



AMBLER BOROUGH COUNCIL MEETING

Minutes

February 17, 2026

7:00 PM

I. CALL TO ORDER

President Liz Iovine called the Ambler Borough Council meeting of January 20, 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, Ms. Sheedy, Ms. Henderson, Ms. Roecker Coates, Mr. Brubaker, Ms. Morrison Daku, Ms. Pavlovic, Mayor Sorg, Police Chief Jeff Borkowski, Borough Manager Kyle Detweiler, and Solicitor Glassman. Mr. Orehek and Mr. Hui were absent

IV. Public Hearing - BT Ambler LLC.

There were 5 exhibits from B.T. LLC

Ms. Ponzo asked that the court reporter swear in all five employees of BET, John H Kennedy, Michael Markman, Peter Cleland, Michael McCluskey, and Matthew Hammond. The presentation was by Michael Markman from BET on revising the TOD to a higher height up to 75 feet with a bonus of a pocket park revised height with an average of 75 feet max. Their idea was to support Ambler business community; the water and sewer alone will be a surplus of \$1.5 million to the Borough. The tax surplus will be upwards of \$500,000 and there will be additional public parking Friday through Sunday. Michael Markman made a presentation with design ideas.

Ms. Daku asked are we five years out for occupancy?

Mr. Markman answered, yes that's realistic with all the improvements.

Ms. Daku asked if the project was two years out in tax revenue.

Mr. Markman answered yes two years and then two more.

Ms. Roecker Coates questioned the luxury apartments in other municipalities she understands that they are at the tipping point with their apartment saturation. She asked if that was a concern with lower occupancy rates.

Mayor Sorg made a statement thanks to the planning commission for what went into this project and to Mr. Kucher for his forward thinking. She reflected on the past and what has gotten us to this place. She talked about what past residents wanted previous wishes for prior residents and reflected on the changing culture of car ownership. She commented on the architecture and the fact that it is reflective of the town and on the green improvements made by the planning commission.

Ms. Daku read a statement from Mary Spross who is on the planning commission saying she voted for the project but has had more input and has changed her mind.

The hearing closed at 8:42.

V. Motion Consideration of Ordinance No. 1147 Amending Redevelopment Overlay District 5- AYE, 2-NAY - Carried

VI. PUBLIC COMMENT

VII. MINUTES OF PREVIOUS MEETING - Motion

The Minutes of February 3, 2026, Council work Session were approved 7-AYE.

VIII. FINANCE DIRECTOR'S REPORT

A written report was submitted for the record.

IX. POLICE DEPARTMENT REPORT

A written report was submitted for the record.

Ms. Iovine asked a question regarding the movie being filmed in town. The Chief explained it was film maker Chris McWilliams filming b-roll, and he inquired to the PD as a courtesy.

Ms. Roecker Coates questioned the uptick in domestic violence and wondered if that was any correlation between that and the storm.

The Chief explained the intricacies of dealing with Domestic violence and the organizations they get involved in.

Ms. Sheedy asked if there was specific training for Domestic Violence.

The Chief affirmed that there is.

X. FIRE DEPARTMENT REPORT

A written report was submitted for the record.

XI. E.M.S. Report

No report was submitted.

Ms. Henderson explained why there was no report submitted.

XII. INTER-DEPARTMENT REPORTS

A. Public Works Department

Anthony Gianetti 1416 Chestnut St. thanks to BET. The ordinance change will apply to the developers coming concerned that if we raise the height, it will apply to every developer and new ones won't be as thoughtful as BET he wants an opportunity for review. He doesn't want to have the feeling that we're living in Conshohocken. He wants stormwater remediation. He wants to be shown the improvements he wants to make sure you keep people who live in that part of town in mind.

Tim Kearns 226 Rosemary, the development is a bonus point the benefits don't feel like real benefits parking is already an issue. There will be school district issues. The population growth in the district is due to will be due to the apartment growth. The traffic study he'd like to see not just Maple. He wants to see all of Butler done.

Rob Cardillo 300 E. Park Ave. moved here in the 90s and it reminded him of Mayberry. He feels it is a precious gem of the town people in the past wrote ordinance benefiting that pointed out past ordinance and asked council to reflect, he referenced the comprehensive plan, and he wants to ask more of the developers.

Ashley Abler 31 Orange Ave. Thanks to everyone for their time - she reflects on August 2024 TOD ordinance doesn't make sense to go back and change what was already done. She wants to know what stops developers from allowing restrictions in other places. There's no reason to change the 2024 ordinance, she feels like the project will never be a box if we don't go on with this one.

Mr. Markman explained.

She disagreed with his explanation; she wants to postpone or have no vote.

Bernadette Dougherty 338 Tennis made a statement to council. She felt the advertisement in the paper was insufficient. She didn't like where it was advertised. She commented on the ordinance and the developers' changes. She encourages council to be conscious of what the developer wants and wants the developer to go back to zoning.

William Nassau 269 N. Ridge. He commented on the building average. He needs more housing that is affordable. He feels the housing is niche.

Phil Bursztynski 128 Rosemary has a hard time getting out of town driving his child to soccer on a Saturday - the train backs the traffic up the increase in height will bring more traffic. He feels for the neighbor. He is asking for 30-day extension.

Ms. Ponzo council for B.E.T. made her closing statements.

Mr. Breznicky questioned if there was underground parking. Mr. Markman affirmed that there is.

Ms. Ponzo remarked that she has been writing ordinances for 30 years amendments happen because things change, she's worked with plan and commission 100% yes recommendation from them. They're doing more than 10% parking bonus providing 150 spaces. There are tools in place to hold BET some more improvements. The height does matter, they are lowering height at the residential side and making it higher at the tracks. It is more to do with conditional use will talk to residents take their concerns into consideration.

Ms. Iovine read a statement from David Hui, an overview of the timeline and the ordinance. Ms. Iovine gives her thanks to borough planning commission for a lot of time and effort into the project.

Mr. Clelland, the civil engineer, answered it will most certainly be better, 20% will be a meadow, and also there are green roofs. He spoke to the EAC about rainwater reuse, and that today the standards will be higher and better.

Mr. Brubaker asked about the art walk and does anyone else in any of his other developments have that.

Mr. Markman answered there are no examples. It is a brand-new concept.

Mr. McCluskey the architect, said that Allentown has a similar concept - Studios that open out very similar concepts to the one that they're working with here opportunities for local artist's public comment

PUBLIC COMMENT

John Cliff 58 Reeves Mill Rd. is concerned about traffic. There's no surplus capacity for the traffic; it will push traffic through the borough. The traffic study – he would like to know where the trip counts are coming from future or existing. He feels moving and adding 200 units will create more traffic becoming will be coming and there's no capacity left on Butler in his opinion.

Bill 'Obrien residence at the Crossings, is hoping to help the traffic lights at Maple and Butler. There's a long wait time when you're waiting on Maple to get onto Butler are there any families being displaced on Chestnut with his question

Matt Walker 366 Rosemary the EAC urges to delay the vote to consider all comments they support higher density but must reflect the payout changes appear to be too high. He feels we are giving away changes without asking for anything in exchange. He's looking for long-term stewardship. Encouraged people to read the comments the EAC submitted.

Jane Marie Smith Rosemary Ave. Thanked Council for their responses to her emails. She made a comment regarding the additional height. She is concerned that the air heights need to be owned by the community not the developer. She is afraid that once the changes are made the rights will transfer from the Borough to the developer. She suggested changes that would better benefit the public in return. She'd like some long-term stewardship.

David Breznicky 116 to 118 W. Butler. He has been there for 42 years. He was involved with Carter Van Dyke for years. He loves the plan. He never got notice on the plan and they're the neighbors right next door. He just received notice 11 days prior. He can't wrap his head around the plan. It changes his building completely. He felt the ad in the newspaper was insufficient in the Times Herald and he thinks nobody knows about the plans. He requests a 30-day postponement to make sure it's good for Ambler.

Marilyn Fraser 152 Greenwood and a resident for 48 years and has seen the Borough grow she's participated in planning commission meetings number one she asks for affordable housing and number two she wants us to honor the history of the town. Lastly, she asked if there were affordable units and she would like to see that they be a part of it. She also had glass concerns regarding birds and bird flight hazards.

Christine DeLaurentis 239 E. Park Avenue is a 20-year resident when she moved here there was one pizza place in one restaurant there have been lots of changes. The proposal makes a looming building and destroys the main drag. She feels we aren't urban and we do not need urban chic. She is upset that 67 stories are too high looming over the Borough. The bridge is a concern for her. The traffic is a concern for her. The construction will be disrupted, she sees nothing redeemable in the project.

Mr. Markman explained it depends on the competition. The promenade in upper Dublin is an example. Ambler doesn't need to attract retail. He's certain he will be able to fill to capacity people are getting on the train to go downtown and what we have built already offered so much other properties that they built are at 95 to 99% Capacity.

Ms. Sheedy asked about stormwater and if their stormwater plans were already in the plans.

Mr. Markman answered they were already a part of the land development and conditional use issues and will be designed in Upper Dublin.

Mr. Markman answered the biggest reason for vacancies is lost jobs, moving, can't afford it, children and divorce.

Ms. Iovine asked what his feeling was about the occupancy.

Mr. Markman answered marketing plan. This project is close to home for him, and they are all entrenched.

Ms. Iovine also questioned the traffic study.

Matt Hammond the traffic engine engineer responded - the peak hours of traffic and explained the traffic chart they study proved there was one extra car every three minutes to be expected.

Ms. Iovan asked what would take care of the rest of the increased traffic.

Mr. Hammond answered studies project into the future and know they're not 100% and they take that into consideration they look to the future and bump up traffic by a percentage to add another layer of protection there are unknown elements, but they try to estimate.

Mr. Markman said that Upper Dublin was in .08% of their proposed number.

Ms. Henderson asked if you are guaranteeing Hatch will stay.

Mr. Markman answered they want to stay and have told BET so. He addressed Miss Henderson's concerns with the aesthetics and changed the plans to address her concerns.

Ms. Henderson asked about the traffic. Did BET know how congested this will be with the train. There is nothing they can do about the impending traffic.

Mr. Hammond answered there is nothing we can do about the traffic when the train comes but the other issues they can address.

Ms. Henderson questioned the flooding and parking and whether residents could park in the development during rain events - she wanted to make sure the residents were aware of that agreement.

Mr. Markman said all spaces can be used in off hours.

Mr. Brubaker asked about stormwater management and any sense of what that would be, and if that would be better with the new construction.

A written report was submitted for the record.

Mr. Brubaker asked if there was any improvement on communications with Residents. Mr. Pagano responded that they are in the process of figuring out the way to create clear channels for communication.

Mr. Detweiler offered that there were many conversations with the public around the snowstorm and snow removal. He commended the Water and Highway Departments; there were 10 leaks in 14 days with lots of tough weather. Steve Smallberger has done an amazing job overseeing all the work.

B. Water & Highway Department Reports

A written report was submitted for the record.

C. Wastewater Treatment Plant Report

D. Code Enforcement Report.

A written report was submitted for the record.

Ms. Sheedy asked a question regarding 200 Hendricks Street and the code violation.

Mr. Kucher responded that the trimming was delayed due to the weather,

E. Manager's Report- Kyle Detweiler

A written report was submitted for the record.

Mr. Detweiler commended Council for all of their research prior to this evening's vote.

Ms. Roecker Coates asked about the MONTCO consortium.

Mr. Detweiler explained that the Commissioners were coming from the Sheetz grand opening. There was lots of data center discussion. The Governor's housing action plan was also discussed. TOD is a big push from the Commissioners; they are very supportive of those plans and TOD 3rd space projects. They offered the support the County could provide.

Ms. Iovine thanked Kyle for answering all of the questions regarding the Ordinance change and for all of his support.

Ms. Morrison Daku asked about the possibility of the new website design, live meeting updates and cc for the hearing impaired.

Mr. Detweiler explained that Granicus can do it all. He will share proposals and pricing in the future. Discussion ensued.

Ms. Roecker Coates asked a paving question.

Mr. Detweiler explained we would be making roadway repairs as needed, the paving is scheduled for 2027. The liquid furl budget was put toward a piece of heavy equipment this year.

XIV. PROFESSIONAL CONSULTANTS' REPORTS

A. Engineer's Report

A written report was submitted for the record.

The representative from GFT reported that they were working with Gilmore to transition. The sidewalk improvements were the primary project as the deadline needs to be extended per the LSA grant.

Mr. Detweiler offered that they were working on the extension.

B. Wastewater Treatment Plant Engineer's Report

A written report was submitted for the record.

C. Solicitor's Report

COUNCIL COMMITTEE REPORTS:

A. Administration & Finance Committee – Karen Sheedy, Chair

1. Motion to approve the bill payment lists for December 2025 & January 2026. **Carried 7-AYE.**
2. Motion to approve the potential conflict waiver -Burack Environmental Law. **Carried 7-AYE.**
3. Motion to accept the Master service agreement form Municipal Engineer GFT, Inc. **Carried 7-Aye.**
4. Motion to approve the Borough Hall maintenance agreement with the Warko Group **Carried 7-AYE.**

B. Code Enforcement and Planning – David Hui, Chair

C. Parks Recreation & Community Relations – Jennifer Hendersao, Chair

1. Motion – Professional Services in Ambler Borough Park – Red Tail Restoration

D. Public Safety -- Redmond Brubaker, Chair

E. Public Works – Lou Orehek, Chair

1. Motion – Authorization to Proceed – 14” Model Fairbanks Replacement Pump Quote. **Carried 7-AYE.**
2. Motion – Authorization to Proceed – Pump Rotork Actuated 18” Butterfly Valves Quote **Carried 7-AYE.**

3. **Motion – Authorization to Proceed – Case 590SN 4WD T4 Loader/Backhoe Quote Carried 7-AYE.**

4. **Motion – Authorization to Proceed – ChargePoint Annual Service Renewal Carried 7-AYE.**

Ms. Iovine made the motion to accept all the reports. **Carried 7-AYE**

XIII. Other Business

The Chief reminded everyone that the Frostbite run is to take place this Saturday at 8AM.

Mr. Detweiler offered that the Borough purchased water coolers for the event.

Ms. Henderson requested that the residents be notified of the details of the run.

Public Comment:

Ms. Sheedy thanks AMS for the Fire and Ice Festival and asked how it went.

Liz Wahl Kunzier AMS said the businesses reported that it was successful and brought more foot traffic on a brutally cold weekend.

Ms. Iovine made the motion to Adjourn the meeting at 9:23. **Carried 7-AYE**

A. ADJOURNMENT