



AMBLER BOROUGH COUNCIL MEETING

Minutes

December 16, 2025

7:00 PM

I. CALL TO ORDER

President Glynnis Siskind called the Ambler Borough Council meeting of December 16, 2025, to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

President Siskind led the pledge of allegiance.

III. ROLL CALL

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

IV. CITIZENS' COMMENTS-

John Oswald 301 Trinity Place and Planning Commission Chair made a statement regarding the TOD ordinance with clarification of exactly what the process is, and what the vote on the agenda is for. He clarified the properties' addresses and the fact that there are multiple properties being discussed for development 110-112 W Butler Ave. and 19, 23 and 27 S, Chestnut St.

Mary Aversa 210 Mattison Ave. Commented on the positive effect the development will have on the Borough.

Anthony Giannetti 14 Center St. Expressed that he felt the project was a "pretty good" project. He asked Council to remember what BET would do for the community. He emphasized that Council needed to be mindful of getting what they want and that there would be other developers, He stressed to Council to keep the rest of the town in mind and emphasized the stormwater issue in that part of town.

Anna Lee Lapinski 136 Rosemary expressed the feeling that there is no reason to build a building higher than the 65-foot limit.

Kevin Dugas 224 S. Chestnut St. asked where the property was located exactly.

Ms. Siskind explained.

He further expressed concern regarding sewage and commented on the "swampy mess" in the

area when it rains.

V. MINUTES OF PREVIOUS MEETING

The Minutes of the November 18th Council Meeting were approved **9-AYE**.

VI. CONFIRMED APPOINTMENTS

Chief Borkowski recognized officer Tiegan Wendal from Upper Dublin and Officer John Conway from Ambler for their swift and valiant response to a drowning child in the Wissahickon creek along the Green Ribbon trail on August 29th of this year.

VII. FINANCE DIRECTOR'S REPORT

A written report was submitted for the record.

VIII. POLICE DEPARTMENT REPORT

A written report was submitted for the record.

IX. FIRE DEPARTMENT REPORT

A written report was submitted for the record.

Ms. Iovine asked for an update regarding her question from the previous meeting regarding the frequency of calls on one particular Wednesday.

Mr. Detweiler answered that there is no explanation to be had.

X. EMS REPORT

A written report was submitted for the record.

XI. INTER-DEPARTMENT REPORTS

A. Public Works Department

A written report was submitted for the record.

Ms. Siskind commended the Public Works department for their hard work during and after Sunday's snowstorm.

B. Water & Highway Department Reports

A written report was submitted for the record.

C. Wastewater Treatment Plant Report

A written report was submitted for the record.

Jarret Evans Wastewater Treatment Plant Superintendent presented a Power Point on the

construction of the new UV system with pictures of the renovation. He explained how the plant was able to operate during construction. He offered that the water that is filtered at the plant is cleaner when it is discharged into the creek than the existing water in the creek.

D. Code Enforcement Report.

A written report was submitted for the record.

E. Manager's Report- Kyle Detweiler

A written report was submitted for the record.

Ms. Roecker Coates asked what kind of training the employees were being signed up for in 2026. Mr. Detweiler explained that he would be determining what would be the best fit for each department.

XIII PROFESSIONAL CONSULTANTS' REPORTS

A. Engineer's Report

A written report was submitted for the record.

B. Wastewater Treatment Plant Engineer's Report

A written report was submitted for the record.

C. Solicitor's Report

Ms. Siskind noted that this would be Solicitor Bresnen's last meeting, he was with the Borough for 40 years and 1,150 meetings. He thanked Council for the parting gift and for the Honor of serving the Borough.

COUNCIL COMMITTEE REPORTS:

A. Finance & Planning Committee – Elizabeth Iovine, Chair

1. Motion to accept the Agreement of sale for 24 W. Butler Ave. from the MONTCO Redevelopment Authority. **Carried 9-AYE.**

Ms. Iovine asked Mr. Detweiler to clarify the Real Estate purchase of 24 W. Butler Ave. Mr. Detweiler broke down the timeline, cost and anticipated closing date. He emphasized that the purchase needed to be authorized to proceed. Settlement will not happen until January of next year. This process will help with Grant approval the entire cost of the purchase could be included in a grant.

Ms. Siskind asked for input from Council regarding Mr. Oswalds' presentation. She remains concerned with the proposed height of the building. The clarified that tonight's vote is to advertise not to approve the development, but to advertise.

Mr. Orehek asked for justification for the requested additional height allowance.

Mr. Oswald explained that the Planning Commission was very conscious of the Developer's request and further explained the developers' need for the additional height.

Mr. Konetchky explained the reason for additional height was to pay for higher end amenities and the cost of construction of this design, which is more difficult and has many upgrades.

Mr. Orehek asked why 12 units were removed from the plans.

Mr. Konetchky explained that that was necessary to comply with requests from the Planning commission.

Ms. Sheedy explained that they need to extend the height in certain areas and come down in others to make the construction a palatable business proposition. She explained the height juxtaposition regarding the design.

Mr. Orehek wanted further clarification regarding the parking garage.

Mr. Oswald explained that parking was open to the public after hours, offering 200 spots. Hatch would occupy them during business hours but after hours and on weekends it would be open to the public.

Mr. Kucher offered the Applicant and Attorney were present at the meeting to answer additional questions.

Mayor Sorg offered words regarding her travels throughout the county and her observation of developments she has seen. She felt what the developers are offering to build will fit into the community and please the residents of Ambler.

Mr. Kucher clarified that there will be 81 additional spaces in the proposed lot not specific to residents of the apartment.

Christen Pionzio, the Attorney for B.E.T., explained the parking layout. Hatch will have their employee spaces, and there will be 81 additional available.

Mr. Kucher offered that that part of town is subject to flooding and residents have nowhere to put their cars to safely avoid flood water, Current residents could get permission to park their cars in the parking garage when flood waters threaten the area.

Mr. Orehek asked for more perspective on how many parking spaces we currently have, he was trying to understand the rules.

Ms. Roecker Coates had a question regarding the ordinance regarding flooding, she felt it would make sense to make changes.

Mr. Kucher explained that there is a green roof on the building.

Michael Markman from B.E.T. explained that storm water regulations are stringent with runoff water and that there would be a 20% reduction with this construction. This project has been planned for 3 years. The organization is a committed member of the community; they listen to concerns and adjust accordingly. They have been working in Upper Dublin for over 25 years. He wants a beautiful building that integrates into the neighborhood. This is not the organization's last appearance at a Council meeting; they will return again and again. They pledge to integrate themselves and this property into the community. They want to continue to be part of the community and work with us.

Mr. Bresnan offered that new land development makes storm water management better.

Ms. Sheedy asked for a fact sheet outlining important facts.

Ms. Roecker Coates cautioned that the mechanicals located on the roof may cause noise and require some acoustic remediation to keep the noise down.

Mr. Oswald noted that that is a good point. He also noted that parking is no longer free at SEPTA and this lot will be free forever.

Ms. Iovine noted that the Applicant has heard our concerns, and that the evening's vote is only on the Advertisement of the proposed Ordinance change.

2. Motion to pass Resolution 2025-11 2026 Operating Budget. **Carried 9-AYE.**
3. Motion to authorize advertisement of the Transit Oriented Development Zoning Ordinance. **Carried 8-Aye, 1 Nay**
4. Motion to approve all bills as presented for November 2025 in the amount of \$870,727.25. **Carried 9-AYE.**

Ms. Siskind made a motion to accept the report. **Carried 9-AYE.**

B. Public Safety – Nancy Roecker Coates, Chair

1. Motion to authorize purchase of parking kiosk replacements T2 Systems. **Carried 9-AYE.**

C. Public Utilities – Lou Orehek, Chair

1. Motion to authorize to proceed with-EPS-4 & PS-3 MCC Replacement design. **Carried 9-AYE.**
2. Motion to accept Resolution 2025-12 – Accepting dedication of extension to the water system. **Carried 9-AYE.**

Ms. Siskind made a motion to accept the report. **Carried 9-AYE.**

D. Parks and Recreation – Jennifer Henderson, Chair

Ms. Henderson commented on the success of the doughnuts provided to the Volunteers on Parade Day; she also commended the Volunteers and AMS for another successful parade and Santa by train.

E. Salary and Personnel – Karen Sheedy, Chair

There was an executive session held earlier than the evening regarding a personnel issue.

1. Motion to authorize to proceed with the Police Chief's contract. **Carried 9-AYE.**
2. Motion to proceed with the 2-day suspension of the employee discussed in executive session earlier in the night. **Carried 9-AYE.**

Ms. Siskind made a motion to accept the report. **Carried 9-AYE.**

XIV. Other Business

Public Comment:

John Bell 117 Mattison Ave. feels that parking on Mattison Ave is out of control. Asked how Ridge Hall got approved without parking. He questioned the rules. Neighbors would like to be able to continue to park in Lot #4 when there is no parking on Mattison Ave. Currently the fee is \$365.00 fee. When the building was purchased that lot was offered to residents as a courtesy. There are elderly people and families with young children that simply cannot find parking remotely close to their home.

Ms. Siskind stated that Council will work with Kyle and the Chief, to find a solution.

Mary Aversa 210 Mattison Ave. offered that those spaces were always available to Residents and should continue to be.

Anna Lee Lapinski 136 Rosemary Ave approves of the holiday decorations in Ambler square park. Offered that the crossing guards are nice and courteous. She feels that parking situation on Ridge Ave. is an accident waiting to happen. Delivery trucks are frequently blocking traffic at Ridge Hall. She commented again on the use of Average regarding the new construction, and to be careful with that measurement.

William Nassau 269 N. Ridge ended the meeting with a happy thought asking what everyone's favorite cookie is.

Ms. Siskind made the motion to Adjourn the meeting at 8:25. **Carried 9-AYE**

A. ADJOURNMENT