes Arboretum was being integrated into the greater St. Joseph's University Campus. After implementation we have been engaged in monitoring the campus.

### **Tree inventory and Management Plan, Bartram's Gardens, Philadelphia, PA - 2023-present**

Oversaw complete tree inventory and development of five-year management program. Coordinated with non profit and management staffers to deliver high quality data using a proprietary cloud based program.

### **Preservation During Construction, Foxrun Stream Restoration Project, York, PA - 2020**

Provided consulting, design, and construction of a series of tree protection systems to maintain existing historic trees. Long term monitoring and care was provided to several specimen trees to meet township ordinance requirements.



### EDUCATION

Licensed Professional Landscape Architect, Pennsylvania 1990-Present

MA - Geography & Urban Studies - 1996

Temple University, Philadelphia PA

Bachelor of Landscape Architecture - 1986

Utah State University, Logan, UT

### PROFESSIONAL SUMMARY

- Results oriented planning/design professional with extensive skill sets in landscape architecture, land management, IT /CAD/ GIS and project management with strong interpersonal, administrative and communications capabilities.
- Multi-faceted expertise in project management for design and construction across many sectors, including work with local and international NGOs, foreign ministries & agencies, US federal & state agencies, local governments, public utilities, academic institutions, environmental agencies, facilities & attractions, faith-based organizations, real estate development, community development groups, military & intelligence communities as well as private sector clients.
- Over 25 years' experience managing landscape architecture and GIS projects, providing technical assistance guiding teams and building relationships through transparent communication and project delivery on time and on budget.

### PROFESSIONAL EXPERIENCE

- Urban Forestry Technical Consultant, Morris Arboretum & Garden of the Univ of Pennsylvania, Phila. PA, 2021-present
- Systems Consultant, New Horizons Fnd., Amoenitas Project, Colorado Springs, CO, 2017-2021
- GIS Director, Global Mapping International, Colorado Springs, CO, 2014-2017
- Senior Program Officer, IMA World Health, Washington DC, 2007-2013
- Landscape Architect Proj. Manager Synterra Ltd, Phila. PA, 2002-2006
- Director of Gardens - Zoological Society of Phila., Phila. PA, 2000-2002
- Senior Geographer -Pennoni Associates Philadelphia, PA, 1995-2000

### UNIVERSITY TEACHING EXPERIENCE

- Adjunct Instructor, Dept. of Community & Regional Planning, Temple University – Ambler, PA, Fall 2002
- Adjunct Instructor, Dept. of Landscape Architecture & Horticulture, Temple University – Ambler, PA, 1997-2001

### SELECTED EARLY CAREER

- Director Of Landplanning & Landscape Arcitecture, Ann Capron, McIntyre, Silva & Beitel Architects, Paoli, PA, 1989-93
- Project Landscape Architect, Curtis Cox Kennerly, Philadelphia, PA, 1987-89

## SELECTED PROJECT EXPERIENCE

### **University of Pennsylvania Campus Arboretum Facilities & Real Estate Services (FRES)**

Scott currently maintains the University of Pennsylvania campus arboretum database on over 6,700 trees. He converted and expanded the legacy records system into an online GIS database with mobile tools that support annual tree assessment, planting, removal, pruning, pest treatments and other campus landscape management activities. Scott also assists in tree-related coordination with project and facility stakeholders for campus tree management and protection via technical support in design & construction.

### **Benjamin Franklin Parkway**

#### **Landscape Analysis and Assessment of Needs Philadelphia Center City District, Phila. PA**

This project included inventory, assessment and construction improvements budget evaluation of existing streetscape asset conditions along the Benjamin Franklin Parkway. The study area encompassed both sides of the Parkway and included medians, starting at the Philadelphia Art Museum and ending at JFK Plaza. The GIS field inventory assessed the condition of hardscape and softscape assets and the final report included recommendations for repairs, replacements and upgrades with cost estimates, with guidelines and standards for maintenance and improvement of all sidewalks, curbing, trees and turf areas, benches, trash receptacles and site furniture.

### **Temple University Landscape Strategic Plan**

#### **Temple University, Phila. PA**

The primary goals of this project were to assess future requirements for landscape and open space, find ways to improve consistency in the design and style of landscape features and to unify the campus overall. The 240 page report developed for the project provided an open space and landscape analysis, design guidelines and campus furniture standards. It also included a full inventory of all landscape assets on campus, and comprehensive Street Tree Assessment. A final report identified areas across campus for improvements. Preliminary cost estimates for each project were also provided, along with an overall implementation strategy.

BOROUGH OF AMBLER  
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1148

AN ORDINANCE OF AMBLER BOROUGH, COUNTY OF MONTGOMERY,  
COMMONWEALTH OF PENNSYLVANIA, FIXING AN UPDATED TAPPING FEE FOR  
PROPERTY OWNERS WHO DESIRE TO OR ARE REQUIRED TO CONNECT TO THE  
BOROUGH'S SEWER SYSTEM IN COMPLIANCE WITH ACT 57 OF 2003

WHEREAS, Borough Council of the Borough of Ambler has the authority pursuant to Act 57 of 2003 to establish tapping fees for the sewer system; and

WHEREAS, Pennsylvania Act 57 of 2003 ("Act 57") requires the calculation of tapping fees for water system capacity in accordance with certain parameters set forth in such legislation; and

WHEREAS, the Borough has directed its consultant to prepare a tapping fee calculation in accordance with Act 57; and

WHEREAS, the consultant has, accordingly, prepared a tapping fee calculation report based on currently available information; and

WHEREAS, on February 28, 2026, the Borough received a report from Keystone Alliance Consulting, Inc. to review and analyze the Borough's tapping fee and user rate charges and

**WHEREAS**, the Borough now wishes to amend its tapping fee consistent with the calculations set forth in Keystone Alliance Consulting, Inc.'s February 28, 2026 report; and

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** that:

The "Sewer Tapping Fee Pursuant to Act 57 of 2003," report prepared by Keystone Alliance Consulting, Inc, dated February 28, 2026, which is attached with all Exhibits hereto as Exhibit "A" and incorporated herein by reference, establishes the new rates to be charged as follows:

Connection Fee	Actual Cost Incurred
Customer Facilities Fee	Actual Cost Incurred
Tapping Fee - Per Equivalent Dwelling Unit (EDU):	
A. Capacity Part	\$2,971.75
B. Collection Part	2,183.11
Total Capacity and Collection	\$5,154.86

**This Ordinance shall be effective April 21, 2026.**

**THE ORDINANCE WAS ADOPTED** at the Public Meeting of the Borough Council, held on the 21st day of April, 2026.

**AMBLER BOROUGH**

**BY:** \_\_\_\_\_  
**Elizabeth Iovine, President**

**ATTEST:**

\_\_\_\_\_  
**Kyle Detweiler, Borough Manager**

BOROUGH OF AMBLER  
MONTGOMERY COUNTY, PENNSYLVANIA  
ORDINANCE NO.1149

AN ORDINANCE OF AMBLER BOROUGH, COUNTY OF MONTGOMERY,  
COMMONWEALTH OF PENNSYLVANIA, FIXING AN UPDATED TAPPING FEE FOR  
PROPERTY OWNERS WHO DESIRE TO OR ARE REQUIRED TO CONNECT TO THE  
BOROUGH'S WATER SYSTEM IN COMPLIANCE WITH ACT 57 OF 2003

WHEREAS, Borough Council of the Borough of Ambler has the authority pursuant to Act 57 of 2003 to establish tapping fees for the water system; and

WHEREAS, Pennsylvania Act 57 of 2003 ("Act 57") requires the calculation of tapping fees for water system capacity in accordance with certain parameters set forth in such legislation; and

WHEREAS, the Borough has directed its consultant to prepare a tapping fee calculation in accordance with Act 57; and

WHEREAS, the consultant has, accordingly, prepared a tapping fee calculation report based on currently available information; and

WHEREAS, on February 28, 2026, the Borough received a report from Keystone Alliance Consulting, Inc. to review and analyze the Borough's tapping fee and user rate charges and

**WHEREAS**, the Borough now wishes to amend its tapping fee consistent with the calculations set forth in Keystone Alliance Consulting, Inc.'s February 28, 2026 report; and

**NOW, THEREFORE, BE IT RESOLVED** that:

The "Water Tapping Fee Pursuant to Act 57 of 2003," report prepared by Keystone Alliance Consulting, Inc, dated February 28, 2026, which is attached with all Exhibits hereto as Exhibit "A" and incorporated herein by reference, establishes the new rates to be charged as follows:

Connection Fee	Actual Cost Incurred
Customer Facilities Fee	Actual Cost Incurred
Tapping Fee - Per Equivalent Dwelling Unit (EDU):	
A. Capacity Part	\$2,890.88
B. Distribution Part	\$2,174.25
Total Capacity and Distribution	\$5,065.13

**This Ordinance shall be effective April 21, 2026.**

**THE ORDINANCE WAS ADOPTED** at the Public Meeting of Borough Council, held on the 21st day of April, 2026.

**AMBLER BOROUGH**

**BY:** \_\_\_\_\_  
**Elizabeth Iovine, President**

**ATTEST:**

\_\_\_\_\_  
**Kyle Detweiler, Borough Manager**

## **CODE ENFORCEMENT & PLANNING**

*Committee Members: – David Hui - Chair, Nancy Roecker Coates and Lindsey Morrison Daku.*

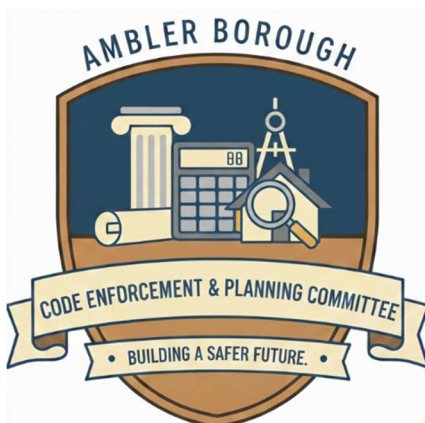
**The Committee will not consider any recommendations at this time.**

**The following business will be discussed:**

1. A Resolution Suspending Enforcement of Ordinance 748 – Ambler Main St. Annual Events. **(Enclosed)**
2. Update on No-Mow Month Registrations.

**Items For Consideration:**

1. The 2025 Annual Report of the Borough's Planning Commission is now available. **(Enclosed)**
2. The EAC's 2025 Annual Report will be available for the May Council Business Meeting.



BOROUGH OF AMBLER  
MONTGOMERY COUNTY, PENNSYLVANIA

**RESOLUTION NO. 2026-7**

A RESOLUTION SUSPENDING ENFORCEMENT OF ORDINANCE 748  
FOR PERSONS ATTENDING AMBLER BOROUGH'S

**FIRST FRIDAY EVENTS**

MAY 1, AUGUST 7 and SEPTEMBER 11, 2026

AND FOR PERSONS ATTENDING  
**ARTS & MUSIC FESTIVAL EVENTS**  
ON JUNE 19 AND 20, 2026,

AND FOR PERSONS ATTENDING  
**OKTOBERFEST FESTIVAL EVENTS**  
ON OCTOBER 2 AND 3, 2026

**BE IT RESOLVED** that Ordinance 748, Codified in the Borough Ordinances at §6-101, prohibiting the carrying of alcoholic beverages in open containers, will not be enforced against any attendee of FIRST FRIDAY MAY 1, AUGUST 7 and SEPTEMBER 11, 2026; against any attendee of Ambler Borough's Arts & Music Festival events June 19 and 20, 2026, or on October 2, 2026 or October 3, 2026 against any attendee of Ambler Borough's Oktoberfest Festival events. During the festivals, vendors and merchants will sell alcoholic beverages which may be carried and consumed by attendees within the visible boundaries of the event. Ordinance 748 will remain in force in the remainder of the Borough on those dates. All other laws relating to public conduct, including public intoxication and underage drinking, will remain in full force and effect, including throughout the festival events.

SO RESOLVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Elizabeth Iovine, Council President

\_\_\_\_\_  
Kyle Detweiler, Secretary



## Planning Commission Annual Report 2025

DATE: March 24, 2026

TO: Borough of Ambler Council  
Borough Manager  
Borough Code Enforcement Officer

FROM: John Oswald, Chair  
Al Comly, Vice-Chair  
Carol Ann DiPietro, Secretary

This Annual Report sets forth the assignments undertaken by the Ambler Borough Planning Commission at the request of the Borough Council during the calendar year of 2025.

The members of the Planning Commission were John Oswald, serving as Chairman, Al Comly, serving as Vice-Chairman, Carol Ann DiPietro, serving as Secretary, Peter Amento, Carissa Hazelton, Lee Meinicke, Mary Spross, Theresa Coleman-Clement and Isaac Kessler.

The Planning Commission members hereby recognize and appreciate the assistance received from our Borough Code Enforcement Officer, Glenn Kucher, and our Borough Engineer, James Dougherty, in carrying out our assignments during the year. Both gentlemen have made themselves readily available to answer questions and provide technical advice and support. Both Glenn and Jim have done outstanding work on behalf of the Planning Commission during this year.

As in 2024 and previous years, the Planning Commission continues to enjoy the efforts and instruction provided by our Montgomery County Planner through our agreement with the County, and encourages Council to continue this agreement with the County. Invaluable assistance has been received over the last many years from the various County Planners assigned to the Borough. In 2024 and 2025 the Planner assigned to the Borough has been Tim Konetchy. He has done and continues to do an outstanding job in providing education and insight to facilitate discussions in bringing about well-thought-out recommendations to Council. The Planning Commission appreciates the work Mr. Konetchy has done and appreciates Council's willingness to continue this agreement with the County.

Official, advertised meetings held in 2025, took place on the fourth Tuesday of each month, with the exception of the September meeting which was held on Wednesday, September 24, 2025, as Rosh Hashanah fell on Tuesday, September 23, 2025. The December meeting which would have been the 23<sup>rd</sup> was moved back to Thursday, December 11th. No meeting was held in June. All meetings were held in Borough Chambers located at 131 Rosemary Avenue, Ambler, Pennsylvania, with the exception

of the January meeting which was a public presentation held in the gym at the Borough Building for public comment on the updated Comprehensive Plan project.

**Below is a Summary of the Agenda Items Undertaken during 2025:**

January 28, 2025

Input was requested by Council to update the 2013 Borough Comprehensive Plan. The Pennsylvania Municipalities Code suggests that each municipality review and/or update its Comprehensive Plan every ten years. The Borough's previous Plan had been adopted in 2001 with a subsequent update completed in 2013. After this update was discussed at a number of meetings in 2024, a public presentation was held in the gym in lieu of the regular January meeting to gather public opinions and comments regarding various topics in the Comprehensive Plan. Our County Planner provided poster board stations for the various subjects to be considered for inclusion in the updated Comprehensive Plan. He will compile them for discussion at future meetings.

February 25, 2025

A Draft of the Ambler Borough Planning Commission by-laws was presented for consideration to be adopted at the March 25<sup>th</sup> meeting. A draft of the Annual Report for 2024 was scheduled for presentation at the March meeting for discussion. Both of these documents were instituted beginning with the year of 2024.

Input was requested for updating the 2013 Borough Comprehensive Plan. The County Planner presented a summary of the comments received at the public meeting in January along with proposed next steps.

Input was requested by Council for incorporating revisions similar to the recent Transit Oriented Development Ordinance to the Downtown Commercial and Commercial districts including aesthetics and architectural elements. Drafts comparing the Downtown Commercial and Commercial district ordinances were prepared and presented by the County Planner. Further discussion took place at the March meeting.

March 25, 2025

A draft of proposed Ambler Borough Planning Commission by-laws was presented for adoption. A motion was made and seconded to approve the by-laws, and the vote taken was unanimous. A draft Annual Report summarizing the work undertaken in 2024 was also presented for discussion at a future meeting.

Input was requested to update the 2013 Borough Comprehensive Plan. The Borough Planning Commission hosted an open house regarding the comprehensive plan on Tuesday, January 28, 2025. Further discussion regarding the public comments will

take place at a future meeting. The predominant comments were regarding transportation, trees and parks.

Council requested a review of proposed amendments to the Downtown Commercial and Commercial Zoning Districts reflecting revisions similar to recent Transit Oriented Development Ordinance including aesthetics and architectural elements. After review and discussion, a motion was made and seconded to recommend to Council to approve this draft ordinance language. The vote was unanimous in favor of the recommendation to Council to approve these proposed revisions. A Letter was prepared for Council.

Council requested the Planning commission review “220 S Chestnut Street Sketch Plan” proposing demolition of an existing warehouse/industrial building to construct 16 stacked townhomes. Parking was to be provided in the rear of the building with access to Maple Avenue. The Planning Commission members provided comments to the owner/developer and his attorney, Andrew Stoll, who presented the sketch plan. Stacked townhouses would have been a new concept for Ambler and was met with positive and negative comments by both the Commission Members and the public. The proposal was to build 16 stacked townhomes that would front on Chestnut Street with garages, parking and overflow parking behind the townhomes with the driveway accessed from Maple Avenue by way of an easement. This presentation was a concept for comments only as it did not meet the current zoning.

A new issue was brought up and discussed by the Planning Commission members regarding revision to the Subdivision Land Development Ordinance requiring open space or fee-in-lieu-of recreation or open space. A motion was made and seconded to request Council direct the Planning 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.
- To require a fee-in-lieu-of recreation or open space in the event 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 contributed 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.

#### April 22, 2025

Council requested a review of the “220 S. Chestnut Street Sketch Plan” proposing demolition of an existing warehouse/industrial building to construct 16 stacked townhomes. Parking was to be provided in the rear of the building with access to an easement to Maple Avenue. Discussion was moved ahead to the May meeting as requested by the Applicant.

Input was requested by Council for ordinance language to require recreation area or open space for all new developments or subdivisions. This would include a provision for a fee-in-lieu-of in the event recreation area or open space is not feasible that would be put towards existing park improvements. The County Planner would bring further information to the next meeting.

A draft annual report for 2024 was presented for discussion. After review, a motion was made to accept the Annual Report with the addition of “Continue work on the Comprehensive Plan update and implementation.” The unanimous vote was in favor.

Discussion to update the 2013 Borough Comprehensive Plan was continued to a future meeting.

#### May 27, 2025

The “220 S Chestnut Street Sketch Plan” proposing demolition of an existing warehouse/industrial building to construct 16 stacked townhomes was reviewed. The Planning Commission members provided comments to the owner/developer and his attorney, Andrew Stoll, who presented the sketch plan. The proposal was to build 16 stacked townhomes that would front on Chestnut Street with garages, parking and overflow parking behind the townhomes with the driveway accessed from Maple Avenue by way of an easement. After the presentation, the applicant requested a vote from the Commission to recommend to Council that it explore changing the zoning on the parcel to residential. A motion was made to request Council explore additional uses in the industrial and commercial zoning districts before exploring changing the zoning to residential; and if Council moves forward with exploring residential, to also explore an affordable housing component. The roll-call vote taken was eight in favor and one opposed. A letter was drafted to council.

Input was requested for 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. The draft ordinance presented by the County Planner was acceptable to the Commission with the addition of a \$2,000 per dwelling unit fee and deleting the sentence with regard to the fair market value of the property. The unanimous vote was in favor.

Discussion to update the 2013 Borough Comprehensive Plan was continued to a future meeting.

#### June 24, 2025

The June meeting was cancelled.

July 22, 2025

Input was requested to update the 2013 Borough Comprehensive Plan. There was discussion regarding the draft section on natural resources and open space and further discussion was continued to the next meeting. Flooding issues in specific areas of the Borough were discussed. In another discussion SEPTA commented that our recently-amended ordinance will work well for their project to develop a portion of its parking lot.

August 26, 2025

Input continued on updating the 2013 Borough Comprehensive Plan. There was discussion regarding the draft section on transportation. Tim Konetchy, our County Planner, presented a memo for discussion. The memo outlined multimodal transportation planning; i.e. bike traffic, pedestrian traffic, bus routes and the SEPTA train. The community survey provided input for various transportation modes to circulate through, in, and out of Ambler. The SEPTA financial crisis issue was discussed, and the members tried to be optimistic regarding the future for our bus and train schedules. The Commission recognizes that many of our residents rely on bus and train for work and daily activities. Electric car charging stations and electric bikes were also brought up. Discussion will continue at the September meeting.

September 24, 2025 (Wednesday as Rosh Hashanah Fell on Tuesday)

Review “BT Ambler LLC – Mixed Use Development” proposing a mixed use development at 100-112 W. Butler Avenue and 19, 23, and 27 S. Chestnut Street under the TOD option in the Redevelopment Overlay District pursuant to ordinance amendment request to Ordinance No. 1140. A recommendation was requested from the applicant. A team of BT professionals made an extensive presentation on their proposed project to build on the parking lot behind Chase Bank, to raze the current HATCH building and to build luxury apartments and office space for HATCH to lease. A small amount of retail was also proposed. Both Jim Dougherty and Tim Konetchy reviewed their Comment Letters. Each planning commission member asked questions and made comments. Thereafter the public had an opportunity for questions or comments. The attorney for the applicant, Christen Pionzio of the firm of Hamburg/Rubin, made note of all the questions and comments. She indicated she and the applicant along with their team will address them and thereafter present any revisions at a future meeting.

Input was requested on updating the 2013 Borough Comprehensive Plan. Because time did not permit, this old business item was moved to the October, 2025, meeting.

October 28, 2025

A second review occurred of the “BT Ambler LLC – Mixed Use Development” proposing a mixed use development at 100-112 W. Butler Avenue and 19, 23, and 27 S. Chestnut Street under the TOD option in the Redevelopment Overlay District pursuant to

ordinance amendment request to Ordinance No. 1140. Recommendation was requested from the applicant. A team of BT professionals appeared to make a revised presentation for a proposed project to build on the parking lot behind Chase Bank, to raze the current HATCH building and to build luxury apartments and office space for HATCH to lease. A small amount of retail was also proposed. A compromise to average the height of the buildings was being proposed with the average of 65 feet. Each planning commission member asked questions and made comments. Thereafter, the public had an opportunity for questions or comments. One attractive aspect of this project was that it proposed a number of public parking spots and an art wall for interest and community involvement. A motion to move the request along to council was made and seconded. The unanimous vote was in favor of the motion.

Input was requested on updating the 2013 Borough Comprehensive Plan. Draft sections on the topics of Housing and Cultural Resources were in the packet, but because time did not permit, this old business item was moved to the November meeting.

#### November 25, 2025

Input was requested for updating the 2013 Borough Comprehensive Plan. Draft sections on the topics of Housing, Cultural Resources, and Borough Operations/Infrastructure were presented by our County Planner and discussed. Part of the discussion included making a note to follow up on ADUs and the missing middle housing; exploring what Ambler currently offers vs. something 'new'. There was a request of our County Planner to address the development potential scenario as an examination of recent, good development; inventory recent development proposals and discuss TOD; add information on county housing assistance programs; and to discuss age-restricted housing and nursing homes.

#### December 11, 2025

As reported above, the December meeting was held on Thursday, December 11<sup>th</sup> because the regular date fell on Tuesday, 12/23/25, the day before Christmas Eve.

At the October 28, 2025, meeting, after review and discussion, a motion was made and seconded to recommend moving the "BET" zoning ordinance amendment requests to Borough Council as submitted with the following revisions to be worked out with Montgomery County Planning Commission, Borough Solicitor, and Borough Staff and to add "an average height of 65 feet with a maximum of 80 feet height only available on the south side of the railroad right of way, public parking requirements defined, with a 30 feet maximum height beyond 400 feet of the railroad tracks to lower the height by existing residential homes". The unanimous vote was in favor. A letter was drafted to Council on December 5, 2025.

Input was requested for updating the 2013 Borough Comprehensive Plan. Draft sections describing Housing, Cultural Resources, and Borough Operations/Infrastructure (water and sewer) were presented by our County Planner and

discussed. Discussion included public safety (police, fire and ambulance) and institutions, such as worship, senior center, and pre-schools in the Borough. There will be further discussion at a future meeting.

Borough Council requested a Planning Commission representative appear at the December 16, 2025, Council Meeting to discuss the proposed BT Ambler project. A memo was prepared and presented at the Planning Commission meeting for the Members to acknowledge their approval and/or provide additional comments. The only additional comment was to set forth the average height of 65 feet. That height will be inserted into the prepared statement to be read at the Council Meeting by our Chairman, John Oswald.

**Requests from the Planning Commission:**

- Continue work on the Comprehensive Plan update and implementation
- Collaborate with Council and Borough staff improve community outreach and education to encourage public participation in the planning process.

This Annual Report is provided in part to satisfy the requirements of §207 of Pennsylvania Act 247, the Municipalities Planning Code.

## **PARKS, RECREATION, & COMMUNITY RELATIONS**

*Committee Members: Jennifer Henderson - Chair, David Hui and Lindsey Morrison Daku.*

**The Committee will consider the following recommendations:**

1. Update on the existing Borough Parks Plan.

**There is no official business for deliberation currently.**

### **Items For Consideration:**

1. MCIU/Wahl Park Playground Collaboration – Age Specific Equipment Additions.
2. Quote for Ricciardi Park Court Resurfacing – Sport Court of Pennsylvania. **(Enclosed)**

### **Community Relations/Public Service Announcements:**

1. Paint Ambler Teal for SAAM Event. **(Enclosed)**
2. EAC Volunteer Tree Planting. **(Enclosed)**
3. Cradles to Crayons Spring Greening. **(Enclosed)**
4. PSA – Dog Etiquette Reminders – Borough Parks. **(Enclosed)**
5. Mattie N. Dixon Community Cupboard – “Smart” Food Lockers Project Update.





Wednesday, April 1, 2026

Vito Pagano  
Borough of Ambler  
Department of Public Works  
131 Rosemary Ave, Ambler PA 19002

RE: Ricciardi Park Tennis Renovation

Vito,

Thank you for taking the time to review the court renovation project at Ricciardi Park with me. We appreciate the opportunity to work with you to upgrade the facility into a more playable, safe, and great looking space. The repair of the courts will be a well utilized addition to the Township’s community offerings.

Due to the extensive cracking on the courts (over 900LF), we recommend milling and repaving the surface rather than attempting to repair the existing imperfections. Considering the age of the base and the high likelihood of ongoing cracking, this approach will ensure superior longevity and optimal playability, allowing the renovated courts to be enjoyed for many years to come. There’s a breakdown below with the scope and estimate for each portion of your project.

**119’x136’ Asphalt Tennis Courts**

- Access
  - Supply and install approx. 20’L stone construction entrance to court area
    - Remove and restore when complete
  - Open existing fence for court access
    - Close when complete
  - \$12,060.00
- Asphalt Paving
  - Mill existing asphalt to stone base; regrade and compact; remove and dispose of excess millings
  - Pave 2.5” 9.5mm wearing
  - \$91,177.00
- Court Surfacing
  - Supply and install 4-coat acrylic color system including lines (tennis and pickleball)
  - \$32,742.00
- **Total Project Cost**
  - **\$140,123.00**

**Additional Options**

- Permanent Net Posts
  - Supply and install Douglas tennis or pickleball net posts, sleeves, foundations, center tie, and net
  - \$4,889.00/system



# 45 CHAMPIONS START HERE™

- Portable Net Posts
  - Supply and install Dominator rolling pickleball net post system (brushed aluminum)
  - \$489.00/system

#### Notes:

- Wage rates apply
- Estimated start to finish timeline – 1 month\* (depends on contract signing date, weather-contingent)
- Asphalt paving and acrylic surfacing are weather-dependent. May-October installation window. Asphalt will need to cure a minimum of 14days before coating with acrylic surface
- Asphalt index of \$588.00 – pricing above subject to change depending on contract signing date
- Pricing does not include bonds, permits, or other fees



SportCourt of PA LLC COSTARS Contract# 014-E23-345



We realize this is a large undertaking that requires careful planning and budgeting. We're here to help along the way. If you have any questions or would like to arrange a visit to an installed court, please don't hesitate to reach out. I can be reached directly at 609-284-2914.

We're looking forward to working with you.

Thank you,

*Anthony Fittipaldi*

Anthony F Fittipaldi  
Sales & Marketing, Sport Court of PA



# PAINT AMBLER TEAL



## SHOW SUPPORT FOR SURVIVORS

FOR SEXUAL ASSAULT AWARENESS MONTH

**12PM, SUNDAY, APRIL 12, 2026**

**BOROUGH HALL, 131 ROSEMARY AVE, AMBLER, PA 19002**

**Join us to hang teal ribbons around town to raise awareness, educate the community, show solidarity with survivors, and share available resources.**

**RSVP at [victimservicescenter.org/events](https://victimservicescenter.org/events)**

### Need to talk?

VSC's 24/7 helpline for victims of crime and their loved ones is available at 888.521.0983.



**BOROUGH OF  
AMBLER**



# HELP AMBLER GROW!

## Spring Tree Planting Event

The **Ambler Borough Environmental Advisory Council (EAC)** needs your help to green our community! Whether you're a seasoned Tree Tender or a first-time volunteer, come out to plant, learn, and make a difference.

### WHEN

**Saturday, April 18th**  
**9:00 AM – 12:00 PM**

### WHERE

**Ambler Borough Hall Parking Lot**  
*(Meeting point for deployment to local residences, parks, and 501Bs)*



## WHAT TO BRING

- **Energy & Enthusiasm:** Learn how to properly plant and care for trees!
- **Gear:** We will have some tools and gloves available, but please **bring your own** if you have them.
- **Friends:** All community members are welcome!

**Let's work together to keep Ambler beautiful and sustainable.**

**Hosted by the Ambler Borough EAC**  
*Better Trees, Better Air, Better Ambler.*





## CLOTHING RECYCLING DRIVE

*help us serve people and the planet*

**Donate your gently-used clothing to benefit children served by Cradles to Crayons - and keep your clothes out of a landfill!**

*every year 34 million pounds of used textiles end up in landfills- most of these products could be re-used!*

Shorts

Short Sleeves

Long Sleeves

Pants

Coats

Shoes

*Accepting Clothing sized NB to Adult 2x*

**COLLECTING THROUGH APRIL 25**

**DONATE**



**VOLUNTEER**



**LEARN MORE**



# 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](http://www.boroughofambler.com)



## PET ETIQUETTE IN THE BOROUGH OF AMBLER

### ***How to Be a Considerate Neighbor and Pet Owner***

*Taking proper care of your dog as a Borough resident will go a long way in making sure you and your neighbors have a positive experience. You'll want to keep your dog in line within your yard, Borough parks where dogs are permitted and Borough sidewalks. Follow these tips on dog owner etiquette, and your neighbors and fellow Borough dwellers will thank you.*

### **PICK UP AFTER YOUR DOG IN THE YARD AND ON WALKS AROUND TOWN**

It's crucial to clean up after your four-legged friend. Always bring plastic bags on dog walks so you can dispose of pet waste in a sanitary manner. Picking up after your dog will keep your community clean – and the Borough sidewalks as well. Keeping pet waste off the ground is an important responsibility held by all pet owners. If not addressed, the presence of unattended waste can quickly become a major point of conflict amongst neighbors.

When taking your dog for a walk, always keep a couple waste pickup bags with you. Even if you don't expect Fido to go, you never know. It may also be that you bump into a neighbor who has forgotten a bag of his or her own and will appreciate the gesture. According to Ambler Borough Code, animal waste should be collected daily and placed in a container or receptacle on your property that has a tight lid to not attract bugs or rodents. Please be courteous as to whose trash can waste is placed in. Your neighbor may not appreciate waste being placed in their trash can as it may attract unwanted pests.



### **KEEP YOUR DOG LEASHED AT ALL TIMES**

It's not only against the law to let your dog off-leash in public areas in the Borough, but it can also be unsafe. Not everyone around you likes dogs and may be afraid of them. Your dog could also get into a fight with another dog or run away from you or even worse may get hit by a car. Keeping your dog leashed allows you greater control over who they interact with and what they get into. Dogs are now **permitted leashed in ONLY Borough Park and Riccardi Park** though not permitted in any playground areas of those parks. All other parks in the Borough dogs are not permitted.

### **CONTROL THE BARKING AROUND THE NEIGHBORHOOD**

Dogs bark – it's a fact. When it happens too often or at untimely hours, though, it can be a problem for you and your neighbors. Dogs can bark when they're bored, in need of exercise, or stimulated by noises such as street traffic or shuffling in the hallway. You can reduce noise by keeping windows shut and making sure your dog stays in the quietest area of the home. Please be mindful of your neighbors do not leave a dog outside to bark for extended periods of time. Don't be like a Bob Barker!!!!



*This list contains only general information, for specific Code information or to file a complaint regarding a neighbor not cleaning up dog waste on their property please contact the Borough Code Department at 215-646-1000 x112. If you see a dog off leash or in a park where dogs are not permitted please contact the Ambler Police Department at 215-643-6444 for non-emergency issues or dialing 911 any time of day or night. All complainant information is held with the utmost security so as not to create retaliation or bad feelings between neighbors*

## **PUBLIC SAFETY**

*Committee Members: Redmond Brubaker - Chair, Nancy Roecker Coates, and Tracy Pavlovic.*

**The Committee will not consider any recommendations at this time.**

**The following business will be discussed:**

1. T2 Kiosk Delivery & New Text-To-Pay System Updates.

### **Items For Consideration:**

1. Grant Funding for Police Department vehicle acquisition has been received.
2. Street Sweeping Schedule is underway. **(Enclosed)**
3. A presentation on the “Hope Card” program for domestic violence survivors will be given at the April 21, 2026, Council Business Meeting by Montgomery County Prothonotary, Noah Marlier.



Street sweeping in the Borough is conducted beginning the 1st week of April until the 1st of December. Below is the schedule.

### STREET SWEEPING SCHEDULE

#### Monday A.M.

Rosemary  
Church  
S.Main to Poplar  
S.Spring Garden  
Southern  
Highland  
Orange  
Trinity Euclid

#### Monday P.M.

Bannockburn  
Park  
North  
Woodland  
Lindenwold

#### Thursday A.M.

School  
Walnut Lane  
Ridge  
Walnut St.  
N.Spring Garden (\*both sides up to francis)  
Forest  
Glen Mawr  
Valley Brook  
Edgewood  
Hendricks (\*left side up to francis)  
Fairview  
Rosemont  
School

#### Thursday P.M.

Belmont      Wissahickon  
Valley Brook    Locust ST.  
Edgewood      Center  
S.Chestnut  
Maple

#### Tuesday A.M.

Mattison    Beechmont (even)  
Trinity      Artman (even)  
Highland    Overlook (even)  
Southern    Haywood (even)  
Park        Walker (even)  
Church      Cherry (even)  
Anderson (even) Candy (even)

#### Tuesday P.M.

Lindenwold North  
Greenwood  
Water  
Orange  
Lemon  
Euclid

#### Wednesday A.M.

Rosemont      Doc's Court  
N.Main          Hendricks  
N.Spring Garden    Grist Mill  
Reiff's Mill Rd      Fulling Mill  
N.Ridge            Tennis  
Mt.Pleasant        Walnut St  
Pleasant acre

#### Wednesday P.M.

N.Ridge  
Hendricks  
Tennis  
Cove  
Anderson (odd)  
Cherry (odd)  
Candy (odd)  
Beechmont (odd)  
Artman (odd)  
Overlook (odd)  
Haywood (odd)  
Walker (odd)  
\*Knight Rd

#### Friday A.M.

All of Butler from Bethlehem Pike to Bridge  
N.Main to Reiff's Mill  
Reiff's Mill to Tennis  
1 block radius off butler North and South side  
All Parking lots  
S.Chestnut  
Maple  
Wissahickon  
Locust  
Center

## **PUBLIC WORKS**

*Committee Members: Lou Orehek– Chair, Karen Sheedy, and Tracy Pavlovic.*

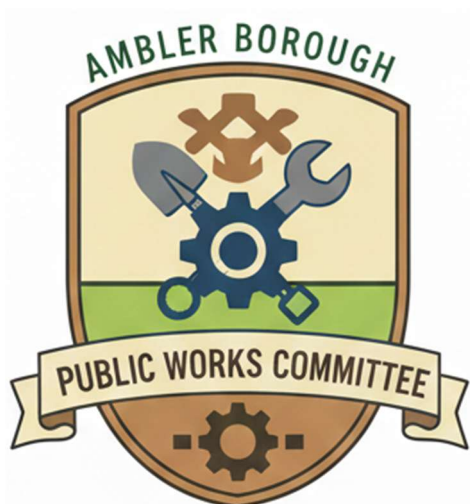
**The Committee will not consider any recommendations at this time.**

**The following business will be discussed:**

1. ChargePoint High Speed EV Chargers Quote. **(Enclosed)**

### **Items For Consideration:**

1. Water Department Hydrant Flushing Program Correspondence. **(Enclosed)**
2. BCWSA/SEPTA Force Main Project is substantially complete.
3. Interviews for the available Wastewater Mechanic position have been completed. Formal hiring recommendation to follow.





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**Fw: EVSE Replacement Budget Pricing**

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**From** Vito Pagano <VPagano@Borough.Ambler.pa.us>  
**Date** Thu 3/19/2026 7:54 AM  
**To** Kyle Detweiler <kdetweiler@Borough.Ambler.pa.us>

2 attachments (4 MB)

CT4000 Data Sheet US-EN.pdf; CP6000-DS-EN-NA.pdf;

Kyle,

This was the latest info from Fulcrum Energy (Chargepoint Authorized Rep).

I will evaluate the site but based on what I know, option #2 would give us the 50amp high service. I dont think we need the 80amp service at this point.

We will sit down to discuss.

V

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**From:** Michelle Exaros <Michelle.Exaros@fulcrumenergy.com>  
**Sent:** Monday, March 16, 2026 3:17 PM  
**To:** Vito Pagano <VPagano@Borough.Ambler.pa.us>  
**Subject:** EVSE Replacement Budget Pricing

Hi Vito,

As promised, here is rough estimate for the different options --- all options are full turnkey (material & labor) options:

**OPTION 1: Replace the non-functioning CT-4021 with a new CT-4021 (32A charger): \$17,947**

- Includes updating the bolt pattern, if needed
- Includes a 3-year commercial cloud software plan and station activation
- *Note: the CT-4021 is an older model charger and is being phased out with the CP6000 series*

**OPTION 2: Replace with a CP6000 50A: \$22,414**

- Assumes conduit is big enough (at least 1") to pull new wires

- Includes new wire, new breakers, new bolt-pattern, and 3-year commercial cloud software plan
- Includes no-cost station activation and 1-year of Assure Plan (ChargePoint Rip & Replace Loyalty Promotion)

**OPTION 3: Replace with a CP6000 50A – but needs new conduit: \$33,882**

- Assumes conduit is ¾” and not large enough for new wires
- Includes excavation, new conduit, new wire, new concrete base, new bollards (full rip & replace)
- Includes 3-year commercial cloud software plan
- Includes no-cost station activation and 1-year of Assure Plan (ChargePoint Rip & Replace Loyalty Promotion)

**OPTION 4: Replace with CP6000 80A: \$46,822**

- Includes excavation, new conduit, new wire, new concrete base, new bollards (full rip & replace)
- Add disconnects outside by EVSE (required by code)
- Includes 3-year commercial cloud software plan
- Includes no-cost station activation and 1-year of Assure Plan (ChargePoint Rip & Replace Loyalty Promotion)

My recommendation – CP6000 50A. The CP6000 series chargers are now modular, so if something should go wrong on the charger, you no longer need to replace the entire unit. Much easier to troubleshoot and fix. Hopefully, you know the conduit size of the existing charger to know if Option 2 or 3 will be required.

For your convenience, I’ve attached the CT4000 and CP6000 data sheets.

If I can be of any further assistance right now, please don’t hesitate to reach out. Best of luck with your City Council meeting tomorrow!

Respectfully,



**MICHELLE EXAROS** | Vice President, Business Development, F. SAME

**Fulcrum Energy Solutions, Inc.**

291 McGowan Street

Fall River, MA 02723

**C:** 445-200-7356 | **O:** 800-541-1787 | **F:** 508-567-6670

[Michelle.Exaros@FulcrumEnergy.com](mailto:Michelle.Exaros@FulcrumEnergy.com)

*Service-Disabled Veteran-Owned* ∞ *Design-Build Energy Solutions*

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## Ambler Water Department – Hydrant Flushing Program

The Ambler Water Department will begin its annual hydrant flushing program in the near future. Flushing will start in the Whitemarsh and Whitpain areas, then proceed to Upper Dublin and Lower Gwynedd, and continue toward Ambler.

Notices with specific dates and locations will be posted on our website as the schedule is finalized.

During this period, you may experience temporary changes in water pressure and some discoloration (Brown (Iron) or cloudy water). This is normal and usually clears up within a few hours. We recommend running your cold water taps for a few minutes if you notice any discoloration. Avoid using hot water or doing laundry during flushing in your immediate area, as it could pull sediment into your home's plumbing.

If discoloration persists for more than a few hours, please contact the Ambler Water Department at 215-646-1000 Ext 111 or [ssmallberger@borough.ambler.pa.us](mailto:ssmallberger@borough.ambler.pa.us)

We appreciate your patience and understanding as we perform this important maintenance to ensure the quality and reliability of your drinking water.

Thank you,  
Ambler Water Department