



**AMBLER BOROUGH COUNCIL
REGULAR MEETING AGENDA
December 16, 2025
7:00 p.m.**

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Citizens Comments – Agenda Items Only
- V. Motion – Minutes for Consideration – November 18, 2025, Council Meeting
- VI. Recognition of Officers – Chief Borkowski
- VII. Finance Director’s Report
- VIII. Police Department Report
- IX. Fire Department Report
- X. EMS Report
- XI. Inter-Departmental Reports
 - A. Public Works Department Report
 - B. Water & Highway Department Reports
 - C. Wastewater Treatment Plant Report
 1. Signa UV System Presentation
 - D. Code Enforcement Report
 - E. Manager’s Report

XII. Professional Consultants Reports

- A. Borough Engineer's Report
- B. Wastewater Treatment Plant Engineer's Report
- C. Solicitor's Report

XIII. Council Committee Reports

- A. Finance & Planning – Elizabeth Iovine, Chair
 - 1. Motion – Agreement of Sale – 24 W Butler Ave, MontCo Redevelopment Authority
 - 2. Motion – Resolution 2025-11 – 2026 Operating Budget
 - 3. Motion – Authorization to Advertise – Transit-Oriented Development Zoning Ordinance
 - 4. Motion – Approval of All Bills as Presented for Nov. 2025 in the amount of \$870,727.25.
- B. Public Safety – Nancy Roecker Coates, Chair
 - 1. Motion – Authorization to Proceed – Parking Kiosk Replacements, T2 Systems
- C. Public Utilities – Lou Orehek, Chair
 - 1. Motion – Authorization to Proceed – EPS-4 & PS-3 MCC Replacement Design
 - 2. Motion – Resolution 2025-12 – Accepting Dedication of Extension to the Water System
- D. Parks & Recreation – Jen Henderson, Chair
- E. Salary & Personnel – Karen Sheedy, Chair
 - 1. Motion – Authorization to Proceed – Police Chief's Contract Effective 1/1/2026

XIV. Other Business

XV. Citizens' Comments

XVI. Adjournment

Attention: Borough Council Meetings are audio and video recorded.



AMBLER BOROUGH COUNCIL MEETING

Minutes

November 18, 2025

7:00 PM

I. CALL TO ORDER

President Glynnis Siskind called the Ambler Borough Council meeting of November 18, 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, Police Chief Jeff Borkowski, Borough Manager Kyle Detweiler, and Solicitor Bresnan, Mayor Sorg was absent

IV. CITIZENS' COMMENTS-

There were no citizens' comments.

Al DeGennaro from J.P. Mascaro introduced himself and offered his service with any questions regarding the trash contract.

V. MINUTES OF PREVIOUS MEETING

The Minutes of the October 21st Council Meeting were approved **9-AYE**.

VI. CONFIRMED APPOINTMENTS – None

VII. FINANCE DIRECTOR'S REPORT

A written report was submitted for the record.

A budget workshop was held at 6:00PM this evening.

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 and update regarding her question from page 64 of last week's report as to why Wednesday's at 4PM is the highest call time.

Mr. Detweiler answered that a meeting is scheduled for next week and he will address the question.

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. Iovine asked for an update on the non-functional lights along South Main St.

Mr. Pagano responded that public works is currently working with the company who damaged the electrical box, and he would update council accordingly.

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.

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.

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

COUNCIL COMMITTEE REPORTS:

A. Finance & Planning Committee – Elizabeth Iovine, Chair

1. Motion to authorize the notice of intent to award - Collection, Transportation & Disposal of Solid waste and recycling bids to J.P. Mascaro. **Carried 9-AYE.**

Mr. Bresnan advised that there be clarity on which bid was accepted.

Council asked for Clarification on some details regarding the trash bid.

The Gentleman from White Tail asked for clarity on why they did not win the bid.

Mr. Bresnan clarified.

Mr. Gennaro said some words on the relationship between the Borough and J. P Mascaro. He offered clarity regarding the services J.P. Mascaro provides to the Borough.

Discussion ensued.

2. Ms. Iovine asked Mr. Detweiler if the Budget was ready to go to be advertised.
Mr. Detweiler said we are ready to advertise. Motion to advertise the proposed 2026 Borough Budget. **Carried 9-AYE.**
3. Motion to authorize payment of all bills as presented for October 2025 in the amount of \$1,430,269.69. **Carried 9-AYE.**

Ms. Iovine offered that they are included in the packet.

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

B. Public Safety – Nancy Roecker Coates, Chair

Ms. Roecker Coates mentioned that a meeting is scheduled Monday with leadership from the fire company.

C. Public Utilities – Lou Orehek, Chair

1. Motion to proceed with the Constellation Energy supply agreement. **Carried 9-AYE.**

Mr. Orehek clarified that the cost for a kilowatt hour is \$.08058.

Ms. Siskind made a motion to accept the report. **Carried 8-AYE.**

D. Parks and Recreation – Jennifer Henderson, Chair

Ms. Henderson thanked everyone who came to the Community Garden’s Fall clean up.

Ms. Roecker Coates thanked the E.A.C..for their tree planting efforts the prior weekend.

E. Salary and Personnel – Karen Sheedy, Chair

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

1. Motion to advertise the 2026 calendar. **Carried 9-AYE.**
2. Motion to award a conditional offer of employment for the Water System II Operator position. **Carried 9-AYE.**
3. Volunteer expirations were noted.

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

XIV. Other Business

Mr. Detweiler explained that the Borough is a collection site for a toy drive benefiting the Prothonotaries office, as they have a need for toys and crafts to occupy children who are in the office for many hours with their parent/s.

Ms. Sheedy clarified that the child could be with a mother or father.

Public Comment:

Anna Lee Lapinski 136 Rosemary Ave. wants to be included on a tour of the Mascaro Trash facility when it occurs.

She asked if the Borough was planning anything for the 250th anniversary – America 250. Ms. Wahl Kunzier replied that yes, we are actively planning with our partners.

She cautioned against the height of the development being planned by the developer B.E.T. at the Hatch site on Maple Ave.

Ms. Siskind made the motion to Adjourn the meeting at 7:35. **Carried 9-AYE**

A. ADJOURNMENT

AMBLER BOROUGH FINANCIAL REPORT

November 30, 2025

GENERAL	
Balance as of October 31, 2025	\$2,527,901.84
Interest	\$1,270.00
Deposits	\$333,162.39
Withdrawals	-\$273,305.55
Total as of November 30, 2025	\$2,589,028.68
GENERAL OPERATING	
Balance as of October 31, 2025	\$2,594,283.55
Interest	\$959.16
Deposits	\$716,685.14
Withdrawals	-\$1,466,571.46
Fees	\$0.00
Total as of November 30, 2025	\$1,845,356.39
GENERAL PAYROLL	
Balance as of October 31, 2025	\$61,073.31
Interest	\$36.47
Deposits	\$338,348.86
Withdrawals	-\$338,214.88
Total as of November 30, 2025	\$61,243.76
GENERAL SAVINGS	
Balance as of October 31, 2025	\$1,335,641.52
Interest	\$2,202.89
Deposits	\$0.00
Withdrawals	\$0.00
Total as of November 30, 2025	\$1,337,844.41
Total General Fund as of November 30, 2025	\$5,833,473.24

STREET LIGHTS	
Balance as of October 31, 2025	\$45,026.28
Interest	\$21.08
Deposits	\$58.24
Withdrawals	-\$7,097.78
Total as of November 30, 2025	\$38,007.82

FIRE	
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Balance as of October 31, 2025	\$20,587.05
Interest	\$10.29
Deposits	\$203.83
Withdrawals	\$0.00
Total as of November 30, 2025	\$20,801.17

REFUSE	
Balance as of October 31, 2025	\$821,170.24
Interest	\$397.69
Deposits	\$20,173.97
Withdrawals	-\$115,069.52
Total as of November 30, 2025	\$726,672.38

PARKS & RECREATION	
Balance as of October 31, 2025	\$408,749.40
Interest	\$201.09
Deposits	\$253.83
Withdrawals	-\$10,163.98
Total as of November 30, 2025	\$399,040.34

WATER	
Balance as of October 31, 2025	\$185,533.93
Interest	\$205.20
Deposits	\$637,958.42
Withdrawals	-\$383,103.87
Total as of November 30, 2025	\$440,593.68

WATER ONLINE PAYMENTS	
Balance as of October 31, 2025	\$46,380.84
Interest	\$62.13
Deposits	\$210,624.19
Withdrawals	-\$665.90
Total as of November 30, 2025	\$256,401.26

WATER CAPITAL	
Balance as of September 30, 2025	\$84,741.37
Interest	\$41.48
Deposits	\$0.00
Withdrawals	-\$2,710.00
Total as of November 30, 2025	\$82,072.85

Total Water as of November 30, 2025	\$779,067.79
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SEWER	
Balance as of October 31, 2025	\$15,055.64
Interest	\$6.83
Deposits	\$15,652.65
Withdrawals	-\$29,532.99
Total as of November 30, 2025	\$1,182.13

WWTP	
Balance as of October 31, 2025	\$1,781,396.25
Interest	\$893.86
Deposits	\$459,669.78
Withdrawals	-\$234,753.86
Total as of November 30, 2025	\$2,007,206.03

WWTP SAVINGS	
Balance as of October 31, 2025	\$1,717,471.49
Interest	\$2,832.65
Deposits	\$0.00
Withdrawals	\$0.00
Total as of November 30, 2025	\$1,720,304.14
Total WWTP as of November 30, 2025	
	\$3,727,510.17

LIQUID FUELS	
Balance as of October 31, 2025	\$344,551.74
Interest	\$171.76
Deposits	\$0.00
Withdrawals	-\$610.00
Total as of November 30, 2025	\$344,113.50

DEBT	
Balance as of October 31, 2025	\$288,936.10
Interest	\$144.07
Deposits	\$0.00
Withdrawals	\$0.00
Total as of November 30, 2025	\$289,080.17

ENTERPRISE ZONE	
Balance as of October 31, 2025	\$50,214.73
Interest	\$112.15
Investor Interest Deposit	\$19.63
Investor Balance Deposit	\$129,980.37
Withdrawals	\$0.00
Total as of November 30, 2025	\$180,326.88

Police Chief's Report12/16/2025

To
Borough Council

REPORT FOR THE TIME PERIOD 11/1/2025 – 12/6/2025

From
Chief Borkowski

Ambler Holiday Parade – The Police Department would like to thank the Public Works Department, the Fire Police Officers from Wissahickon F.D., the Fire Police Officers from Fort Washington F.D., and Ambler Main Street for a successful Parade. Public Safety can be very challenging with the large number of spectators that we hosted during the event.

CC
Mayor Sorg

In-House and In Service Training- All Officers completed the required MPOETC Firearms training with their duty pistol and the patrol rifle at the Ambler Borough Firearms Range. Our Range Officers are Ofc. Nick Nasobkow and Detective Tyler Conroy.

RE
Monthly
Operations

Defensive Tactics and Control Tactics Training MPOETC- All officers completed the required course on the mats in the upstairs training room. Our certified instructors are Sergeant Sal Pasceri and Officer John Conway.

Notes:
The staff of the
Ambler Police
Department wish
all the residents of
Ambler a safe and
joyful Holiday
season.

Range Improvement Commenced- After meeting with Inter-Departmental Supervisors, phase one of berm restoration has been initiated. More improvements to follow.

LED Handheld Stop Signs- Crossing Guard, Kelly Peel tested the new lighted device at her corner in the beginning of the school year and noticed the increased visibility that the device produced. Grant money was used to purchase the signs for all the crossing guards.

Meters Updated and Repaired- Traffic Safety Officer Nasobkow facilitated the upgrading and installment of 60 parking meters on Butler Avenue, and South Main Street. 12 more parking meters with the free 15- minute button were strategically placed throughout the business district.

Turkey Give Away at the Community Cupboard- Officers and Crossing Guards attended the traffic detail on North Main Street resulting in safe and successful event.

License Plate Reader Damaged- During a recent one vehicle accident, the traffic box at Butler and Lindenwold was struck. It controls the LPR which is now out of service. We are hopeful that it will be back online soon.

Officer Commendations- Officer John Conway of the Ambler Borough Police Department and Officer Tegan Wendall of the Upper Dublin Police Department will be recognized for their life-savings efforts this past summer at tonight's meeting

Community Engagement- Sergeant Cassel and Detective Conroy spoke to students (grades K-5) of the After School Homework Club regarding the Police Department's efforts on community safety and building trust with residents.

AMBLER BOROUGH POLICE DEPARTMENT

Tel 215-646-1000 x 101
215-646-0704





AMBLER BOROUGH POLICE DEPARTMENT

INCIDENTS AS REPORTED TO A.B.P.D

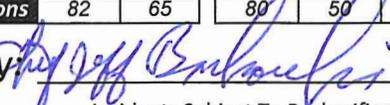
COMMAND STAFF	
Chief	Jeffrey Borkowski
Admin. Sgt.	Chad Cassel

PERSONNEL		
	2024	2025
Chief	1	1
Admin Det/Sgt	1	1
Sergeants	2	2
Detective	1	1
P/Os (F/T)	8	9
Traffic Safety	1	1
Civilians	1	1

OFFENSES/SERVICE CALLS	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF NOVEMBER	
	AUG	SEP	OCT	NOV	% Change	2024	2025
PART I OFFENSES							
1. Criminal Homicide	0	0	0	0	0.0%	0	0
2. Forcible Rape	0	0	0	0	0.0%	0	1
3. Robbery	0	0	0	0	0.0%	0	0
4. Assaults	1	0	0	0	0.0%	5	4
5. Burglary							
a. Forcible Entry	1	0	0	0	0.0%	1	5
b. Unlawful Entry	0	0	0	0	0.0%	0	0
c. Attempted Force	0	0	0	0	0.0%	0	0
6. Theft							
a. \$200 & Over	1	2	3	1	-66.7%	25	16
b. \$50 - \$199	1	1	1	0	-100.0%	14	10
c. Under \$50	0	1	0	0	0.0%	10	11
7. MV Thefts	1	1	0	1	100.0%	2	6
PART I - TOTAL	5	5	4	2	-50.0%	57	53
PART II & ALL OTHER OFFENSES							
911 Hang Ups	41	12	23	23	0.0%	71	154
Animal Complaints	8	7	9	7	-22.2%	101	77
Assist Other Agencies	9	14	14	11	-21.4%	162	132
Disorderly Conduct	0	1	0	0	0.0%	23	4
Disturbance	9	7	1	6	500.0%	91	69
Domestic	10	9	17	11	-35.3%	135	130
Drug Offense	0	0	0	0	0.0%	8	1
DUI + w/Accidents	1	0	1	0	-100.0%	5	6
Fire Alarm Calls	16	9	11	8	-27.3%	135	135
Fireworks Complaints	0	0	0	0	0.0%	18	0
Fraud/Forgery	2	1	1	1	0.0%	44	29
Juvenile Complaints	0	1	2	1	-50.0%	13	7
Medical Assistants	45	65	59	43	-27.1%	683	614
Noise Complaints	7	1	14	13	-7.1%	53	62
Public Drunkenness	0	1	0	0	0.0%	6	5
Public Service & Misc. Calls	414	391	411	355	-13.6%	5400	4527
Security Alarm Calls	19	11	14	14	0.0%	124	163
Suspicious Activity	28	24	24	20	-16.7%	271	254
Traffic Complaints	4	5	7	1	-85.7%	28	48
Vandalism	0	1	0	1	100.0%	14	8
PART II & ALL OTHER OFFENSES	613	560	608	515	-15.3%	7385	6425
GRAND TOTALS	618	565	612	517	-15.5%	7442	6478

YTD CALLS FOR SERVICE	
2023	2024
6884	8085

	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF NOVEMBER	
	AUG	SEP	OCT	NOV	% Change	2024	2025
Abandoned Vehicle Complaints	0	0	3	2	-33.3%	38	4
Non-Traffic Violations	5	2	2	1	-50.0%	25	14
Parking Meter Violations	0	0	0	0	0.0%	4652	2000
Prohibited Parking Violations	290	306	306	399	30.4%	1943	2396
Prohibited Parking Citations	91	53	45	44	-2.2%	1080	578
Non-Reportable Accidents	7	9	7	3	-57.1%	71	74
Reportable Accidents	2	0	1	1	0.0%	32	15
Traffic Violations							
a. Speeding	4	8	4	2	-50.0%	73	54
b. Stop Signs	8	3	7	7	0.0%	269	91
c. Misc. Traffic Violations	70	54	69	41	-40.6%	1410	743
Total Traffic Violations	82	65	80	50	-37.5%	1752	888

Submitted By  Incidents Subject To Reclassification

AMBLER BOROUGH POLICE DEPARTMENT

VEHICLE FUEL & MILEAGE REPORT

Unit	LAST 2 MONTHS			LAST MONTH VS PRESENT			AS OF NOVEMBER	
	AUG	SEP	% Change	OCT	NOV	% Change	2024	2025
43-1 2021 Ford Explorer (Chief)	600	675	-26.9%	748	547	-26.9%	7,787	6,585
43-2 2017 Ford Explorer (Patrol)	35	267	-92.1%	139	11	-92.1%	11,187	10,002
43-3 2024 Ford Explorer (Patrol)	1,664	3,427	-50.0%	1,725	863	-50.0%	11,713	8,942
43-4 2010 Ford Escape (Detective)	675	1,287	-2.0%	608	596	-2.0%	7,683	7,192
43-5 2014 Ford Explorer (Patrol)	330	692	-4.6%	263	251	-4.6%	4,346	3,718
43-6 2025 Ford Explorer (Patrol)	0	250	-50.7%	3,216	1,586	-50.7%	7,645	6,076
43-7 2023 Ford Explorer (Patrol)	1,878	3,329	-51.8%	1,216	586	-51.8%	24,214	17,640
43-8 2017 Nissan (Undercover)	1,178	2,104	-29.4%	1,237	873	-29.4%	10,892	10,923
Total Mileage	6,360	12,031	-41.9%	9,152	5,313	-41.9%	85,467	71,078

CAR	ODOMETER READING
43-1	31,836
43-2	111,180
43-3	7,278
43-4	121,125
43-5	98,649
43-6	4,802
43-7	49,524
43-8	104,398



AMBLER POLICE DEPARTMENT

Calls for Service
Year 2025 November

Code	Call for Service	Totals
0610	THEFT	2
0710	MOTOR VEHICLE THEFT	1
1130	FRAUD ALL OTHERS	1
1440	CRIMINAL MISCHIEF ALL	1
2040	FAMILY OFFENSES - DOMESTIC	11
2450	NOISE COMPLAINT	13
2654	DISTURBANCE	6
2656	THREATS	1
2657	HARASSMENT	1
4014	OPEN DOORS/WINDOWS GENERAL POLICE	1
4020	SUSPICIOUS AUTO	4
4021	SUSPICIOUS ACTIVITY	16
4051	ALARM BURGLARY OR HOLD UP RESIDENCE	13
4052	ALARM BURGLARY OR HOLDUP NON RESIDENCE	1
4100	ALARMS (FIRE ALARMS)	8
5004	FOUND ARTICLES	1
5010	MISSING PERSON	1
5502	BARKING DOG/ANIMAL NOISE	1
5506	LOST / FOUND / STRAY ANIMALS	6
6008	REPORTABLE MV CRASH NO INJURIES	1
6016	NON REPORTABLE MV CRASH	3



AMBLER POLICE DEPARTMENT

Calls for Service
Year 2025 November

Code	Call for Service	Totals
6305	SELECTIVE ENFORCEMENT TRAFFIC	7
6308	TRAFFIC MV COMPLAINT	1
6310	TRAFFIC ENFORCE / STOP	50
6335	TRAFFIC HAZARD	2
6336	DISABLED MV	2
6510	PARKING ENFORCEMENT	45
6511	PARKING VIOLATION COMPLAINT	22
6602	ABANDONED IMPOUND/TOWAWAY	2
6612	SIGNALS SIGNS OUT	5
6614	TRAFFIC POST	7
7003	PROPERTY CHECK / AREA CHECK	3
7006	LOCK OUT	4
7008	MEDICAL ASSISTANCE	43
7014	OTH PUB SERV/WELFARE CHK	18
7015	ASSIST CITIZEN	10
7025	EMOTIONALLY DISTURBED PERSON (EDP)	11
7502	ASSISTING-FIRE DEPT	3
7504	ASSISTING-OTHER POLICE DP	7
7506	ASSISTING-OTHER AGENCIES	1
8010	WARRANTS-LOCAL	36
8252	WARRANT ATTEMPT TO SERVE	3
8504	PRISONER WATCH /JAIL DUTY/TRANSPORT	2



AMBLER POLICE DEPARTMENT

Calls for Service
Year 2025 November

Code	Call for Service	Totals
9002	ADMINISTRATIVE DUTIES	3
9006	SICK DAY	7
9007	COVER SCHOOL POST	1
9008	COURT	6
9020	POLICE INFORMATION	19
9021	TRAINING	3
9025	FIELD CONTACT INFORMATION	2
9028	FINGERPRINT	1
9029	CIVIL MATTER	3
9030	SPECIAL DETAIL ASSIGNMENT	2
9034	REPOSESSION	1
9050	BACKGROUND CHECK	10
9052	PFA INFORMATION	1
9071	DIRECTED PATROL	78
911	911 HANG UP / CHK WELFARE	23
9111	BIKE PATROL	1
9112	FOOT PATROL	10
9115	FOLLOW UP	2
9119	CHILD LINE / CYS	1
9192	VEHICLE MAINTENANCE	2
9988	RETURN TO STATION	10
9989	CALL BY PHONE	37



AMBLER POLICE DEPARTMENT

**Calls for Service
Year 2025 November**

Grand Total 600



Township	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total	%
Abington		2											2	0%
Ambler	17	17	14	21	20	28	19	18	12	15	12		193	30%
Cheltenham	1												1	0%
Hatfield							1						1	0%
Horsham	2	3	1		3		1	1	1	1	3		16	3%
Lower Gwynedd	24	21	35	25	25	38	23	20	24	24	27		286	45%
Montgomery	5	4	2	5	1	1	2	3	3	2	3		31	5%
Norristown	1												1	0%
North Wales	1												1	0%
Plymouth				1	1			1	1				4	1%
Springfield		1				1							2	0%
Upper Dublin	3		2	2	3	1	1	2	2		6		22	3%
Upper Gwynedd	1												1	0%
Whitmarsh	1	3	4	6	4	4	4	6	7	1	3		43	7%
Whitpain	4	2	4	2	2	4	3	3		5	1		30	5%
Worcester	1				1								2	0%
TOTAL	61	53	62	62	60	77	54	54	50	48	55	0	636	100%

Type of Call	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total	%
Accident Standby	3	1	5	1	2	2		1	2	2	3		22	3%
AFA Actual	14	11	18	21	15	16	9	12	15	17	13		161	25%
AFA False	5	9	10	11	14	20	20	18	9	10	5		131	21%
Appliance	1	1		1	1	1	2						7	1%
Assist EMS	4	1	1	1		1				1	2		11	2%
Assist Police						1					1		2	0%
Brush		1	3	1				1	2				8	1%
Building Investigation	2	1	3	1		4	1	4	1	3	1		21	3%
CO Detector	5	2	1	2	3	3	2	1	1	1			21	3%
Commercial Bldg	3	8		3	3	3	4	3	3	1	5		36	6%
Elevator Rescue				1	1	1	2		2	2	1		10	2%
Fast Team Assist			1		1	1		2		1			6	1%
Gas Odor Inside	5	2	5	1	1		3	3	1	1	2		24	4%
Gas Odor Outside	1	1		1					1	2	1		7	1%
Hazardous Materials	1						1				1		3	0%
Helicopter Landing											1		1	0%
LDH Strike Team													0	0%
Non Comm Bldg	10	3	3	3	7	4	1	4	2	4	6		47	7%
Officer Investigation	1	2	3	1	2	3	2	1	5		4		24	4%
Residential Rescue						3							3	0%
Smoke in Area		1			1	1			1				4	1%
Standby other fire station	2		1				1				1		5	1%
Traffic Unit assist	2	2	2	2	1	5	1	2	1	1	1		20	3%
Trash									1				1	0%
Vehicle Fire		1		2	2	1							6	1%
Vehicle Leaking fuel													0	0%
Vehicle Rescue	1	4	2	2	2	1	1	1	2		2		18	3%
Water Rescue								1					1	0%
Wires	1	2	4	7	4	6	4		1	2	5		36	6%
TOTAL	61	53	62	62	60	77	54	54	50	48	55	0	636	100%



Day of the week	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total	%
Monday	10	7	8	12	4	13	3	9	11	10	9		96	15%
Tuesday	10	8	7	17	3	12	11	6	7	7	9		97	15%
Wednesday	13	4	10	11	7	12	10	9	12	4	4		96	15%
Thursday	8	6	5	8	18	13	9	6	5	7	11		96	15%
Friday	9	12	7	7	11	11	5	7	4	11	8		92	14%
Saturday	5	4	17	5	14	5	8	6	2	7	5		78	12%
Sunday	6	12	8	2	3	11	8	11	9	2	9		81	13%
TOTAL	61	53	62	62	60	77	54	54	50	48	55	0	636	100%

Attendance	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total	%
Day Calls (M to F 6AM to 6PM)	40	25	26	42	34	38	26	25	31	32	23		342	54%
Attendance at Day Calls	423	268	258	405	297	308	223	206	309	276	190		3,163	
Average Day Calls	10.6	10.7	9.9	9.6	8.7	8.1	8.6	8.2	10.0	8.6	8.3	-	9.2	
Night & Weekend Calls	21	28	36	20	26	39	28	29	19	16	32		294	46%
Attendance at N & W Calls	218	376	454	267	293	470	258	330	227	162	346		3,401	
Average Night & Weekend	10.4	13.4	12.6	13.4	11.3	12.1	9.2	11.4	11.9	10.1	10.8	-	11.6	
Total Calls	61	53	62	62	60	77	54	54	50	48	55	0	636	100%
Total Attendance	641	644	712	672	590	778	481	536	536	438	536	0	6,564	
Average Total Calls	10.5	12.2	11.5	10.8	9.8	10.1	8.9	9.9	10.7	9.1	9.7	-	10.3	
Average Fire Attendance 7A	7.9	9.3	9.1	8.4	7.5	7.4	7.4	6.5	7.1	6.1	6.4		7.6	
Average Fire Attendance 7B	2.6	2.9	2.4	2.5	2.3	2.6	1.5	3.4	3.6	3.0	3.3		2.7	
Average Fire Attendance	10.5	12.2	11.5	10.8	9.8	10.0	8.9	9.9	10.7	9.1	9.7	-	10.3	
Total Drills	4	4	5	4	3	5	4	4	4	4	4		45	
Total Drill Attendance	142	112	165	111	105	143	104	104	108	115	105		1,314	
Average Drill Attendance	35.5	28.0	33.0	27.8	35.0	28.6	26.0	26.0	27.0	28.8	26.3		29.2	



Count of Alarm 2025								
Hour of Day	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
0	2	2	2	2	1	2	1	12
1	2	1				2	2	7
2	1	1	1		1		2	6
3	2	4	2	1		1	1	11
4	2			1	2	2	1	8
5	1			1	2	4	2	10
6	4	7	1	3	4	1	1	21
7	2	5	4	5	5	3	2	26
8	1	2	6	3	8	5	2	27
9	3	5	4	8	10	6	5	41
10	6	5	7	8	4	4	3	37
11	4	4	5	4	7	5	5	34
12	3	4	4	6	6	4	3	30
13	5	11	11	4	2	6	3	42
14	2	5	7	8	6	9	1	38
15	1	8	7	5	5	2	8	36
16	4	5	12	12	5	5	3	46
17	11	10	10	7	2	8	8	56
18	8	6	4	6	8	4	6	42
19	2	1	2	2	7	4	5	23
20	4	1	4	3	4	3	4	23
21	7	2	2	5	3	3	5	27
22	3	5	2	1	2	7	3	23
23	1	2		1	2	2	2	10
Grand Total	81	96	97	96	96	92	78	636

 Highest call time (Day and Hour)

Ambler Borough Statistics – 2025

<u>Month</u>	<u>Calls in Borough</u>	<u>Total Calls for CAAA</u>
January	73	454
February	77	498
March	55	455
April	64	441
May	82	492
June	97	426
July	102	455
August	74	432
September	71	410
October	51	418
November	56	445
<u>YTD Totals</u>	802	4,926

Water Dept. Monthly Report November 2025	
Backflow U&O Inspection	1*
Blow Out Curb Box/Street Valve	2*
Break Down Old Meters	3*
Distribution Work:	
Backfill, Tamp, Cold Patch for Water Repairs	4*
Base Street from Water Repair	1*
Locate, Clean Out, Mark Curb Box & Exercise Curb	12*
Metrotech Water Service Line	1*
Repair/Replace Lid Curb/Valve	1*
Street Restorations:	11**
<ul style="list-style-type: none"> • Edgewood Drive • 322 Railroad Ave • 324 Railroad Ave • 1208 Hazlewood Dr • 1003 Stevens Dr • 223 Locust Rd • 1211 Highland Ave 	
Verify Water Is Off At Curb	1*
Water Service Leak Borough Side Edgewood Drive	6**
Water Service Leak Borough Side 1003 Stevens Dr.	1**
Water Service Leak Borough Side 1302 Basswood G.	1**
Water Shut Off Temporary Request/Emergency	7*
Water Turn on Service	4*
Water Usage Reports	2*
WLPP Application	8*
Meters:	52*
Meter Changes:	
<ul style="list-style-type: none"> • Cubic Foot Meters: 5 • Gallons Meters: 39 • Leaking Meter: 0 • New Construction: 2 • Noisy Meter: 0 • Radio Repair Read: 6 • Reverse Meter: 0 • Stopped Meter: 0 	

Meter Readings:	43*
<ul style="list-style-type: none"> • Final Readings: 16* • Quarterly Reads for Billing: 1** • Regular Reads: 26* 	
Reports:	**
<ul style="list-style-type: none"> • Dep Monthly Monitoring Reports • Whitemarsh Discharge Monitoring Report 	
Sampling:	**
<ul style="list-style-type: none"> • DEP Monitoring Requirement Samples • Distribution Sampling • Well Sampling Daily • Whitemarsh Discharge Sampling 	
Employees Hours Off / Days: 24 Hrs 3 Days Holidays: 24 Hrs 3 Day Scheduled On-Call Overtime: 18 HOURS Scheduled Operational Overtime: 18 HOURS Emergency Overtime-See Finance Manager Report *Jobs **Day	**

Ambler Wastewater Treatment Plant

Superintendent Report

November 2025

Average Monthly Plant Flow – 3.00 MGD / Peak Plant Flow – 3.65 MGD

Total Dry Tons of Sludge Removed – 32.49 Tons

Total Rainfall – 2.30”

Administration:

- Reviewed lab reports from MJ Reider
- Reviewed and submitted October's and 3rd Quarter DMRs
- Collected annual WET test samples the week of November 3rd-7th
- Finalized 2026 Operational and Capital budgets
- Updating plant's O&M manual – last updated in 1980
- Organizing old files in plant office
- BCWAS Expansion Project – SEPTA has released permits to finish section of force main under the train tracks entering the WWTP – Scheduled for December 2025/January 2026. Blacktop restoration within the WWTP is scheduled for the upcoming weeks

Plant Operations:

- Equipment rotation (Monthly)
- Drained and cleaned DAF tanks #1 and #2 (Bi-Weekly)
- Drained and cleaned tanks T-5 and T-6 (Monthly)
- Pumped down and hosed wetwell (Weekly)
- Tested plant alarms and sump pumps (Weekly)
- Tested plant Godwin pumps and checked fuel levels (Weekly)
- Tested plant generator under load (Weekly)
- Sludge transfers and belt filter press operations (Daily)
- Spray washing and skimming of Clarifiers (Daily)
- PAC chemical delivery for plant (Bi-Weekly)
- Diesel fuel delivery (Bi-Weekly)
- Scum boxes pumped out (Monthly)
- Operators cleaning fence lines around plant (trash, leaves, branches, etc.)
- Turned off PAC Pump #2 for the season – Winter permit limits started November 1st
- Adjusted defoamer and odor control pumps to maintain levels – No odor complaints since June
- Treating excess algae growth on trickling filters with Cl₂
- Upper Dublin 14” gravity sewer line within the WWTP clogged up with grease – BCWAS crews onsite to clean and TV line – clog cleared. Discussing replacement of in-line check valve with BCWAS
- Power failure on November 16th – Generator running – reset plant equipment after PECO power was restored

Plant Maintenance:

- Replaced tubing on Influent and Effluent samplers
- Replaced block heater and extension on T-2 Godwin bypass pump
- Replaced damaged front mud flaps on sludge truck
- Drained bad diesel fuel out of PS-1 Godwin bypass pump – pump would not run
- Starting up heaters and heat traces around plant
- Installed pipe wrap on exposed water lines at PS-1 and in B-3
- Replacing indicator lights on heat traces around plant
- DAF tank #2 flight chain broke – repaired broken sections and put tank back in service
- PS-1 rotork valve jamming up – called rep in to look over unit
- Dropped off supervisor’s truck at Bergey’s Chevy for air bag recall service
- Installed new strainers and hose clamps on 1A and 1B Godwin bypass pumps
- Cleared clog in DAF skimmer trough drains
- Replaced spray nozzle on hose at T-8
- Replaced sheer pin on Pump #48
- Rebuilt portable chemical transfer pump
- Repaired lock on ET-8’s telescopic valve
- Inspected and cleaned out rags from Belt Filter Press sludge pump
- Capasso Pest Control out for rodent/insect treatment
- Penn Power on site for annual service of plant backup generator
- Godwin Pumps on site to service Godwin bypass pumps – issues with pumps starting due to old fuel
- Sludge truck broke down at the landfill – had it towed to repair shop. Repairs being done
- Zimmerman out to replace broken 6” valve on digester T-9
- Trojan, LLC on site to fix remaining warranty issues with new UV system – all issues have been resolved
- Warko replaced broken boiler heater in B-6 and associated piping repairs
- Bill P replaced VFD on Pump #5 in EPS-1
- BSI, Inc. has started labeling and removing old wiring in EPS-1 and EPS-2 for MCC panel replacements - 1980
- Placed and received orders for various inventory parts and maintenance supplies for around plant

M I P P:

- Conducted annual site inspection at Spring House Innovation Park (SHIP) on November 4th and 18th
- Conducted annual site inspection at Entegris, Inc and Janssen R&D, LLC on November 4th
- Reviewed and issued discharge permits for Class II industrial users
- Sampled Spring House Innovation Park (SHIP) - received and reviewed results
- Sampled GT Radiator - received and reviewed results
- Sampled Entegris, Inc. (Building 35 & Warehouse area) - received and reviewed results

Borough of Ambler

Codes Enforcement Report for November / December 2025

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	5	11	9	9	17	15	16	3	14	11	2	4	126
Plumbing	1	5	3	6	3	3	1	5	4	3	2	5	41
Use and Occupancy	7	2	2	7	4	8	5	12	12	1	6	3	69
Zoning	0	2	4	3	5	0	1	3	1	5	1	1	27
Road Opening	0	0	1	2	0	6	0	1	1	5	5	3	24
Mechanical	1	8	3	1	4	3	1	1	0	3	2	1	33
Dumpster	1	0	0	0	0	0	2	3	1	2	2	0	13
Fire	0	0	0	0	0	0	0	0	1	0	0	0	1
Rental Inspection	28	2	6	4	20	16	12	8	34	39	13	65	247
TOTALS	43	30	28	34	53	51	38	46	74	69	33	82	581

12.12.2025

Manager's Report

TO
Borough Council

FROM
Kyle Detweiler

CC
Mayor Sorg

RE
Monthly Operations

Miscellaneous Items:

On 12/4, we had our routine MS4 inspection on-site with DEP. Gilmore was present with us to assist... On 12/5, the Department Heads and I met with AFSCME and our shop stewards to begin reviewing timeline of our labor agreements which expire on 12/31/26 ... On 12/6, I attended the holiday parade with my family and we had a great time! Credit to Ambler Main Street, Ambler Police, & Public Works for all their help!

REPORT FOR THE TIME PERIOD 11/14/25 – 12/12/25:

MIRIA AWARD MEETING – On December 12th, myself, along with Terry Funk of GFT, attended the MIRIA grant award meeting in Horsham Township. We submitted our formal application in May of this year, and at that time posted a local effort match of \$700,000 that was in delivered in conjunction with the application. Based on the data we were provided with earlier in the year, our commitment of \$700,000 was based on award applications being capped out at \$3.5 million, and that we were required to post 20% of that. Unfortunately, we were notified that all applicants will be in receipt of a grant award totaling only \$1.9 million, due to reduced revenues coming into MIRIA this year which were far lower than anticipated. However, we had already conservatively budgeted \$2 million to be safe and, while disappointed, our budget will remain unchanged for 2026.

DVPLT ANNUAL MEETING – On December 11th, I attended the Delaware Valley Property & Liability Trust Annual Meeting. These meetings are always extremely informative, as there's discussion on best practices, trends they're identifying, and new programming to be on the lookout for. In particular, there is a municipal employee professional development program being launched in 2026, and I'm looking forward to bringing that training onto our campus in the not-so-distant future.

WISSAHICKON CLEAN WATER PARTNERSHIP – On December 11th, I took part in our final Management Committee Meeting of the year. Discussion continued to center around the formation of the Consortium and the agreement relative to that, as well as the allocation formula assigned to each municipality as proposed by the Technical Subcommittee. We still have not received any formal feedback from DEP or EPA on the proposal submitted months ago and it does not look like we will before year-end.

PFAS GRANT DISCUSSION – On December 10th, our Water Superintendent, Finance Director, and I met with representatives from the EPA and the University of Pennsylvania relative to a PFAS grant application submitted for upgrades at Wells 2, 6, & 7. The grant award, totaling over \$900,000, will require a labor-intensive process due to the source of the award being federal funding. UPenn has partnered with EPA to assist municipalities in navigating the grant award process and we appreciate their willingness to help us move forward in being reimbursed on these costs we've incurred thus far.

BOROUGH OF AMBLER

Tel 215-646-1000 x106
Fax 215-641-1355



AMBLER BOROUGH

Project No.	Project Name	Status
Borough Engineer		
2003-0122-01	Ambler - NPDES MS4 Permit	Current Permit effective 10/01/24 and expires 9/30/2029. 2025 Annual Status Report submitted to PADEP 9/30/25. Next Annual Status Report due 9/30/26 for period 7/1/25 thru 6/30/26. PADEP review of TMDL/PRP received 5/28/21. Preparation of response underway. Updated map submitted to PADEP on 3/14/24. Sediment loading calculations to be prepared.
2013-02020	Ambler Crossings - Phase I	Construction underway. Review of amended Village Green provided 4/22/22. Escrow release #2 for Phase 2 provided 8/31/23. Project status update provided to Borough May 15, 2024.
2013-02020-03	Ambler Crossings - Phase 2	LD review provided 10/16/2025.
2014-12015	St. Mary's Villa Residential Redevelopment.- TIS	UDT provided Bethlehem/Lindenwold signal concept plans for review on 7/2/21 and were discussed with UDT on 7/22/21. UDT & Ambler coordinating with owner of 98 S Bethlehem & 359 Lindenwold.
2021-01010.02	Tannery Run Repairs - 33 - 57 E Butler Ave	Borough coordination with property owners underway. Preparation of construction plans and specifications underway. Preparation of PADEP General Permit for stream encroachment underway.
2021-03028	Lakeview Development 5-9 N. Maple Ave.	Council granted conditional use at the 7/18/23 meeting and preliminary/final land development at the 8/15/23 meeting. Review of revised plans provided 11/16/2023.
2022-05006	25 N Ridge - Colony Club LD Review	Council granted conditional approval at 8/23/22 meeting. Building construction underway. Record plans signed 9/19/23.
2022-05007	24 & 26 N Ridge - John's Court	Council granted conditional approval at 4/18/23 meeting. Record plans signed 9/19/23.
2024-00261	LSA (Gaming) Program - Pedestrian Improvements	Gaming Local Share Account (LSA) - Statewide Grant - \$899,717 for pedestrian improvements along East Mount Pleasant Ave and Hendricks Street, including 51 ADA compliant curb ramps. Kickoff mtg held with Borough Staff 7/23/24. Design underway. Response to HOP application comments submitted 6/11/2025.
2024-00525	Ambler 2024 Paving	Construction complete. SOM 11/15/2024. EOM 5/15/26
2025-00255	E. Butler Ave Traffic Calming	Construction completed. Payment recommendation for Blooming Glen paving provided 10/30/25. Payment recommendation for Zone Striping pavement marking will be provided upon receipt of paperwork from contractor.
2025-00915	BT Ambler, LLC Sketch Plan 100-112 West Butler Ave and 19, 23, and 27 South Chestnut Street	Sketch plan and text amendment review provided 9/18/2025. Discussed at 9/24/2025 PC and 12/2/2025 Council Committee meetings.
9991010	Ambler Borough General Engineering Services	Budgets: Church St bridge design and replacement PW garage floor evaluation
Sewer Engineer		
2013-02020-01	Ambler Crossings - Phase I - Sewer	Construction underway. Sanitary Sewer is complete; testing remains.
2013-02020-05	Ambler Crossings - Phase 2 - Sewer	Plan review underway

AMBLER BOROUGH

Project No.	Project Name	Status
Sewer Engineer		
9991050	Ambler Borough General Sewer Services	Ambler Borough collection sewer service area budget allocations report for Ambler WWTP submitted to EEMA on 10/4/24. Prepared 2024 Chapter 94 Ambler Borough Tributary Report; transmitted to WWTP Engineer (HRG) on 3/14/25.
Water Engineer		
2012-10043	Loch Alsh Dam Annual Inspections	Annual dam inspection with PADEP conducted on 10/28/25. Report preparation underway.
2013-02020-02	Ambler Crossings - Phase I - Water	Construction underway. Water main is tested/complete.
2013-02020-04	Ambler Crossings - Phase 2 - Water	Plan review underway
2018-01171	Mattison Estates (UDT)	Water construction and testing complete. 18 month maintenance period began 7/1/20. Assisting Ambler staff with construction concerns and project documentation. Maintenance Bond extended to 4/1/2023 based on observed water service leaks and concerns with construction of water facilities. Reviewed proposed changes to water services associated with a reconfiguration of dwellings. Water Superintendent and Solicitor continue to work with developer regarding extended bond. Punch list and as-built plans complete. Developer working towards dedication.
2020-03072	Whitemarsh Plant Operations	Assisting Water Dept. with recommendations and revisions to the Whitemarsh Plant SOPs. G&A conducted a visual assessment of the clear well tank's structural condition and provided a report dated 9/19/22; inspection conducted with no observed deficiencies..
2020-06158	Wells 2, 6, and 7 PFAS Treatment System	\$1,000,000 grant awarded by PADEP. Project advertised for bids on December 22, 2022; pre-bid meeting held at Boro Hall on January 18, 2023; bids received February 2, 2023. General/Mechanical and Electrical/HVAC contracts awarded to Blooming Glen Contractors on 2/7/23. UDT permits received in December 2023. The building construction is complete along with all process piping and equipment. Carbon was delivered and an initial backwash was performed in May 2025. Equipment startup and training is underway. Lewis Lane mill & overlay completed in November 2025. Currently, finalizing equipment startup/SCADA programming prior to scheduling PADEP inspection.
2021-04054.01	2022 MIRIA Grant - Design	Initial field survey and base plan for Well 14 site completed; design and permitting underway with Greensand Plus filtration proposed for Manganese treatment and Ion Exchange (IX) proposed for PFAS treatment. PADEP issued a letter on 6/28/23 allowing for the use of IX treatment for PFAS subject to a list of conditions. PWS permit application submitted to PADEP on 6/5/24. Sewage planning exemption mailer submitted to PADEP on 6/6/24 and approved on 7/15/24. Submitted a request for land development waiver from UDT and to be placed on the Zoning Hearing Board agenda for their 3/24/25 meeting; withdrawn. Working with Butler Park Condos to obtain necessary easements and their consent, as property owner, for proceeding with UDT's land development process. Project placed on UDT ZHB agenda for 11/24/25. Easements obtained and agreement executed with the condo association; ZHB approval was granted 11/24/25.
2021-04095	Longfield Farms Development (Whitemarsh Twp)	Plan review letter #3 issued 5/17/22 recommending project approval; water construction escrow recommended per letter dated 5/5/22 for use in developer's agreement. Preconstruction meeting held on 6/27/22. Water shop drawing submittals reviewed 7/22/22. Water construction and testing complete. Escrow release request #1 received 4/25/24; partial release recommended per 5/16/24 letter. As-built plans received 4/28/25 comments issued 7/22/25. Final punch list inspection underway. Developer working towards dedication.

AMBLER BOROUGH

Project No.	Project Name	Status
Water Engineer		
2022-04076	Lakeview Development 5-9 N. Maple Ave.	Water & Sewer plan review #2 issued on 2/27/2024. Working with Ambler staff and Applicant on water improvements required to serve the project.
2022-04096.01	2023 MIRIA Grant - Design	Construction contract awarded to Caddick Utilities LLC on 9/17/24. Pre-construction meeting held 10/16/24 and Notice to Proceed issued 10/18/24. Construction began November 2024 . Water construction and testing complete. Final payment recommendation letter issued 8/11/25. Maintenance period expires 1/18/27.
2023-10045	776 Johns Lane (LGT)	Plans received for a 6-lot subdivision to be served by a public water extension. Plan review #3 issued on 6/19/24 recommending project approval. Review of shop drawings complete. Pre-construction meeting held 7/1/24. Water main extension completed and tested on 7/24/24. Water services installed. Punchlist to be performed prior to acceptance. Preliminary punch list inspection performed on April 30, 2025.
2024-00426	2025 MIRIA Grant Program	Assisted Borough staff with preparation of grant application including project costs estimates. Reviewed and tabulated Q1, Q2, and Q3 2025 PFAS test results for all sources and tanks.
2024-01026	T-Mobile Upgrades at Broad Axe Tank	Plan review #1 issued 10/18/24 recommending project approval. Project work anticipated in 2025.
2024-01167	Farm Lane & Schiavone Drive Water Main Replacement	Design completed for a water main replacement extending from Loch Alsh Avenue. Met with PECO and UDT on 5/9/25 regarding road restoration cost sharing. Construction contract awarded to Caddick Utilities LLC on 6/17/25. Pre-construction meeting held on 7/9/25. Water construction and testing completed; restoration completed. Payment #1 recommendation issued 9/10/25. Payment #2 recommendation issued 10/23/25. Payment #3 (final) recommendation issued on 11/20/25. Maintenance period expires 3/15/27.
2024-01188	LSA Grant - Lead Service Line Replacements	Preparation of a grant application to PA DCED Local Share Account (statewide) requesting \$1 million for lead service line replacement (LSLR) program was submitted 11/27/25. Application amended to include Borough commitment to funding the construction of private portions of LSLR.
2024-01189	AT&T Upgrades at Broad Axe Tank	Plans received for an AT&T antenna upgrade project. Plan review #2 issued 12/18/24 recommending project approval.
2024-01309	1207 E. Butler Pike (UDT) - Water Extension	Plans received for single lot residential development. Project requires a public water main extension. Plan review #2 issued 2/6/25 recommending project approval. Water construction submittals approved. Preconstruction meeting held on 5/12/25. Water construction and testing completed in June 2025.
2025-00155	Ambler DRBC Annual Water Audit	2024 water audit prepared and submitted to DRBC on 3/28/25.
2025-00417	AT&T Upgrades - Houston Rd Tank	Plans received for an antenna upgrade project. Plan review #1 issued 4/8/25 recommending project approval.
2025-00581	Germantown Academy - Early Childhood Learning Center (Whitemarsh Twp)	Plans received for a proposed early childhood learning center building requiring new water services. Plan review #1 comments issued 7/21/25. Plan review #2 comments issued 11/3/25. Plan review #3 comments issued 11/26/25.
9991049	Ambler Borough General Water Services	Ongoing assistance concerning PFAS issues, including regulatory activity, source monitoring, providing information and responses to the public. Preparing update to water distribution system map.

AGREEMENT OF SALE

THIS AGREEMENT is made this _____ day of _____, 2025, by and between the **REDEVELOPMENT AUTHORITY OF THE COUNTY OF MONTGOMERY** (“Seller”) and the **BOROUGH OF AMBLER** or its nominee or assignee (“Purchaser”).

W I T N E S S E T H:

WHEREAS, Seller is the owner of that certain parcel or tract of land, containing approximately 9,625 square feet, located at 24 W. Butler Avenue, Ambler Borough, Montgomery County, Pennsylvania, being Montgomery County tax parcel number 01-00-00754-00-1, and being more particularly described on Exhibit “A” attached hereto (the “Land”); and

WHEREAS, the Land is improved with a paved parking area, fencing, metal traffic barriers, landscaping, and related improvements, all located on, or affixed to, the Land and collectively referred to herein as the “Improvements”; and

WHEREAS, the Land and the Improvements are referred to herein as the “Realty”; and

WHEREAS, the Seller wishes to sell to Purchaser, and Purchaser wishes to purchase from Seller, upon the terms and conditions contained herein, the Property (as defined below, and which includes the Realty).

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the parties hereto agree as follows:

1. Sale of Property. Seller agrees to sell and convey to Purchaser, and Purchaser agrees to purchase from Seller, all of Seller’s right, title and interest in and to the following (collectively, the “Property”):

- a.** The Realty;
- b.** Any land in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Realty; and
- c.** Easements, ways, waters, privileges and appurtenances and rights to the same belonging to and/or inuring to the benefit of the Realty.

2. Purchase Price.

a. Price. The purchase price for the Property (the “Purchase Price”) shall be Four Hundred Eighty Thousand and 00/100 Dollars (\$480,000.00).

b. Payment. The Purchase Price shall be payable as follows:

i. Fifty Thousand and 00/100 Dollars (\$50,000.00) by Purchaser's plain check upon execution hereof by Seller to be held in escrow as set forth below (the "Deposit"); and

ii. The balance of the Purchase Price on the Closing date by certified check, bank check, wire transfer or title company check.

3. **Deposit.** The Deposit shall be held in a non-interest-bearing account by Seller and disbursed in accordance with the provisions of this Agreement. Upon the conclusion of the title review period set forth in Section 4.b below and the Investigation Period (as defined below), the Deposit shall become nonrefundable, in consideration of the Seller's agreement to an extended Closing Date (as defined below) for the reasons set forth in Section 5 below. At Closing, the Deposit shall be applied on account of the Purchase Price.

4. **Title.**

a. **Condition.** The Property is to be conveyed in fee simple, free and clear of all liens, encumbrances or other restrictions except as set forth below, otherwise the title shall be good and marketable and such as will be insured by a reputable title insurance company at regular rates. Title shall be subject to the following:

i. All existing laws, ordinances, rules and regulations of any governmental entity, federal, state or local, as well as the regulations of any public utilities or authorities having jurisdiction over the Property, the uses conducted thereon or services rendered therein (hereinafter "laws and regulations");

ii. All covenants, reservations, restrictions, agreements and easements contained in instruments of record or visible upon the ground;

iii. All real estate taxes, water and sewer rents and other current charges not yet due and payable;

iv. The lease between Seller and Purchaser for the Property (the "Lease"), which shall be automatically terminated simultaneously with the transfer of the Property from Seller to Purchaser, with both Parties waiving any and all rights to any further consideration, claims, damages, or losses occurring due to the termination of the Lease, except for those arising prior to the termination thereof; and

v. The Permitted Exceptions, as defined below.

b. **Permitted Exceptions.** Within thirty (30) days of the date hereof, Purchaser shall notify Seller in writing of any objections to title as reported in a title commitment obtained by Purchaser and shall deliver to Seller a copy of the title commitment, which contains such objectionable item. Seller may undertake to eliminate any such objection. If Seller elects not to eliminate such objection or make arrangement to eliminate such objection at Closing, then Seller shall notify Purchaser of the same within thirty (30) days after receipt of such notice from Purchaser, and Purchaser shall thereafter, for a period of five (5) days after receipt of such notice

from Seller, have the option to terminate this Agreement by written notice to Seller. In the event Purchaser exercises said right of termination, this Agreement shall be null and void, the Deposit shall be promptly returned to Purchaser, and the parties shall have no further obligations to each other. If Purchaser does not terminate this Agreement as aforesaid, Purchaser shall be deemed to have waived any objections to title items reported in Purchaser's title commitment which Seller has refused to eliminate and such objections shall become "Permitted Exceptions". If Purchaser does not object to any item contained in the title report within the time periods set forth herein, then Purchaser shall also be deemed to have waived any objections to the said items, and except as expressly set forth herein, the same shall become "Permitted Exceptions".

c. **Defective Title.** If title to the Property cannot be conveyed to Purchaser at the time and date of Closing hereunder, subject only to the Permitted Exceptions, Purchaser shall have the option of:

i. taking such title as Seller can cause to be conveyed with a reasonable and appropriate abatement of the Purchase Price only to the extent of monetary liens of an ascertainable amount (not to exceed the Purchase Price), whereupon the parties hereto shall consummate this transaction and the relevant provisions relating to the condition of title shall be deemed waived by Purchaser; or

ii. terminating this Agreement by giving written notice to Seller, whereupon this Agreement shall be null and void and neither party shall have any further liability or obligation hereunder.

5. **Closing.** Closing hereunder ("Closing") shall take place on or before December 1, 2026 ("Closing Date"), in order to provide Purchaser with adequate time to apply for and possibly obtain Pennsylvania Statement Local Share Account ("LSA") Grant funding to be used for all or part of the Purchase Price. Closing shall occur at the offices of Wisler Pearlstine, LLP, 460 Norristown Pike, Suite 100, Blue Bell, Pennsylvania 19422, or at such other location mutually agreeable to the parties. The parties may advance the Closing Date by mutual agreement. Buyer shall have the option to extend the Closing Date by forty-five (45) days upon five (5) days written notice to Seller prior to the Closing Date; provided that a decision on Buyer's LSA Grant application has not been received and Buyer provides Seller with an additional, nonrefundable deposit in the amount of \$5,000 (which shall be applied on account of the Purchase Price at Closing).

6. **Provisions with Respect to Closing.** At Closing hereunder:

a. **Delivery by Seller.** Seller shall deliver to Purchaser the following:

i. **Deed.** A special warranty deed to the Realty prepared by Purchaser or Purchaser's agent, duly executed and acknowledged by Seller and in proper recordable form.

ii. **Title Company Affidavits.** Such affidavits, resolutions, certificates or other documents as Purchaser's title company shall require to evidence the due authorization of the execution and performance of this Agreement and the documents to be

delivered by Seller pursuant hereto, including the customary form of said title company's Seller's Affidavit.

iii. **Possession**. Actual, sole and exclusive physical possession of the Property, unoccupied and free and clear of any leases, liens, claims to or rights of possession, except as otherwise described herein.

b. **Delivery by Purchaser**. Purchaser shall deliver to Seller the following:

i. **Balance of Purchase Price**. The balance of the Purchase Price which is due at Closing.

ii. **Title Company Affidavit**. Such affidavits, resolutions, certificates or other documents as Purchaser's title company shall require to evidence the due authorization of the execution and performance of this Agreement and the documents to be delivered by Purchaser pursuant hereto, including the customary form of said title company's Purchaser's Affidavit.

c. **Transfer Fees and Taxes**. All realty transfer fees and/or taxes imposed on or arising in connection with this transaction (if any) shall be borne equally by Purchaser and Seller.

d. **Real Estate Taxes**. Except as set forth in subparagraph (e) below, all real estate taxes (if any) shall be adjusted as of the date of Closing hereunder on a per diem basis and such apportionments shall be made, where applicable, with relation to the fiscal year of the taxing authority.

e. **Roll Back Taxes**. If the Property is subject to any type of preferential assessment, the Purchaser shall be responsible for the payment of any and all rollback taxes, interest and penalties imposed upon the Property or any portion thereof as a result of the transaction contemplated herein, through the date of Closing.

7. **Site Investigation**. Purchaser shall have a period of sixty (60) days after the Effective Date of this Agreement (the "Investigation Period") in which to satisfy itself as to the condition of the Property including, but not limited to, environmental conditions, soil conditions, wetlands, the proximity and availability of utility services, condition and structural integrity of any improvements, title conditions, suitability for Purchaser's intended use, and zoning. Purchaser, and Purchaser's agents, employees and representatives, shall have the right, at reasonable times and upon reasonable advance notice to Seller, to enter upon the Property during the Investigation Period to conduct any and all of such tests in connection therewith as it deems reasonably necessary, provided the Property is returned to substantially the same condition as existed prior to Purchaser's entry. Purchaser further agrees to indemnify and save Seller harmless from all claims asserted against Seller as a direct result of injury or damage caused by Purchaser's activities upon the Property. Purchaser will promptly provide Seller with copies of all the results of all tests, studies and investigations of the Property performed by Purchaser, and its agents, employees and/or contractors.

If Purchaser determines, in the exercise of its reasonable discretion, that the results of any of the tests or studies performed during the Investigation Period are unacceptable, Purchaser shall have the right to terminate this Agreement by delivery of written notice of such termination to the Seller, along with the reason for the termination, prior to the expiration of the Investigation Period.

In the event the Purchaser shall fail to give such timely notice of termination then the Purchaser shall be deemed to have waived this condition, and this Agreement shall remain in full force and effect (subject, nevertheless, to all other conditions and contingencies set forth herein). In the event that the Purchaser shall terminate this Agreement pursuant to this paragraph, this Agreement shall be null and void, the Deposit shall be promptly returned to Purchaser, and the parties hereto shall be released from any and all further liability or obligation hereunder (except for any obligations which expressly survive Closing or the earlier termination of this Agreement).

Purchaser agrees to keep all information obtained with respect to the Property strictly confidential, other than disclosure to its counsel and other consultants as may be reasonably necessary, and as may be required by law.

8. Condemnation. In the event of the taking by eminent domain proceedings of the entire Property on or prior to the Closing Date, this Agreement shall thereupon become null and void, and thereafter, neither party shall have any further liability or obligation hereunder (except for any obligations which expressly survive Closing or the earlier termination of this Agreement). In the event of the taking by eminent domain proceedings of any material part of the Property on or prior to the Closing Date, which would prevent Purchaser's planned use of the Property, Purchaser shall have the right to terminate this Agreement. If the Agreement is so terminated, this Agreement shall thereupon become null and void, and thereafter neither party shall have any further liability or obligation hereunder (except for any obligations which expressly survive Closing or the earlier termination of this Agreement). If Purchaser does not so terminate this Agreement, the Purchase Price for the Property shall be reduced by the total of any awards or other proceeds received by Seller prior to Closing with respect to any taking. At Closing, Seller shall assign to Purchaser all rights of Seller in and to any other awards or proceeds payable to the condemnee by reason of any taking. Seller agrees to promptly notify Purchaser of any eminent domain proceeding affecting the Property, and, in order to exercise its right of termination, Purchaser must so notify Seller within ten (10) days after Purchaser receives such notice.

9. Assessments. Seller shall be responsible to pay for all assessments levied against the Property on or before the Effective Date of this Agreement, or levied against the Property after the Effective Date of this Agreement by reason of work commenced or completed by Seller on or before the Effective Date of this Agreement. If Closing is completed hereunder by Purchaser, Purchaser shall be responsible to pay for all assessments levied against the Property after the Effective Date of this Agreement by reason of work commenced after such date. However, if Closing does not take place for any reason whatsoever, Purchaser shall have no liability or obligation to pay for such assessments. The foregoing shall be subject to the terms and conditions of the Lease between the Parties.

10. Seller's Representations and Warranties. Seller, to induce Purchaser to enter into this Agreement and to purchase the Property, covenants, warrants and represents to Purchaser that, to the best of Seller's knowledge:

a. Seller has, as of the Effective Date of this Agreement, and will have as of the date of the Closing, good, marketable and indefeasible title to the Property, subject only to the matters set forth in this Agreement.

b. Seller has full power and authority to enter into and fulfill Seller's obligations under this Agreement and the execution, delivery and performance of this Agreement by the Seller constitutes a valid and binding obligation of the Seller enforceable in accordance with its terms. No consent, waiver, or approval by any other parties is required in connection with the execution and delivery by the Seller of this Agreement or with the performance by the Seller of its obligations hereunder or any instrument contemplated hereby. The execution, delivery and performance by Seller of its obligations under this Agreement will not conflict with or result in a breach of, or constitute a default under, any of the provisions of any law, governmental rule, regulations, judgment, decree or order by which the Seller is bound, or by any of the provisions of any contract to which the Seller is a party or by which the Seller is bound or, if Seller is not an individual, by the Seller's governing documents.

c. There are no leases or other rights of occupancy or use for any portion of the Property in effect as of the date of this Agreement, except as otherwise provided herein.

d. The Property is zoned "C" Commercial District.

11. As-Is Sale. Notwithstanding anything contained herein to the contrary, it is understood between the parties that the Property has been or will be inspected by Purchaser or Purchaser's agents and that the Property is being purchased "AS IS" as a result of such inspection and not as a result of any representations or warranties made by Seller or any selling or other agent of Seller. Purchaser acknowledges and agrees that upon settlement, Seller shall sell and convey to Purchaser, and Purchaser shall accept, the Property "AS IS, WHERE IS, WITH ALL FAULTS." Purchaser represents to Seller that, prior to settlement, Purchaser has or will have conducted such investigations of the Property, including but not limited to, the physical, legal and environmental conditions thereof, as Purchaser has deemed necessary or desirable to satisfy Purchaser as to the condition of the Property, and will rely solely upon such investigations and not upon any information provided by or on behalf of Seller or its agents with respect thereto. Upon settlement, Purchaser shall assume the risk of any adverse matters, including but not limited to, adverse physical, legal and environmental conditions, that may not have been revealed by Purchaser's investigations, and Purchaser, upon settlement, shall be deemed to have waived, relinquished and released Seller from and against any and all claims, demands, causes of action (including causes of action in tort), losses, damages, liabilities, costs and expenses, of any and every kind or character (including attorneys' fees), known or unknown, which Purchaser might have asserted or alleged against Seller at any time by reason of or arising out of any latent or patent defects or physical conditions, violations of any applicable laws, and any and all other acts, omissions, events, circumstances or matters regarding the Property.

12. Operations Prior to Settlement. Between the Effective Date of this Agreement and the Closing Date, Seller and Purchaser agree that the Property will continue to be maintained so as to keep the Property in substantially its present condition, in accordance with the normal practices and procedures between the parties.

13. Risk of Loss and Indemnification. Until the completion of Closing hereunder, all risk of loss to the Property shall be borne by Purchaser in accordance with the Lease. Purchaser will indemnify Seller and save Seller harmless from and against any and all claims, actions, damages, liability and expense (including without limitation reasonable fees of attorneys, investigators and experts) in connection with loss of life, personal injury, and/or damage to property (including, without limitation, the Property) caused to any person in or about the Property or arising out of the occupancy or use by Purchaser of the Property or occasioned wholly or in part by any act or omission of Purchaser, its agents, contractors, employees, licensees or invitees unless such loss, injury or damage was caused by the gross negligence or willful misconduct of Seller, its agents, employees, licensees or invitees. Without limiting the foregoing, Purchaser will forever release and hold Seller harmless from all claims arising out of damage to Purchaser's property on or about the Property. In case any such claim, action or proceeding is brought against Seller, upon notice from Seller and at Purchaser's sole cost and expense, Purchaser shall resist or defend such claim, action or proceeding with counsel to be reasonably approved by Seller, or shall cause it to be resisted or defended by an insurer.

14. Seller's Default. If Seller violates or fails to perform any of the terms and conditions of this Agreement, Purchaser shall be entitled to: (a) terminate this Agreement, at which time the Deposit shall be returned to Purchaser (provided the Deposit has not become non-refundable as set forth herein), Seller shall reimburse Purchaser for all reasonable out-of-pocket costs incurred in connection with the negotiation of this Agreement and the investigation of the Property, up to a maximum of Five Thousand and 00/100 Dollars (\$5,000.00), and thereafter, this Agreement shall be null and void and the parties shall have no further liability of obligation to each other, or (b) to commence an action for specific performance.

15. Purchaser's Default. Should Purchaser fail to perform any of its obligations hereunder, Seller shall be may elect to consider the Deposit as liquidated damages (and not a penalty) for such breach, or retain the Deposit on account of the Purchase Price or as monies to be applied to the Seller's damages, and thereafter pursue any other rights available to Seller at law or equity. In the event that the Seller elects to retain the monies as liquidated damages, then Seller and Purchaser shall be released from all further liability or obligations and this Agreement shall thereafter be deemed null and void.

16. Notices. Except as otherwise provided herein, any notice required hereunder shall be in writing, and shall be deemed to have been validly served, given or delivered either: (a) upon hand delivery in person; (b) one (1) day after having been sent by nationally recognized overnight courier service; (c) three (3) days after mailing if sent by first class certified mail, postage prepaid; or (d) if sent by facsimile transmission upon confirmation of delivery provided that the same is confirmed within twenty-four (24) hours thereafter by a signed original sent by one of the methods listed as subsections (a) - (c) above, to the address set forth below or to such other address as any party may give to the other in writing:

To the Seller at: Redevelopment Authority of the County of Montgomery
 Attn: Aliyah Furman Stanger, Executive Director
 104 W. Main Street, Suite 2
 Norristown, PA 19401

With a copy to: Andrew R. Freimuth, Esq.
 Wisler Pearlstine, LLP
 460 Norristown Road, Suite 110
 Blue Bell, PA 19422

To the Purchaser at: Borough of Ambler
 Attn: Kyle Detweiler, Borough Manager
 131 Rosemary Avenue
 Ambler, PA 19002

With a copy to: Joseph E. Bresnan, Esq.
 Eastburn and Grey, PC
 470 Norristown Road, Suite 302
 Blue Bell, PA 19422

17. **No Recording**. This Agreement shall not be lodged for recording in any place or office of public record.

18. **Waiver of Tender**. Formal tender of an executed deed and the purchase money is hereby waived.

19. **Brokerage**. Seller and Purchaser represent and warrant that neither has dealt with any broker, agent, finder or other intermediary who is entitled to receive a commission or other payment in connection with the conveyance of the Property under this Agreement and each agrees to indemnify and hold the other harmless from any other claims of a broker made through such indemnifying party.

20. **Effective Date**. Notwithstanding the date which may be listed on Page 1 of this Agreement, the term "Effective Date of this Agreement" as used herein shall mean the date that this Agreement is fully executed by both Purchaser and Seller.

21. **Time of Essence**. Time, wherever mentioned herein, shall be of the essence of this Agreement.

22. **Business Day**. If any deadline or date on which Closing is to occur, or notice is to be provided, is a Saturday, Sunday or legal holiday, the subject date shall be extended to the next following business day.

23. **Binding Effect**. This Agreement shall be binding upon and inure to the benefit of Seller and Purchaser and their respective successors and/or assigns.

24. **Interpretation.** This is the entire Agreement between the parties hereto with respect to the purchase and sale of the Property and there are no other terms, covenants, conditions, obligations, warranties, representations or statements, oral or otherwise, of any kind whatsoever other than those which are set forth herein. Any agreement hereafter made shall be ineffective to change, modify, discharge or effect an abandonment of this Agreement in whole or in part unless such agreement is in writing and signed by the party against whom enforcement of the change, modification, discharge or abandonment is sought. Each party and their respective legal counsel have actively participated in the negotiation and drafting of this Agreement, and in the event of any ambiguity or mistake contained herein, or any dispute among the parties with respect to any provisions hereof, no provision of this Agreement shall be construed against any of the parties solely on the basis that such party or its counsel was the drafter thereof.

25. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall constitute an original, and all of which together constitute one and the same agreement.

26. **Headings.** The headings incorporated in this Agreement are for convenience and reference only and are not a part of this Agreement and do not in any way control, define, limit, or add to the terms and provisions hereof.

27. **Governing Law.** This Agreement shall be construed, interpreted and governed by the laws of the Commonwealth of Pennsylvania.

28. **Assignment.** Purchaser may not assign any of its rights hereunder without the prior, written consent of Seller, which consent may be withheld in Seller's sole discretion.

[Signature page to follow]

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have duly executed this Agreement as of the day and year first above written.

**SELLER:
REDEVELOPMENT AUTHORITY OF THE
COUNTY OF MONTGOMERY COUNTY**

Date: _____

By: _____

Jonathan Spergel, Esq., Chair
Redevelopment Authority Board

**PURCHASER:
BOROUGH OF AMBLER**

Date: _____

By: _____

Glynnis Siskind, President
Borough Council

Attest: _____

Kyle Detweiler, Secretary

EXHIBIT "A"

Legal Description



November 26, 2025

SUBJECT: Interim Review of Proposed Zoning Ordinance Text Amendments Submitted by BT Ambler, LLC
 TO: Glenn Kucher, Code Enforcement Officer
 FROM: Timothy Konetchy, Senior Community Planner, Montgomery County Planning Commission

Introduction & Background

BT Ambler, LLC ('the applicant') submitted a tentative sketch plan that provides for the construction of two mixed-use buildings at 100-112 W Butler Avenue and 19, 23, and 27 S Chestnut Street (parcel #01-00-00745-00-1, #01-00-02945-00-6, #01-00-02945-10-5, and #01-00-00745-00-1). In their submission, the applicant also provided a package of proposed text amendments that would be necessary to construct the project as proposed at that time. MCPC reviewed the tentative sketch plan and associated zoning ordinance text amendments under review #25-0175-001, which was returned on September 18, 2025.

The applicant presented their proposal at the September 30th meeting of the Borough Planning Commission and received significant feedback. The applicant returned to the Planning Commission on October 28th with a revised proposal. After discussion and deliberation, the Planning Commission voted to recommend that Borough Council authorize staff to work with the applicant in refining the Zoning Ordinance amendments.

On November 12th, Glenn Kucher requested that the Borough's Community Planner review the package of proposed zoning ordinance text amendments that were submitted by Christen G. Pionzio, Esquire, of Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, in relation to a tentative sketch plan submitted by BT Ambler, LLC. This document serves as an interim, unofficial review in response to the proposed text amendments, which we understand will be reviewed by Borough Council in early December.

Please note that MCPC must be afforded the opportunity to formally review any proposed zoning ordinance amendments no less than 30 days prior to a scheduled public hearing, pursuant to Section 609 of the Municipalities Planning Code. We will provide more substantive comments on the final draft of the proposed ordinance amendments at that time.

Preliminary Review on Proposed Text Amendments

Many of the review comments from our review under MCPC #25-0175-001 remain relevant and have therefore been duplicated below in their entirety. New and revised comments are noted in blue ink like so: [Update: text](#).

1. [Section 27-202, regarding the definition of "lot."](#) We have no concerns with this requested amendment.
2. [Section 27-202, regarding the definition of "lot line."](#) Although we have no concerns with the intent of the proposed amendment, the term "comprehensive plan" is utilized, which may cause confusion given that the term also refers to the borough's long-range land use plan. Instead, a similar term such as "unified development plan" may be more appropriate.

3. Section 27-1604.2(A), regarding floor area ratio for a primary use. We have no concerns with this requested amendment.
4. Section 27-1604.8., regarding ground-level structured parking. We cannot support the requested ordinance amendment to permit up to 90% of the ground-level façade area to be occupied by structured parking. The recently adopted ordinance amendments (Ordinance Number 1140) demonstrate the borough's desire that active uses be provided along the sidewalk within a Transit-Oriented Development. The borough and applicant are encouraged to discuss if a lesser portion of the street-facing portion of the ground-level may be occupied by structured parking. Further, it may be appropriate to establish different requirements for building fronting on a primary street, such as Butler Avenue and Main Street, as opposed to secondary streets, such as S Chestnut Street.

Update: As an alternative to the proposed amendments and in alignment with the Planning Commissions discourse, we recommend that the Borough consider different requirements based on the street that a building fronts upon. Butler Avenue and Main Street are recommended to retain the requirement for a ground-level nonresidential use at a depth of 40 feet (thereby creating traditional storefronts), while other uses may be established along secondary streets. This concept would ensure that the most visible and prominent building facades are not occupied by structured parking, while allowing for more flexibility along other streets.

The applicant has also proposed to provide public art displays along the ground-level facades. In order to allow more optionality for potential future developments, we recommend that the option to establish a traditional storefront design also be offered as a suitable option. We have provided draft language to allow for such.

Proposed language is provided under Section 27-2703.E.(3)(c)(1) and Section 27-2703.E.(3)(e) for your consideration.

5. Section 27-2703. We have no concerns with this requested amendment.
6. Section 27-2703.A. We have no concerns with this requested amendment.
7. Section 27-2703.E.(3)(b)(2). The borough should consider if the proposed increase to the permissible residential density is appropriate for development within the Redevelopment Overlay District. That said, MCPC is generally in favor of increased residential density surrounding transit hubs such as Ambler Station. The requested increase in maximum building height, discussed under comment #11 below, is correlated to the requested increase in residential density as allowing additional floor area would create opportunities for additional residential density.
8. Section 27-2703.E.(3)(e), regarding ground-level structured parking. If the borough is in favor of allowing a greater portion of the ground-level façade area to be occupied by structured parking, we are in favor of the concept of requiring that such façades be "consistent with the overall building aesthetic." However, additional detail/guidance may be appropriate to ensure the intent of this proposed language is met. Please also refer to our comments under #4, above.

Update: Please refer to the comments under #4, above.

9. Section 27-2703.E.(4)(b)(2). We have no concerns with this requested amendment.

10. Section 27-2703.E.(4)(b)(4). Although we are generally in favor of this requested amendment, additional standards related to the operations and maintenance of a green roof should be prepared to support the long-term viability of any green roof installed under this proposed provision.

Update: MCPC has provided a definition for “Green Roof” for your consideration.

11. Section 27-2703.E.(4)(b)(8). The borough should consider if the proposed increase to the permissible maximum height is appropriate for development within the Redevelopment Overlay District. Through the recent ordinance amendments (Ordinance Number 1140), the borough established a maximum permissible building height of 65 feet. It is worth noting that the existing maximum of 65 feet is already the highest allowance for any zoning district in the borough.

Update: The applicant has proposed employing an average height, which would allow for portions of a building to be 80 feet in height and an average of 65 feet. The applicant has also proposed a height maximum of 35 feet at a distance of 400 feet from the railroad right-of-way, which was proposed to address Planning Commission concerns with the proposed building height where abutting existing homes. Lastly, the applicant has proposed different maximum height based on the property location north or south of the railroad right-of-way, which is aimed creating a transition from the Butler Avenue corridor to the Redevelopment Overlay District. After reviewing the language, we have provided modified language for this section to address these concerns. Ultimately, the Borough must decide if the proposed maximum height is appropriate.

12. Section 27-2703.E.(4)(c)(4)(a). We cannot support this requested ordinance amendment. The recently adopted ordinance amendments (Ordinance Number 1140) established this requirement, which would create a traditional storefront appearance along the sidewalk in a transit-oriented development, and it is clearly intended to support the intent for a transit-oriented development as “an accessible pedestrian environment” that “promote[s] a pedestrian orientation of buildings and streets,” (Section 2703-E(1)(f)).
13. Section 27-2704. Please refer to comment #7, above.

Other comments not included in MCPC #25-0175-001:

14. Section 27-2704.B. The applicant intends to make use of the bonus options provided under this section to increase permissible residential density. In response to the Planning Commission discussion, the applicant has proposed to revise the public parking option upward to require 10% of their nonresidential parking requirement rather than 5%. Additional details are also proposed, such as the timeframe of when parking must be available. The applicant has also proposed changes to the gathering space option under this section, which adds a minimum contiguous area of 1,500 square feet. We have provided minor changes to these sections for your consideration.
15. Definition of a Transit-Oriented Development and Associated Standards. In order to reflect the proposed amendment to require ground-level nonresidential use along Main Street and Butler Avenue, other changes to the ordinance became necessary. These changes are primarily required for instances where ground-level nonresidential uses are not required or provided, thereby making the term “mixed-use” problematic. The proposed definition for a transit-oriented development is based upon MCPC’s Transit-Oriented Development Model Ordinance (2022). This new definition reflects the understanding that the overall Redevelopment Overlay District should promote a mix of uses, but that

this mix need not be contained within each and every building (e.g., a standalone office building, a multifamily development with ground-level structured parking, etc.).

In order to address this, amendments to the following sections have been provided for your consideration: Section 27-2703.E.(1), Intent; Section 27-2703.E.(2), Definitions; Section 27-2703.E.(3).(b), regarding residential use requirements; Section 27-2703.E.(3).(c), regarding nonresidential use requirements; Section 27-2703.E.(3).(e), regarding structured parking; Section 27-2703.E.(4), Conditional Use Standards, and; Section 27-2703.E.(4).(c)(4), regarding transparent window requirements for nonresidential use (i.e., storefronts).

16. MCPC #25-0169-001. In the course of discussing the proposed ordinance revisions related to the application by BT Ambler, LLC, Mr. Kucher requested that MCPC review zoning inconsistencies identified in our review under MCPC #25-0169-001, Ambler Crossings II. The principal concern with the Ambler Crossings II is that it provides for ground-level residential use, which is not currently permissible. Given the Planning Commission's openness to allowing ground-level structured parking on streets other than Butler Avenue and Main Street, it seemed appropriate to also consider ground-level residential use on secondary streets under Section 27-2703.E.(3).(b). Proposed/draft design standards for ground-level residential use are provided under this section, which are aimed at ensuring an interesting street-facing façade.

The Borough must consider if allowing ground-level residential use aligns with the vision for the Redevelopment Overlay. Additional standards may be added if warranted, such as requiring a certain portion of all street frontages to be occupied by a nonresidential use. Please note that the Borough Planning Commission has not reviewed this proposed amendment.

Closing

Thank you for providing us with the opportunity to comment on this revised proposal. We hope that our review of the proposal provided by BT Ambler, LLC is helpful in analyzing the proposal and considering the best outcome from the Redevelopment Overlay District. We look forward to continuing to assist the borough in reviewing and preparing text amendments to effectuate the borough's vision for this important part of the community.



Memorandum

To: Borough Council
Kyle Detweiler, Borough Manager

From: John Oswald, Ambler Borough Planning Commission Chairman

Date: December 12, 2025

Re: BET Ambler Mixed Use Development

Tim Konetchy, Borough Community Planner with the Montgomery County Planning Commission and I will be at the December 16, 2025 Council meeting to provide the below information regarding the history of the BET Ambler Mixed Use Development and answer any questions.

At last Thursday's Borough Planning Commission meeting, the Commission and I unanimously approved this statement regarding the BT Ambler ordinance amendment requests.

Please be aware that a motion to advertise for a public hearing on these amendments is only the first step in a long process before this development could come to fruition.

This application would still need to come before both the Planning Commission and Borough Council for Conditional Use approval, as well as undergo a full Land Development review and approval.

As you know, the BT Ambler proposed mixed-use redevelopment project is located at 100–112 W. Butler Avenue and 19, 23, and 27 S. Chestnut Street, within the OC–Office Campus Zoning District and the Redevelopment Overlay District. The property currently contains an existing office building and surface parking.

BT Ambler presented an initial sketch plan and zoning amendment requests at the September 2025 Planning Commission meeting. During that meeting, the Planning Commission provided several comments and suggested revisions to their original proposal.

At our October meeting, BT Ambler submitted a revised application. The applicant incorporated the Commission's recommendations and made the following changes:

- **Reduced the proposed density by 12 units.**
- **Added ordinance language establishing an average building height rather than a maximum height,** as recommended by the Planning Commission, to create a more neighborhood-scaled appearance and avoid a monolithic “box” structure. The proposed ordinance permits an average height in the OC-Office Campus district not to exceed 65’ and a maximum height of any portion of the building not to exceed 80ft.
- **Provided a 20-foot sidewalk width from curb to building along all streets** to prevent a “canyon effect,” particularly along Maple Street.
- **Addressed concerns about integration with the existing residential neighborhood.** The ordinance now limits maximum building height to 35 feet beyond 400 feet of the rail right-of-way to protect homes along Chestnut Street. The applicant also added language establishing an arts walk/community public space and a pocket park at the intersection of Wissahickon and Chestnut Street. This public space and arts walk will be required along all street frontages, including pedestrian pathways on both sides of the building connecting to the train platform.
- **Included ordinance language defining public parking.** The project will provide more than 200 metered parking spaces available to the public on evenings and weekends—spaces that will require no maintenance or enforcement cost to Ambler Borough.

At the October 28, 2025 Ambler Borough Planning Commission meeting, after review and discussion, the Commission voted unanimously to recommend that Borough Council move forward with the zoning ordinance amendment requests as submitted, with the understanding that the remaining revisions will be coordinated with the Montgomery County Planning Commission, the Borough Solicitor, and Borough Staff.

The Commission discussed at the October meeting the fact that the development ordinance was looked at as a baseline for future development around the train station. The Planning Commission would always look at amendment requests with flexibility within reason. Key phrase being within reason.

Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002-4476

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December 5, 2025

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

Re: Transit Oriented Development Ordinance Amendments

Dear Mr. Detweiler:

At the direction of Council, the Planning Commission had been requested to 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.

At the October 28, 2025, Ambler Borough Planning Commission meeting, after review and discussion, a motion was made and seconded to recommend to move the 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:

Add average 65 feet height 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 35 feet maximum height beyond 400 feet of the railroad tracks to lower the height by existing residential homes.

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

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

AMBLER BOROUGH, MONTGOMERY COUNTY, PA
ORDINANCE NO. 1140

AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING CHAPTER 27, PART 27 OF THE BOROUGH CODIFIED ORDINANCES, "REDEVELOPMENT OVERLAY DISTRICT" BY REPLACING THE EXISTING LANGUAGE WITH NEW LANGUAGE THAT INCLUDES CHANGES TO PERMITTED USES, ARCHITECTURAL STANDARDS, DIMENSIONAL STANDARDS, PARKING REQUIREMENTS, SIDEWALKS AND STREETScape REQUIREMENTS, AND IMPOSES AN ACTIVE STOREFRONT REQUIREMENT; INCLUDING SEVERANCE AND REPEALER CLAUSES AND AN EFFECTIVE DATE

Ambler Borough Council, having received important and worthwhile input from the Montgomery County Planning Commission and SEPTA, owner of a significant parcel within the RO Overlay zoning district, and wishing to keep the overlay district vibrant and useful for the parcels that meet its criteria, hereby amend Chapter 27 of the Borough zoning ordinance, Part 27, Redevelopment Overlay, as follow. The existing language at Chapter 27, Part 27 is deleted in its entirety and is replaced with the following language:

§27-2701. Statement of Intent.

It is the intent of this District to:

- A. Encourage new development and uses that can stimulate economic revitalization.
- B. Reestablish the rail corridor as a primary location for employment opportunities within the Borough.
- C. Provide for expanded uses and flexible standards, recognizing the uniqueness of the corridor area, and the need for affordable housing in the community.
- D. Provide for additional review procedures at the initial stage of conceptual development to ensure the proposal meets the intent and purpose of the RO district.
- E. Preserve the historical character of the structures in the rail corridor and their relationship to the rest of the Borough.
- F. Promote a sense of connectivity and cohesion between a development/redevelopment project and the Butler Avenue downtown corridor through the continuation of a streetscaping treatment and adherence to architectural design principles that promote the seamless integration of development/redevelopment with the established character of the corridor.
- G. Encourage the use of the passenger rail line to minimize vehicular traffic within the corridor.
- H. Ensure that pedestrian connections to the Borough Commercial District, public transportation, naturalized trails and open space areas are included in all development plans.

- I. Ensure consistency and integration of site improvements, access and parking, landscape and lighting, complimentary land uses and architectural treatments to result in a redevelopment area meeting the intent of this District.
- J. Encourage preservation and reuse of existing structures where they may have historical significance in the Borough's past as an industrial center for the region.

§27-2702. Definitions.

The following words and terms, when used in this Part, shall have the following meanings, unless the context clearly indicates otherwise, and shall supersede any other definition within this Chapter in regards to this subject:

BUILDING FRONTAGE - The length of a building ~~facade~~ measured in a single straight parallel line with the abutting street(s).

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BUILDING STEPBACK -- A setback or horizontal offset in the facade of the building above the lower levels.

FACADE ARTICULATION - The visible expression of architectural or landscape elements through form, structure, or materials that break up the scale of buildings and spaces to achieve human scale.

CHILD DAY CARE CENTER — ~~a~~ facility in which care is provided for seven or more children at any one time in a facility not located in a family residence.

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COMMUNICATIONS DEVICE — a tower or satellite antenna facility, roof mounted, that includes, but is not limited to, radio and television communication, microwave communication, telephone communication and similar wireless communication devices. This term shall not include radio transmission facilities for use by ham radio operators or two-way local radio facilities. The device must be associated with and supportive of a principal use contained within the building on which the device is located.

FACADE — the principal vertical surface of a building, which is set along a frontage line.

GROSS TRACT AREA — the total measurement of a land area prior to any deductions.

MULTI-USE FACILITY — a building or group of buildings, which houses more than one principal use that are owned and operated independently of each other or as an accessory use to a principal use.

PARKING GARAGE/STRUCTURE — a building designed and used for the storage of automotive vehicles operated as either a business enterprise with a service charge or fee, or in conjunction with a primary use for the parking of privately owned vehicles.

PUBLIC AMENITY — a feature that increases the attractiveness or value of a project, specifically central plazas, parkland, courtyards and public parking. The features should be designed so as to be complimentary to the physical and visual character of the Borough. Features should incorporate appropriate scale, design, materials and lighting.

RESTAURANT, WITH BUSINESS MEETING PLACE — an establishment that serves food and beverages primarily to persons seated within the building and which specializes in business meeting space, with centralized meeting table and group communications and audio/visual facilities to support business meeting functions. Additionally, the establishment may provide additional table dining facilities within the building. These establishments may also provide outdoor dining table facilities immediately adjacent to the building containing the proposed restaurant.

STREETScape -- The area that is between the buildings on either side of a street, including the public or private street right-of-way, which defines its character. The elements of a streetscape include building frontage/fapade, landscaping, sidewalks, street paving, street furniture, signage, architectural elements such as awnings, and street lighting.

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TRANSIT-ORIENTED DEVELOPMENT EFFECTIVE TRACT AREA-The aggregate Net Lot Area of the parcels involved in a Transit-Oriented Development including any land subdivided off an adjoining parcel and merged in ownership with the proposed Transit-Oriented Development or land immediately adjacent to the Transit-Oriented Development Parcel on which the Transit-Oriented Development Applicant benefits from a recorded, perpetual, irrevocable easement of use and access as permitted by the borough.

TRANSPORTATION IMPACT STUDY (TIS)— an assessment of present and future transportation system conditions, conducted in accordance with §27-2705.C., Transportation Impact Study.

VERGE - a strip separating a sidewalk from the curb consisting of grass, landscaping, street furniture, or decorative paving.

§27-2703. Use Regulations.

Where the Redevelopment Overlay zone has been imposed, the land use regulations and development standards of the underlying zones shall remain in full force except as expressly set forth in this Chapter to the contrary. Additionally, the Redevelopment Overlay District provides for the following additional uses, which are permitted either by right or by condition use in the specified underlying zones:

- A. Parking Garage/Structure. Permitted by right in all of the underlying zones within the Redevelopment Overlay District. Multi-level parking garage may be constructed as a principal use or in combination with other permitted uses on any lot of a size and configuration, which shall meet the standards in this Section provided, however, that when a parking garage is constructed as part of a TOD Transit-Oriented Development, the dimensional standards set forth at Section 27-2703.E(4)(b) shall apply to the parking garage.

(1) Dimensional Regulations.

- (a) Height Maximum four garage levels above ground. Below ground levels may be approved with adequate safety and security provisions.
- (b) Parking Spaces. Nine feet by 18 feet.
- (c) Drives. One-way - 20 feet; two-way - 22 feet.
- (d) Setbacks. Joint use with other permitted uses in separate structure, 10 feet.
 - 1) Principal Use. Property lines -10 feet.
 - 2) Principal Use. Street right-of-way -15 feet.

(2) Development Standards,

- (a) Multi-level parking garages may be developed as a shared parking and/or multi-use facility with documentation of shared use agreement. Such structures are permitted attached to another structure containing one or more allowed principal uses when said uses utilize the parking garage to meet the parking requirements of the use(s).
- (b) Multi-level parking garages may be permitted in combination with other permitted uses.
- (c) Parking garages that front on either Main Street or Butler Avenue shall be required to have active nonresidential uses at a minimum depth of 40 feet throughout the building frontage on the ground floor. Entrances to ground level nonresidential uses shall be located on the front facade.
- (d) Garages shall include adequate lighting on all levels, but shall limit light spill to adjacent properties and uses. Protection and shielding of adjacent residential uses shall be a priority.
- (e) Garage structures shall be landscaped, including buffers, as required for all uses in the RO District. Emphasis shall be placed on larger evergreen and deciduous trees to soften and buffer the upper levels of multi-level garage structures.

B. Child Day Care Center. Permitted by conditional use in the underlying OC Office Campus District.

(1) Dimensional Regulations. The dimensional standards of Part 16 apply, except if otherwise noted in this Section or herein.

- (a) Location. Child day care centers shall only be located within a multi-use building complex. The center does not have to be operated as an accessory use but may be operated Independently of any other use in the building as a principal use.

(2) Conditional Use Standards.

- (a) General Standards. The provisions of this Section pertain to day care service for children by care givers In child day care centers, subject to Pennsylvania Code, Title 55, Public Welfare Chapter 3270, Child Day Care Centers (9/16/2000). Day care service for children shall include out-of-home child day care service for part of a 24 hours day for children under 16 years of age by care givers, excluding care given by relatives.
 - 1) Registration and Licensing. Child Day Care Centers as defined in this Section, must hold an approved and currently valid Department of Public Welfare (DPW) license. In addition, all child day care centers must comply with all current DPW regulations, including those standards governing adequate indoor space, accessible outdoor play space and any applicable State or local building and fire safety codes.
 - 2) Inspection. The operator of a child day care center will allow appropriate representatives of the Borough to enter the property at reasonable times to inspect such use for compliance with the requirements of this Section and all other applicable Borough and State ordinances.

- 3) General Safety. Operators of child day care centers shall comply with the provisions of the Pennsylvania Code, Title 55, Public Welfare, Chapter 3270, Child Day Care Centers as it pertains to the health and safety of the children attending the center.
 - 4) Hours of Outside Play. Outside play shall be limited to the hours between 8:00 a.m. and sunset, as defined by the National Weather Service.
 - 5) Outdoor Play Area. An outdoor play area, are required by DPW regulations, shall be provided for any proposed child day care center.
 - i) Onsite Outdoor Play Area. An onsite outdoor structured play area or areas of high outdoor activity shall be located in yard areas that provide adequate separation, safety and protection from adjoining uses properties and roadways. Whenever possible, the onsite outdoor play area shall not be located adjacent to a public street or private drive or accessway. The outdoor play area should be located immediately adjacent to the child day care center.
 - ii) Offsite Outdoor Play Area. In accordance with DPW standards, a child day care center may utilize offsite play areas in lieu of or as a supplement to an onsite play area. These standards permit the use of offsite play area, which are located within 1/2 mile distance of the facility, measured from the property line of the facility. When the use of an offsite play area is proposed, the applicant shall inform the Borough about the means of transportation that will be used to access the offsite play area. For reasons of safety, when children will be walked to an offsite play area, the route to the offsite play area shall not involve the crossing of arterial or major collector streets. Pedestrian access on sidewalks or improved walkways shall be required.
 - 6) Transportation Impact Study. For any proposed child day care center, a Transportation Impact Study shall be required in accordance with §27- 2705.C.
- (b) Development Standards. The following standards shall apply to all proposed day care centers;
- 1) Onsite Parking for Employees and Clients. A minimum of one onsite parking space for every five children shall be provided, plus an additional one space per employee.
 - 2) Drop-Off Area Location and Design. Whenever possible, the drop-off area shall be located immediately adjacent to the facility. The drop-off area should be designed in such a way that pedestrians do not cross vehicular traffic lanes in any parking area or driveway. The drop-off area may be designed either as a part of the onsite parking area or the required drop-off spaces may be designed as a part of the driveway providing direct access to the day care facility. No parking is permitted

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in the drop-off area and the drop-off areas shall not interfere with other traffic patterns. When the drop-off area is incorporated into a driveway, the drop-off spaces shall be located within a vehicle turnout area 12 feet in width exclusive of the driveway through traffic land(s). The dropoff area shall be covered, the covering of which shall not be subject to setbacks.

- 3) Landscaping. Landscaping shall be provided in compliance with applicable Sections of the Borough's landscape planting requirements in order to create a vegetative buffer from adjacent uses, as well as to create an aesthetically pleasing environment.
- i) Buffer standards for lots on which a proposed day care center is located:
 - a) Vegetative Buffers. A vegetative screen buffer may be required when deemed necessary by the Borough Council to meet the intent and goals of this Part. Criteria to be considered will include, but not be limited to, the nature and type of adjacent uses, lot size of the subject property, as well as the adjacent properties and the distance to adjacent buildings. The following standards shall apply to buffers when required by the Borough:
 - b) Buffers shall contain combinations of evergreen and deciduous vegetation. The planted buffer shall be a minimum of six feet in width and six feet in height at the time of installation. Earthen berms may be provided in combination with vegetative material. Earthen berms shall not exceed four feet in height nor exceed a maximum slope of 3:1.
 - c) . Continued maintenance of vegetative buffers is required and shall be the responsibility of the operator of the facility.
 - d) Opaque fences or walls used to meet the following requirement for fencing of outdoor play areas may be used in place of part of the required vegetative buffer material at the approval of the Borough Council.
 - ii) Landscaping in Outdoor Activity Areas. Existing or proposed planting material shall be suitable in and around areas used by children. No thorny, poisonous or other hazardous plants shall ' be allowed in areas used by children. In open areas, emphasis shall be given to providing shade to selected sections of the outdoor activity areas.

- 4) Fencing of Outdoor Play Area. In order to physically contain the activity of children in the outside play area, a minimum of four feet high fence shall be erected along the perimeter of the outside play area. When applicable, the fence may be located along property lines, but will not be exclusive of the required vegetative buffers. Natural barriers such as hedgerows, dense vegetation, etc., may be substituted for fencing if it can be demonstrated that such barriers can effectively contain the activity of the children.
- 5) Play Equipment Setback. Play equipment in designated onsite play areas shall be located at least 10 feet from an abutting property line.
- 6) Entrance/Exit Accessibility. When located in a multi-use building complex, day care center entrances/exits shall provide direct access to the child day care center. Waking through other significant portions of the building is not permitted.
- 7) Soundproofing. When co-located in any building employing noisy operations, the Borough Council may require soundproofing of the child day care center to protect the children.

C. Restaurant With Business Meeting Space. Permitted by conditional use in the underlying OC Office Campus District and RSC Retail and Service Commercial District.

(1) Dimensional Requirements. The dimensional standards of Part 16 apply, except if otherwise stated.

(2) Conditional Use Standards.

- (a) For the consumption of food and beverages without drive-in service. Service shall be limited to table and/or sit-down counter facilities only.
- (b) Restaurants may be developed as stand-alone uses or as part of a multiuse building.
- (c) Restaurants shall have space, exclusive of any main dining areas, which can be used for the sole purpose of business meeting space. The space shall have a minimum capacity of 10 people and a maximum capacity of 30 people.
- (d) The use shall have direct access onto a driveway or public street.
- (e) Additional buffers:
 - 1) Front Yard:
 - i) Minimum width, 15 feet.
 - ii) Minimum landscape details:
 - a) For each 30 feet of frontage on a public right of-way, one 3 1/2 inch caliper deciduous tree shall be planted.
 - b) Parking areas shall be screened from the street by a four foot high evergreen hedge.
 - 2) Side and rear yard:
 - i) Minimum width, 15 feet.
 - ii) Minimum Landscape Details. An evergreen planting screen shall be used to provide an adequate visual barrier. The plant material used shall be a minimum height of four feet at the time

of planting and shall be planted in a staggered arrangement in order to provide an immediate effect.

- (f) Outdoor Seating. A restaurant may provide outdoor seating, provided pedestrian circulation and building access is not impaired and the following standards are met:
- 1) Removable enclosures, such as planters, shall be used to define the area.
 - 2) The outdoor area must be physically separated from public or parking areas by a railing, fence, deck, planting boxes or a combination thereof.
 - 3) The outdoor area must not infringe on any public sidewalk, parking area or right-of-way
 - 4) The outdoor area cannot infringe or encroach on the minimum number of required parking spaces or further reduce available parking.
 - 5) Tables, chairs and related furniture must be removable and indoor storage provided for extended periods of nonuse (e.g., winter months).
 - 6) Extended awnings, canopies or umbrellas may be used to provide cover and shade.
 - 7) Additional trash receptacle shall be provided and maintained.
 - 8) No additional signage beyond what is allowed for the use is permitted.
- (g) Service. Areas for loading and unloading of delivery trucks and other vehicles and for the servicing of refuse collection, fuel and other services shall be provided and shall be adequate in size. A schedule for periodic disposal of solid waste material shall be required. All solid waste material shall be stored in covered containers. No solid waste shall be stored closer than within five feet of any property line. Provided, however, that no solid waste storage is to be closer than 30 feet to any outdoor principal use. Loading and refuse collection areas shall be shielded from the direct view of any adjacent property by walls, plantings or a combination thereof which measure a minimum of six feet in height. Such shielding shall be maintained at all times.
- D. Communication Device. Permitted by conditional use in the underlying OC Office Campus District, C Commercial District, I Industrial District, and RSC Retail and Service Commercial District.
- (1) Dimensional Regulations. The height of communications devices shall not exceed 10 feet in height above the actual building height of the building on which the communication devices are proposed. These devices must be screened from public view.
 - (2) Conditional Use Regulations.
 - (a) Communication devices shall be limited to those associated with and supportive of a principal permitted use contained within the building. It shall be located with other rooftop utilities as specified in §2703 P.S.
 - (b) Any applicant proposing communications devices to be mounted on a building or other structure shall submit evidence from a Pennsylvania registered professional engineer certifying that the proposed installation will not exceed the structural capacity of the building or other structure, considering wind and other loads associated with the communications devices location.

- (c) Any applicant proposing communications devices to be mounted on a building or other structure shall submit detailed construction and elevation drawings indicating how the communications devices are to be mounted on the structure.
- (d) Communications devices shall comply with all applicable standards established by the Federal Communications Commission (FCC).
- (e) Communications devices shall not cause radio frequency interference with other communications facilities located in the Borough or other radiodependent devices.
- (f) The owner or operator of communications devices shall be licensed, if applicable, by the Federal Communications Commission (FCC) to operate these communications devices.

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E. TOD Transit-Oriented Development.

(1) Intent. The intent of the Borough in permitting development pursuant to this section is as follows:

- (a) To provide for an intensity and type of land use that is compatible with and supportive of the use of public transportation;
- (b) To recognize that, by having land use patterns that encourage use of public transit opportunities, traffic in the community can be reduced and travel choices for residents can be expanded;
- (c) To encourage redevelopment of obsolete properties whose prior or present uses adversely impair the property or surrounding properties;
- (d) To provide for flexibility in lot sizes, setbacks, and other area and bulk requirements so that imaginative and innovative designs can be developed;
- (e) To provide a mixed of -residential and commercial land uses development that is-are consistent in character and to promote mixed-use development that is consistent in character between its residential and nonresidential components;
- (f) To encourage the provision of an accessible pedestrian environment and to promote a pedestrian orientation of buildings and streets;
- (g) To encourage development that has open and recreational spaces as focal points;
- (h) To foster well-designed vibrant public and private gathering spaces that create a sense of place and encourage social interaction; and
- (i) To encourage the provision of additional amenities that benefit the public health, safety, and welfare, such as moderate-income housing, adequate open space, efficient roadways, safe bicycle and pedestrian connections, stormwater management, and green building practices,

(2) Definitions.

ARTISANAL MANUFACTURING - The on-site production, display, and sale of hand-fabricated or hand-manufactured parts and custom or craft consumer goods based on the skill and knowledge of the artisan and the use of hand tools or small-scale, light mechanical equipment. This involves activities such as small bakeries, candy or soap making, coffee roasters, breweries, distilleries, or the custom production of artisan products such as apparel, cabinetry, glass working, jewelry making, metal working, pottery, sculpture, wood working, and leather working

BUILD-TO LINE - A line established within a given lot, which is a certain distance from the curb line, along which the building shall be built

FRONTAGE OCCUPATION - The percentage of the street frontage that is occupied by a building.

GREEN ROOF - An engineered, multilayered roofing system sustaining the growth of plants on a rooftop while protecting the integrity of the underlying structure. The components of a green roof generally consist of, but may not be limited to, a waterproofing membrane, root barrier, drainage layer, retention layer, filter fabric, growing medium, and plants.

LEED - Leadership in Energy and Environmental Design, a certification system maintained by the U.S. Green Building Council, Inc. (GBCI). To achieve LEED certification, a project earns points by adhering to prerequisites and credits that address carbon, energy, water, waste, transportation, materials, health and indoor environmental quality. Projects go through a verification and review process by GBCI and are awarded points that correspond to a level of LEED certification: Certified (40-49 points), Silver (50-59 points), Gold (60-79 points) and Platinum (80+ points).

MULTIFAMILY RESIDENTIAL DEVELOPMENT - A residential building containing at least three permanent dwelling units in a variety of combinations, including side-by-side, over and under, or back-to-back with another dwelling unit.

TRANSIT-ORIENTED DEVELOPMENT (TOD) — Dense residential and commercial development near transit that is meant to increase the use of public transit and alternative modes of transportation. Transit-oriented development capitalizes on public transit access by transforming underutilized spaces into walkable and sustainable communities, with a mix of land uses, a vibrant public realm, and excellent connectivity to transit amenities. A Transit-Oriented Development, or TOD, is an intensified development surrounding a rail or mass transit station that is compact, mixed-use, and pedestrian-friendly, and which is intended to encourage transit ridership. A TOD integrates nonresidential and residential components within the same building within a unified development, which can be of moderate to high density, and which may be developed in the form of either new construction or redevelopment.

(3) Use Regulations.

(a) Conditional Use Approval Required.

- 1) A TOD shall be permitted within the RO Redevelopment Overlay District when authorized as a conditional use by Borough Council.
- 2) In passing upon a conditional use application, Borough Council shall render a decision in accordance with the general conditional use criteria set forth in Part 4 of this Chapter, in addition to the specific criteria set forth in this Part.
- 3) In accordance with 5603(c)(2) of the Pennsylvania Municipalities Planning Code, the Borough may attach reasonable conditions and safeguards, in addition to those expressly set forth in the Borough ordinances, as it may deem necessary to implement the purposes of the Municipalities Planning Code and the Borough ordinances.

(b) Residential Use Required. A TOD shall provide a residential use in the form of multifamily residential development ~~within a mixed-use building~~. The following standards shall apply:

- 1) ~~Any building with a frontage on Butler Avenue or Main Street may only establish a residential use. Dwelling units behind or above the required nonresidential component, in accordance with § 27-2703.E.3.(c)1 shall be located on the second story and above.~~
- 2) ~~Any building or portion thereof that does not have a frontage on Butler Avenue or Main Street may include a residential use on the ground floor, provided that such complies with § 27-2703.E.3.(c)1, and provided that architectural elements that provide visual interest are provided along any façade abutting a public right-of-way. Examples of architectural treatments to comply with this requirement include: front stoops, porches, awnings, balconies, recessed entranceways, courtyards, trellises with plantings, or other similar architectural features.~~
- 3) ~~The maximum residential density throughout a TOD shall be 35~~ 50 dwelling units per acre of Transit-Oriented Development Effective Tract Area, as defined in this Chapter. See §2704, Development Bonus, for optional residential density

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Commented [TK7]: The new/updated definitions mirror the county model.

Commented [TK8]: Altering the residential standards to reflect Main and Butler v secondary streets.

bonus provisions, however, that in no case shall the residential density throughout a TOD be greater than 75 dwelling units per acre of the Transit-Oriented Development Effective Tract Area, as defined in this Chapter.

~~3)4)~~ Minimum dwelling unit size: each dwelling unit shall have a minimum of 600 square feet, plus an additional 100 square feet per additional bedroom.

(c) Nonresidential Use ~~Required~~.

1) ~~A minimum of 80% of the ground floor building frontage(s) shall be devoted to a ground floor nonresidential use. The floor area devoted to the Any building with a frontage on Butler Avenue or Main Street shall provide a~~ ground floor nonresidential use, ~~which shall be occupy a~~ minimum depth of 40 feet throughout the building's frontage ~~on Butler Avenue and Main Street~~. Nothing herein shall be construed to limit the location of nonresidential use in upper stories of a mixed-use building.

2) Permitted nonresidential use may be any of the following uses or a combination thereof:

- a) Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
- b) Business or professional office or studio, bank or other financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation.
- c) Restaurant, bar, tearoom, retail baker, confectionery or ice cream shops or places serving food or beverages, including:
 - a. outdoor dining; and
 - b. pedestrian takeout window.
- d) Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or other similar service.
- e) Indoor recreation or cultural facility, such as a bowling alley, theater, fitness center, or dance studio.
- f) Hotel or motel.
- g) Business services establishments, including copy centers, retail printing and duplication services, computer rental and copying centers, mailbox rental and shipping, cartage, express, and parcel delivery services.
- h) Artisanal manufacturing.

(d) Accessory Uses. Accessory uses that are subordinate to and used for purposes customarily incidental to those uses provided within the TOD shall be permissible.

~~(e)~~ Parking Lot, in accordance with §27-2804, and/or Parking Garage/Structure, in accordance with §27-2703.A, may be constructed as part of a TOD when in compliance with the following:-

- 1) ~~Provision of a parking garage/structure internal to a building shall only be permissible when in compliance with § 27-2703.E.3.(c)1..~~
- ~~(e)-2)~~ Provision of a parking garage/structure internal to a building shall be permissible shall not may satisfy the nonresidential use requirement of §27-2704.E.(3)(c), only in the event the façade located between the internal parking area and the public right-of-way is consistent with the overall building aesthetic. Such design may be achieved by mimicking a traditional storefront design or through the use of but shall be permissible behind the ground-level nonresidential use required by §27-2703.E.(3)(c)1), with interchangeable public art displays that engage with pedestrians.

(f) Prohibited Uses. The following uses, as well as any use not specifically permitted, are specifically prohibited within a TOD Development:

- ~~1)1)~~ Drive-through windows or facilities;
- 2) Automobile or other vehicle sale, service, or repair establishments;
- 3) Gasoline service station;
- 4) Self-service storage facilities; and
- ~~5)5)~~ Sexually oriented businesses (see §27-411)
- 6) Any use prohibited in the Industrial District (see §27-1502.3.)

(4) Conditional Use Standards. The following conditional use standards are in addition to the general conditional use criteria set forth in Part 4 of

Commented [TK9]: Rephrased so that future developments in the RO are not pigeonholed to public art only.

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this Chapter:

(a) General:

- 1) A tract proposed for TOD must be zoned "OC," "RSC," or "I," and must be located within 800 feet of an active or proposed commuter rail station. The 800-foot requirement (for proximity to a commuter rail station) shall be measured from the nearest property line of the TOD to the nearest edge of the passenger platform of the commuter rail station.
- ~~2) A tract proposed for TOD shall provide for a mix of nonresidential uses and residential dwelling units within a mixed-use building or mixed-use buildings, which shall be within a unified development.~~
- ~~3) 2) Water and sewer. All Transit-Oriented Developments shall be serviced by public water and public sewer.~~
- ~~4) 3) The lot to be developed shall be in one ownership or shall be the subject of an application filed jointly by the owners of each lot under consideration.~~
- ~~5) 4) A Transit-Oriented Development shall be designed to be compatible in use with the existing Borough development; and in its residential and nonresidential components in terms of architecture, building materials, massing and scale.~~
- ~~6) 5) TOD applications shall be considered with recognition for the need to have a mix of uses in the vicinity of the rail station and Borough Council may decline such an application if, after proper consideration of the proposal, it is determined that such use, when considered cumulatively with other uses in the area of the rail station, would cause a particular use to be disproportionately represented in the train station area.~~

Commented [TK11]: This is adequately covered by #5.

(b) Dimensional Standards.

- 1) Minimum lot area: 3 acres
- 2) Minimum lot width: 300 feet. Notwithstanding provisions to the contrary, in the case of corner lots, the lot width shall be met along one of the street frontages.
- 3) Minimum frontage occupation for buildings with street frontage on Butler Avenue or Main Street: 90%
 - a) The following elements shall be excluded from the frontage occupation calculation: gathering spaces, width of the minimum side setbacks, and one vehicular driveway per street frontage.
- 4) Maximum impervious coverage: 80%. The impervious coverage may be increased up to a maximum of 85% only in the event that any increase over 80% shall require mitigation by providing a green roof at a 2:1 ratio of green roof square footage to impervious coverage square footage.
- 5) Build-To Line: 15 feet
 - a) The build-to line may be increased by up to 15 feet, for a maximum build-to line of 30 feet, for all or part of the building frontage length, provided the additional setback area is used for additional sidewalk width, streetscaping, outdoor dining areas, or additional landscaping between the building and the sidewalk.
 - b) Permitted encroachments.
 - i) The following architectural features may extend up to three (3) feet beyond the build-to line: awnings or overhangs, bay or oriel windows, upper floor balconies, loggias, pergolas, and similar architectural elements.
 - ii) A gathering space, pursuant to §27-2703.E.(4)(f), may extend the full depth of a lot, provided that it does not occupy more than 25% of the property's street frontage.
- 6) Minimum Side Yard Setback: 10 feet
- 7) Minimum Rear Yard Setback: 20 feet
 - a) Rear yards adjacent to a railroad right-of-way may be reduced by 50% to a minimum setback of 10 feet.
- ~~8) Maximum building height: 65 feet~~
- ~~a) For developments on the north side of the railroad right-of-way with underlying "RSC" or "I" zoning designation, the maximum height of any building shall be 65'.~~
- ~~b) For developments on the south side of the railroad right-of-way with underlying "OC" zoning designation, the following provisions shall apply:~~
 - ~~i) The average height of a building shall not exceed 65' and the maximum height of any portion of any building shall not exceed 80'. However, in all cases where the building height exceeds 65' on portions of a building, the height of the building shall vary and have an average height of 65' measured from its lowest point to its highest; and~~
 - ~~ii) At a distance 400' or greater from the railroad right-of-way, the maximum height of a building or portion thereof shall not exceed 35'.~~

Commented [TK12]: I would recommend considering using the underlying zoning of I Industrial to reflect the north side of the tracks and OC Office Campus to reflect the south side of the tracks.

Commented [TK13]: Rephrased to put the maximum first.

a) Building setback required. The facade of any building exceeding three (3) stories or 35 feet shall be setback an additional 12 feet along street frontages. The required building setback may be reduced to a minimum of eight feet if the front build-to line is equal to or greater than 20 feet, as provided for in subsection §27-2704.E.(4)(b)5) above.

9) Minimum Building Spacing:

- a) Corner to corner: 30 feet
- b) Face to face: 40 feet

(c) Building Design Standards.

1) Overall design.

- a) All buildings within a single TOD project shall have a unified or complementary architectural character. Developments shall create focal points with respect to avenues of approach, or other buildings, and relate open space between all existing and proposed buildings.
- b) Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Walls or portions of walls where windows are not provided shall have architectural treatments that are similar to the front facade, including materials, colors, and details.
- c) When flat roofs are proposed, a parapet wall or projecting cornice shall be included on the front facade(s).
- d) Convenient pedestrian connections shall be provided from all building entrances to parking areas, open space and recreational areas, and to the transit station intended to be served by the TOD.

Commented [TK14]: Delete/correct (it is correct in the adopted/current ord.)

2) Building materials.

- a) All facades of new buildings visible from a public or private street, parking area, or public gathering space shall consist of quality building materials, such as brick, stone, concrete, and glass, to create visual interest and enhance the quality of the development.
- b) The following building materials are prohibited: exterior insulation and finishing systems (E1FS); aluminum or vinyl siding or shutters; white, tan, or painted brick; concrete block; T-III or other similar plywood siding.

3) Building orientation and entrances.

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

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4) Windows.

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

Commented [TK16]: This should cover any concerns about the public art along the proposed parking garage.

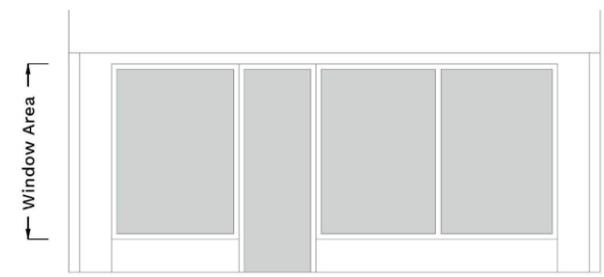


Figure 27-2703.C.1

Commented [TK17]: Delete/correct (it is correct in the adopted/current ord.)

Commented [TK18R17]: I also added the original graphic.

b) For corner buildings with multiple frontages, the ground floor ~~primary~~ window street-transparency requirement pursuant to subsection a), above, shall wrap on to the ground floor of secondary frontages for a minimum distance equal to at least ~~25% of the length of the building facade~~ 40 feet along the secondary frontage, as measured from the corner of the primary and secondary frontages.

c) The upper floors of any building along a primary street shall have a minimum clear window area of 35%.

d) Smoked, reflective, or black glass in windows is prohibited.

5) Building Facade Elements. All buildings shall include a variety of architectural design elements to provide visual interest and to mitigate the apparent scale and mass of large buildings and facades. Any building facade along a public or private street, parking area, or public gathering space that is greater than 50 feet long shall be articulated with facade breaks of a minimum depth of three (3) feet for every 50 feet of building facade length. In addition to breaks in the facade, other architectural elements that provide facade articulation shall be utilized no less than every 50 feet on average:

- i) Masonry;
- ii) Concrete or Masonry plinth at the base of walls;
- iii) Belt courses of a different texture or color;
- iv) Projecting or decorative cornices;
- v) Quoins;
- vi) Decorative tile work;
- vii) Trellis containing planting;
- viii) Medallions;
- ix) Bay windows;
- x) Oriel windows;
- xi) Vertical articulation;
- xii) Stylized lighting fixtures;
- xiii) Porticos;
- xiv) Balconies;
- xv) Recessed entryways; and/or
- xvi) Building extensions.

(d) Street Furnishings Standards.

- 1) Location. Street furniture shall be located adjacent to the building facade, unless on-street parking is present, in which case street furniture may be located along the curb. Such amenities shall be maintained in perpetuity by the property owner.

- 2) **Street Furnishings Required.** At minimum, two (2) benches, one (1) bicycle rack, one (1) trash receptacle, and one (1) recycling receptacle shall be provided for every 300 feet of public street frontage. This requirement shall be exclusive of the requirements set forth in §2703- E(4)(d)3 below.
- 3) **Additional Furnishings Required.** In order to allow for flexibility and promote creative streetscaping design, the following options shall be provided based upon the scale of development described herein.
 - a) Building additions and new developments of 2,500 to 4,999 Gross Floor Area shall provide no less than four (4) points from either §2703-E(4)(d)4a) or b) as set forth below. New Developments of 5,000 to 14,999 Gross Floor Area shall provide no less than one item from §2703-E(4)(d)4a) and b), as set forth below, and shall provide no less than a cumulative total of eight (8) points.
 - b) New Developments of 15,000 Gross Floor Area and over, as well as any new building exceeding three (3) stories in height shall provide no less than one item from §2703-E(4)(d)4a) and b), as set forth below, and shall provide no less than a cumulative total of twelve (12) points.
 - 4) **Street furnishing options and points.** In order to allow for a flexible and adaptable streetscape design, the following options shall be allowable to fulfill the minimum requirements set forth in §2703-E(4)(d)3), above. Category A contains planting and greening elements. Category B includes street furnishings, amenities, and decorations.
 - a) **Category A: planting and greening options.**
 - i) Hanging basket, one (1) point.
 - ii) Window box, two (2) points,
 - iii) In-ground planting area, two (2) points.
 - iv) Street planter, two (2) points
 - v) Roof garden or green roof, three (3) points.
 - vi) Green wall, three (3) points.
 - b. **Category B: street furnishings, amenities, and decorations.**
 - i) Bench, two (2) points.
 - ii) Bicycle rack, two (2) points.
 - iii) Trash and recycling receptacles (one of each), two (2) points.
 - iv) Public art, such as a mural or sculpture, three (3) points.
 - v) Public drinking fountain, three (3) points.
 - vi) Public restroom, three (3) points.
 - vii) Display fountain, three (3) points.
 - viii) Clock tower, three (3) points.
- (e) **Parking Requirements.**
 - 1) Compliance with §27-2101, General Provisions, §27-2105, Handicapped Parking, and §27-2106, Off-Street Loading, shall be complied with; however, all other sections of Part 21 (§§27-2102, -2103, and -2104) shall be superseded by the regulations of this section.
 - 2) Parking requirements by land use. Due to the anticipated use of transit by residents

and tenants of a TOD, a reduced parking requirement is appropriate. The minimum parking requirements based on land use are shown in Table 2703.1 below:

Land Use	Minimum Parking Requirement
Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.	One (1) parking space per 200 SF GFA on the first floor + one (1) parking space per 400 SF GFA on upper floors
Business or professional office or studio, bank or other financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation	One (1) parking space per 300 SF GFA
Restaurant, bar, tearoom, retail baker, confectionery or ice cream shops or places serving food or beverages.	One (1) parking space per 200 SF GFA
Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or other similar service.	One (1) parking space per 300 SF GFA
Indoor recreation or cultural facility, such as a bowling alley, theater, fitness center, or dance studio.	One (1) parking space per 300 SF GFA
Hotel or motel.	One (1) parking space per guest room + One (1) parking space per 800 SF of public meeting space
Business services establishments, including copy centers, retail printing and duplication services, computer rental and copying centers, mailbox rental and shipping, cartage, express, and parcel delivery services.	1/300 SF GFA
Artisanal manufacturing	One (1) parking space per 200 SF GFA on the first floor + one (1) parking space per 400 SF GFA on upper floors
Studio or One Bedroom Dwelling Unit	One parking space per dwelling unit
Two or More Bedroom Dwelling Unit	1.5 parking spaces per dwelling unit

Table 2703.1

- 3) Shared parking facilities. The off-street parking required for a mixed-use development may be provided in combined parking facilities, provided that the following standards are met:
- a) The shared parking area(s) shall either be under common ownership or controlled by an access and parking easement agreement approved by the borough and recorded for each property affected by the shared parking.
 - b) The minimum number of parking spaces required shall be calculated according to the following formula:
 - 1) Multiply the minimum parking requirement for each individual use (as set forth in Table 2703.1, above, for each use) by the appropriate percentage (as set forth in Table 2703.2, below) for each of the six designated time periods and then add the resulting sums from each vertical column. The column total

- having the highest total value is the minimum shared parking space requirement for that combination of land uses.
- ii) Calculate the minimum amount of parking required for each land use as if it were a separate use.
 - iii) To determine peak parking requirements, multiply the minimum parking required for each proposed land use by the corresponding percentage in the table below for each of the six time periods.
 - iv) Calculate the column total for each of the six time periods.
 - v) The column (time period) with the highest value shall be the minimum shared parking requirement.

Category of Use*	Monday to Friday			Saturday & Sunday		
	Sam - 6am	6pm -12am	12am -Sam	Sam - 6pm	6pm -12am	12am -Sam
Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.	70%	90%	5%	100%	70%	5%
Business or professional office or studio, bank or other financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation.	100%	10%	5%	10%	5%	5%
Restaurant, bar, tearoom, retail baker, confectionery or ice cream shops or places serving food or beverages.	60%	100%	10%	60%	100%	20%
Personal service shop, including tailor, barber, beauty salon, shoe repair,	70%	90%	5%	100%	70%	5%

dressmaking or other similar service.						
Indoor recreation or cultural facility, such as a bowling alley, theater, fitness center, or dance studio.	40%	100%	10%	80%	100%	50%
Hotel/Motel	75%	100%	100%	75%	100%	100%
Business services establishments, including copy centers, retail printing and duplication services, computer rental and copying centers, mailbox rental and shipping, cartage, express, and parcel delivery services.	70%	90%	5%	100%	70%	5%
Artisanal manufacturing.	70%	90%	5%	100%	70%	5%
Residential use	60%	100%	100%	80%	100%	100%

*NOTE: the most appropriate category of use shall be selected based upon the proposed use. The category of use shall fall within one of the uses permitted

- 4) Parking Study. In order to ensure that the parking provided for a TOD is adequate to meet the anticipated demand, a Parking Generation Study prepared and submitted by the applicant. The following provisions shall be met:
 - a) The Parking Generation Study shall be prepared by a qualified traffic engineer and/or transportation planner. All costs associated with the preparation of a Parking Generation Study shall be borne by the applicant. The study shall be conducted by a qualified transportation professional using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, and the ITE Parking Generation Manual, 6th Edition, as applicable.
 - b) The Borough Engineer shall be provided an opportunity to review the proposed ITE land use codes selected by the transportation professional.
 - c) The study shall address the following:
 - i) Size and type of uses or activities on site;
 - ii) Composition of tenancy on site;
 - iii) Rate of parking turnover;
 - iv) Anticipated peak traffic and parking load;
 - v) Local parking habits; and
 - vi) Availability of public transportation.

- d) The findings of the study shall be submitted for review by the Borough Engineer; however, the study shall be considered complete and accurate unless proven otherwise by substantial evidence. In the event that the Parking Generation Study reveals a parking demand that differs significantly from the parking requirements of this section, the following options are available to the applicant:
 - i) If the anticipated parking demand exceeds the minimum parking requirement, the applicant shall be permitted the ability to provide up to the amount of parking spaces identified that exceed the minimum requirement.
 - ii) If the anticipated parking demand is lower than the minimum parking requirement, the applicant may have the reduced parking requirement authorized as a conditional use pursuant to §27-413, Conditional Uses.
 - e) In lieu of a standalone parking generation study, the applicant may instead opt to include parking generation figures within the Transportation Impact Study required by §27-2705.C., Transportation Impact Study.
- (f) Gathering space. Any TOD lot that exceeds 150 feet in frontage along Main Street or Butler Avenue shall provide no less than 5% of the Transit-Oriented Development Effective Tract Area as a gathering space designed as a pedestrian plaza, courtyard, square, or pocket park. Furthermore, the following provisions shall be met:
 - 1) The gathering space shall be integral to the development and designed as a focal point for the TOD.
 - 2) The gathering space shall be located at street level, and shall be located adjacent to the sidewalk.
 - 3) The gathering space shall be convenient and accessible by sidewalk or internal pedestrian path.
 - 4) No fence or wall shall be erected between the gathering space and the sidewalk.
 - 5) At minimum, two (2) benches, one (1) bicycle rack, one (1) trash receptacle, and one (1) recycling receptacle shall be provided for every 2,500 square feet of gathering space.
 - 6) A minimum of 30%, but no more than 70%, of the gathering space shall be permeable planting beds landscaped with a combination of trees, shrubs, perennials, grasses, and groundcovers that provide year-round visual interest and color.
 - 7) The gathering space shall provide shade by using one or more of the following elements: canopies, trellises, umbrellas, or similar elements.
 - 8) Up to 25% of the gathering space area may be used for natural features preservation or stormwater management, provided the stormwater management facilities are designed as a vegetated amenity, such as rain gardens.

- 9) Any paved surface within a gathering space shall be composed of high- quality, durable paving materials, such as unit pavers, paving stones, or concrete. The use of permeable paving is encouraged. A minimum of one (1) shade tree shall be provided per 250 square feet of paved surface within a public gathering space.
 - 10) The public gathering space shall be entirely open to the air and no portion of a building, other than a balcony, shall project over the public gathering space.
 - 11) No parking, loading, or vehicular access shall occur within a gathering space (excepting emergency vehicular access).
 - 12) Any other landscaping feature specifically required by this chapter shall not be included in the calculation of this requirement.
 - 13) An operations and maintenance plan, ensuring that all landscaping and manmade items are maintained in perpetuity and are replaced if they can no longer be feasibly maintained, shall be submitted to the borough for review and approval.
- (g) Application for Approval.
- 1) TOD shall be permissible as a conditional use in the Redevelopment Overlay District only, and application shall be made for such approval in accordance with the provisions of this subsection.
 - 2) Such applications shall be accompanied by a conditional use plan showing the relationship among the various components of the development. The conditional use shall be prepared at a scale appropriate to the size of the property and in sufficient detail to demonstrate that the plan complies with the requirements of this chapter. The conditional use plan shall be conceptual in nature and shall not be required to meet the provisions of a preliminary subdivision or land development plan. The applicant shall have the option, however, of submitting preliminary subdivision or land development plans concurrent with the conditional use application. The conditional use plan shall include the following elements:
 - i) An existing features plan shall be submitted which shall indicate the tract size, out bounds of the tract, topography, wetlands, woodlands, floodplains, recorded easements and rights-of-way and any other significant physical or man- made feature existing on the tract.
 - ii) A general land use plan, indicating the tract area and the general locations of the land uses included, shall be submitted. The total number and type of dwelling units and the amount of nonresidential square footage shall be provided. The residential density and the overall tract intensity (building and impervious coverage) shall be provided. The plan shall indicate the location of proposed uses within the development; the location and amount of common open

space, along with any proposed recreational facilities, such as but not limited to pedestrian pathways, community greens, community centers, etc.

- iii) Conceptual architectural renderings, showing the general design, scale and materials of proposed buildings within the TOD.
 - iv) Photo simulations depicting the massing of the proposed building(s) from at least three locations near the development site shall be provided. The provided photo simulations shall reflect the location and envelope of any proposed building, but need not reflect the conceptual architectural renderings as provided for in the immediately preceding subsection.
 - v) A conceptual utility plan shall be included which shall indicate the proposed location of sanitary sewer and water lines, along with a narrative indicating the feasibility of such facilities. The plan shall also show the approximate areas needed for stormwater management.
 - vi) As required under Subsection 27-2703E(4)(k) above, a traffic study shall be submitted which analyzes the likely impacts of the proposed development and makes traffic improvement recommendations in accordance with standard traffic engineering procedures.
- (h) Decision on conditional use request. In allowing a conditional use, Borough Council may attach reasonable conditions and safeguards as may be deemed necessary to implement the purposes of this chapter and ensure the protection of adjacent uses and streets from adverse impacts that may be determined from credible testimony.

§27-2704. Development Bonus.

When a Transit-Oriented Development provides for public benefits as defined herein, a residential density bonus of 15 additional dwelling units per acre (up to a total of 7550 dwelling units per acre) shall be granted, by right, to the applicant in accordance with the provisions of this section:

- A. A development shall qualify for the bonus if one of the following options are provided.
 - a. The development receives LEED Gold certification.
 - i. The applicant shall designate a project administrator that shall be the sole point-of-contact for the borough throughout the LEED certification process. The individual shall be qualified for the role, either being a LEED certified professional or a design professional having a proven track record of successfully navigating the LEED certification process. The contact information and qualifications of the assigned individual shall be provided to the borough at the time of application.
 - ii. The applicant shall provide a complete BD+C: New Construction and Major Renovation checklist to the Borough Engineer. The development shall qualify for gold certification and, as such, shall score a minimum of 60 points on the BD+C: New Construction and Major Renovation checklist, Version 4. Furthermore, the

Commented [TK19]: Delete/correct (it is correct in the adopted/current ord.)

- applicant shall submit documentation that provides evidence that supports the checklist findings to the Borough Engineer.
- iii. Proof of compliance required.
 1. The applicant shall successfully submit for precertification from USGBC, or
 2. The applicant shall undertake a "split review" whereby the design credits and prerequisites are reviewed and approved by USGBC in an initial phase of review, while the construction credits are reviewed in a second phase of review.
 3. Any approvals and correspondence shall be submitted to the borough for review.
 - b. The development provides a direct pedestrian connection across the SEPTA railroad tracks, which directly connects the northbound and southbound train station platforms. Any such connection must provide for more direct and efficient movement between the two platforms than existing conditions, which necessitate walking up to and along Butler Avenue.
- B. Alternatively, a development shall qualify for the bonus if three (3) of the following five (5) options are provided for as part of the TOD.
- a. The development generates no less than 10% of their anticipated energy use through on-site renewable energy generation.
 - i. The development shall generate at least 10% of their anticipated energy use through building-integrated solar energy generation and/or geothermal energy generation facilities.
 - ii. The applicant shall provide specifications and other supporting documentation to the Borough Engineer for review.
 - iii. The applicant shall submit an annual report to the borough that describes the energy generation and energy use of the development.
 - b. No less than 10% of all dwelling units are provided as income-restricted dwelling units.
 - i. Price and income guidelines for income-restricted dwelling units shall meet the rent and income limits defined by the Pennsylvania Housing Finance Agency (PHFA) for agency financed properties for Montgomery County in a given year.
 - ii. A mix of income limitations shall be provided for, ranging from 20% to 60% of the area median income. No more than 50% of income-restricted units shall allocated to any one income limitation (60%, 50%, 40%, 30%, or 20%).
 - iii. The income-restricted dwelling units shall remain income-restricted in perpetuity with a covenant that runs with the land.
 - iv. The applicant shall designate the property manager or another permanent staff member as the sole point-of-contact for the borough to contact for all matters related to income-restricted dwelling units. The contact information and qualifications of the assigned individual shall be provided to the borough at the time of application.
 - v. The applicant shall submit an annual report to the borough that demonstrates the continued occupancy of the units by qualified individuals, as defined herein. Personal information of tenants may be redacted as necessary.

- c. The development provides free-use public parking spaces to support visitors of Ambler in an amount equal to at least 510% of their nonresidential parking requirement.
- i. Public parking areas shall be owned, operated, and maintained by the property owner.
 - ii. Public parking spaces may be one and the same as those allocated to a nonresidential parking requirement, provided that the parking spaces are available between the close of business on Friday through Sunday evening.
 - iii. Public parking shall be clearly delineated through pavement markings and/or signage.
 - iv. Public parking shall be located near the train station, commercial land uses, or public gathering spaces, where applicable.
 - v. Wayfinding signage between the public right-of-way and the public parking spaces shall be provided.
 - vi. Reasonable parking restrictions, such as metering and limiting overnight parking, shall be permissible provided that the borough is made aware of changes no less than seven (7) days in advance of enforcement. All enforcement shall be the sole responsibility of the property owner.

~~d. The development provides free use public parking spaces in an amount equal to 10% of their nonresidential parking requirement and 100 metered public parking spaces from Friday evening until Sunday evening.~~

Commented [TK20]: Integrated into c, above.

~~vi.~~

- d.—The development provides an expanded gathering space.
- ~~d. i.—The development shall provide no less than 10% of TOD effective tract area as a contiguous public gathering space meeting the standards of §27-2703.E.(4)(f) and:~~
- ~~ii. The development shall provide a pocket park measuring at least 1,500 square feet in area, sf. It shall be adjacent to the neighboring residential community and contain landscaping, benches and architectural features in keeping with the style of the building façade.~~
- e. The development provides all required off-street parking within a parking structure(s) meeting the standards of §27-2703.A and §27-2703.E.(3)(e), and which is integrated/attached to the mixed-use TOD building.

Commented [TK21]: Integrated into the existing standard. The proposed specifications are not required due to the specificity of §27-2703.E.(4)(f).

§27-2705. General Regulations.

The following regulations apply to all development in the Redevelopment Overlay District:

- A. Utilities. All buildings shall be served by a public sanitary sewage disposal system and public water supply or any available public utilities. All utility lines and services shall be placed underground.
- B. Stormwater Facilities. Stormwater facilities and supporting calculations must be provided in accordance with the Ambler Borough Subdivision and Land Development Ordinance [Chapter 22], Recognizing the intent of the Borough to encourage redevelopment and reuse and the need to protect the health, safety and welfare of property owners, employees and residents, the Borough may apply some flexibility in addressing stormwater and related issues. Developers are encouraged to utilize innovative stormwater control techniques such as porous pavements. Applicants and or landowners may challenge the official floodplain delineation in accordance with the procedures

required by the Federal Emergency Management Agency, Federal Insurance Administration.

C. Transportation Impact Study. A transportation impact study shall be completed for all development within the RO District in accordance with the provisions of this section, which shall supersede §22-310, Traffic Impact Study, of the Borough of Ambler Subdivision and Land Development Ordinance.

- (1) Intent. A transportation impact study (TIS) is intended to enable Ambler Borough to assess the transportation impacts of a proposed development or redevelopment with the RO Redevelopment Overlay. Specifically, its purpose is to:
 - (a) Ensure a safe and efficient transportation network for all users, including drivers, pedestrians, bicyclists, and transit users.
 - (b) Identify any transportation problems that may be created in the existing transportation system as a result of the proposed development.
 - (c) Identify solutions to potential problems and to present mitigation improvements to be incorporated into the proposal or into the transportation systems within the study area.
 - (d) Assist in the protection of air quality and the conservation of energy and to encourage the use of alternative transportation modes where available.
 - (e) Ensure that TIS submissions to the Municipality are consistent with the PennDOT Publication 282, Appendix A, "Policies and Procedures for Transportation Impact Studies," (July 2017).
- (2) Preparation of study. The transportation impact study shall be prepared by a qualified traffic engineer and/or transportation planner in accordance with PennDOT Publication 46, Traffic Engineering Manual. All costs associated with the preparation of a TIS shall be borne by the applicant. The procedures and standards for the transportation impact study are set forth below. The applicant may provide funds to the Borough to enable the Borough to hire a traffic engineer of its choice to conduct the study, if this procedure is deemed appropriate and approved by the Borough.
- (3) Coordination. Coordination with PennDOT or county highway occupancy permit (HOP) managers shall occur as appropriate. A TIS prepared in accordance with the guidelines of PennDOT as part of an application for a state HOP should be submitted to the Borough in fulfillment of the requirement for a TIS by Ambler Borough.
- (4) Vehicle Trip generation. The anticipated number of peak hour trips and trips per day shall be determined using the Institute of Transportation Engineers (ITE) "Trip Generation Manual," 11th Edition. The proposed use or development shall be identified using the appropriate ITE land use code. The appropriate ITE land use code shall be agreed upon by the applicant and the Borough.
- (5) Municipal scoping meeting. A municipal scoping meeting may be required to ensure that the parameters used in the TIS accurately reflect municipal conditions and expectations. The applicant should confirm the need for a municipal scoping meeting prior to submission. The municipal scoping meeting will address the number and locations of proposed access points, project schedule and phasing, intersections to be included in the analysis, specific ITE trip generation land use codes, pass-by volumes, modal splits, any trip adjustments to be used, and other area developments and programmed roadway improvements to be included in the future conditions analysis as well as potential opportunities to implement transportation demand management (TDM) activities. Agreement on all scoping parameters shall be obtained prior to initiation of the TIS. The municipal scoping meeting may be held in conjunction with the PennDOT

or county scoping meeting.

- (6) If a municipal scoping meeting is not held, the applicant shall include in the study report, at minimum, the three intersections of a local street with Butler Avenue that are closest to the proposed development.
- (7) General requirements and standards. A Transportation Impact Study shall contain the following information:
- (a) General site description. The site description shall include the size, location, proposed land uses, construction staging and completion date of the proposed subdivision or land development, if the development is residential, types of dwelling units and number of bedrooms shall also be included. A brief description of other major existing and proposed developments within the study area shall be provided. The general site description shall also include probable socioeconomic characteristics of potential site users to the extent that they may affect the transportation needs of the site (i.e., number of senior citizens).
 - (b) Transportation facilities description. The description shall contain a full documentation of all aspects of the proposed internal and proposed and existing external transportation system. This description shall include proposed internal vehicular, bicycle, and pedestrian circulation; all proposed ingress and egress locations; all internal roadway widths and rights-of-way; roadway classifications; parking conditions; traffic channelization, traffic control and traffic calming devices; and any traffic signals or other intersection control devices at all intersections within or adjacent to the site. Data provided in the report should adequately document the following:
 - 1. Traffic volume counts.
 - 2. Land use context (in study area).
 - 3. Sight distance and site access.
 - 4. Photographs.
 - 5. Pedestrian, bike, and transit facilities.
 - (c) Existing conditions scenario. Full documentation shall be provided to adequately describe and evaluate traffic conditions throughout the study area including, but not limited to, peak hourly volume, intersection turning movement counts, capacity and level of service analysis, and the past five years of crash analysis. Complete traffic counts encompassing and documenting the peak traffic and peak development generated hours shall be required for the three intersections of a local street with Butler Avenue that are closest to the proposed development.
 - (d) Background traffic. Projections of traffic volumes at the project opening year and design horizon shall be made by applying a growth factor to existing base traffic volumes. Planned and permitted developments that will impact the study area shall be evaluated for addition to future traffic volume. Existing traffic counts to be used for traffic volume projections should not be older than three years from the current year of the study, unless approved by the Borough Engineer.
 - (e) Traffic characteristics of the proposed development. The following characteristics of traffic generated by a proposed development shall be estimated based upon reasonable sources as agreed upon the by Ambler Borough and the applicant.

1. Trip generation - total volume of traffic arriving at and departing from a site. This shall include projected vehicular, pedestrian, and bicycle volumes, as well as transit ridership.
 2. Modal split - the form or type of transportation used to reach or depart from a site.
 3. Trip distribution - the arrival and departure pattern of traffic at a site.
 4. Traffic assignment - typical routes used to arrive at or depart from a site.
- (f) Future analysis. Future traffic volumes for the study area at the project opening year and design horizon year shall be projected in at least two scenarios: with and without the proposed development.
- (g) Level of service requirements. The TIS shall compare the operating LOS and delay for the design horizon year both with and without the development. An evaluation comparing the without development and with development scenarios shall be used to determine if the overall LOS has dropped. The impact of development on the level of service at all intersections within the study area shall be evaluated. This shall include the three intersections of a local street with Butler Avenue that are closest to the proposed development. Level of service below "C" shall be considered deficient and a mitigation analysis shall be performed.
- (h) Mitigation analysis. If level of service requirements are not realized, the study shall outline mitigation measures and demonstrate any changes to the level of service achieved by these measures. Any alternatives or suggested phasing of improvements shall be described. The mitigation measures may include recommendations such as roadway widening, changes in striping, turning lanes, deceleration lanes/tapers, changes to signalization, use of access management techniques, or a reduction in the proposed intensity of the use. The responsibility and timing of all recommended roadway improvements shall be described within the transportation impact study.
- (i) Street improvements. The study shall include recommendations for street improvements bordering the site that will be used to accommodate the traffic generated by the proposed subdivision or land development; and cost estimates for the associated recommendations. In any location where signalization is considered, so too shall the addition of a roundabout or mini-roundabout be considered and studied.
- (j) Multiple phases. If the proposed subdivision or land development will occur in multiple phases, then calculations for the completion of each phase shall be provided in the study.
- (8) Time of submission. The transportation impact study shall be submitted to the Borough with the preliminary plan submission. Revisions to preliminary plans may constitute the need for re-submission of the transportation impact study for the revised conditions. An application which requires a TIS shall not be considered complete until the TIS is submitted.
- (9) Implementation. Borough Council shall review the transportation impact study to analyze its adequacy in solving any traffic problems that will occur due to the land development or subdivision. Borough Council may determine that certain improvements on and/or adjacent to the site, including those related to access or egress, are necessary requirements for land development or subdivision plan approval and may attach these as conditions to the approval. If Borough Council determines that such additional improvements are necessary, the developer shall have the opportunity to submit alternative improvement designs to obtain plan approval.

- (10) Emergency response organizations. The Borough shall submit all land development plans to the fire department, police department, and any other emergency response organization having jurisdiction within the area of the proposed development for review and comment. If requested by any emergency response organization, Borough Council may require the developer of a land development to provide emergency signal preemption for any traffic signals located within or immediately adjacent to the development.
- D. Access. Each development shall have physical access to a public street. Developers are encouraged to share access points and/or driveways.
- E. Streets. Streets proposed for dedication within the development shall be interconnected with each other and with streets on abutting properties and approved by Borough Council.
- F. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided for in accordance with the regulations of §27-402 of this Chapter. All open space shall be permanently deed restricted from future subdivision and development.
- G. Solid Waste. All solid waste facilities shall be located no closer than five feet from any property line and a site element screen shall be provided in accordance with the landscape planting requirements of the Borough Subdivision and Land Development Ordinance [Chapter 22],
- H. Signs. All signs shall meet the requirements of Part 20.
- I. Lighting Facilities.
- (1) All nonpublic sidewalk, walkway, parking and building lighting fixtures shall be of a style and design that is either consistent with or complementary to those utilized throughout the Redevelopment Overlay.
 - (2) Lamp posts for all existing and proposed streets shall match existing lamp posts utilized throughout the Redevelopment Overlay District. The specifications for existing lamp posts may be requested from the Borough Engineer.
 - (3) Strict adherence to §27-412, Lighting Criteria Applicable to All Zoning Districts, is required.
- J. Landscaping. Landscaping requirements in the RO District shall meet all provisions of the Borough's Subdivision and Land Development Ordinance [Chapter 22], except as modified or supplemented below:
- (1) General standards.
 - (a) All areas of the site not devoted to buildings, parking, roadways, pedestrian pathways, and public gathering spaces or plazas shall be landscaped with trees, shrubs, ornamental plants and grasses, or other appropriate groundcover.
 - (b) All landscaping shall be guaranteed for a period of ten (10) years and any dead, diseased, or dying plant materials shall be replaced no later than the next planting season.
 - (c) Plant species shall be selected from §100.6, Recommended Plant Material List, where applicable.
 - (2) Street trees. Street trees shall be provided in accordance with §100.3, Street Trees.
 - (3) Foundation plantings.
 - (a) Foundation plantings shall be provided between a sidewalk and any building facade.
 - (b) Foundation plantings shall include a mix of shrubs, perennials, and ornamental grasses, and may be located either within an in-ground planting bed or within a permanent architectural planter.
 - (c) Notwithstanding the above, foundation plantings shall not be required where

- the sidewalk is extended to the build-to line and directly abuts the facade of a building.
- (4) Planting buffer. All mixed-use or nonresidential developments shall provide a permanent landscaped planting area of at least 10 feet in depth (inclusive of curb, but not sidewalk, of up to one foot in width) along all property lines adjacent to a residentially zoned property. The buffer shall meet the requirements of §100.4. Buffers and Screens.
- K. Pedestrian Design Standards. Public and private pedestrian access and circulation shall be included in all development proposals. Pedestrian access links shall be provided for all uses as specified on the Redevelopment Area Plan for access to open space areas and principal destinations such as the Ambler Borough Main Street Corridor, the SEPTA train station and the Wissahickon Conservation Corridor. The following standards shall apply throughout the RO:
- (1) Sidewalks within an unimpeded pedestrian pathway width of at least eight (8) feet shall be required along all existing and proposed streets and driveways within the RO.
 - (2) Paved pedestrian walkways, sidewalks, trails or equivalent with a minimum width of five (5) feet shall connect road frontage sidewalks to building entries, parking area(s) and other significant destination areas (i.e., passenger rail station, major open space areas and/or historically or culturally important sites).
 - (3) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops. Unpaved walking trails may be substituted for paved sidewalks in cases where the developer has proven that such trails would be more appropriate to the development's surroundings (i.e., along a watercourse, connection to an existing trail network, etc.).
 - (4) All pedestrian amenities shall be designed in accordance with the standards of the Americans with Disabilities Act.
 - (5) Walkways between office buildings, retail establishments and housing areas shall facilitate "walkability." Direct pedestrian connections to public transit stops, the Downtown Commercial District and adjacent properties shall be accommodated within the overall land use plan.
 - (6) Sidewalks and pedestrian access links shall be constructed of a hard, durable, all-weather surface. Alternative paving materials, such as high density concrete pavers, may be utilized but must be of a color and texture matching that existing elsewhere in the Borough's Main Street and/or development areas and must be approved by the Borough.
 - (7) For frontages on Main Street and Butler Avenue, a four (4) foot wide verge shall be provided between the sidewalk and curbline which may be either landscaped or hardscaped. For frontages other than Main Street and Butler Avenue, a two (2) foot wide verge shall be provided between the sidewalk and curbline which may be either landscaped or hardscaped.
 - (8) Crosswalks. Crosswalks shall be clearly delineated at all intersections and marked to the width of the largest contributing sidewalk or internal pedestrian pathway. In no case shall the width of the crosswalk be less than five (5) feet. Furthermore, pedestrian signalization shall be provided at intersections where traffic signals exist.
- L. Bus stops.
- (a) The developer shall coordinate with SEPTA, or any other public transit provider, on providing or improving existing bus stops when a public bus transit route operates or has a stop located on a public or private street frontage directly abutting a development within the RO.
 - (b) The developer shall coordinate with SEPTA on the stop design. The appropriate transit stop improvements and shelter shall be provided meeting the most

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recent SEPTA Bus Stop Design Guidelines. Transit stops shall include, at a minimum, a shelter or enclosure, seating, and schedule information.

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

M. Application and Review of Development Proposals,

(1) For all proposed developments in the RO District, a tentative conceptual sketch plan shall be submitted to the Borough Planning Commission, as defined in §22-302 of the Ambler Borough Subdivision and Land Development Ordinance [Chapter 22] with the following Information also to be shown:

- (a) A conceptual site plan showing the location of all existing and proposed buildings, drives, roadways, proposed traffic patterns, parking lots and garages, pedestrian walkways and plazas and other constructed features on the lot, plus all designated open space and open space/recreational facilities, and all water, floodway/floodplains and topographic features. Surrounding existing features may be indicated with aerial photographic information, which can be obtained from the Borough.
- (b) Conceptual architectural plans for any proposed buildings or modifications to existing buildings shall be submitted in adequate detail to indicate building setback, footprint dimensions, building heights, building mass, entrances, loading/unloading areas and a schematic layout of building uses.
- (c) A preliminary landscape plan meeting the requirements of §100.7.1 of the Ambler Borough Subdivision and Land Development Ordinance [Chapter 22],
- (d) Schematic layout of utilities and stormwater facilities.
- (e) Any other pertinent data or evidence that Borough Council may require.

N. Building Design Standards and Guidelines. The following architectural design criteria shall be complied with in all development in the RO District, and thus provide a basis for the encouragement of innovative and sound design and development practices and ensure consistency of improvements and architectural elements throughout the development area. The following criteria shall be met at preliminary and/or final plan submission.

- (1) Preliminary architectural elevations shall be submitted with any conditional use application or land development application, whichever occurs first. A registered architect shall prepare such elevations. Such elevation shall illustrate the general design, character and materials for sides of buildings visible from public streets, the passenger rail line and open space lands available for public use.
- (2) The details of the architectural designs may be modified after conditional use approval and/or preliminary land development approval, provided the overall designs and types of materials conform to the approved plans.
- (3) The architectural designs of all buildings shall provide a variety of rooflines and treatments, when viewed from public streets, the passenger rail line and public open space. Buildings shall not have the appearance of a single monolithic structure. Instead, large buildings shall have the appearance of connected smaller buildings. Building walls shall not have unbroken single appearance for more than 50 feet on the average in horizontal length. Instead, variations in materials, colors, textures, overhangs, building recesses of at least 20 feet, display windows and/or entrance ways shall be used to provide visual interest.

- (4) The architectural design of a building's vertical height shall be broken with variations in materials, colors, textures, setbacks, fenestration and architectural detailing. All buildings within a development project shall have a unified or complementary architectural character. Developments shall create focal points with respect to avenues of approach, or other buildings, and relate open space between all existing and proposed buildings.
- (5) Screening of certain features.
- (a) Rooftop equipment or features. Rooftop HVAC systems, elevator equipment, or any other mechanical or utilitarian protuberances shall be screened from view from adjacent buildings and from ground level using similar building materials and in a manner that is consistent with the architectural design of the building.
 - (b) Loading docks. Loading docks shall be incorporated into the overall site design. These areas shall be located and screened so that the visual and acoustic impact of these functions are fully contained and out of view of adjacent properties and public streets.
 - (c) Refuse collection facilities. Refuse collection areas shall be located with buildings wherever feasible; however, where indoor refuse collection and storage is not feasible, the refuse collection area shall be located to the rear of the building. All exterior refuse collection areas shall be screened from neighboring properties, public and private streets, parking areas, and public gathering spaces through a combination of low walls, fencing, or hedges.
- (6) Applicants are encouraged to use color schemes that contribute to the overall character of the Borough. However, companies will not be required to abandon their legally protected trademarks, logos, color schemes and trim colors provided they are appropriately integrated into an aesthetically pleasing overall design.
- (7) A coordinated design scheme shall be presented that will promote attractive sign designs among tenants. A detailed design shall be presented for freestanding signs for the development during the subdivision/land development process
0. Demolition of Existing Structures. Demolition of existing structures shall require a demolition permit from the Borough. Proposed demolition of existing structures in the RO District must be included in all conceptual sketch plan submittals.

5.27-2706. Miscellaneous

- A. To the extent of any inconsistency between this ordinance and any earlier-adopted ordinance, the inconsistent language in the earlier ordinance is repealed to the extent of such inconsistency.
- B. In the event that a court of competent jurisdiction invalidates any portion of this ordinance, then to the extent possible, the invalid portion shall be severed from the remainder, which shall remain in full force and effect.
- C. This ordinance is effective on the earliest effective date recognized by section 3301.3(b) of the Pennsylvania Borough Code.

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AMBLER BOROUGH, MONTGOMERY COUNTY, PA
ORDINANCE NO. 1140

AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING CHAPTER 27, PART 27 OF THE BOROUGH CODIFIED ORDINANCES, "REDEVELOPMENT OVERLAY DISTRICT" BY REPLACING THE EXISTING LANGUAGE WITH NEW LANGUAGE THAT INCLUDES CHANGES TO PERMITTED USES, ARCHITECTURAL STANDARDS, DIMENSIONAL STANDARDS, PARKING REQUIREMENTS, SIDEWALKS AND STREETScape REQUIREMENTS, AND IMPOSES AN ACTIVE STOREFRONT REQUIREMENT; INCLUDING SEVERANCE AND REPEALER CLAUSES AND AN EFFECTIVE DATE

Ambler Borough Council, having received important and worthwhile input from the Montgomery County Planning Commission and SEPTA, owner of a significant parcel within the RO Overlay zoning district, and wishing to keep the overlay district vibrant and useful for the parcels that meet its criteria, hereby amend Chapter 27 of the Borough zoning ordinance, Part 27, Redevelopment Overlay, as follow. The existing language at Chapter 27, Part 27 Is deleted in its entirety and is replaced with the following language:

§27-2701. Statement of Intent.

It is the intent of this District to:

- A. Encourage new development and uses that can stimulate economic revitalization.
- B. Reestablish the rail corridor as a primary location for employment opportunities within the Borough.
- C. Provide for expanded uses and flexible standards, recognizing the uniqueness of the corridor area, and the need for affordable housing in the community.
- D. Provide for additional review procedures at the initial stage of conceptual development to ensure the proposal meets the intent and purpose of the RO district.
- E. Preserve the historical character of the structures in the rail corridor and their relationship to the rest of the Borough.
- F. Promote a sense of connectivity and cohesion between a development/redevelopment project and the Butler Avenue downtown corridor through the continuation of a streetscaping treatment and adherence to architectural design principles that promote the seamless integration of development/redevelopment with the established character of the corridor.
- G. Encourage the use of the passenger rail line to minimize vehicular traffic within the corridor.
- H. Ensure that pedestrian connections to the Borough Commercial District, public transportation, naturalized trails and open space areas are included in all development plans.

I. Ensure consistency and integration of site improvements, access and parking, landscape and lighting, complimentary land uses and architectural treatments to result in a redevelopment area meeting the intent of this District.

J. Encourage preservation and reuse of existing structures where they may have historical significance in the Borough's past as an industrial center for the region.

§27-2702. Definitions.

The following words and terms, when used in this Part, shall have the following meanings, unless the context clearly indicates otherwise, and shall supersede any other definition within this Chapter in regards to this subject:

BUILDING FRONTAGE - The length of a building facade measured in a single straight parallel line with the abutting street(s).

BUILDING STEPBACK -- A setback or horizontal offset in the facade of the building above the lower levels.

FACADE ARTICULATION - The visible expression of architectural or landscape elements through form, structure, or materials that break up the scale of buildings and spaces to achieve human scale.

CHILD DAY CARE CENTER — a facility in which care is provided for seven or more children at any one time in a facility not located in a family residence.

COMMUNICATIONS DEVICE — a tower or satellite antenna facility, roof mounted, that includes, but is not limited to, radio and television communication, microwave communication, telephone communication and similar wireless communication devices. This term shall not include radio transmission facilities for use by ham radio operators or two-way local radio facilities. The device must be associated with and supportive of a principal use contained within the building on which the device is located.

FACADE — the principal vertical surface of a building, which is set along a frontage line.

GROSS TRACT AREA — the total measurement of a land area prior to any deductions.

MULTI-USE FACILITY — a building or group of buildings, which houses more than one principal use that are owned and operated independently of each other or as an accessory use to a principal use.

PARKING GARAGE/STRUCTURE — a building designed and used for the storage of automotive vehicles operated as either a business enterprise with a service charge or fee, or in conjunction with a primary use for the parking of privately owned vehicles.

PUBLIC AMENITY — a feature that increases the attractiveness or value of a project, specifically central plazas, parkland, courtyards and public parking. The features should be designed so as to be complimentary to the physical and visual character of the Borough. Features should incorporate appropriate scale, design, materials and lighting.

RESTAURANT, WITH BUSINESS MEETING PLACE — an establishment that serves food and beverages primarily to persons seated within the building and which specializes in business meeting space, with centralized meeting table and group communications and audio/visual facilities to support business meeting functions. Additionally, the establishment may provide additional table dining facilities within the building. These establishments may also provide outdoor dining table facilities immediately adjacent to the building containing the proposed restaurant.

STREETSCAPE -- The area that is between the buildings on either side of a street, including the public or private street right-of-way, which defines its character. The elements of a streetscape include building frontage/facade, landscaping, sidewalks, street paving, street furniture, signage, architectural elements such as awnings, and street lighting.

TRANSIT-ORIENTED DEVELOPMENT EFFECTIVE TRACT AREA-The aggregate Net Lot Area of the parcels involved in a Transit-Oriented Development including any land subdivided off an adjoining parcel and merged in ownership with the proposed Transit-Oriented Development or land immediately adjacent to the Transit-Oriented Development Parcel on which the Transit-Oriented Development Applicant benefits from a recorded, perpetual, irrevocable easement of use and access as permitted by the borough.

TRANSPORTATION IMPACT STUDY (TIS)— an assessment of present and future transportation system conditions, conducted in accordance with §27-2705.C., Transportation Impact Study.

VERGE - a strip separating a sidewalk from the curb consisting of grass, landscaping, street furniture, or decorative paving.

§27-2703. Use Regulations.

Where the Redevelopment Overlay zone has been imposed, the land use regulations and development standards of the underlying zones shall remain in full force except as expressly set forth in this Chapter to the contrary. Additionally, the Redevelopment Overlay District provides for the following additional uses, which are permitted either by right or by condition use in the specified underlying zones:

A. Parking Garage/Structure. Permitted by right in all of the underlying zones within the Redevelopment Overlay District. Multi-level parking garage may be constructed as a principal use or in combination with other permitted uses on any lot of a size and configuration, which shall meet the standards in this Section provided, however, that when a parking garage is constructed as part of a TOD Transit-Oriented Development, the dimensional standards set forth at Section 27-2703.E(4)(b) shall apply to the parking garage.

(1) Dimensional Regulations.

- (a) Height Maximum four garage levels above ground. Below ground levels may be approved with adequate safety and security provisions.
- (b) Parking Spaces. Nine feet by 18 feet.
- (c) Drives. One-way - 20 feet; two-way - 22 feet.
- (d) Setbacks. Joint use with other permitted uses in separate structure, 10 feet.
 - 1) Principal Use. Property lines -10 feet.
 - 2) Principal Use. Street right-of-way -15 feet.

(2) Development Standards,

- (a) Multi-level parking garages may be developed as a shared parking and/or multi-use facility with documentation of shared use agreement. Such structures are permitted attached to another structure containing one or more allowed principal uses when said uses utilize the parking garage to meet the parking requirements of the use(s).
- (b) Multi-level parking garages may be permitted in combination with other permitted uses.
- (c) Parking garages that front on either Main Street or Butler Avenue shall be required to have active nonresidential uses at a minimum depth of 40 feet throughout the building frontage on the ground floor. Entrances to ground level nonresidential uses shall be located on the front facade.
- (d) Garages shall include adequate lighting on all levels, but shall limit light spill to adjacent properties and uses. Protection and shielding of adjacent residential uses shall be a priority.
- (e) Garage structures shall be landscaped, including buffers, as required for all uses in the RO District. Emphasis shall be placed on larger evergreen and deciduous trees to soften and buffer the upper levels of multi-level garage structures.

B. Child Day Care Center. Permitted by conditional use in the underlying OC Office Campus District.

- (1) Dimensional Regulations. The dimensional standards of Part 16 apply, except if otherwise noted in this Section or herein.
 - (a) Location. Child day care centers shall only be located within a multi-use building complex. The center does not have to be operated as an accessory use but may be operated independently of any other use in the building as a principal use.

(2) Conditional Use Standards.

- (a) General Standards. The provisions of this Section pertain to day care service for children by care givers in child day care centers, subject to Pennsylvania Code, Title 55, Public Welfare Chapter 3270, Child Day Care Centers (9/16/2000). Day care service for children shall include out-of-home child day care service for part of a 24 hours day for children under 16 years of age by care givers, excluding care given by relatives.
 - 1) Registration and Licensing. Child Day Care Centers as defined in this Section, must hold an approved and currently valid Department of Public Welfare (DPW) license. In addition, all child day care centers must comply with all current DPW regulations, including those standards governing adequate indoor space, accessible outdoor play space and any applicable State or local building and fire safety codes.
 - 2) Inspection. The operator of a child day care center will allow appropriate representatives of the Borough to enter the property at reasonable times to inspect such use for compliance with the requirements of this Section and all other applicable Borough and State ordinances.

- 3) General Safety. Operators of child day care centers shall comply with the provisions of the Pennsylvania Code, Title 55, Public Welfare, Chapter 3270, Child Day Care Centers as it pertains to the health and safety of the children attending the center.
 - 4) Hours of Outside Play. Outside play shall be limited to the hours between 8:00 a.m. and sunset, as defined by the National Weather Service.
 - 5) Outdoor Play Area. An outdoor play area, are required by DPW regulations, shall be provided for any proposed child day care center.
 - i) Onsite Outdoor Play Area. An onsite outdoor structured play area or areas of high outdoor activity shall be located in yard areas that provide adequate separation, safety and protection from adjoining uses properties and roadways. Whenever possible, the onsite outdoor play area shall not be located adjacent to a public street or private drive or accessway. The outdoor play area should be located immediately adjacent to the child day care center.
 - ii) Offsite Outdoor Play Area. In accordance with DPW standards, a child day care center may utilize offsite play areas in lieu of or as a supplement to an onsite play area. These standards permit the use of offsite play area, which are located within 1/2 mile distance of the facility, measured from the property line of the facility. When the use of an offsite play area is proposed, the applicant shall inform the Borough about the means of transportation that will be used to access the offsite play area. For reasons of safety, when children will be walked to an offsite play area, the route to the offsite play area shall not involve the crossing of arterial or major collector streets. Pedestrian access on sidewalks or improved walkways shall be required.
 - 6) Transportation Impact Study. For any proposed child day care center, a Transportation Impact Study shall be required in accordance with §27- 2705.C.
- (b) Development Standards. The following standards shall apply to all proposed day care centers;
- 1) Onsite Parking for Employees and Clients. A minimum of one onsite parking space for every five children shall be provided, plus an additional one space per employee.
 - 2) Drop-Off Area Location and Design. Whenever possible, the drop-off area shall be located immediately adjacent to the facility. The drop-off area should be designed in such a way that pedestrians do not cross vehicular traffic lanes in any parking area or driveway. The drop-off area may be designed either as a part of the onsite parking area or the required drop-off spaces may be designed as a part of the driveway providing direct access to the day care facility. No parking is permitted

in the drop-off area and the drop-off areas shall not interfere with other traffic patterns. When the drop-off area is incorporated into a driveway, the drop-off spaces shall be located within a vehicle turnout area 12 feet in width exclusive of the driveway through traffic land(s). The dropoff area shall be covered, the covering of which shall not be subject to setbacks.

3) Landscaping. Landscaping shall be provided in compliance with applicable Sections of the Borough's landscape planting requirements in order to create a vegetative buffer from adjacent uses, as well as to create an aesthetically pleasing environment.

i) Buffer standards for lots on which a proposed day care center is located:

a) Vegetative Buffers. A vegetative screen buffer may be required when deemed necessary by the Borough Council to meet the intent and goals of this Part. Criteria to be considered will include, but not be limited to, the nature and type of adjacent uses, lot size of the subject property, as well as the adjacent properties and the distance to adjacent buildings. The following standards shall apply to buffers when required by the Borough:

b) Buffers shall contain combinations of evergreen and deciduous vegetation. The planted buffer shall be a minimum of six feet in width and six feet in height at the time of installation. Earthen berms may be provided in combination with vegetative material. Earthen berms shall not exceed four feet in height nor exceed a maximum slope of 3:1.

c) . Continued maintenance of vegetative buffers is required and shall be the responsibility of the operator of the facility.

d) Opaque fences or walls used to meet the following requirement for fencing of outdoor play areas may be used in place of part of the required vegetative buffer material at the approval of the Borough Council.

ii) Landscaping in Outdoor Activity Areas. Existing or proposed planting material shall be suitable in and around areas used by children. No thorny, poisonous or other hazardous plants shall ' be allowed in areas used by children. In open areas, emphasis shall be given to providing shade to selected sections of the outdoor activity areas.

4) Fencing of Outdoor Play Area. In order to physically contain the activity of children in the outside play area, a minimum of four feet high fence shall be erected along the perimeter of the outside play area. When applicable, the fence may be located along property lines, but will not be exclusive of the required vegetative buffers. Natural barriers such as hedgerows, dense vegetation, etc., may be substituted for fencing if it can be demonstrated that such barriers can effectively contain the activity of the children.

5) Play Equipment Setback. Play equipment in designated onsite play areas shall be located at least 10 feet from an abutting property line.

6) Entrance/Exit Accessibility. When located in a multi-use building complex, day care center entrances/exits shall provide direct access to the child day care center. Waking through other significant portions of the building is not permitted.

7) Soundproofing. When co-located in any building employing noisy operations, the Borough Council may require sound-proofing of the child day care center to protect the children.

C. Restaurant With Business Meeting Space. Permitted by conditional use in the underlying OC Office Campus District and RSC Retail and Service Commercial District.

(1) Dimensional Requirements. The dimensional standards of Part 16 apply, except if otherwise stated.

(2) Conditional Use Standards.

(a) For the consumption of food and beverages without drive-in service. Service shall be limited to table and/or sit-down counter facilities only.

(b) Restaurants may be developed as stand-alone uses or as part of a multiuse building.

(c) Restaurants shall have space, exclusive of any main dining areas, which can be used for the sole purpose of business meeting space. The space shall have a minimum capacity of 10 people and a maximum capacity of 30 people.

(d) The use shall have direct access onto a driveway or public street.

(e) Additional buffers:

1) Front Yard:

i) Minimum width, 15 feet.

ii) Minimum landscape details:

a) For each 30 feet of frontage on a public right of-way, one 3 1/2 inch caliper deciduous tree shall be planted.

b) Parking areas shall be screened from the street by a four foot high evergreen hedge.

2) Side and rear yard:

i) Minimum width, 15 feet.

ii) Minimum Landscape Details. An evergreen planting screen shall be used to provide an adequate visual barrier. The plant material used shall be a minimum height of four feet at the time

of planting and shall be planted in a staggered arrangement in order to provide an immediate effect.

(f) Outdoor Seating. A restaurant may provide outdoor seating, provided pedestrian circulation and building access is not impaired and the following standards are met:

- 1) Removable enclosures, such as planters, shall be used to define the area.
- 2) The outdoor area must be physically separated from public or parking areas by a railing, fence, deck, planting boxes or a combination thereof.
- 3) The outdoor area must not infringe on any public sidewalk, parking area or right-of-way
- 4) The outdoor area cannot infringe or encroach on the minimum number of required parking spaces or further reduce available parking.
- 5) Tables, chairs and related furniture must be removable and indoor storage provided for extended periods of nonuse (e.g., winter months).
- 6) Extended awnings, canopies or umbrellas may be used to provide cover and shade.
- 7) Additional trash receptacle shall be provided and maintained.
- 8) No additional signage beyond what is allowed for the use is permitted.

(g) Service. Areas for loading and unloading of delivery trucks and other vehicles and for the servicing of refuse collection, fuel and other services shall be provided and shall be adequate in size. A schedule for periodic disposal of solid waste material shall be required. All solid waste material shall be stored in covered containers. No solid waste shall be stored closer than within five feet of any property line. Provided, however, that no solid waste storage is to be closer than 30 feet to any outdoor principal use. Loading and refuse collection areas shall be shielded from the direct view of any adjacent property by walls, plantings or a combination thereof which measure a minimum of six feet in height. Such shielding shall be maintained at all times.

D. Communication Device. Permitted by conditional use in the underlying OC Office Campus District, C Commercial District, I Industrial District, and RSC Retail and Service Commercial District.

(1) Dimensional Regulations. The height of communications devices shall not exceed 10 feet in height above the actual building height of the building on which the communication devices are proposed. These devices must be screened from public view.

(2) Conditional Use Regulations.

- (a) Communication devices shall be limited to those associated with and supportive of a principal permitted use contained within the building. It shall be located with other rooftop utilities as specified in §2703 P.S,
- (b) Any applicant proposing communications devices to be mounted on a building or other structure shall submit evidence from a Pennsylvania registered professional engineer certifying that the proposed installation will not exceed the structural capacity of the building or other structure, considering wind and other loads associated with the communications devices location.

- (c) Any applicant proposing communications devices to be mounted on a building or other structure shall submit detailed construction and elevation drawings indicating how the communications devices are to be mounted on the structure.
- (d) Communications devices shall comply with all applicable standards established by the Federal Communications Commission (FCC).
- (e) Communications devices shall not cause radio frequency interference with other communications facilities located in the Borough or other radiodependent devices,
- (f) The owner or operator of communications devices shall be licensed, if applicable, by the Federal Communications Commission (FCC) to operate these communications devices.

E. TOD Transit-Oriented Development.

(1) Intent. The intent of the Borough in permitting development pursuant to this section is as follows:

- (a) To provide for an intensity and type of land use that is compatible with and supportive of the use of public transportation;
- (b) To recognize that, by having land use patterns that encourage use of public transit opportunities, traffic in the community can be reduced and travel choices for residents can be expanded;
- (c) To encourage redevelopment of obsolete properties whose prior or present uses adversely impair the property or surrounding properties;
- (d) To provide for flexibility in lot sizes, setbacks, and other area and bulk requirements so that imaginative and innovative designs can be developed;
- (e) To provide a mix of residential and commercial land uses that are consistent in character and to promote mixed-use development that is consistent in character between its residential and nonresidential components;
- (f) To encourage the provision of an accessible pedestrian environment and to promote a pedestrian orientation of buildings and streets;
- (g) To encourage development that has open and recreational spaces as focal points;
- (h) To foster well-designed vibrant public and private gathering spaces that create a sense of place and encourage social interaction; and
- (i) To encourage the provision of additional amenities that benefit the public health, safety, and welfare, such as moderate-income housing, adequate open space, efficient roadways, safe bicycle and pedestrian connections, stormwater management, and green building practices,

(2) Definitions.

ARTISANAL MANUFACTURING - The on-site production, display, and sale of hand-fabricated or hand-manufactured parts and custom or craft consumer goods based on the skill and knowledge of the artisan and the use of hand tools or small-scale, light mechanical equipment. This involves activities such as small bakeries, candy or soap making, coffee roasters, breweries, distilleries, or the custom production of artisan products such as apparel, cabinetry, glass working, jewelry making, metal working, pottery, sculpture, wood working, and leather working

BUILD-TO LINE - A line established within a given lot, which is a certain distance from the curb line, along which the building shall be built

FRONTAGE OCCUPATION - The percentage of the street frontage that is occupied by a building.

GREEN ROOF - An engineered, multilayered roofing system sustaining the growth of plants on a rooftop while protecting the integrity of the underlying structure. The components of a green roof generally consist of, but may not be limited to, a waterproofing membrane, root barrier, drainage layer, retention layer, filter fabric, growing medium, and plants.

LEED - Leadership in Energy and Environmental Design, a certification system maintained by the U.S. Green Building Council, Inc. (GBCI). To achieve LEED certification, a project earns points by adhering to prerequisites and credits that address carbon, energy, water, waste, transportation, materials, health and indoor environmental quality. Projects go through a verification and review process by GBCI and are awarded points that correspond to a level of LEED certification: Certified (40-49 points). Silver (50-59 points), Gold (60-79 points) and Platinum (80+ points).

MULTIFAMILY RESIDENTIAL DEVELOPMENT- A residential building containing at least three permanent dwelling units in a variety of combinations, including side-by-side, over and under, or back-to-back with another dwelling unit.

(3) **TRANSIT-ORIENTED DEVELOPMENT (TOD)** — Dense residential and commercial development near transit that is meant to increase the use of public transit and alternative modes of transportation. Transit-oriented development capitalizes on public transit access by transforming underutilized spaces into walkable and sustainable communities, with a mix of land uses, a vibrant public realm, and excellent connectivity to transit amenities. Use Regulations.

(a) **Conditional Use Approval Required.**

- 1) A TOD shall be permitted within the RO Redevelopment Overlay District when authorized as a conditional use by Borough Council.
- 2) In passing upon a conditional use application, Borough Council shall render a decision in accordance with the general conditional use criteria set forth in Part 4 of this Chapter, in addition to the specific criteria set forth in this Part.
- 3) In accordance with 5603(c)(2) of the Pennsylvania Municipalities Planning Code, the Borough may attach reasonable conditions and safeguards, in addition to those expressly set forth in the Borough ordinances, as it may deem necessary to implement the purposes of the Municipalities Planning Code and the Borough ordinances.

(b) **Residential Use Required.** A TOD shall provide a residential use in the form of multifamily residential development. The following standards shall apply:

- 1) Any building with a frontage on Butler Avenue or Main Street may only establish a residential use behind or above the required nonresidential component, in accordance with § 27-2703.E.3.(c)1 .
- 2) Any building or portion thereof that does not have a frontage on Butler Avenue or Main Street may include a residential use on the ground floor, provided that such complies with § 27-2703.E.3.(c)1. and provided that architectural elements that provide visual interest are provided along any façade abutting a public right-of-way. Examples of architectural treatments to comply with this requirement include: front stoops, porches, awnings, balconies, recessed entranceways, courtyards, trellises with plantings, or other similar architectural features.
- 3) The maximum residential density throughout a TOD shall be 50 dwelling units per acre of Transit-Oriented Development Effective Tract Area, as defined in this Chapter. See §2704, Development Bonus, for optional residential density bonus provisions, however, that in no case shall the residential density throughout a TOD be greater than 75 dwelling units per acre of the Transit-Oriented Development Effective Tract Area, as defined in this Chapter.
- 4) Minimum dwelling unit size: each dwelling unit shall have a minimum of 600 square feet, plus an additional 100 square feet per additional bedroom.

(c) **Nonresidential Use.**

- 1) Any building with a frontage on Butler Avenue or Main Street shall provide a ground floor nonresidential use, which shall occupy a minimum depth of 40 feet throughout the building's frontage on Butler Avenue and Main Street. Nothing herein shall be construed to limit the location of nonresidential use in upper stories of a mixed-use building.
- 2) Permitted nonresidential use may be any of the following uses or a combination thereof:
 - a) Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
 - b) Business or professional office or studio, bank or other financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation.
 - c) Restaurant, bar, tearoom, retail baker, confectionery or ice cream shops or places serving food or beverages, including:
 - a. outdoor dining; and
 - b. pedestrian takeout window.
 - d) Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or other similar service.
 - e) Indoor recreation or cultural facility, such as a bowling alley, theater, fitness center, or dance studio.
 - f) Hotel or motel.
 - g) Business services establishments, including copy centers, retail printing and duplication services, computer rental and copying centers, mailbox rental and shipping, cartage, express, and parcel delivery services.
 - h) Artisanal manufacturing.
- (d) Accessory Uses. Accessory uses that are subordinate to and used for purposes customarily incidental to those uses provided within the TOD shall be permissible.
- (e) Parking Lot, in accordance with §27-2804, and/or Parking Garage/Structure, in accordance with §27-2703.A, may be constructed as part of a TOD when in compliance with the following:
 - 1) Provision of a parking garage/structure internal to a building shall only be permissible when in compliance with § 27-2703.E.3.(c)1..
 - (f) 2) Provision of a parking garage/structure internal to a building shall be permissible only in the event the façade located between the internal parking area and the public right-of-way is consistent with the overall building aesthetic. Such design may be achieved by mimicking a traditional storefront design or through the use of interchangeable public art displays that engage with pedestrians.
- Prohibited Uses. The following uses, as well as any use not specifically permitted, are specifically prohibited within a TOD Development:
 - 1) Drive-through windows or facilities;
 - 2) Automobile or other vehicle sale, service, or repair establishments;
 - 3) Gasoline service station;
 - 4) Self-service storage facilities; and
 - 5) Sexually oriented businesses (see §27-411)
 - 6) Any use prohibited in the Industrial District (see §27-1502.3.)
- (4) Conditional Use Standards. The following conditional use standards are in addition to the general conditional use criteria set forth in Part 4 of this Chapter:
 - (a) General:
 - 1) A tract proposed for TOD must be zoned "OC," "RSC," or "I," and must be located within 800 feet of an active or proposed commuter rail station. The 800-foot requirement (for proximity to a commuter rail station) shall be measured from the nearest property line of the TOD to the nearest edge of the passenger platform of the commuter rail station.
 - 2) Water and sewer. All Transit-Oriented Developments shall be serviced by public water and public sewer.
 - 3) The lot to be developed shall be in one ownership or shall be the subject of an application filed jointly by the owners of each lot under consideration.

- 4) A Transit-Oriented Development shall be designed to be compatible in use with the existing Borough development; and in its residential and nonresidential components in terms of architecture, building materials, massing and scale.
- 5) TOD applications shall be considered with recognition for the need to have a mix of uses in the vicinity of the rail station and Borough Council may decline such an application if, after proper consideration of the proposal, it is determined that such use, when considered cumulatively with other uses in the area of the rail station, would cause a particular use to be disproportionately represented in the train station area.

(b) Dimensional Standards.

- 1) Minimum lot area: 3 acres
- 2) Minimum lot width: 300 feet. Notwithstanding provisions to the contrary, in the case of corner lots, the lot width shall be met along one of the street frontages.
- 3) Minimum frontage occupation for buildings with street frontage on Butler Avenue or Main Street: 90%
 - a) The following elements shall be excluded from the frontage occupation calculation: gathering spaces, width of the minimum side setbacks, and one vehicular driveway per street frontage.
- 4) Maximum impervious coverage: 80%. The impervious coverage may be increased up to a maximum of 85% only in the event that any increase over 80% shall require mitigation by providing a green roof at a 2:1 ratio of green roof square footage to impervious coverage square footage.
- 5) Build-To Line: 15 feet
 - a) The build-to line may be increased by up to 15 feet, for a maximum build-to line of 30 feet, for all or part of the building frontage length, provided the additional setback area is used for additional sidewalk width, streetscaping, outdoor dining areas, or additional landscaping between the building and the sidewalk.
 - b) Permitted encroachments.
 - i) The following architectural features may extend up to three (3) feet beyond the build-to line: awnings or overhangs, bay or oriel windows, upper floor balconies, loggias, pergolas, and similar architectural elements.
 - ii) A gathering space, pursuant to §27-2703.E.(4)(f), may extend the full depth of a lot, provided that it does not occupy more than 25% of the property's street frontage.
- 6) Minimum Side Yard Setback: 10 feet
- 7) Minimum Rear Yard Setback: 20 feet
 - a) Rear yards adjacent to a railroad right-of-way may be reduced by 50% to a minimum setback of 10 feet.
- 8) Maximum building height:
 - a) For developments with underlying "RSC" or "I" zoning designation, the maximum height of any building shall be 65'.
 - b) For developments with underlying "OC" zoning designation, the following provisions shall apply:
 - (i) The average height of a building shall not exceed 65' and the maximum height of any portion of any building shall not exceed 80'. However, in cases where the building height exceeds 65' on portions of a building, the height of the building shall vary and have an average height of 65' measured from its lowest point to its highest; and
 - (ii) At a distance 400' or greater from the railroad right-of-way, the maximum height of a building or portion thereof shall not exceed 35'.
 - c) Building setback required. The facade of any building exceeding three (3) stories or 35 feet shall be setback an additional 12 feet along street frontages. The required building setback may be reduced to a minimum of eight feet if the front build-to line is equal to or greater than 20 feet, as provided for in subsection §27-2704.E.(4)(b)5) above.
- 9) Minimum Building Spacing:
 - a) Corner to corner: 30 feet
 - b) Face to face: 40 feet

(c) Building Design Standards.

- 1) Overall design.
 - a) All buildings within a single TOD project shall have a unified or complementary architectural character. Developments shall create focal points with respect to avenues of approach, or other buildings, and relate open space between all existing and proposed buildings.

- b) Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Walls or portions of walls where windows are not provided shall have architectural treatments that are similar to the front facade, including materials, colors, and details.
 - c) When flat roofs are proposed, a parapet wall or projecting cornice shall be included on the front facade(s).
 - d) Convenient pedestrian connections shall be provided from all building entrances to parking areas, open space and recreational areas, and to the transit station intended to be served by the TOD.
- 2) Building materials.
- a) All facades of new buildings visible from a public or private street, parking area, or public gathering space shall consist of quality building materials, such as brick, stone, concrete, and glass, to create visual interest and enhance the quality of the development.
 - b) The following building materials are prohibited: exterior insulation and finishing systems (EIFS); aluminum or vinyl siding or shutters; white, tan, or painted brick; concrete block; T-III or other similar plywood siding.
- 3) Building orientation and entrances.
- a) Front facades of buildings shall be oriented toward Main Street or Butler Avenue, whichever immediately abuts the property frontage. Such entrances shall be usable and well-defined through the use of architectural features (e.g., utilizing porticos, pediments, colonnades, canopies, or overhangs).
 - b) Each facade of a building with frontage along a public or private street, parking area, or public gathering space shall feature at least one clearly-defined and highly-visible pedestrian entrance with a direct sidewalk connection to the abutting street. A building with multiple street frontages may locate a pedestrian entrance on the corner of the building where the two streets intersect to fulfill this requirement.
 - c) Storefront entrance doors shall be recessed a sufficient distance to allow doors to swing out without conflicting with pedestrian flow on the sidewalk.
- 4) Windows.
- a) The nonresidential component of a ground floor of any building along Butler Avenue and Main Street shall have a minimum transparent window area of 60%, with windows providing views of display areas or the inside of the building. Window areas shall be between 12 inches and eight feet off the ground.

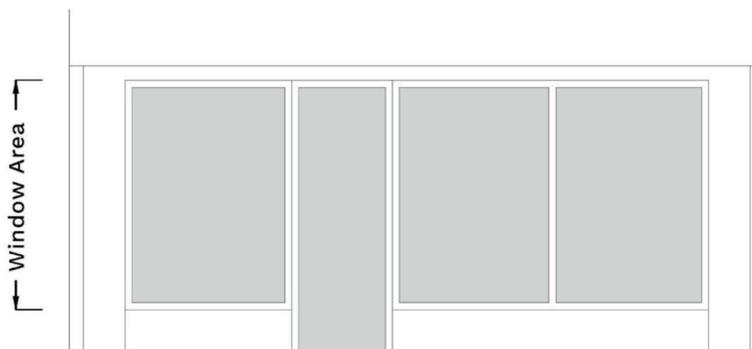


Figure 27-2703.C.1

b) For corner buildings with multiple frontages, the ground floor window transparency requirement pursuant to subsection a), above, shall wrap on to the ground floor of secondary frontages for a minimum distance equal to at least 40 feet along the secondary frontage, as measured from the corner of the primary and secondary frontages.

c) The upper floors of any building along a primary street shall have a minimum clear window area of 35%.

d) Smoked, reflective, or black glass in windows is prohibited.

5) Building Facade Elements. All buildings shall include a variety of architectural design elements to provide visual interest and to mitigate the apparent scale and mass of large buildings and facades. Any building facade along a public or private street, parking area, or public gathering space that is greater than 50 feet long shall be articulated with facade breaks of a minimum depth of three (3) feet for every 50 feet of building facade length. In addition to breaks in the facade, other architectural elements that provide facade articulation shall be utilized no less than every 50 feet on average:

- i) Masonry;
- ii) Concrete or Masonry plinth at the base of walls;
- iii) Belt courses of a different texture or color;
- iv) Projecting or decorative cornices;
- v) Quoins;
- vi) Decorative tile work;
- vii) Trellis containing planting;
- viii) Medallions;
- ix) Bay windows;
- x) Oriel windows;
- xi) Vertical articulation;
- xii) Stylized lighting fixtures;
- xiii) Porticos;
- xiv) Balconies;
- xv) Recessed entryways; and/or
- xvi) Building extensions.

(d) Street Furnishings Standards.

1) Location. Street furniture shall be located adjacent to the building facade, unless on-street parking is present, in which case street furniture may be located along the curb. Such amenities shall be maintained in perpetuity by the property owner.

2) Street Furnishings Required. At minimum, two (2) benches, one (1) bicycle rack, one (1) trash receptacle, and one (1) recycling receptacle shall be provided for every 300 feet of public street frontage. This requirement shall be exclusive of the requirements set forth in §2703-E(4)(d)3) below.

3) Additional Furnishings Required. In order to allow for flexibility and promote creative streetscaping design, the following options shall be provided based upon the scale of development described herein.

a) Building additions and new developments of 2,500 to 4,999 Gross Floor Area shall provide no less than four (4) points from either §2703-E(4)(d)4)a) or b) as set forth below. New Developments of 5,000 to 14,999 Gross Floor Area shall provide no less than one item from §2703-E(4)(d)4)a) and b), as set forth below, and shall provide no less than a cumulative total of eight (8) points.

b) New Developments of 15,000 Gross Floor Area and over, as well as any new building exceeding three (3) stories in height shall provide no less than one item from §2703-E(4)(d)4)a) and b), as set forth below, and shall provide no less than a cumulative total of twelve (12) points.

4) Street furnishing options and points. In order to allow for a flexible and adaptable streetscape design, the following options shall be allowable to fulfill the minimum requirements set forth in §2703-E(4)(d)3), above. Category A contains planting and greening elements. Category B includes street furnishings, amenities, and decorations.

a) Category A: planting and greening options.

- i) Hanging basket, one (1) point.
- ii) Window box, two (2) points,
- iii) In-ground planting area, two (2) points.
- iv) Street planter, two (2) points
- v) Roof garden or green roof, three (3) points.
- vi) Green wall, three (3) points.

b. Category B: street furnishings, amenities, and decorations.

- i) Bench, two (2) points.
- ii) Bicycle rack, two (2) points.
- iii) Trash and recycling receptacles (one of each), two (2) points.
- iv) Public art, such as a mural or sculpture, three (3) points.
- v) Public drinking fountain, three (3) points.
- vi) Public restroom, three (3) points.
- vii) Display fountain, three (3) points.
- viii) Clock tower, three (3) points.

(e) Parking Requirements.

1) Compliance with §27-2101, General Provisions, §27-2105, Handicapped Parking, and §27-2106, Off-Street Loading, shall be complied with; however, all other sections of Part 21 (§§27-2102, -2103, and -2104) shall be superseded by the regulations of this section.

2) Parking requirements by land use. Due to the anticipated use of transit by

residents and tenants of a TOD, a reduced parking requirement is appropriate. The minimum parking requirements based on land use are shown in Table 2703.1 below:

Land Use	Minimum Parking Requirement
Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.	One (1) parking space per 200 SF GFA on the first floor + one (1) parking space per 400 SF GFA on upper floors
Business or professional office or studio, bank or other financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation	One (1) parking space per 300 SF GFA
Restaurant, bar, tearoom, retail baker, confectionery or ice cream shops or places serving food or beverages.	One (1) parking space per 200 SF GFA
Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or other similar service.	One (1) parking space per 300 SF GFA
Indoor recreation or cultural facility, such as a bowling alley, theater, fitness center, or dance studio.	One (1) parking space per 300 SF GFA
Hotel or motel.	One (1) parking space per guest room + One (1) parking space per 800 SF of public meeting space
Business services establishments, including copy centers, retail printing and duplication services, computer rental and copying centers, mailbox rental and shipping, cartage, express, and parcel delivery services.	1/300 SF GFA
Artisanal manufacturing	One (1) parking space per 200 SF GFA on the first floor + one (1) parking space per 400 SF GFA on upper floors
Studio or One Bedroom Dwelling Unit	One parking space per dwelling unit
Two or More Bedroom Dwelling Unit	1.5 parking spaces per dwelling unit

Table 2703.1

- 3) Shared parking facilities. The off-street parking required for a mixed- use development may be provided in combined parking facilities, provided that the following standards are met:
- a) The shared parking area(s) shall either be under common ownership or controlled by an access and parking easement agreement approved by the borough and recorded for each property affected by the shared parking.
 - b) The minimum number of parking spaces required shall be calculated according to the following formula:
 - l) Multiply the minimum parking requirement for each individual use (as set forth in Table 2703.1, above, for each use) by the appropriate percentage (as set forth in Table 2703.2, below) for each of the six designated time periods and then add the resulting sums from each vertical column. The column total

having the highest total value is the minimum shared parking space requirement for that combination of land uses.

- ii) Calculate the minimum amount of parking required for each land use as if it were a separate use.
- iii) To determine peak parking requirements, multiply the minimum parking required for each proposed land use by the corresponding percentage in the table below for each of the six time periods.
- iv) Calculate the column total for each of the six time periods.
- v) The column (time period) with the highest value shall be the minimum shared parking requirement.

Category of Use*	Monday to Friday			Saturday & Sunday		
	Sam – Bpm	6pm -12am	12am -Sam	Sam - 6pm	6pm -12am	12am -Sam
Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.	70%	90%	5%	100%	70%	5%
Business or professional office or studio, bank or other financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation.	100%	10%	5%	10%	5%	5%
Restaurant, bar, tearoom, retail baker, confectionery or ice cream shops or places serving food or beverages.	60%	100%	10%	60%	100%	20%
Personal service shop, including tailor, barber, beauty salon, shoe repair,	70%	90%	5%	100%	70%	5%

dressmaking or other similar service.						
Indoor recreation or cultural facility, such as a bowling alley, theater, fitness center, or dance studio.	40%	100%	10%	80%	100%	50%
Hotel/Motel	75%	100%	100%	75%	100%	100%
Business services establishments, including copy centers, retail printing and duplication services, computer rental and copying centers, mailbox rental and shipping, cartage, express, and parcel delivery services.	70%	90%	5%	100%	70%	5%
Artisanal manufacturing.	70%	90%	5%	100%	70%	5%
Residential use	60%	100%	100%	80%	100%	100%

*NOTE: the most appropriate category of use shall be selected based upon the proposed use. The category of use shall fall within one of the uses permitted

- 4) Parking Study. In order to ensure that the parking provided for a TOD is adequate to meet the anticipated demand, a Parking Generation Study prepared and submitted by the applicant. The following provisions shall be met:
- a) The Parking Generation Study shall be prepared by a qualified traffic engineer and/or transportation planner. All costs associated with the preparation of a Parking Generation Study shall be borne by the applicant. The study shall be conducted by a qualified transportation professional using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, and the ITE Parking Generation Manual, 6th Edition, as applicable.
 - b) The Borough Engineer shall be provided an opportunity to review the proposed ITE land use codes selected by the transportation professional.
 - c) The study shall address the following:
 - i) Size and type of uses or activities on site;
 - ii) Composition of tenancy on site;
 - iii) Rate of parking turnover;
 - iv) Anticipated peak traffic and parking load;
 - v) Local parking habits; and
 - vi) Availability of public transportation.

- d) The findings of the study shall be submitted for review by the Borough Engineer; however, the study shall be considered complete and accurate unless proven otherwise by substantial evidence. In the event that the Parking Generation Study reveals a parking demand that differs significantly from the parking requirements of this section, the following options are available to the applicant:
- i) If the anticipated parking demand exceeds the minimum parking requirement, the applicant shall be permitted the ability to provide up to the amount of parking spaces identified that exceed the minimum requirement.
 - ii) If the anticipated parking demand is lower than the minimum parking requirement, the applicant may have the reduced parking requirement authorized as a conditional use pursuant to §27-413, Conditional Uses.
- e) In lieu of a standalone parking generation study, the applicant may instead opt to include parking generation figures within the Transportation Impact Study required by §27-2705.C., Transportation Impact Study.
- (f) Gathering space. Any TOD lot that exceeds 150 feet in frontage along Main Street or Butler Avenue shall provide no less than 5% of the Transit-Oriented Development Effective Tract Area as a gathering space designed as a pedestrian plaza, courtyard, square, or pocket park. Furthermore, the following provisions shall be met:
- 1) The gathering space shall be integral to the development and designed as a focal point for the TOD.
 - 2) The gathering space shall be located at street level, and shall be located adjacent to the sidewalk.
 - 3) The gathering space shall be convenient and accessible by sidewalk or internal pedestrian path.
 - 4) No fence or wall shall be erected between the gathering space and the sidewalk.
 - 5) At minimum, two (2) benches, one (1) bicycle rack, one (1) trash receptacle, and one (1) recycling receptacle shall be provided for every 2,500 square feet of gathering space.
 - 6) A minimum of 30%, but no more than 70%, of the gathering space shall be permeable planting beds landscaped with a combination of trees, shrubs, perennials, grasses, and groundcovers that provide year-round visual interest and color.
 - 7) The gathering space shall provide shade by using one or more of the following elements: canopies, trellises, umbrellas, or similar elements.
 - 8) Up to 25% of the gathering space area may be used for natural features preservation or stormwater management, provided the stormwater management facilities are designed as a vegetated amenity, such as rain gardens.

9) Any paved surface within a gathering space shall be composed of high- quality, durable paving materials, such as unit pavers, paving stones, or concrete. The use of permeable paving is encouraged. A minimum of one (1) shade tree shall be provided per 250 square feet of paved surface within a public gathering space.

10) The public gathering space shall be entirely open to the air and no portion of a building, other than a balcony, shall project over the public gathering space.

11) No parking, loading, or vehicular access shall occur within a gathering space (excepting emergency vehicular access).

12) Any other landscaping feature specifically required by this chapter shall not be included in the calculation of this requirement.

13) An operations and maintenance plan, ensuring that all landscaping and manmade items are maintained in perpetuity and are replaced if they can no longer be feasibly maintained, shall be submitted to the borough for review and approval.

(g) Application for Approval.

1) TOD shall be permissible as a conditional use in the Redevelopment Overlay District only, and application shall be made for such approval in accordance with the provisions of this subsection.

2) Such applications shall be accompanied by a conditional use plan showing the relationship among the various components of the development. The conditional use shall be prepared at a scale appropriate to the size of the property and in sufficient detail to demonstrate that the plan complies with the requirements of this chapter. The conditional use plan shall be conceptual in nature and shall not be required to meet the provisions of a preliminary subdivision or land development plan. The applicant shall have the option, however, of submitting preliminary subdivision or land development plans concurrent with the conditional use application. The conditional use plan shall include the following elements:

i) An existing features plan shall be submitted which shall indicate the tract size, out bounds of the tract, topography, wetlands, woodlands, floodplains, recorded easements and rights-of-way and any other significant physical or man-made feature existing on the tract.

ii) A general land use plan, indicating the tract area and the general locations of the land uses included, shall be submitted. The total number and type of dwelling units and the amount of nonresidential square footage shall be provided. The residential density and the overall tract intensity (building and impervious coverage) shall be provided. The plan shall indicate the location of proposed uses within the development; the location and amount of common open

space, along with any proposed recreational facilities, such as but not limited to pedestrian pathways, community greens, community centers, etc.

iii) Conceptual architectural renderings, showing the general design, scale and materials of proposed buildings within the TOD.

iv) Photo simulations depicting the massing of the proposed building(s) from at least three locations near the development site shall be provided. The provided photo simulations shall reflect the location and envelope of any proposed building, but need not reflect the conceptual architectural renderings as provided for in the immediately preceding subsection.

v) A conceptual utility plan shall be included which shall indicate the proposed location of sanitary sewer and water lines, along with a narrative indicating the feasibility of such facilities. The plan shall also show the approximate areas needed for stormwater management.

vi) As required under Subsection 27-2703E(4)(k) above, a traffic study shall be submitted which analyzes the likely impacts of the proposed development and makes traffic improvement recommendations in accordance with standard traffic engineering procedures.

(h) Decision on conditional use request. In allowing a conditional use, Borough Council may attach reasonable conditions and safeguards as may be deemed necessary to implement the purposes of this chapter and ensure the protection of adjacent uses and streets from adverse impacts that may be determined from credible testimony.

§27-2704. Development Bonus.

When a Transit-Oriented Development provides for public benefits as defined herein, a residential density bonus of 15 additional dwelling units per acre (up to a total of 75 dwelling units per acre) shall be granted, by right, to the applicant in accordance with the provisions of this section:

- A. A development shall qualify for the bonus if one of the following options are provided.
- a. The development receives LEED Gold certification.
 - i. The applicant shall designate a project administrator that shall be the sole point-of-contact for the borough throughout the LEED certification process. The individual shall be qualified for the role, either being a LEED certified professional or a design professional having a proven track record of successfully navigating the LEED certification process. The contact information and qualifications of the assigned individual shall be provided to the borough at the time of application.
 - ii. The applicant shall provide a complete BD+C: New Construction and Major Renovation checklist to the Borough Engineer. The development shall qualify for gold certification and, as such, shall score a minimum of 60 points on the BD+C: New Construction and Major Renovation checklist, Version 4. Furthermore, the

applicant shall submit documentation that provides evidence that supports the checklist findings to the Borough Engineer.

iii. Proof of compliance required.

1. The applicant shall successfully submit for precertification from USGBC, or
2. The applicant shall undertake a "split review" whereby the design credits and prerequisites are reviewed and approved by USGBC in an initial phase of review, while the construction credits are reviewed in a second phase of review.
3. Any approvals and correspondence shall be submitted to the borough for review.

b. The development provides a direct pedestrian connection across the SEPTA railroad tracks, which directly connects the northbound and southbound train station platforms. Any such connection must provide for more direct and efficient movement between the two platforms than existing conditions, which necessitate walking up to and along Butler Avenue.

B. Alternatively, a development shall qualify for the bonus if three (3) of the following five (5) options are provided for as part of the TOD.

a. The development generates no less than 10% of their anticipated energy use through on-site renewable energy generation.

- i. The development shall generate at least 10% of their anticipated energy use through building-integrated solar energy generation and/or geothermal energy generation facilities.
- ii. The applicant shall provide specifications and other supporting documentation to the Borough Engineer for review.
- iii. The applicant shall submit an annual report to the borough that describes the energy generation and energy use of the development.

b. No less than 10% of all dwelling units are provided as income-restricted dwelling units.

- i. Price and income guidelines for income-restricted dwelling units shall meet the rent and income limits defined by the Pennsylvania Housing Finance Agency (PHFA) for agency financed properties for Montgomery County in a given year.
- ii. A mix of income limitations shall be provided for, ranging from 20% to 60% of the area median income. No more than 50% of income-restricted units shall allocated to any one income limitation (60%, 50%, 40%, 30%, or 20%).
- iii. The income-restricted dwelling units shall remain income-restricted in perpetuity with a covenant that runs with the land.
- iv. The applicant shall designate the property manager or another permanent staff member as the sole point-of-contact for the borough to contact for all matters related to income-restricted dwelling units. The contact information and qualifications of the assigned individual shall be provided to the borough at the time of application.
- v. The applicant shall submit an annual report to the borough that demonstrates the continued occupancy of the units by qualified individuals, as defined herein. Personal information of tenants may be redacted as necessary.

- c. The development provides free-use public parking spaces to support visitors of Ambler in an amount equal to at least 10% of their nonresidential parking requirement.
- i. Public parking areas shall be owned, operated, and maintained by the property owner.
 - ii. Public parking spaces may be one and the same as those allocated to a nonresidential parking requirement, provided that the parking spaces are available between the close of business on Friday through Sunday evening.
 - iii. Public parking shall be clearly delineated through pavement markings and/or signage.
 - iv. Public parking shall be located near the train station, commercial land uses, or public gathering spaces, where applicable.
 - v. Wayfinding signage between the public right-of-way and the public parking spaces shall be provided.
 - vi. Reasonable parking restrictions, such as metering and limiting overnight parking, shall be permissible provided that the borough is made aware of changes no less than seven (7) days in advance of enforcement. All enforcement shall be the sole responsibility of the property owner.
- d. The development provides an expanded gathering space. The development shall provide no less than 10% of TOD effective tract area as a contiguous public gathering space meeting the standards of §27-2703.E.(4)(f) and measuring at least 1,500 square feet in area.
- e. The development provides all required off-street parking within a parking structure(s) meeting the standards of §27-2703.A and §27-2703.E.(3)(e), and which is integrated/attached to the mixed-use TOD building.

§27-2705. General Regulations.

The following regulations apply to all development in the Redevelopment Overlay District:

A. Utilities. All buildings shall be served by a public sanitary sewage disposal system and public water supply or any available public utilities. All utility lines and services shall be placed underground.

B. Stormwater Facilities. Stormwater facilities and supporting calculations must be provided in accordance with the Ambler Borough Subdivision and Land Development Ordinance [Chapter 22], Recognizing the intent of the Borough to encourage redevelopment and reuse and the need to protect the health, safety and welfare of property owners, employees and residents, the Borough may apply some flexibility in addressing stormwater and related issues. Developers are encouraged to utilize innovative stormwater control techniques such as porous pavements. Applicants and or landowners may challenge the official floodplain delineation in accordance with the procedures required by the Federal Emergency Management Agency, Federal Insurance Administration.

C. Transportation Impact Study. A transportation impact study shall be completed for all development within the RO District in accordance with the provisions of this section, which shall supersede §22-310, Traffic Impact Study, of the Borough of Ambler Subdivision and Land Development Ordinance.

(1) Intent. A transportation impact study (TIS) is intended to enable Ambler Borough to assess the transportation impacts of a proposed development or redevelopment with the RO

Redevelopment Overlay. Specifically, its purpose is to:

- (a) Ensure a safe and efficient transportation network for all users, including drivers, pedestrians, bicyclists, and transit users.
- (b) Identify any transportation problems that may be created in the existing transportation system as a result of the proposed development.
- (c) Identify solutions to potential problems and to present mitigation improvements to be incorporated into the proposal or into the transportation systems within the study area.
- (d) Assist in the protection of air quality and the conservation of energy and to encourage the use of alternative transportation modes where available.
- (e) Ensure that TIS submissions to the Municipality are consistent with the PennDOT Publication 282, Appendix A, "Policies and Procedures for Transportation Impact Studies," (July 2017).

(2) Preparation of study. The transportation impact study shall be prepared by a qualified traffic engineer and/or transportation planner in accordance with PennDOT Publication 46, Traffic Engineering Manual. All costs associated with the preparation of a TIS shall be borne by the applicant. The procedures and standards for the transportation impact study are set forth below. The applicant may provide funds to the Borough to enable the Borough to hire a traffic engineer of its choice to conduct the study, if this procedure is deemed appropriate and approved by the Borough.

(3) Coordination. Coordination with PennDOT or county highway occupancy permit (HOP) managers shall occur as appropriate. A TIS prepared in accordance with the guidelines of PennDOT as part of an application for a state HOP should be submitted to the Borough in fulfillment of the requirement for a TIS by Ambler Borough.

(4) Vehicle Trip generation. The anticipated number of peak hour trips and trips per day shall be determined using the Institute of Transportation Engineers (ITE) "Trip Generation Manual," 11th Edition. The proposed use or development shall be identified using the appropriate ITE land use code. The appropriate ITE land use code shall be agreed upon by the applicant and the Borough.

(5) Municipal scoping meeting. A municipal scoping meeting may be required to ensure that the parameters used in the TIS accurately reflect municipal conditions and expectations. The applicant should confirm the need for a municipal scoping meeting prior to submission. The municipal scoping meeting will address the number and locations of proposed access points, project schedule and phasing, intersections to be included in the analysis, specific ITE trip generation land use codes, pass-by volumes, modal splits, any trip adjustments to be used, and other area developments and programmed roadway improvements to be included in the future conditions analysis as well as potential opportunities to implement transportation demand management (TDM) activities. Agreement on all scoping parameters shall be obtained prior to initiation of the TIS. The municipal scoping meeting may be held in conjunction with the PennDOT or county scoping meeting.

(6) If a municipal scoping meeting is not held, the applicant shall include in the study report, at minimum, the three intersections of a local street with Butler Avenue that are closest to the proposed development.

(7) General requirements and standards. A Transportation Impact Study shall contain the following information:

(a) General site description. The site description shall include the size, location, proposed land uses, construction staging and completion date of the proposed subdivision or land development, if the development is residential, types of dwelling units and number of bedrooms shall also be included. A brief description of other major existing and proposed developments within the study area shall be provided. The general site description shall also include probable socioeconomic characteristics of potential site users to the extent that they may affect the transportation needs of the site (i.e., number of senior citizens).

(b) Transportation facilities description. The description shall contain a full documentation of all aspects of the proposed internal and proposed and existing external transportation system. This description shall include proposed internal vehicular, bicycle, and pedestrian circulation; all proposed ingress and egress locations; all internal roadway widths and rights-of-way; roadway classifications; parking conditions; traffic channelization, traffic control and traffic calming devices; and any traffic signals or other intersection control devices at all intersections within or adjacent to the site. Data provided in the report should adequately document the following:

1. Traffic volume counts.
2. Land use context (in study area).
3. Sight distance and site access.
4. Photographs.
5. Pedestrian, bike, and transit facilities.

(c) Existing conditions scenario. Full documentation shall be provided to adequately describe and evaluate traffic conditions throughout the study area including, but not limited to, peak hourly volume, intersection turning movement counts, capacity and level of service analysis, and the past five years of crash analysis. Complete traffic counts encompassing and documenting the peak traffic and peak development generated hours shall be required for the three intersections of a local street with Butler Avenue that are closest to the proposed development.

(d) Background traffic. Projections of traffic volumes at the project opening year and design horizon shall be made by applying a growth factor to existing base traffic volumes. Planned and permitted developments that will impact the study area shall be evaluated for addition to future traffic volume. Existing traffic counts to be used for traffic volume projections should not be older than three years from the current year of the study, unless approved by the Borough Engineer.

(e) Traffic characteristics of the proposed development. The following characteristics of traffic generated by a proposed development shall be estimated based upon reasonable sources as agreed upon the by Ambler Borough and the applicant.

1. Trip generation - total volume of traffic arriving at and departing from a site. This shall include projected vehicular, pedestrian, and bicycle volumes, as well as transit ridership.
 2. Modal split - the form or type of transportation used to reach or depart from a site.
 3. Trip distribution - the arrival and departure pattern of traffic at a site.
 4. Traffic assignment - typical routes used to arrive at or depart from a site.
- (f) Future analysis. Future traffic volumes for the study area at the project opening year and design horizon year shall be projected in at least two scenarios: with and without the proposed development.
- (g) Level of service requirements. The TIS shall compare the operating LOS and delay for the design horizon year both with and without the development. An evaluation comparing the without development and with development scenarios shall be used to determine if the overall LOS has dropped. The impact of development on the level of service at all intersections within the study area shall be evaluated. This shall include the three intersections of a local street with Butler Avenue that are closest to the proposed development. Level of service below "C" shall be considered deficient and a mitigation analysis shall be performed.
- (h) Mitigation analysis. If level of service requirements are not realized, the study shall outline mitigation measures and demonstrate any changes to the level of service achieved by these measures. Any alternatives or suggested phasing of improvements shall be described. The mitigation measures may include recommendations such as roadway widening, changes in striping, turning lanes, deceleration lanes/tapers, changes to signalization, use of access management techniques, or a reduction in the proposed intensity of the use. The responsibility and timing of all recommended roadway improvements shall be described within the transportation impact study.
- (i) Street improvements. The study shall include recommendations for street improvements bordering the site that will be used to accommodate the traffic generated by the proposed subdivision or land development; and cost estimates for the associated recommendations. In any location where signalization is considered, so too shall the addition of a roundabout or miniroundabout be considered and studied.
- (j) Multiple phases. If the proposed subdivision or land development will occur in multiple phases, then calculations for the completion of each phase shall be provided in the study.
- (8) Time of submission. The transportation impact study shall be submitted to the Borough with the preliminary plan submission. Revisions to preliminary plans may constitute the need for re-submission of the transportation impact study for the revised conditions. An application which requires a TIS shall not be considered complete until the TIS is submitted.
- (9) Implementation. Borough Council shall review the transportation impact study to analyze its adequacy in solving any traffic problems that will occur due to the land development or subdivision. Borough Council may determine that certain improvements on and/or adjacent to the site, including those related to access or egress, are necessary requirements for land development or subdivision plan approval and may attach these as conditions to the approval. If Borough Council determines that such additional improvements are necessary, the developer

shall have the opportunity to submit alternative improvement designs to obtain plan approval.

(10) Emergency response organizations. The Borough shall submit all land development plans to the fire department, police department, and any other emergency response organization having jurisdiction within the area of the proposed development for review and comment. If requested by any emergency response organization, Borough Council may require the developer of a land development to provide emergency signal preemption for any traffic signals located within or immediately adjacent to the development.

D. Access. Each development shall have physical access to a public street. Developers are encouraged to share access points and/or driveways.

E. Streets. Streets proposed for dedication within the development shall be interconnected with each other and with streets on abutting properties and approved by Borough Council.

F. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided for in accordance with the regulations of §27-402 of this Chapter. All open space shall be permanently deed restricted from future subdivision and development.

G. Solid Waste. All solid waste facilities shall be located no closer than five feet from any property line and a site element screen shall be provided in accordance with the landscape planting requirements of the Borough Subdivision and Land Development Ordinance [Chapter 22],

H. Signs. All signs shall meet the requirements of Part 20.

I. Lighting Facilities.

(1) All nonpublic sidewalk, walkway, parking and building lighting fixtures shall be of a style and design that is either consistent with or complementary to those utilized throughout the Redevelopment Overlay.

(2) Lamp posts for all existing and proposed streets shall match existing lamp posts utilized throughout the Redevelopment Overlay District. The specifications for existing lamp posts may be requested from the Borough Engineer.

(3) Strict adherence to §27-412, Lighting Criteria Applicable to All Zoning Districts, is required.

J. Landscaping. Landscaping requirements in the RO District shall meet all provisions of the Borough's Subdivision and Land Development Ordinance [Chapter 22], except as modified or supplemented below:

(1) General standards.

(a) All areas of the site not devoted to buildings, parking, roadways, pedestrian pathways, and public gathering spaces or plazas shall be landscaped with trees, shrubs, ornamental plants and grasses, or other appropriate groundcover.

(b) All landscaping shall be guaranteed for a period of ten (10) years and any dead, diseased, or dying plant materials shall be replaced no later than the next planting season.

(c) Plant species shall be selected from §100.6, Recommended Plant Material List, where applicable.

(2) Street trees. Street trees shall be provided in accordance with §100.3, Street Trees.

(3) Foundation plantings.

(a) Foundation plantings shall be provided between a sidewalk and any building facade.

(b) Foundation plantings shall include a mix of shrubs, perennials, and ornamental grasses, and may be located either within an in-ground planting bed or within a permanent architectural planter.

(c) Notwithstanding the above, foundation plantings shall not be required where the sidewalk is extended to the build-to line and directly abuts the facade of a building.

(4) Planting buffer. All mixed-use or nonresidential developments shall provide a permanent landscaped planting area of at least 10 feet in depth (inclusive of curb, but not sidewalk, of up to one foot in width) along all property lines adjacent to a residentially zoned property. The buffer shall meet the requirements of §100.4. Buffers and Screens.

K. Pedestrian Design Standards. Public and private pedestrian access and circulation shall be included in all development proposals. Pedestrian access links shall be provided for all uses as specified on the Redevelopment Area Plan for access to open space areas and principal destinations such as the Ambler Borough Main Street Corridor, the SEPTA train station and the Wissahickon Conservation Corridor. The following standards shall apply throughout the RO:

(1) Sidewalks within an unimpeded pedestrian pathway width of at least eight (8) feet shall be required along all existing and proposed streets and driveways within the RO.

(2) Paved pedestrian walkways, sidewalks, trails or equivalent with a minimum width of five (5) feet shall connect road frontage sidewalks to building entries, parking area(s) and other significant destination areas (i.e., passenger rail station, major open space areas and/or historically or culturally important sites).

(3) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops. Unpaved walking trails may be substituted for paved sidewalks in cases where the developer has proven that such trails would be more appropriate to the development's surroundings (i.e., along a watercourse, connection to an existing trail network, etc.),

(4) All pedestrian amenities shall be designed in accordance with the standards of the Americans with Disabilities Act.

(5) Walkways between office buildings, retail establishments and housing areas shall facilitate "walkability." Direct pedestrian connections to public transit stops, the Downtown Commercial District and adjacent properties shall be accommodated within the overall land use plan.

(6) Sidewalks and pedestrian access links shall be constructed of a hard, durable, all-weather surface. Alternative paving materials, such as high density concrete pavers,

may be utilized but must be of a color and texture matching that existing elsewhere in the Borough's Main Street and/or development areas and must be approved by the Borough.

(7) For frontages on Main Street and Butler Avenue, a four (4) foot wide verge shall be provided between the sidewalk and curblin which may be either landscaped or hardscaped. For frontages other than Main Street and Butler Avenue, a two (2) foot wide verge shall be provided between the sidewalk and curblin which may be either landscaped or hardscaped.

(8) Crosswalks. Crosswalks shall be clearly delineated at all intersections and marked to the width of the largest contributing sidewalk or internal pedestrian pathway. In no case shall the width of the crosswalk be less than five (5) feet. Furthermore, pedestrian signalization shall be provided at intersections where traffic signals exist.

L. Bus stops.

(a) The developer shall coordinate with SEPTA, or any other public transit provider, on providing or improving existing bus stops when a public bus transit route operates or has a stop located on a public or private street frontage directly abutting a development within the RO.

(b) The developer shall coordinate with SEPTA on the stop design. The

appropriate transit stop improvements and shelter shall be provided meeting the most recent SEPTA Bus Stop Design Guidelines. Transit stops shall include, at a minimum, a shelter or enclosure, seating, and schedule information.

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

M. Application and Review of Development Proposals,

(1) For all proposed developments in the RO District, a tentative conceptual sketch plan shall be submitted to the Borough Planning Commission, as defined in §22-302 of the Ambler Borough Subdivision and Land Development Ordinance [Chapter 22] with the following Information also to be shown:

(a) A conceptual site plan showing the location of all existing and proposed buildings, drives, roadways, proposed traffic patterns, parking lots and garages, pedestrian walkways and plazas and other constructed features on the lot, plus all designated open space and open space/recreational facilities, and all water, floodway/floodplains and topographic features. Surrounding existing features may be indicated with aerial photographic information, which can be obtained from the Borough.

(b) Conceptual architectural plans for any proposed buildings or modifications to existing buildings shall be submitted in adequate detail to indicate building setback, footprint dimensions, building heights, building mass, entrances, loading/unloading areas and a schematic layout of building uses.

(c) A preliminary landscape plan meeting the requirements of §100.7.1 of the Ambler Borough Subdivision and Land Development Ordinance [Chapter 22],

(d) Schematic layout of utilities and stormwater facilities.

(e) Any other pertinent data or evidence that Borough Council may require.

N. Building Design Standards and Guidelines. The following architectural design criteria shall be complied with in all development in the RO District, and thus provide a basis for the encouragement of innovative and sound design and development practices and ensure consistency of improvements and architectural elements throughout the development area. The following criteria shall be met at preliminary and/or final plan submission.

(1) Preliminary architectural elevations shall be submitted with any conditional use application or land development application, whichever occurs first. A registered architect shall prepare such elevations. Such elevation shall illustrate the general design, character and materials for sides of buildings visible from public streets, the passenger rail line and open space lands available for public use.

(2) The details of the architectural designs may be modified after conditional use approval and/or preliminary land development approval, provided the overall designs and types of materials conform to the approved plans.

(3) The architectural designs of all buildings shall provide a variety of rooflines and treatments, when viewed from public streets, the passenger rail line and public open space. Buildings shall not have the appearance of a single monolithic structure. Instead, large buildings shall have the appearance of connected smaller buildings. Building walls shall not have unbroken single appearance for more than 50 feet on the average in horizontal length. Instead, variations in materials, colors, textures, overhangs, building recesses of at least 20 feet, display windows

and/or entrance ways shall be used to provide visual interest.

(4) The architectural design of a building's vertical height shall be broken with variations in materials, colors, textures, setbacks, fenestration and architectural detailing. All buildings within a development project shall have a unified or complementary architectural character.

Developments shall create focal points with respect to avenues of approach, or other buildings, and relate open space between all existing and proposed buildings.

(5) Screening of certain features.

(a) Rooftop equipment or features. Rooftop HVAC systems, elevator equipment, or any other mechanical or utilitarian protuberances shall be screened from view from adjacent buildings and from ground level using similar building materials and in a manner that is consistent with the architectural design of the building.

(b) Loading docks. Loading docks shall be incorporated into the overall site design. These areas shall be located and screened so that the visual and acoustic impact of these functions are fully contained and out of view of adjacent properties and public streets.

(c) Refuse collection facilities. Refuse collection areas shall be located with buildings wherever feasible; however, where indoor refuse collection and storage is not feasible, the refuse collection area shall be located to the rear of the building. All exterior refuse collection areas shall be screened from neighboring properties, public and private streets, parking areas, and public gathering spaces through a combination of low walls, fencing, or hedges.

(6) Applicants are encouraged to use color schemes that contribute to the overall character of the Borough. However, companies will not be required to abandon their legally protected trademarks, logos, color schemes and trim colors provided they are appropriately integrated into an aesthetically pleasing overall design.

(7) A coordinated design scheme shall be presented that will promote attractive sign designs among tenants. A detailed design shall be presented for freestanding signs for the development during the subdivision/land development process

0. Demolition of Existing Structures. Demolition of existing structures shall require a demolition permit from the Borough. Proposed demolition of existing structures in the RO District must be included in all conceptual sketch plan submittals.

5.27-2706. Miscellaneous

A. To the extent of any inconsistency between this ordinance and any earlier-adopted ordinance, the inconsistent language in the earlier ordinance is repealed to the extent of such inconsistency.

B. In the event that a court of competent jurisdiction invalidates any portion of this ordinance, then to the extent possible, the invalid portion shall be severed from the remainder, which shall remain in full force and effect.

C. This ordinance is effective on the earliest effective date recognized by section 3301.3(b) of the Pennsylvania Borough Code.



Resolution 2025-11

A RESOLUTION OF THE AMBLER BOROUGH COUNCIL, MONTGOMERY COUNTY, PENNSYLVANIA, ADOPTING THE ANNUAL OPERATING BUDGET AND AUTHORIZING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026.

WHEREAS, The Borough Manager has prepared and submitted to the Ambler Borough Council a proposed Annual Operating Budget for the fiscal year beginning January 1, 2026, and ending December 31, 2026; and

WHEREAS, The proposed budget details the estimated revenues and proposed expenditures for all Borough departments, funds, and services for the said fiscal year, including the Borough's General Fund, Capital Projects Fund, and all other enterprise funds; and

WHEREAS, Proper public notice was given, and a public hearing on the Proposed Municipal Budget was held by the Borough Council on **Tuesday, December 16, 2025, at 7:00 PM** at Ambler Borough Hall, in accordance with the requirements of the Pennsylvania Borough Code; and

WHEREAS, The Borough Council has reviewed the proposed budget, considered all public comments, and made any necessary modifications, and has determined that the budget is in the best financial interest of the citizens of Ambler Borough and complies with all applicable statutes and regulations.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Ambler Borough, Montgomery County, Pennsylvania, and it is hereby **RESOLVED**:

SECTION 1. Adoption of Budget: That the Annual Operating Budget of Ambler Borough for the fiscal year beginning January 1, 2026, and ending December 31, 2026, a copy of which is attached hereto as **Exhibit A** and incorporated by reference, is hereby formally **ADOPTED**.

SECTION 2. Appropriation of Funds: That the total estimated revenues and expenditures contained within the adopted budget, totaling **twenty million, one hundred sixty-six thousand, four hundred and twenty-five dollars (\$20,166,425)**, are hereby formally **APPROPRIATED** for the various purposes and departments as set forth in the Annual Operating Budget, thereby constituting the legal spending limits for the respective funds.

SECTION 3. Tax Levy Authorization: That any necessary tax levies, including the real estate tax millage rate, required to meet the adopted appropriations and balanced budget are hereby **AUTHORIZED** as specified in the adopted budget document.

SECTION 4. Effective Date: This Resolution shall take effect immediately upon its adoption.

DULY RESOLVED AND ADOPTED by the Ambler Borough Council on this the **16th** day of **December, 2025**.

ATTEST:

Kyle Detweiler, Borough Manager/Secretary

AMBLER BOROUGH COUNCIL:

Glynnis Siskind, Council President

GENERAL FUND

2026 PROPOSED BUDGET

ACCOUNTS FOR: PAGE 1			2022 Acutal	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
Revenue								
Real Estate Taxes								
1301	101	REAL ESTATE-CURRENT YEAR	1,920,124	2,037,768	2,440,350	2,433,700	2,339,199	2,500,000
1301	102	DELINQUENT MONTCO LIENS	25,584	20,574	27,693	31,700	36,058	46,000
1301	111	REAL ESTATE TAX INTERIUMS	2,879	44,005	813	-	2,164	2,200
TOTAL	Real Estate Taxes		1,948,587	2,102,347	2,468,856	2,465,400	2,379,867	2,548,200
Enabling Taxes								
1310	310	R. E. Transfer Tax	295,938	200,529	161,439	105,500	152,415	120,000
1310	320	EARNED INCOME TAX	1,244,483	1,316,152	1,111,253	1,448,000	996,855	1,420,000
1310	509	LOCAL SERVICE TAX	147,934	162,458	112,842	162,500	180,535	160,000
1310	510	AMUSEMENT TAX	-	-	-	-	-	-
1310	512	Business Privilege Tax	147,367	105,393	100,303	127,000	97,311	140,000
TOTAL	Enabling Taxes		1,835,722	1,784,532	1,485,837	1,843,000	1,427,115	1,840,000
Business Licenses & Permits								
1321	601	BEVERAGE LICENSES	1,800	1,800	2,000	2,000	2,000	2,000
1321	602	OTHER LICENSES	-	-	-	-	-	-
1321	605	CABLE TELEVISION FRANCHISE	27,682	181,003	92,451	88,000	86,539	100,000
TOTAL	Business Licenses & Pe		29,482	182,803	94,451	90,000	88,539	102,000
Non-Bus. Licenses & Permits								
1322	606	STREET OPENINGS	2,025	5,775	2,300	2,000	3,650	4,000
1322	607	SIGN PERMITS	400	300	175	300	150	300
1322	608	ALL OTHER PERMITS	2,127	2,715	2,050	2,500	962	1,200
1322	610	APARTMENT PERMITS	42,559	52,170	53,090	52,000	52,461	52,000
1322	612	Apartment Inspections	30	8,420	9,400	5,000	5,790	6,000
1322	640	Rental Inspections	-	3,120	-	-	-	-
TOTAL	Non-Bus. Licenses & Pe		47,141	72,500	67,015	61,800	63,013	63,500
Fines								

ACCOUNTS FOR:	PAGE 2	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget	
1331	331	MOTOR VEHICLES FINES	88,101	92,402	96,144	95,000	62,274	80,000
1331	613	ORDINANCE VIOLATIONS	-	-	-	-	-	-
TOTAL	Fines	88,101	92,402	96,144	95,000	62,274	80,000	
	Interest Earnings							
1341	136	INTEREST ON INVESTMENTS	22,765	60,401	64,470	50,000	53,382	50,000
TOTAL	Interest Earnings	22,765	60,401	64,470	50,000	53,382	50,000	
	Rents & Royalties							
1342	614	RENT MUNICIPAL LOTS	29,400	25,000	28,428	28,000	33,256	35,000
1342	916	RENT MUNICIAPL BUILDING	39,240	40,210	40,360	50,000	39,130	45,000
TOTAL	Rents & Royalties	68,640	65,210	68,788	78,000	72,386	80,000	
	Misc Grants							
1350	801	ALL OTHER GRANTS	11,908	-	-	949,700	80,000	80,000
1350	857	PENSION STATE AID	220,750	193,619	333,452	320,500	359,946	340,000
1350	858	AMBLER THEATER GRANT	-	-	-	-	(80,000)	-
1350	862	ANNUAL RECYCLE GRANT	13,692	-	-	10,000	-	10,000
1350	863	PEMA GRANT	-	326,943	31,853	-	-	-
1350	865	TEA 21 Grants	-	-	358,394	-	-	-
TOTAL	Misc Grants	246,350	520,562	723,699	1,280,200	359,946	430,000	
	Federal Grant Fund							
1351	351	FEDERAL GRANT FUNDS	-	-	-	-	-	-
TOTAL	Federal Grant Fund	-	-	-	-	-	-	
	State Shared Rev. Grants							
1355	15	POCKET PARK	-	-	-	-	-	-
1355	69	DVIT GRANT	-	-	-	-	-	-
1355	688	PENNDOT WINTER SNOW CONT	2,771	3,180	3,244	2,900	2,041	2,000
1355	867	PUBLIC UTILITY REALTY TAX	3,677	3,729	3,702	3,700	-	3,700
TOTAL	State Shared Rev. Gran	6,448	6,909	6,946	6,600	2,041	5,700	
	Local Shared Rev. Grants							
1357	869	SCHOOL DISTR CROSSING GUARD	47,779	66,096	69,647	75,000	-	75,000
TOTAL	Local Shared Rev. Gran	47,779	66,096	69,647	75,000	-	75,000	
	Zoning General Government							

ACCOUNTS FOR:	PAGE 3	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget	
1361	871	SALES OF MAPS, ORDINANCES,ETC	-	-	-	-	-	
1361	876	ZONING PERMITS & LAND DEV FEES	9,864	3,700	2,310	3,000	8,770	10,000
TOTAL	Zoning General Governm	9,864	3,700	2,310	3,000	8,770	10,000	
	Public Safety							
1362	383	POLICE SERVICE REIMBURSEMENT	611	2,269	21,083	7,000	1,089	1,000
1362	384	COMMUNITY OUTREACH POLICE	-	-	-	-	525	1,000
1362	623	STATE POLICE FINES	2,297	1,025	2,200	2,000	1,307	2,000
1362	872	BUILDING PERMITS	58,997	66,131	57,334	67,000	35,597	67,000
1362	973	POLICE REPORTS	2,038	1,303	2,660	2,000	2,443	3,000
TOTAL	Public Safety	63,943	70,728	83,277	78,000	40,960	74,000	
	Highway & Streets							
1363	623	Drug Task Force	5,494	9,656	-	-	-	6,000
1363	873	CHG FOR CURB & SIDEWALK	-	25	-	-	-	-
1363	874	PARKING METERS	197,475	200,773	221,807	200,000	181,032	200,000
1363	894	CHARGING STATIONS	1,001	2,525	2,035	2,500	4,067	5,000
1363	902	Water Line Protection (85%)	29,836	28,489	24,898	30,000	26,775	30,000
TOTAL	Highway & Streets	233,806	241,468	248,740	232,500	211,874	241,000	
	Misc Revenues							
1365	512	Donations	15,800	(500)	500	-	39	-
TOTAL	Misc Revenues	15,800	(500)	500	-	39	-	
	Misc Revenues							
1380	381	Cell Tower Rental	1,899	5,420	-	1,900	1,899	1,900
1380	880	MISCELLANEOUS	1,410	1,703	1,920	-	862	1,000
1380	881	INSURANCE CLAIMS	3,500	-	921	-	-	-
TOTAL	Misc Revenues	6,809	7,123	2,841	1,900	2,761	2,900	
	Contribution							
1387	882	CONTRIBUTIONS PRIVATE SOURCE	-	-	-	-	-	-
TOTAL	Contribution	-	-	-	-	-	-	
	Sale of Assets							
1391	396	SALE OF ASSETS	(281)	-	566	-	11,200	12,000
TOTAL	Sale of Assets	(281)	-	566	-	11,200	12,000	
	Inter Fund Transfers							

ACCOUNTS FOR: PAGE 4			2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
1392	4	TRANSFER FROM REFUSE	-	-	30,000	30,000	-	30,000
1392	392	RESERVE TRANSFERS	-	-	-	643,300	-	643,300
1392	885	Transfer From Water	-	-	-	-	-	-
1392	886	AWWTP ADMINISTRATIVE FEE	77,465	77,465	77,465	101,300	101,325	101,400
1392	901	Transfer From WWTP	-	68,940	-	-	-	-
TOTAL	Inter Fund Transfers		77,465	146,405	107,465	774,600	101,325	774,700
	Other Financing Source							
1393	937	LOAN PROCEEDS	-	199,901	-	-	-	-
TOTAL	Other Financing Source		-	199,901	-	-	-	-
TOTAL REVENUE			4,748,421	5,622,587	5,591,552	7,135,000	4,885,491	6,389,000
EXPENSES								
	Salaries Elected Officials							
1400	131	SALARIES ELECTED OFFICIALS	14,755	9,890	10,825	11,400	10,499	11,400
TOTAL	Salaries Elected Offic		14,755	9,890	10,825	11,400	10,499	11,400
	Administration							
1401	119	RF 100 Green	1,480	2,843	-	50,000	11,250	50,000
1401	130	SALARIES - General Admin	234,739	188,391	153,760	185,100	185,200	211,900
1401	152	EMPLOYEE MEDICAL EXP REIMBURSE	-	1,028	-	500	2,316	500
1401	156	MEDICAL BENEFITS	31,047	31,682	11,209	71,100	20,062	71,100
1401	158	LIFE INSURANCE	3,969	4,651	4,288	5,100	3,921	5,100
1401	160	PENSION EXPENSE	6,503	14,885	13,265	35,100	56,668	75,000
1401	161	SOCIAL SECURITY	90,703	91,496	51,797	50,600	90,479	100,000
1401	162	STATE UNEMPLOYMENT	6,581	5,695	6,297	5,600	5,316	6,400
1401	210	OFFICE SUPPLIES	2,751	2,213	1,743	2,800	2,126	3,000
1401	226	JANITORIAL SUPPLIES	587	1,061	571	1,200	632	1,500
1401	230	HEATING FUEL	5,866	6,684	8,902	8,500	5,595	8,500
1401	237	UNIFORMS	778	-	-	-	-	-
1401	250	REPAIRS/MAINTENANCE SUPPLIES	581	708	754	1,000	940	1,000
1401	260	TOOLS	-	-	-	8,000	500	-
1401	311	AUDITING AND ACCT SERVICES	11,583	12,250	12,583	12,300	16,333	20,000

ACCOUNTS FOR:		PAGE 5	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
1401	312	MMO (Min.Mun.Oblig.)	303,225	192,303	122,397	99,800	54,549	113,000
1401	313	ENGINEERING SERVICES	24,114	22,891	26,207	24,000	27,511	25,000
1401	314	LEGAL SERVICES	15,146	16,051	20,904	20,000	14,975	20,000
1401	316	GENERAL EXPENSE	5,615	3,495	5,191	3,000	2,598	4,000
1401	319	COMPUTER PROGRAMS	8,093	5,355	5,650	6,000	10,473	11,000
1401	321	TELEPHONE	3,324	3,713	3,648	4,000	3,466	4,000
1401	325	POSTAGE	2,329	2,911	3,991	4,200	3,064	4,200
1401	327	COMMUNICATION EXPENSE	1,006	1,697	529	1,000	627	1,000
1401	341	ADVERTISING	2,137	1,050	873	1,200	1,213	1,200
1401	342	PRINTING	166	267	445	1,000	1,008	1,500
1401	343	NEWSLETTER EXPENSE	992	891	2,013	1,500	1,011	1,500
1401	352	LIABILITY INSURANCE	28,957	47,303	36,398	55,000	39,000	55,000
1401	354	WORKMEN'S COMPENSATION	22,036	39,257	15,993	28,500	21,523	28,500
1401	361	ELECTRICITY	17,790	17,360	17,360	18,000	20,458	25,000
1401	368	WATER	341	483	550	700	560	700
1401	370	CONTRACTED SERVICE/REPAIRS	82,269	28,967	57,325	58,000	44,637	58,000
1401	374	Real Estate Tax	25	-	-	-	-	-
1401	384	OFFICE EQUIPMENT RENTAL	1,503	1,132	2,129	3,000	-	3,000
1401	420	TRAINING/DUES	1,763	2,502	15,967	3,000	5,031	7,000
1401	451	Vehicle Maintenance	212	-	-	-	-	-
1401	740	CAPITAL OUTLAY	-	-	-	-	-	-
TOTAL	Administration		918,211	751,215	602,739	768,800	653,030	917,600
	Tax Collector							
1403	131	SALARY/TAX COLLECTOR	8,501	8,501	8,501	8,500	7,792	8,500
1403	210	OFFICE SUPPLIES	1,278	1,319	1,409	1,500	1,496	1,500
1403	353	PREMIUMS ON BONDS	1,289	-	-	1,300	-	1,300
TOTAL	Tax Collector		11,068	9,820	9,910	11,300	9,289	11,300
	Police							
1410	130	SALARIES - Police	1,642,018	1,821,480	1,911,727	1,908,900	1,812,613	2,000,000
1410	152	EMPLOYEE MEDICAL EXP REIMBURSE	9,684	8,884	3,105	9,000	5,240	9,000
1410	156	MEDICAL BENEFITS	426,789	492,332	360,890	467,700	466,552	580,700
1410	158	LIFE INSURANCE	8,833	10,398	9,975	10,000	8,996	10,000

ACCOUNTS FOR:		PAGE 6	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
1410	160	POLICE Pension	3,875	-	-	-	4,125	5,000
1410	161	SOCIAL SECURITY	39	93	27,724	27,600	5,312	27,600
1410	162	STATE UNEMPLOYMENT	5,520	4,845	4,845	5,100	4,845	5,100
1410	210	OFFICE SUPPLIES	3,158	2,689	3,146	3,000	2,389	3,200
1410	231	VEHICLE FUEL	34,786	30,560	37,642	36,000	21,645	37,000
1410	237	UNIFORMS	11,023	15,895	11,242	14,000	17,086	25,000
1410	244	PISTOL RANGE	1,567	6,328	8,496	6,000	5,111	10,000
1410	250	REPAIRS/MAINTENANCE SUPPLIES	768	1,393	979	1,200	1,624	1,200
1410	260	POLICE EQUIPMENT	22,214	4,031	6,036	1,000	6,873	15,000
1410	312	MMO (Min.Mun.Oblig.)	(894)	92,701	280,504	326,700	326,693	358,000
1410	314	LEGAL SERVICES	16,003	20,740	40,771	18,000	15,471	18,000
1410	316	GENERAL EXPENSE	3,525	2,295	4,355	4,000	3,061	4,000
1410	319	COMPUTER PROGRAMS	10,055	5,995	25,794	15,000	4,902	15,000
1410	321	TELEPHONE	2,442	2,496	2,714	2,500	2,648	3,000
1410	325	POSTAGE	-	13	-	400	19	400
1410	327	COMMUNICATION EXPENSES	11,062	12,638	1,626	11,500	4,049	10,000
1410	341	ADVERTISING	1,369	82	2,473	1,000	1,097	2,000
1410	342	PRINTING	3,307	4,361	3,145	4,000	1,962	3,000
1410	352	LIABILITY INSURANCE	72,604	118,723	93,495	137,500	97,500	137,500
1410	354	WORKMENS COMPENSATION	49,471	87,751	35,750	63,800	48,110	63,800
1410	370	CONTRACTED SERVICES/REPAIRS	385	1,983	12,894	16,000	7,761	12,000
1410	420	TRAINING/DUES	11,072	20,072	5,488	15,000	18,606	25,000
1410	451	VEHICLE MAINTENANCE	28,007	31,168	26,238	20,000	42,390	30,000
1410	458	POLICE CAR LEASE PAYMENT	16,479	28,840	-	14,200	14,199	14,200
1410	740	CAPITAL & CAR EXP.	18,391	32,718	20,032	22,500	92,982	100,000
TOTAL	Police		2,413,552	2,861,504	2,941,086	3,161,600	3,043,860	3,524,700
	Fire							
1411	130	SALARIES - Fire	14,823	15,235	15,596	15,500	14,839	16,000
1411	171	FIREFIGHTER STIPEND	-	-	-	-	13,000	16,000
1411	316	MISC EXPENSES	635	534	507	500	627	1,000
TOTAL	Fire		15,458	15,769	16,103	16,000	28,466	33,000

ACCOUNTS FOR: PAGE 7			2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
Crossing Guards								
1412	130	SALARIES - Crossing Guards	75,815	88,886	101,790	92,000	103,104	92,000
1412	161	Social Security	-	-	7,143	7,600	1,644	6,400
1412	162	State Unemployment	2,343	2,134	2,111	2,200	1,988	2,500
1412	237	UNIFORMS	935	443	684	500	276	500
1412	370	Contracted Services	-	149	77	-	-	-
TOTAL	Crossing Guards		79,093	91,612	111,805	102,300	107,011	101,400
Zoning								
1414	130	SALARIES - Zoning	80,967	93,049	102,907	108,100	100,874	112,000
1414	156	MEDICAL BENEFITS	12,373	14,358	10,523	17,700	13,596	17,700
1414	158	Life Ins	453	533	512	600	461	600
1414	161	SOCIAL SECURITY	-	-	7,581	8,200	1,605	8,200
1414	210	OFFICE SUPPLIES	-	474	-	500	367	500
1414	250	REPAIRS/MAINTENANCE SUPPLIES	166	308	27	1,000	-	1,000
1414	313	Engineering	-	180	-	1,000	-	1,000
1414	314	LEGAL SERVICES	13,031	6,743	6,832	8,000	1,259	8,000
1414	316	General Expense	-	3,695	3,728	18,500	11,600	18,500
1414	451	Vehicle Maintenance	-	-	436	1,000	1,163	2,000
1414	468	MONTCO PLANNING CONTRACT	6,363	12,852	12,852	13,700	13,644	13,700
TOTAL	Zoning		113,353	132,192	145,398	178,300	144,570	183,200
1415	Building Inspector							
1415	370	CONTRACTED SERVICE/REPAIRS	43,093	75,474	62,690	55,500	11,684	55,500
TOTAL	Building Inspector		43,093	75,474	62,690	55,500	11,684	55,500
General Highway Maintenance								
1430	119	RF 100 Green	-	-	-	-	-	-
1430	130	SALARIES - Hiway Maint	312,817	289,427	293,746	326,400	312,612	340,000
1430	156	Medical	132,987	153,492	109,820	291,300	143,590	291,300
1430	226	CLEANING SUPPLIES	291	166	-	500	-	500
1430	230	HEATING FUEL	1,068	1,510	1,333	2,000	2,078	2,000
1430	231	VEHICLE FUEL	9,547	6,112	7,592	7,400	4,318	10,000
1430	237	UNIFORMS	2,902	1,447	2,405	2,000	1,042	3,000

ACCOUNTS FOR:		PAGE 8	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
1430	250	REPAIRS/MAINTENANCE SUPPLIES	26,609	23,492	23,645	23,000	20,280	25,000
1430	260	MINOR EQUIPMENT	737	-	-	1,000	-	1,000
1430	321	TELEPHONE	615	642	723	800	827	1,000
1430	327	COMMUNICATION EXPENSES	3,802	3,268	3,252	3,500	4,670	3,500
1430	361	ELECTRICITY	997	919	1,452	1,200	1,295	1,200
1430	368	WATER	489	438	558	600	494	600
1430	370	CONTRACTED SERVICE/REPAIRS	10,726	13,120	22,232	14,000	17,064	20,000
1430	420	Training/Dues	271	360	261	500	124	500
1430	451	VEHICLE MAINTENANCE	24,711	52,981	27,228	25,000	28,995	30,000
1430	740	CAPITAL OUTLAY	52,029	208,666	121,514	54,400	(5,900)	27,400
TOTAL	General Highway Mainte		580,598	756,040	615,761	753,600	531,488	757,000
	Street Cleaning							
1431	130	SALARIES - Street Cleaning	27,971	26,148	35,817	38,700	25,647	40,000
1431	451	Vehicle Maintenance	512	-	-	-	-	-
TOTAL	Street Cleaning		28,483	26,148	35,817	38,700	25,647	40,000
	Snow Removal							
1432	130	SALARIES - Snow Removal	13,149	162	33,100	38,700	18,244	40,000
1432	250	REPAIRS/MAINTENANCE SUPPLIES	565	-	8,339	5,000	3,821	5,000
1432	370	CONTRACTED SERVICE/REPAIRS	-	-	-	20,000	-	-
1432	451	VEHICLE MAINTENANCE	-	-	-	2,500	2,232	2,500
1432	750	Snow Capital	-	-	-	-	-	-
TOTAL	Snow Removal		13,714	162	41,439	66,200	24,297	47,500
1433	Street Signs/Parking/ Traffic							
1433	130	SALARIES - St. Signs/Parking	31,757	28,692	27,623	33,200	16,175	35,000
1433	250	REPAIRS/MAINTENANCE SUPPLIES	8,027	6,394	17,286	10,000	2,132	3,000
1433	255	PARKING METER SUPPLIES/EXPENSE	5,258	1,264	4,246	4,000	17,325	4,000
1433	361	ELECTRICITY	3,871	3,905	4,821	4,400	3,470	4,400
1433	370	CONTRACTED SERVICE/REPAIRS	2,629	1,485	8,041	8,000	31,744	30,000
1433	385	Parking Lot Paving	-	-	-	-	-	-
1433	740	PARKING CAPITAL	4,337	18,749	2,036	7,000	16,361	20,000
TOTAL	Street Signs/Parking/		55,879	60,489	64,053	66,600	87,207	96,400
	General Road Maintenance							
1435	743	BOROUGH CURB & SIDEWALK	-	-	-	899,700	30,861	300,000

TOTAL General Road Maintenan	-	-	-	899,700	30,861	300,000
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ACCOUNTS FOR: PAGE 9			2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
Storm Sewer								
1436	130	SALARIES - Storm Sewer	6,961	7,837	13,447	13,800	13,927	15,000
1436	250	REPAIRS/MAINTENANCE SUPPLIES	835	51	262	5,000	117	100
1436	370	CONTRACTED SERVICE/REPAIRS	700	-	356	1,000	-	1,000
1436	740	CAPITAL OUTLAY	6,401	350	-	800,000	1,200	2,000
1436	746	Stormwater compliance MS4	40,843	24,403	24,888	40,000	19,564	40,000
1436	747	New Inlets	245	346	618	3,000	3,366	5,000
TOTAL	Storm Sewer		55,985	32,987	39,571	862,800	38,174	63,100
General Road Maintenance								
1438	130	SALARIES - General Road Maint	2,444	2,901	3,621	5,500	2,656	6,000
1438	250	REPAIRS/MAINTENANCE SUPPLIES	451	2,116	950	1,000	-	1,000
1438	257	BRIDGE INSPECTION & REPAIR	-	-	-	3,000	-	5,000
1438	740	CAPITAL OUTLAY	635,751	377,356	16,281	-	44,185	45,000
1438	786	Dump Truck	14,321	14,321	-	-	-	-
TOTAL	General Road Maintenan		652,967	396,694	20,852	9,500	46,841	57,000
Mattison Avenue								
1439	811	Mattison Ave.Loan Payment	162,527	129,342	78,783	58,800	73,449	75,000
1439	850	Madison Ave Construction	-	-	-	-	-	-
TOTAL	Mattison Avenue		162,527	129,342	78,783	58,800	73,449	75,000
Civic Contributions								
1457	411	FIRE FUND CONTRIBUTION	12,844	-	9,938	44,500	-	44,500
1457	542	CONTRIBUTION PLANT AMBLER	325	500	500	500	500	500
1457	543	DONATION AMBLER AMBULANCE	10,000	10,000	10,000	10,000	-	10,000
1457	544	COMMUNITY CUPBOARD	-	500	500	500	500	500
1457	545	ENVIRONMENTAL ADVISORY COUNCIL	3,472	4,043	4,108	4,400	1,112	4,400
1457	546	TMA CONTRIBUTION	-	-	-	-	-	-
1457	548	ACT II Playhouse	-	-	-	-	-	-
1457	549	Senior Activity Center	-	-	-	-	-	-
1457	550	MISC Contributions	550	250	-	2,000	1,000	2,000
1457	551	Ambler Movie Night	-	-	-	-	-	-
TOTAL	Civic Contributions		27,191	15,293	25,046	61,900	3,112	61,900
Main Street Contribution								

ACCOUNTS FOR: PAGE 10			2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
1465	130	SALARIES - MAIN ST FUNCTIONS	8,794	22,550	22,550	12,000	31,520	35,000
1465	465	CONTRI-MAIN STREET MANAGER	50	(158)	77	-	(1,940)	-
TOTAL Main Street Contributi			8,844	22,392	22,627	12,000	29,580	35,000
1466		Revitalization/Redevelopment						
1466	15	POCKET PARK	-	-	-	-	-	-
1466	16	Growing Greener Grant	19,421	-	-	-	-	-
1466	106	State Grants	-	-	-	-	-	-
1466	109	REVITALIZATION GRANT EXPENSES	-	-	-	-	-	-
1466	110	TEA-21 GRANT EXPENSE	14,793	11,203	382,135	-	17,405	18,000
TOTAL Revitalization/Redevel			34,214	11,203	382,135	-	17,405	18,000
1470		Debt						
1470	94	DEBT PAYMENT	-	-	-	-	-	-
1470	95	COST OF REFINANCING	-	-	-	-	-	-
TOTAL Revitalization/Redevel			-	-	-	-	-	-
Total Expenses			5,228,985	5,398,226	5,226,640	7,135,000	4,916,471	6,389,000
RESULTS OF OPERATIONS			(480,564)	224,361	364,912	-	(30,980)	-

STREET LIGHTS FUND								
2026 PROPOSED BUDGET								
ACCOUNTS FOR:			2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
Revenue								
	Real Estate Taxes							
2301	101	REVENUE-CURRENT	59,598	58,822	61,942	61,700	59,375	62,000
2301	102	STREET LIGHTS-DELINQUENT LIENS	792	637	823	800	945	1,000
2301	111	REAL ESTATE TAX INTERIUMS	89	1,319	25	-	67	100
TOTAL	Real Estate Taxes		60,479	60,778	62,791	62,500	60,387	63,100
	Interest							
2341	136	CAPITAL & EARNINGS PR INV	163	127	129	100	263	600
TOTAL	Interest		163	127	129	100	263	600
	Street Lights - Energy Rebates							
2380	119	RF 100 Green	-	-	-	-	-	-
TOTAL	Street Lights - Energy		-	-	-	-	-	-
TOTAL REVENUE			60,642	60,905	62,920	62,600	60,650	63,700
EXPENSES								
	Street Lighting							
2401	119	RF 100 Green	-	-	-	-	-	-
2401	250	Repairs/Maintenance	937	754	2,910	2,000	1,682	2,000
2401	316	GENERAL EXPENSE	-	(6,574)	(6,962)	-	-	-
2401	361	ELECTRICITY	42,675	41,623	45,527	45,000	35,345	50,000
2401	370	CONTRACTED SERVICE/REPAIRS	12,013	10,043	18,482	15,600	10,349	11,700
2401	740	Capital Outlay	-	10,974	-	-	-	-
TOTAL	Street Lighting		55,625	56,820	59,957	62,600	45,575	63,700
	TRANSFERS							
2492	492	Pay BackGeneral Fund Loan	-	-	-	-	-	-
TOTAL	TRANSFERS		-	-	-	-	-	-
TOTAL EXPENSES			55,625	56,820	59,957	62,600	45,575	63,700

RESULTS OF OPERATIONS	5,017	4,085	2,962	-	15,075	-
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FIRE FUND								
2026 PROPOSED BUDGET								
ACCOUNTS FOR:			2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 10/31/25	2026 Budget
Revenue								
	Tax Revenue							
3301	101	FIRE TAX NET DELIQ & DISC	136,384	182,069	191,616	191,200	183,673	191,200
3301	102	FIRE TAX - DELINQUENT LIENS	1,812	1,457	2,407	2,500	3,122	3,200
3301	111	REAL ESTATE TAX INTERIUMS	204	3,514	58	-	153	200
3301	298	LOWER GWYNEDD CONTRIBUTION	14,201	-	16,061	16,100	-	17,000
3301	301	FOREIGN FIRE RELIEF	46,140	46,330	47,150	47,200	51,305	51,000
3301	333	GENERAL FUND CONTRIBUTION	12,594	-	9,938	19,500	-	19,500
TOTAL	Tax Revenue		211,335	233,370	267,229	276,500	238,254	282,100
	INVESTMENT INTEREST							
3341	136	INVESTMENT INTEREST	254	569	315	300	648	1,000
TOTAL	INVESTMENT INTEREST		254	569	315	300	648	1,000
	Misc Grants							
3350	801	ALL OTHER GRANTS			-	1,000,000	-	1,000,000
TOTAL	INVESTMENT INTEREST		-	-	-	1,000,000	-	1,000,000
TOTAL REVENUE			211,589	233,939	267,543	1,276,800	238,902	1,283,100
EXPENSES								
	Expense							
3411	352	TRUCK LIABILITY INSURANCE	3,630	5,913	4,550	6,900	4,875	6,900
3411	354	WORKERS COMPENSATION INSURANCE	20,214	52,482	10,370	29,000	17,712	29,000
3411	530	FOREIGN FIRE TAX	46,140	46,330	47,150	47,200	51,305	47,200
3411	531	FIRE TAX BOROUGH TURNOVER	133,257	126,169	194,440	193,700	160,000	200,000
3411	740	Capital Outlay	-	-	-	1,000,000	-	1,000,000
TOTAL	Expense		203,241	230,894	256,510	1,276,800	233,892	1,283,100

RESULTS OF OPERATIONS	8,348	3,045	11,034	-	5,009	-
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REFUSE FUND									
2026 PROPOSED BUDGET									
ACCOUNTS FOR:			2020 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
Revenue									
INTEREST EARNINGS									
4341	136	INVESTMENT INTEREST	<u>126</u>	<u>643</u>	<u>3,680</u>	<u>4,947</u>	<u>3,700</u>	<u>4,441</u>	<u>5,000</u>
TOTAL	INTEREST EARNINGS		126	643	3,680	4,947	3,700	4,441	5,000
REFUSE FEE									
4364	369	Sale of Recycle Bins	495	325	1,170	1,690	1,000	520	1,000
4364	870	TRASH INTEREST	770	7,328	8,125	6,907	7,000	6,488	7,000
4364	875	TRASH COLLECTION	<u>665,064</u>	<u>943,128</u>	<u>944,914</u>	<u>944,007</u>	<u>945,000</u>	<u>942,605</u>	<u>945,000</u>
TOTAL	REFUSE FEE		666,330	950,781	954,209	952,604	953,000	949,613	953,000
Misc Revenue									
4380	879	CERTIFICATION FEES	1,000	1,050	840	910	800	690	1,000
4380	893	Charge to Collector	<u>-</u>	<u>-</u>	<u>300</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL	Misc Revenue		1,000	1,050	1,140	910	800	690	1,000
TOTAL REVENUE			667,455	952,474	959,029	958,461	957,500	954,743	959,000
EXPENSES									
BOROUGH TRASH									
4427	130	Salaries	69,989	61,893	60,934	77,054	79,900	71,056	70,000
4427	156	Medical	30,423	32,030	37,169	27,241	32,400	35,198	36,000
4427	158	Life Ins	-	-	-	-	-	-	-
4427	161	Social Security	5,376	4,738	4,660	5,801	6,100	5,646	6,000

ACCOUNTS FOR:			2020 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2025 Budget
4427	316	General Expense	3,129	72	162	16	200	1,512	2,000
4427	427	TRASH COLLECTION CONTR	380,830	525,940	532,046	542,626	553,200	509,729	535,000
4427	452	DUMPING FEES	111,144	117,459	101,626	158,788	120,000	120,454	120,000
4427	455	TRASH CONTAINERS	1,206	30,788	3,170	15,682	3,000	14,815	11,000
4427	740	Capital Outlay	-	-	-	-	-	-	-
TOTAL	BOROUGH TRASH		602,098	772,920	739,767	827,208	794,800	758,410	780,000
	INTERFUND TRANSFERS								
4492	10	TRANSFER TO GENERAL	30,000	-	-	30,000	30,000	-	30,000
4492	492	RESERVE TRANSFERS	-	-	-	-	132,700	-	149,000
TOTAL	INTERFUND TRANSFERS		30,000	-	-	30,000	162,700	-	179,000
TOTAL EXPENSES			632,098	772,920	739,767	857,208	957,500	758,410	959,000
RESULTS OF OPERATIONS			35,357	179,554	219,262	101,253	-	196,333	-

PARKS AND REC FUND								
2026 PROPOSED BUDGET								
ACCOUNTS FOR:			2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/25	2026 Budget
Revenue								
5301	Tax Revenue							
5301	101	RECREATION TAX/CURRENT YEAR	110,714	190,471	200,589	200,000	192,274	200,000
5301	102	RECREATION TAX-DELINQUENT LIEN	1,471	1,183	2,158	2,600	3,188	4,500
5301	111	REAL ESTATE TAX INTERIUMS	166	3,303	47	-	124	-
TOTAL	Tax Revenue		112,351	194,957	202,794	202,600	195,586	204,500
Interest								
5341	136	INTEREST INCOME	558	1,933	2,235	1,600	2,292	2,500
TOTAL	Interest		558	1,933	2,235	1,600	2,292	2,500
RENTAL OF PARKS								
5342	916	PARK RENTAL	360	(10)	180	200	240	300
TOTAL	RENTAL OF PARKS		360	(10)	180	200	240	300
Parks Programs								
5350	436	Community Garden Grant	42,941	-	-	-	-	-
5367	917	Recreation Tickets	-	251	-	-	-	-
TOTAL	Parks Programs		42,941	251	-	-	-	-
MISC REVENUE								
5380	880	MISC REVENUE	150	-	120	-	150	200
TOTAL	Parks Programs		150	-	120	-	150	200
5392	392	Reserve Transfer	-	-	-	-	-	-
TOTAL REVENUE			156,360	197,131	205,328	204,400	198,268	207,500
EXPENSES								
Administration								

5401	156	Medical Insurance				-		-
ACCOUNTS FOR:			2022 Actual	2023 Actual	2025 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
5401	158	Life and Disability				2,800		2,800
5401	161	SOCIAL SECURITY	2,372	1,988	2,231	200	2,764	2,900
5401	162	State Unemployment	-	-	-	200	-	-
5401	354	Workers Comp	-	-	-	-	-	-
5401	368	WATER	144	180	174	-	174	200
TOTAL	Administration		2,516	2,168	2,405	3,200	2,938	5,900
	Community Activities							
5452	796	Miscellaneous Contributions	653	-	-	1,000	-	1,000
5452	797	CONTRIBUTION YMCA	7,000	7,000	9,000	11,000	11,000	11,000
5452	798	CONTRIBUTIONS/AJB	1,000	-	1,000	1,000	-	-
TOTAL	Community Activities		8,653	7,000	10,000	13,000	11,000	12,000
	Parks & Recreation							
5454	130	SALARIES - Parks & Rec	31,007	26,242	28,994	36,000	36,679	37,000
5454	250	REPAIRS/MAINTENANCE SUPPLIES	11,335	13,360	10,122	8,200	5,697	7,100
5454	260	Minor Equipment	-	-	-	-	-	-
5454	341	ADVERTISING-PARKS & RECREATION	-	-	-	-	-	-
5454	361	ELECTRICITY	1,665	1,731	1,979	5,000	1,486	1,500
5454	370	CONTRACTED SERVICES/REPAIRS	24,231	35,544	17,082	23,500	33,899	35,000
5454	436	Community Garden	42,604	3,064	16,385	4,400	3,298	4,000
5454	450	LAWN MAINTENANCE	12,276	13,266	11,940	20,000	11,028	14,000
5454	740	CAPITAL OUTLAY	-	87,865	-	91,000	-	91,000
TOTAL	Parks & Recreation		123,118	181,072	86,502	188,100	93,597	189,600
	Recreation Programs							
5459	917	Recreation Tickets	12	50	60	100	60	-
TOTAL	Recreation Programs		12	50	60	100	60	-
TOTAL EXPENSES			134,299	190,290	98,966	204,400	107,595	207,500
RESULTS OF OPERATIONS			22,061	6,841	106,362	-	90,673	-

WATER FUND								
2026 PROPOSED BUDGET								
ACCOUNTS FOR:	Page 1		2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
Revenue								
	Interest Income							
6341	136	CAP & EARNINGS FROM INVESTMNTS	1,325	5,352	5,979	6,000	14,616	18,000
6341	379	PFAS GRANT	510	1,101	577,542	-	(12,554)	-
TOTAL	Interest Income		1,835	6,453	583,521	6,000	2,062	18,000
	Grants							
6350	857	STATE GRANT FUNDS	-	-	-	-	-	-
TOTAL	Grants		-	-	-	-	-	-
	FEDERAL GRANT FUNDS							
6351	379	PFAS GRANT	243,683	-	2,456,441	3,000,000	922,447	2,000,000
TOTAL	FEDERAL GRANT FUNDS		243,683	-	2,456,441	3,000,000	922,447	2,000,000
	Water Revenues							
6378	113	DOMESTIC WATER SALES-BORO	597,819	735,020	777,832	830,600	743,544	800,000
6378	114	COMMERCIAL WATER SALES-BORO	128,113	173,831	175,313	175,400	180,595	200,000
6378	115	INDUSTRIAL WATER SALES-BORO	11,175	10,673	13,488	12,000	13,570	12,000
6378	120	PUBLIC WATER SALES-BORO	13,842	9,115	6,372	10,000	8,747	10,000
6378	121	FIRE STANDBY PRIV BORO REVENUE	1,576	4,346	3,678	4,000	3,610	4,000
6378	124	FIRE STANDBY PUBLIC TWP REV	-	-	-	-	-	-
6378	127	SPRINKLER REVENUE	71,089	95,761	114,855	114,000	120,964	125,000
6378	133	PRIVATE HYDRANTS-BOROUGH	1,331	3,320	2,490	2,500	2,490	2,500
6378	138	Wtr Connection & Facilities Fe	33,398	11,549	2,052	2,500	5,328	2,500
6378	139	WTR TAPPING FEE	139,814	2,956	27,539	20,000	15,677	11,000
6378	140	Water Line Protection (15%)	3,984	5,027	4,394	4,500	4,725	4,500
6378	141	Meter Charge	2,573	1,708	2,475	2,000	667	2,000
6378	205	DOMESTIC WATER SALES-TWN/	1,116,221	1,433,196	1,512,045	1,480,000	1,277,986	1,200,000
6378	211	COMMERCIAL WATER SALES-TWN	73,651	119,311	137,556	143,500	117,565	125,000
6378	220	PUBLIC WATER SALES-TOWNSHIP	58,469	81,544	97,154	100,000	66,830	75,000
6378	225	INDUSTRIAL WATER SALES-TN	38,579	57,326	46,907	46,000	127,910	46,000
6378	233	PRIVATE HYDRANTS-TOWNSHIP	22,632	29,879	29,879	29,900	34,029	40,000
6378	235	PUBLIC HYDRANTS-TOWNSHIP	36,525	45,954	45,954	46,000	45,954	48,000
6378	240	INTEREST INCOME-BOROUGH	4,817	6,481	4,441	5,900	5,167	5,000

ACCOUNTS FOR:			Page 2				2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
6378	248	WATER SHUT OFF FEE	575	800	950	800	450	800				
6378	302	INTEREST INCOME-TOWNSHIP	11,176	11,278	13,164	13,000	11,620	13,000				
6378	879	CERTIFICATION FEES	4,980	3,675	4,403	4,300	3,795	4,300				
6378	880	MISCELLANEOUS INCOME	17,646	(1,064)	725	500	785	1,200				
TOTAL	Water Revenues		2,389,985	2,841,686	3,023,664	3,047,400	2,792,008	2,731,800				
	TOWER RENTAL INCOME											
6380	76	SALE OF SCRAP METAL	2,988	1,970	4,322	2,000	2,698	3,000				
6380	381	TOWER RENTAL REVENUE	152,538	252,901	170,660	244,400	158,901	165,000				
TOTAL	TOWER RENTAL INCOME		155,526	254,871	174,982	246,400	161,598	168,000				
	Insurance Claims											
6385	881	INSURANCE CLAIMS	22,716	125,175	466	1,000	3,829	1,000				
TOTAL	Insurance Claims		22,716	125,175	466	1,000	3,829	1,000				
	Proceeds of Sale of Asset											
6391	396	GAIN OF SALE OF ASSETS	7,350	-	260	-	-	-				
TOTAL	Proceeds of Sale of Asset		7,350	-	260	-	-	-				
	Transfers											
6392	392	RESERVE TRANSFERS	-	-	-	-	-	-				
6392	886	AWWTP ADMINISTRATION FEE	77,465	77,465	77,465	101,300	101,325	101,325				
TOTAL	Transfers		77,465	77,465	77,465	101,300	101,325	101,325				
TOTAL REVENUES			2,898,560	3,305,650	6,316,800	6,402,100	3,983,270	5,020,125				
	EXPENSES											
	Council											
6400	131	SALARY - ELECTED OFFICIALS	8,416	9,956	10,507	11,100	10,018	11,000				
TOTAL	Council		8,416	9,956	10,507	11,100	10,018	11,000				
	Administration											
6401	119	RF 100 Green	-	-	-	-	-	-				
6401	130	SALARIES - Water Admin	463,986	423,759	477,526	512,600	385,083	535,000				
6401	152	EMPLOYEE MEDICAL EXP REIMBURSE	45	230	114	500	-	-				
6401	156	MEDICAL BENEFITS	224,558	260,464	180,831	330,300	240,106	300,000				
6401	158	LIFE INSURANCE	4,756	5,599	5,371	5,700	4,844	5,700				
6401	160	PENSION EXPENSE	3,563	(40,823)	2,437	3,500	188	500				
6401	161	SOCIAL SECURITY	58,226	55,532	59,195	74,900	56,681	65,000				

ACCOUNTS FOR:		Page 3	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
6401	162	STATE UNEMPLOYMENT	3,779	3,609	3,443	3,800	3,077	3,600
6401	210	OFFICE SUPPLIES	2,240	2,213	2,217	2,200	2,125	2,200
6401	226	CLEANING SUPPLIES	587	1,061	570	800	632	800
6401	230	HEATING FUEL	5,866	6,683	8,902	9,000	6,438	9,000
6401	237	UNIFORMS	-	-	-	600	-	600
6401	250	REPAIRS/MAINTENANCE SUPPLIES	1,186	796	754	1,000	1,000	1,000
6401	260	TOOLS - WATER	105	-	-	100	-	100
6401	311	AUDITING/ACCTG SERVICES	11,583	12,250	12,583	12,300	11,333	12,300
6401	313	ENGINEERING SERVICES	3,290	-	2,334	20,000	5,518	12,000
6401	314	LEGAL SERVICES	49,094	56,120	56,640	70,000	52,387	60,000
6401	315	UTILITY RATE FILING COST	266,332	35,147	2,493	5,000	618	1,500
6401	316	GENERAL EXPENSE	1,820	632	20	1,500	377	1,000
6401	319	COMPUTER PROGRAMS	5,479	3,362	5,650	5,000	10,473	11,000
6401	321	TELEPHONE	7,591	7,908	8,163	9,000	8,074	8,000
6401	325	POSTAGE	2,274	2,917	4,003	4,000	3,078	4,000
6401	327	COMMUNICATION EXPENSES	-	-	-	500	-	-
6401	341	ADVERTISING	3,511	2,620	2,201	3,000	287	1,000
6401	342	PRINTING	277	217	283	800	-	-
6401	352	LIABILITY INSURANCE	58,376	92,189	68,246	103,100	73,125	100,000
6401	354	WORKMEN'S COMPENSATION	23,434	41,566	16,394	30,200	22,789	30,000
6401	361	ELECTRICITY	16,541	16,137	21,725	17,000	19,061	25,000
6401	368	Water/Sewer Expense	341	483	550	500	560	500
6401	370	CONTRACTED SERVICE/REPAIRS	81,665	28,246	56,931	35,000	44,338	45,000
6401	384	EQUIPMENT RENTAL	1,503	1,132	2,129	2,200	-	2,200
6401	386	Consumer Confidence Report	11,000	11,500	14,000	15,000	15,500	15,500
6401	420	TRAINING/DUES	33,183	28,277	34,456	37,000	31,390	37,000
6401	451	Vehicle Maintenance	957	-	-	500	-	-
6401	740	10 YEAR MASTER PLAN	-	-	-	-	-	-
6401	800	DEPRECIATION EXPENSE	418,390	503,829	-	-	-	-
TOTAL	Administration		1,765,538	1,563,655	1,050,161	1,316,600	999,080	1,289,500
	Buildings							
6439	811	Mattison Ave.	17,616	58,625	77,282	58,800	73,449	73,450
TOTAL	Buildings		17,616	58,625	77,282	58,800	73,449	73,450
	Meter Reading							
6440	130	SALARIES - Meter Reading	12,752	22,999	16,218	28,100	15,474	30,000

ACCOUNTS FOR:		Page 4	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
6440	210	OFFICE SUPPLIES	4,504	28,539	5,442	6,500	8,668	10,000
6440	231	VEHICLE FUEL	6,325	5,556	6,844	7,000	3,926	5,000
6440	237	UNIFORMS	1,051	760	1,508	1,200	694	1,200
6440	250	REPAIRS/MAINTENANCE SUPPLIES	124	336	105	1,000	349	1,000
6440	313	ENGINEERING SERVICES	-	-	-	500	-	500
6440	319	COMPUTER PROGRAMS	877	799	-	1,000	-	1,000
6440	325	POSTAGE	8,734	10,195	11,058	11,000	9,515	11,000
6440	342	PRINTING	1,969	-	111	2,000	120	1,000
6440	370	CONTRACTED SERVICE/REPAIRS	345	6,869	739	7,000	300	1,000
6440	451	VEHICLE MAINTENANCE	-	-	-	500	-	-
TOTAL	Meter Reading		36,681	76,053	42,025	65,800	39,047	61,700
	Source of Supply							
6441	130	SALARIES - Source of Supply	32,283	6,430	31,261	32,100	59,985	57,000
6441	250	REPAIRS/MAINTENANCE SUPPLIES	2,816	22,248	2,911	5,000	9,739	11,000
6441	313	ENGINEERING SERVICES	6,500	-	-	15,000	1,794	2,500
6441	327	COMUUNICATION EXPENSES	4,160	4,004	4,081	4,200	3,746	4,200
6441	370	CONTRACTED SERVICE/REPAIRS	20,415	35,930	10,539	20,000	12,275	20,000
6441	374	Real Estate Tax	-	-	-	-	58	100
6441	450	LAWN MAINTENANCE	15,274	22,769	11,606	20,000	25,157	30,000
6441	560	SCADA	69	664	12,456	-	38,397	24,000
6441	580	Loch Alsh Dam	-	2,840	693	5,000	-	5,000
6441	740	Capital Outlay	-	1,000	62,559	152,000	48,839	-
TOTAL	Source of Supply		81,517	95,885	136,107	253,300	199,990	153,800
	Laboratory							
6442	130	SALARIES - Laboratory	6,910	6,707	7,571	10,000	9,030	10,000
6442	250	REPAIRS/MAINTENANCE SUPPLIES	6,283	11,341	5,593	10,000	1,051	2,500
6442	313	ENGINEERING SERVICES	1,130	-	-	5,000	-	5,000
6442	370	CONTRACTED SERVICE/REPAIRS	1,243	147	74	1,000	-	1,000
6442	371	LABORATORY TESTING	51,273	62,320	46,728	55,000	53,996	55,000
6442	376	CHLORINE	11,920	12,884	14,912	13,200	15,130	20,000
6442	377	SEQUESTER AGENT	8,038	7,623	8,152	14,000	10,567	14,000
TOTAL	Laboratory		86,797	101,022	83,030	108,200	89,774	107,500

ACCOUNTS FOR:			Page 5			2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
	Pumping										
6443	130	SALARIES - Pumping	62,853	79,903	39,917	76,300	33,075	50,000			
6443	250	REPAIRS/MAINTENANCE SUPPLIES	34,847	11,756	21,952	23,000	7,925	15,000			
6443	313	ENGINEERING SERVICES	-	-	-	1,000	3,530	5,000			
6443	361	ELECTRICITY	143,881	149,762	175,450	195,000	218,904	225,000			
6443	366	WATER PURCHASED FOR RESALE	8,012	322	68	5,000	6,283	10,000			
6443	370	CONTRACTED SERVICE/REPAIRS	38,719	46,802	23,645	50,000	35,175	40,000			
6443	451	VEHICLE MAINTENANCE	2,216	-	277	2,500	-	-			
6443	740	Capital Outlay	-	-	41,914	-	-	-			
TOTAL	Pumping		290,528	288,545	303,222	352,800	304,891	345,000			
ACCOUNTS FOR:											
	Capital Outlay		2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget			
6443	740	Wells 2, 6, & 7 - PFAS Upgrade						450,000			
6443	740	Whitemarsh Treatment Plant - PFAS							1,000,000		
6443	740	Well 9 - PFAS Upgrade							420,000		
6442	375	CARBON FILTERS	-	-	45,000	-	-	150,000			
6442	379	PFAS GRANT	-	(644)	3,600,504	3,000,000	1,457,444	30,000			
Total Capital Outlay			-	(644)	3,645,504	3,000,000	1,457,444	2,050,000			
	Distribution										
6444	119	RF 100 Green	-	-	-	-	-	-			
6444	130	SALARIES - Distribution	145,534	155,357	159,620	258,900	209,829	255,000			
6444	230	HEATING FUEL	1,068	1,510	1,333	1,600	3,236	5,000			
6444	231	VEHICLE FUEL	17,700	11,113	13,812	14,000	7,852	12,000			
6444	237	UNIFORMS	2,360	1,447	2,405	3,000	1,338	3,000			
6444	250	REPAIRS/MAINTENANCE SUPPLIES	27,874	47,382	66,221	60,000	54,118	60,000			
6444	260	TOOLS DISTRIBUTION	3,110	-	760	3,000	-	3,000			
6444	313	ENGINEERING SERVICES	26,128	19,738	31,004	28,000	35,376	40,000			
6444	321	TELEPHONE	1,759	1,893	2,223	3,000	2,484	3,000			
6444	327	Communication Expense	6,817	8,802	5,661	9,000	7,102	9,000			
6444	361	ELECTRICITY	19,363	16,812	17,538	21,000	20,341	21,000			
6444	368	WATER	489	438	558	600	494	600			
6444	370	CONTRACTED SERVICE/REPAIRS	63,315	21,494	73,816	67,600	65,703	67,600			
6444	378	Hydrants	-	210	23,669	35,000	13,552	35,000			
6444	451	VEHICLE MAINTENANCE	18,703	31,387	28,517	24,000	39,336	50,000			
6444	452	DISPOSAL FEE	-	-	-	10,000	4,847	6,000			
6444	457	LEAK DETECTION	19,030	2,355	23,050	30,000	22,950	25,000			
6444	600	PA ONE CALL	4,290	2,821	4,697	5,000	4,078	5,000			
6444	620	Restoration - Blacktop	-	-	6,418	5,000	21,417	22,000			
6444	740	Capital Outlay	-	-	-	-	-	-			
6444	748	Butler Bridge/Wiss Pipeline	-	-	-	-	-	-			
6444	751	BroadAxe/Skippack Pipeline	-	-	-	-	-	-			
6444	761	New Trucks	-	-	17,538	27,400	-	62,000			

6444	786	New Trucks	14,321	1,794	19,062	-	-	-
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ACCOUNTS FOR:			Page 6				Actual as of	2026 Budget
			2022 Actual	2023 Actual	2024 Actual	2025 Budget	11/30/2025	
6444	789	Valves	-	-	205	62,500	7,723	10,000
TOTAL	Distribution		371,861	324,553	498,107	668,600	521,774	694,200
	Meter Installation							
6449	130	SALARIES - Meter Installation	27,083	17,104	23,943	36,200	30,443	36,500
6449	250	REPAIRS/MAINTENANCE SUPPLIES	3,297	51	7,643	7,000	3,793	7,000
6449	740	Capital Outlay	-	-	209,925	140,000	86,301	140,000
TOTAL	Meter Installation		30,380	17,155	241,512	183,200	120,537	183,500
	Debt							
6471	471	2015 INTEREST NOTE	-	110,337	43,155	383,700	50,475	50,475
TOTAL	Debt		-	110,337	43,155	383,700	50,475	50,475
6481	Transfers							
6481	481	BOND DEBT EXPENSE	-	-	-	-	-	-
6481	482	AMORTIZATION/03 BOND ISSUE CST	-	-	-	-	-	-
TOTAL	Transfers		-	-	-	-	-	-
	INTERFUND TRANSFERS							
6486	900	Transfer to General	-	-	-	-	-	-
TOTAL	INTERFUND TRANSFERS		-	-	-	-	-	-
TOTAL EXPENSES			2,689,334	2,645,142	6,130,612	6,402,100	2,409,034	5,020,125
RESULTS OF OPERATIONS			209,226	660,508	186,188	-	1,574,236	-

SEWER FUND								
2026 PROPOSED BUDGET								
ACCOUNTS FOR:		Page 1	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
Revenue								
	Revenue							
8341	136	CAPITAL & EARNINGS FR INVSTMTS	<u>371</u>	<u>785</u>	<u>729</u>	<u>400</u>	<u>943</u>	<u>1,100</u>
TOTAL	Revenue		371	785	729	400	943	1,100
	Revenue							
8342	300	AWWTP RENT	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>
TOTAL	Revenue		35,000	35,000	35,000	35,000	35,000	35,000
	Revenue							
8364	364	SEWER REVENUE - AMBLER BORO	882,570	882,797	1,006,028	1,051,300	1,047,244	1,200,000
8364	365	RENTS-LOWER GWYNEDD	7,400	6,789	7,590	7,600	7,473	8,000
8364	367	RENTS-BCWSA	15,000	15,000	15,000	15,000	-	15,000
8364	487	EDU FEES	<u>7,524</u>	<u>-</u>	<u>2,508</u>	<u>250,000</u>	<u>2,508</u>	<u>250,000</u>
TOTAL	Revenue		912,494	904,586	1,031,126	1,323,900	1,057,225	1,473,000
	Revenue							
8365	302	Penalty Interest	<u>5,856</u>	<u>6,811</u>	<u>4,187</u>	<u>5,000</u>	<u>6,153</u>	<u>6,000</u>
TOTAL	Revenue		5,856	6,811	4,187	5,000	6,153	6,000
	Revenue							
8380	880	MISCELLANEOUS REVENUE	<u>-</u>	<u>374</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL	Revenue		-	374	-	-	-	-
	Revenue							
8392	392	RESERVE TRANSFERS	-	-	-	-	-	-
8392	886	AWWTP ADMINISTRATION FEE	<u>77,465</u>	<u>77,465</u>	<u>77,465</u>	<u>101,300</u>	<u>101,325</u>	<u>101,400</u>
TOTAL	Revenue		77,465	77,465	77,465	101,300	101,325	101,400
	Revenue							
TOTAL REVENUE			1,031,186	1,025,021	1,148,507	1,465,600	1,200,646	1,616,500
EXPENSES								
	Expense							

8400	131	SALARY-ELECTED OFFICIALS	<u>7,550</u>	<u>8,306</u>	<u>8,857</u>	<u>11,100</u>	<u>8,505</u>	<u>11,100</u>
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ACCOUNTS FOR:		Page 2		2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
TOTAL	Expense			7,550	8,306	8,857	11,100	8,505	11,100
	Administration								
8401	119	RF 100 Green	-	-	-	-	-	-	-
8401	130	SALARIES - Sewer Admin	199,848	213,065	186,938	173,800	194,879	200,000	
8401	156	MEDICAL BENEFITS	54,810	63,604	37,777	71,100	55,480	75,000	
8401	158	LIFE INSURANCE	1,133	1,333	1,279	1,300	1,153	1,500	
8401	160	PENSION EXPENSE	1,185	(10,754)	-	-	-	-	
8401	161	SOCIAL SECURITY	16,285	17,487	16,056	14,100	17,036	19,000	
8401	162	STATE UNEMPLOYMENT	-	-	-	-	-	-	
8401	210	OFFICE SUPPLIES	2,239	2,213	1,743	2,500	2,125	2,800	
8401	226	CLEANING SUPPLIES	587	1,061	570	500	632	1,000	
8401	230	HEATING FUEL	5,866	6,683	8,902	7,000	6,438	8,000	
8401	250	REPAIRS/MAINTENANCE SUPPLIES	580	795	754	800	1,010	1,500	
8401	311	AUDITING/ACCTG SERVICES	11,583	12,250	12,583	10,000	11,333	15,000	
8401	313	ENGINEERING SERVICES	455	520	210	500	2,011	2,500	
8401	314	LEGAL SERVICES	22,399	28,170	28,175	25,000	23,467	33,000	
8401	316	GENERAL EXPENSE	1,375	884	20	500	491	500	
8401	319	COMPUTER PROGRAMS	3,657	3,362	5,650	4,000	10,472	12,000	
8401	321	TELEPHONE	4,746	4,947	5,025	5,000	4,984	6,000	
8401	325	POSTAGE	2,274	2,917	4,003	3,300	3,078	3,500	
8401	341	ADVERTISING	-	350	873	500	287	500	
8401	342	PRINTING	143	217	283	300	-	-	
8401	352	LIABILITY INSURANCE	7,260	11,826	9,100	13,700	9,750	14,000	
8401	354	WORKMEN'S COMPENSATION	9,113	16,165	6,585	11,800	8,862	12,000	
8401	361	ELECTRICITY	16,541	16,137	21,725	18,000	19,061	20,000	
8401	368	WATER	341	483	550	500	560	600	
8401	370	CONTRACTED SERVICE/REPAIRS	80,660	24,454	55,432	35,000	41,838	50,000	
8401	384	EQUIPMENT RENTAL	1,503	1,132	2,129	2,200	-	2,200	
8401	420	TRAINING/DUES	863	83	1,122	700	150	500	
8401	451	Vehicle Maintenance	-	-	-	500	-	500	
8401	800	DEPRECIATION EXPENSE	7,873	7,657	6,798	9,500	-	9,500	
TOTAL	Administration		453,319	427,041	414,282	412,100	415,098	491,100	

ACCOUNTS FOR:		Page 3	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
	Sanitary Sewer							
8445	119	RF 100 Green	-	-	-	-	-	-
8445	130	SALARIES - Sanitary Sewer	5,482	3,203	3,696	4,000	4,475	6,000
8445	230	HEATING FUEL	1,068	1,510	1,333	1,400	1,235	2,000
8445	231	VEHICLE FUEL	1,394	1,111	1,372	1,400	785	1,400
8445	237	UNIFORMS	1,051	1,066	1,651	1,100	694	1,100
8445	250	REPAIRS/MAINTENANCE SUPPLIES	7,153	10,174	13,998	9,000	11,866	20,000
8445	260	MINOR EQUIPMENT	372	-	-	-	-	
8445	313	Engineering	-	-	-	500	-	500
8445	321	Telephone	615	670	916	900	882	900
8445	327	COMMUNICATION EXPENSES	310	334	462	400	561	600
8445	361	ELECTRICITY	997	919	1,452	1,200	1,295	2,000
8445	368	WATER	489	438	558	500	374	500
8445	370	CONTRACTED SERVICE/REPAIRS	2,841	9,736	13,697	9,000	17,648	28,000
8445	372	TV & GROUTING	-	-	-	-	-	-
8445	451	VEHICLE MAINTENANCE	7,053	24,192	15,016	10,000	15,887	18,000
8445	740	CAPITAL OUTLAY	-	-	-	-	-	-
TOTAL	Sanitary Sewer		28,825	53,353	54,151	39,400	55,703	81,000
	Treatment Expenses							
8447	889	AWWTP TREATMENT FEE	547,654	581,500	1,152,581	769,700	504,002	800,000
TOTAL	Treatment Expenses		547,654	581,500	1,152,581	769,700	504,002	800,000
	Bond Debt Expense							
8481	481	Bond Debt Expense	-	-	-	233,300	-	233,300
TOTAL	Bond Debt Expense		-	-	-	233,300	-	233,300
TOTAL EXPENSES			1,037,348	1,070,200	1,629,871	1,465,600	983,308	1,616,500
RESULTS OF OPERATIONS			(6,162)	(45,179)	(481,364)	-	217,339	-

WASTE WATER TREATMENT PLANT														
2026 PROPOSED BUDGET														
ACCOUNTS FOR:		Page 1		2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget					
Revenue														
	Revenue													
9341	136	CAPITAL & EARNINGS FR INVSTMTS		21,500	56,235	59,484	20,000	43,481	50,000					
TOTAL	Revenue			21,500	56,235	59,484	20,000	43,481	50,000					
	Revenue													
9364	41	AMBLER BOROUGH		700,683	428,472	1,152,581	769,700	661,786	750,000					
9364	42	LOWER GWYNEDD TWP		1,091,658	1,053,235	1,807,720	1,417,900	1,220,550	1,616,500					
9364	43	BCW&SA (UPPER DUBLIN)		835,835	796,872	1,974,728	1,096,600	934,715	1,200,000					
9364	44	WHITEMARSH TWP		105,332	101,591	205,189	137,300	118,183	135,000					
9364	45	WHITPAIN TWP		330,174	319,240	638,876	430,900	371,983	500,000					
9364	488	MIPP FEES		90,678	86,550	101,106	179,700	152,140	200,000					
9364	880	MISCELLANEOUS		33,233	997	16,865	-	-	-					
TOTAL	Revenue			3,187,593	2,786,957	5,897,065	4,032,100	3,459,357	4,401,500					
	Sale of Assets													
9391	396	GAIN OF SALE OF ASSETS		-	-	610	-	10,612	11,000					
TOTAL	Sale of Assets			-	-	610	-	10,612	11,000					
TOTAL REVENUE				3,209,093	2,843,192	5,957,159	4,052,100	3,513,450	4,462,500					
EXPENSES														
9401	Administration													
9401	119	RF 100 Green - WQIP		-	-	-	20,000	11,250	15,000					
9401	130	SALARIES - WWTP Admin		167,127	163,461	190,177	195,200	171,465	202,000					
9401	152	EMPLOYEE MEDICAL EXP REIMBURSE		-	500	-	-	-	-					
9401	156	MEDICAL BENEFITS		205,331	237,184	169,570	275,500	223,473	265,000					
9401	158	LIFE INSURANCE		3,397	3,836	3,836	4,000	3,460	3,500					
9401	160	PENSION EXPENSE		2,009	2,217	1,789	2,000	888	1,200					
9401	161	SOCIAL SECURITY		50,890	50,125	47,659	52,000	47,678	54,000					
9401	162	STATE UNEMPLOYMENT		2,984	2,850	2,565	3,300	2,667	3,500					

ACCOUNTS FOR:			Page 2	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
9401	210		OFFICE SUPPLIES	2,043	2,138	1,746	2,200	2,338	3,000
9401	237		UNIFORMS	18,263	14,905	9,813	16,000	9,789	12,000
9401	311		AUDITING/ACCTG SERVICES	9,250	9,250	9,750	9,300	9,550	12,000
9401	313		ENGINEERING SERVICES	-	2,185	-	-	20,678	-
9401	314		LEGAL SERVICES	36,398	41,600	41,722	42,000	38,133	42,000
9401	316		GENERAL EXPENSE	1,172	118	52	1,000	597	-
9401	321		TELEPHONE	5,432	4,551	4,984	5,500	5,717	6,000
9401	327		COMMUNICATION EXPENSE	1,224	1,932	2,786	2,800	2,846	3,000
9401	341		ADVERTISING	-	2,116	252	1,500	363	550
9401	352		LIABILITY INSURANCE	75,902	123,365	95,219	138,300	101,966	120,000
9401	354		WORKMEN'S COMPENSATION	24,735	43,876	17,875	31,900	24,055	32,000
9401	370		CONTRACTED SERVICES	3,210	4,345	13,280	4,000	2,291	-
9401	382		LAND RENTAL	35,000	35,000	35,000	35,000	35,000	35,000
9401	420		TRAINING/DUES	12,136	16,632	7,364	8,000	8,491	8,000
9401	421		Permits/Fines	-	-	5,300	6,000	5,500	10,000
9401	886		ADMINISTRATION FEE	232,395	242,395	242,395	304,000	313,975	304,000
TOTAL	Administration			888,898	1,004,581	903,134	1,159,500	1,042,170	1,131,750
	Mattison Ave.								
9439	811		Mattison Ave.	162,527	58,625	77,282	58,800	73,449	75,000
TOTAL	Mattison Ave.			162,527	58,625	77,282	58,800	73,449	75,000
	Laboratory								
9442	370		CONTRACTED SERVICE/REPAIRS	-	-	-	-	-	-
9442	371		LABORATORY TESTING	136,461	158,067	147,189	-	-	-
TOTAL	Laboratory			136,461	158,067	147,189	-	-	-
	Sludge Removal								
9446	130		SALARIES - Sludge Removal	13,107	7,381	12,064	18,400	12,673	19,000
9446	231		DIESEL FUEL	35,504	23,550	24,438	30,000	17,676	20,000
9446	250		REPAIRS/MAINTENANCE SUPPLIES	414	-	845	1,000	800	2,000
9446	316		GENERAL EXPENSE	385	-	680	1,000	410	-
9446	352		Liability Insurance	25,442	-	29,601	10,400	-	-

ACCOUNTS FOR:		Page 3	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
9446	370	CONTRACTED SERVICES	-	-	-	10,000	19,516	20,000
9446	451	VEHICLE MAINTENANCE	12,337	11,573	13,101	15,000	15,796	16,000
9446	453	DUMPING FEES	181,823	265,179	226,240	220,000	218,839	225,000
TOTAL	Sludge Removal		269,012	307,683	306,969	305,800	285,711	302,000
	Plant							
9447	130	SALARIES - WWTP Plant	432,736	392,200	428,329	455,800	379,928	470,000
9447	226	CLEANING SUPPLIES	2,796	3,457	3,078	3,500	1,513	2,000
9447	231	VEHICLE FUEL	6,947	4,103	5,363	7,000	3,386	5,000
9447	232	CHEMICALS	303,567	334,137	346,514	340,000	513,287	550,000
9447	250	REPAIRS/MAINTENANCE SUPPLIES	104,054	93,504	123,357	100,000	117,646	150,000
9447	260	TOOLS - WWTP	1,845	1,464	-	3,000	4,588	5,000
9447	313	ENGINEERING SERVICES	92,825	119,438	204,477	125,000	28,384	60,000
9447	361	ELECTRIC	232,606	349,963	381,352	360,000	371,967	376,400
9447	362	HEATING-GAS	12,694	15,532	14,877	16,000	9,617	15,000
9447	368	WATER	12,790	7,741	5,160	8,000	7,439	10,000
9447	370	CONTRACTED SERVICE/REPAIRS	83,181	60,456	40,078	60,000	54,076	60,000
9447	371	LABORATORY TESTING	24,750	9,242	3,457	167,000	103,704	165,000
9447	410	FINES, PENALTIES & FEES	-	-	19	-	-	-
9447	451	VEHICLE MAINTENANCE	2,840	2,648	3,169	3,000	3,971	5,000
TOTAL	Plant		1,313,631	1,393,885	1,559,230	1,648,300	1,599,507	1,873,400
	Capital							
9447	752	WWTP Inventory	-	-	18,973	25,000	22,571	25,000
9447	753	Equipment	-	-	1,655	25,000	12,720	25,000
9447	754	Digesters Clean&Repair	-	-	-	-	-	-
9447	758	Pumps, Tanks and Buildings	-	-	54,685	150,000	125,069	435,000
9447	759	Paving	-	-	-	-	-	55,000
9447	760	Chemical Storage Tank	-	-	-	-	-	-
9447	768	Refurbish Clarifiers	-	-	39,470	100,000	14,593	50,000
9447	771	Digester Conversion	-	-	315,131	200,000	-	-
9447	773	Electrical Upgrades	-	-	-	200,000	16,000	300,000
9447	774	UV Construction	-	-	1,641,479	-	-	-
9447	775	Press Replacement	-	-	-	-	-	-
TOTAL	Capital		-	-	2,071,393	700,000	190,953	890,000

ACCOUNTS FOR:			Page 4	2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/2025	2026 Budget
9448	130	SALARIES - WWTP MIPP		52,367	57,310	74,314	81,300	78,815	84,000
9448	156	MEDICAL BENEFITS		12,720	14,760	10,818	29,400	13,978	20,000
9448	158	LIFE INSURANCE		226	267	256	400	231	250
9448	161	SOCIAL SECURITY		-	-	5,436	6,200	1,013	1,600
9448	162	STATE UNEMPLOYMENT		-	-	-	100	-	-
9448	210	OFFICE SUPPLIES		-	-	-	2,000	972	1,500
9448	250	REPAIRS/MAINTENANCE SUPPLIES		-	-	-	-	-	-
9448	313	ENGINEERING SERVICES		5,188	8,358	47,332	15,000	10,594	20,000
9448	314	LEGAL SERVICES		4,200	4,800	4,814	4,500	4,400	5,000
9448	TBD	Laboratory Testing LL/PP/PFAS		-	-	-	-	-	15,000
9448	TBD	Local Limits Evaluation		-	-	-	-	-	25,000
9448	354	WORKERS COMPENSATION		1,302	2,392	941	1,700	1,266	2,000
9448	371	LABORATORY TESTING		7,238	8,976	14,365	12,000	13,970	15,000
9448	421	Permits/Fines		-	-	-	26,100	-	-
9448	451	VEHICLE MAINTENANCE		-	-	-	1,000	-	1,000
TOTAL	MIPP			83,241	96,863	158,276	179,700	125,239	190,350
		Misc Expenses							
9486	154	Transfer to General		-	-	-	-	-	-
TOTAL	Misc Expenses			-	-	-	-	-	-
TOTAL EXPENSES				2,853,770	3,019,704	5,223,473	4,052,100	3,317,028	4,462,500
RESULTS OF OPERATIONS				355,323	(176,512)	733,686	-	196,422	-
		Operating expenses		3,332,150					
		Capital Expenses		890,000					
		Allocation of Cost			Operating	Capital	Total	Operating	Capital
Ambler				667,120	176,220	843,340		20.020700%	19.80%
Lower Gwynedd				1,230,906	322,180	1,553,086		36.940300%	36.20%
BCW&S				939,410	264,330	1,203,740		28.192300%	29.70%
Whitemarsh				119,194	31,150	150,344		3.577100%	3.50%
Whitpain				<u>375,520</u>	<u>96,120</u>	<u>471,640</u>		<u>11.269600%</u>	<u>10.80%</u>
				3,332,150	890,000	4,222,150		100.00%	100.00%

LIQUID FUELS								
2026 PROPOSED BUDGET								
ACCOUNTS FOR:			2022 Actual	2023 Actual	2024 Actual	2025 Budget	Actual as of 11/30/202	2026 Budget
Revenue								
	Revenue							
35341	136	INTEREST EARNINGS	<u>1,270</u>	<u>1,626</u>	<u>2,982</u>	<u>1,500</u>	<u>2,047</u>	<u>2,000</u>
TOTAL	Revenue		1,270	1,626	2,982	1,500	2,047	2,000
	Revenue							
35392	392	Reserve Transfer	-	-	-	-	43,582	
35355	55	LIQUID FUELS ALLOCATION	<u>165,266</u>	<u>170,409</u>	<u>169,287</u>	<u>166,000</u>	<u>169,539</u>	<u>163,000</u>
TOTAL	Revenue		165,266	170,409	169,287	166,000	213,121	163,000
TOTAL REVENUE			166,536	172,035	172,269	167,500	215,168	165,000
EXPENSES								
	Capital Equipment Purchases							
35430	740	CAPITAL- EQUIPMENT PURCHASES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>120,000</u>
TOTAL	Capital Equipment Purc		-	-	-	-	-	120,000
	Cleaning Streets & Gutters							
35431	250	SWEEPER REPAIRS & MAINTENANCE	8,001	1,967	17,955	10,000	6,672	10,000
35431	451	SWEEPER VEHICLE MAINTENANCE	<u>2,108</u>	<u>10,637</u>	<u>2,578</u>	<u>5,000</u>	<u>13,637</u>	<u>15,000</u>
TOTAL	Cleaning Streets & Gut		10,109	12,604	20,532	15,000	20,310	25,000
	Winter Maintenance							
35432	250	WINTER/REPAIRS & SUPPLIES (Salt)	6,167	-	12,957	30,000	1,387	10,000
35432	370	WINTER CONTRACTED SERVICE	25,463	-	-	5,000	-	5,000
35432	451	WINTER VEHICLE MAINTENANCE	<u>1,347</u>	<u>-</u>	<u>-</u>	<u>5,000</u>	<u>-</u>	<u>5,000</u>

TOTAL	Winter Maintenance		32,977	-	12,957	40,000	1,387	20,000
	Main & Repairs of Roads & Brid							
35439	313	ENGINEERING- HIGHWAY CONSTRUCTI	44,270	-	10,000	-	-	-
35439	740	CAPITAL OUTLAY-ROADS, HIGHWAYS	-	<u>242,687</u>	-	-	<u>268,791</u>	-
TOTAL	Main & Repairs of Road		44,270	242,687	10,000	-	268,791	-
	RESERVE							
35492	492	RESERVE TRANSFERS	-	-	-	<u>112,500</u>	-	-
TOTAL	RESERVE		-	-	-	112,500	-	-
TOTAL EXPENSES			87,356	255,291	43,489	167,500	290,488	165,000
RESULTS OF OPERATIONS			79,180	(83,256)	128,779	-	(75,319)	-

Account	Revenue	Expenses
General	6,389,000	6,389,000
Streets	63,700	63,700
Fire	1,283,100	1,283,100
Refuse	959,000	959,000
Parks	207,500	207,500
Water	5,020,125	5,020,125
Sewer	1,616,500	1,616,500
WWTP	4,462,500	4,462,500
Liquid Fuels	165,000	165,000
Totals	20,166,425	20,166,425

COUNCIL PACKET MONTHLY AP SPREADSHEET NOVEMBER 2025 151

#	Fund	NOVEMBER 1st RUN	NOVEMBER 2nd RUN	TOTALS
1	GENERAL	28,702.42	136,876.29	\$165,578.71
2	STREET LGTS	2,984.25	4,535.04	\$7,519.29
3	FIRE	-	6,248.00	\$6,248.00
4	REFUSE	56,805.25	6,171.58	\$62,976.83
5	PARKS & REC	808.47	4,760.75	\$5,569.22
6	WATER	210,279.77	123,247.68	\$333,527.45
8	SEWER	2,372.18	13,582.30	\$15,954.48
9	WWTP	116,998.91	151,662.61	\$268,661.52
35	LIQUID FUELS	610.00		\$610.00
30	WATER CAPITAL	-	4,081.75	\$4,081.75
	TOTALS	\$419,561.25	\$451,166.00	\$870,727.25
	VOID CHECKS			\$0.00
	GRAND TOTAL	\$419,561.25	\$451,166.00	\$870,727.25

Significant Expenditures

Fund	Vendor	Description	Amount
WATER	Caddick Utilities	Farm Ln & Schiavone Dr Main Replacement	\$ 114,081.56
GENERAL	DeVal Health	Monthly Health Insurance Premium	\$ 102,917.65



INTEGRATED TECHNICAL SYSTEMS, INC.
 dba Richard N. Best Associates
 15 TRAIL ROAD
 LEVITTOWN, PA 19056
 TEL: (215) 945-9240
 FAX: (215) 945-9277

Quotation	
Price Quotation Number:	14611 C2
Please indicate this number when ordering	
Date:	12/04/2025
Reference:	Parking Meter Replacement

Customer/Buyer:	Officer Nick Nasabkow, Traffic Safety Officer	Terms:	See Notes
Project:	Ambler Parking Meter Replacement	Freight	Included
Company:	Borough of Ambler		
Address:	131 Rosemary Avenue	Estimated Delivery:	To be scheduled
	Ambler, Pa 19003		
Tel:	215-646-1000; x 105	Email:	nnasobkow@police.ambler.pa.us
System	Qty	Description	

T2 COSMO Pay Station w Coin Acceptance, EMV CC (Insert and Contactless), Solar:

6 Cosmo - Solar, Coin Acceptor, EMV Credit Card (Insert & Contactless / Tap and Pay) Pay Station including:

- Platform - Pay Station 8 - COSMO
- 38 Button Alpha-Numeric Keypad w Display
- Credit Card Insert Reader and Contactless / Tap and Pay (PCI / EMV compliant)
- Receipt Printer
- Communications Modem, Verizon / ATT
- Digital Connect Wireless Data SIM Card
- Maintenance & Collections Lock Set, Standard

12 Coin Canisters; (one installed, one spare for replenishment)
 12 Paper, Thermal - 2"

1	All T2 COSMO Equipment	\$	50,698.00
1	Installation / Programming / Training	\$	6,922.00
1	Shipping	\$	1,500.00
	Sub-total	\$	59,120.00

One Time Setup Fees: (already paid first 6 units)

1	IRIS Profile Set Up Fee	\$	650.00
1	T2 SecurePay - Merchant Acct Setup (for EMV)	\$	260.00
1	Training (4 hours on-site / remote training included)	\$	-
	Sub-total	\$	910.00

Total: \$ 60,030.00

Monthly Fees:

		Per unit / month	Extended monthly
6	T2 IRIS Cosmo Management	\$ 50.00	\$ 300.00
6	T2 Digital Connect Data Communications (ATT/Verizon)	\$ 20.00	\$ 120.00
6	T2 Secure Pay for Tap and Pay	\$ 35.00	\$ 210.00
	Monthly Fees:	\$ 105.00	\$ 630.00
12	Annual Fees:		\$ 7,560.00

Note: Merchant Services Provider account with FirstData / FiServ required to process credit cards

Note: Optional features are available: Extend-by-Phone, Coupons, Mobile Payment and more.

Note: Ongoing software maintenance will be required to maintain over the air updates & functionality after year 1.

Note: When possible, pay stations should be placed in such a way as to obtain maximum sunlight to maintain battery power. Additional batteries and re-charge kit available if needed.

Note: UPSafety Enforcement is a wholly-owned subsidiary of T2 Systems, Inc. and we offer a complete integration enforcement and ticketing process.

NOTE:

Quoted pricing is based on current applicable tariffs import/export duties, surcharges, taxes or similar fees ("Tariffs"). In the event any governmental authority enacts or imposes new or additional Tariffs that increase the cost of goods, materials, and/or services provided under this quote, ITS reserves the right to adjust the price quoted to reflect increased costs.

Notes:

1. Sales tax, if applicable, not included in price.
2. Permits and fees, if applicable, not included.
3. 120 Volt AC power provided to equipment by others where required.
4. Concrete pad, conduit, and any other site preparation required is by others.
5. Workstation, printer and other office peripherals provided by others.
6. Terms; 50% Deposit, 30% On Delivery, and Remainder after 30 days.
7. One year parts and labor warranty on equipment.
8. This quotation is in accordance with ITS standard terms and conditions of sale and service.
9. Customer will enter into agreement with T2 for monitoring and reporting via IRIS enterprise platform.
10. Customer will need to make arrangements for CC processing and parking session enforcement.
11. Customer must use First Data / FiServ as processor with the Tap and Pay CC reader.
12. EMV Readers have an anti-tamper control; disassembly or violent impact may put the reader in a tampered status; if so, the reader cannot be repaired or redeployed; readers in tampered status are not eligible for warranty coverage.

Prices are subject to increase to prices in effect at time of shipment when specific shipment date is later than one year from date of order. This quotation automatically expires in 90 days. All order are subject to acceptance by Richard N. Best Associates, Inc.

Authorized Signature: _____

Quotation By: *Don Vennell*
267-966-8292

Accepted Date: _____



November 21, 2025

Mr. Jarrett Evans
Superintendent
Ambler Wastewater Treatment Plant
Ambler, PA. 19002

RE: Borough of Ambler-Proposal for Ambler WWTP
Design of EPS-4 and PS-3 MCC Replacement

Jarrett,

Thank you for the opportunity to submit this proposal for electrical engineering services.

SCOPE OF WORK

It is understood that the intent of the project is to provide Engineering Services for the development of pricing and construction plans for the replacement of the Motor Control Centers (MCC's) at each of the above referenced pump stations.

Generally, the work will include the following:

- Field collection of electrical wiring information and routing of conductors.
- Verify active loads on each of the MCC's.
- Design replacement, key interlocked circuit breaker panels, that will replace the existing MCC's.
- Dual service panels will maintain spare positions for future addition of loads.
- Elimination of capacitor banks on the existing MCC's.
- Provide combination motor starters to replace any remaining starters in the existing MCC's.

FEE FOR SERVICES

Arris Engineering's fixed fee is **Sixteen Thousand Dollars (\$ 16,000.00)** for the pricing and construction plans. This pricing does not include construction administrative services.

Additional scope items required will not be undertaken without written approval and will be billed based on the attached Rate Schedule. Reimbursable expenses are included in the above fee, except courier services and additional hard copies of prints, if required, will be invoiced at cost.



SCHEDULE

Arris will initiate this project immediately and will have the design completed within two (2) weeks.

CLARIFICATIONS

- All drawings will be submitted in AutoCAD and PDF format.
- The Pricing and Construction plan fee's do not include construction administrative costs which will be in the range of \$ 4,000.00. These costs will be quoted to the Borough at the time of project award to the contractor performing the work.

PAYMENT

Billing will be submitted on a monthly basis for that percentage of total work completed. If work is stopped or delayed for any reason, payment will be expected for that percentage of work completed. Payment will be due within 60 days of invoice date.

Once again thank you for this opportunity to provide you with engineering services. If you have any questions, please call me at 570-825-7760 x.301.

Respectfully,

A handwritten signature in black ink that reads 'Richard Szatkowski'.

Richard Szatkowski, PE
Principal | Arris Engineering Group, Ltd.

Attch: Rate Schedule, Reimbursable Schedule

Authorized Signature to Proceed

Date

AMBLER BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. 2025-

**RESOLUTION ACCEPTING DEDICATION OF AN EXTENSION TO THE BOROUGH
WATER SYSTEM (701 S. BETHLEHEM PIKE)**

WHEREAS, pursuant to a Water Extension Agreement dated _____ between the Borough and The Mattison Estates, the mains of the Borough water system were extended to provide service to 701 S. Bethlehem Pike as set forth in a plan of subdivision prepared by MESH Consulting, LLC.

WHEREAS, the water system has been constructed and completed to the satisfaction of the Borough, and

WHEREAS, Owner has offered the addition to the water system for dedication,

NOW, THEREFORE BE IT RESOLVED,

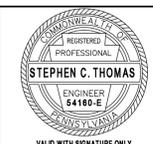
1. The Borough accepts dedication of the newly constructed extension to the mains of the water system as shown on the as-built plans attached hereto and incorporated by reference. Owner will provide a bill of sale.

SO RESOLVED this ____ day of _____, 225.

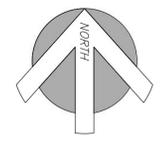
Glynnis Siskind, Council President

Attest: _____

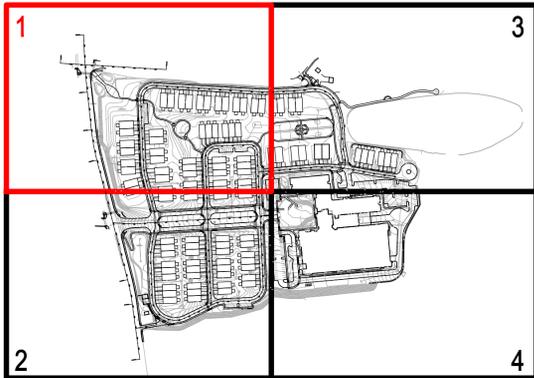
Kyle Detweiler, Secretary



VALID WITH SIGNATURE ONLY
AS-BUILT
SHEET # 1/4



- NOTES:
- AS-BUILT SURVEY PERFORMED BY MESH CONSULTING, LLC ON 03/30/2022 & REPRESENTS THE SITE CONDITIONS AT THAT TIME. ADDITIONAL DATA WAS COLLECTED ON 01/27/2023 & 04/14/2023.
 - TEXT & SITE FEATURES SHOWN IN RED DENOTE AS-BUILT CONDITION. AS-BUILT SURVEY CAPTURED FEATURES ACCESSIBLE FROM ABOVE-GROUND ONLY. WATER MAIN SHOWN IS PER AS-BUILT PREPARED BY ALLAN MYERS, LP. WATER MAIN & OTHER UNDERGROUND WATER PIPING WAS NOT FIELD VERIFIED BY MESH CONSULTING.
 - LENGTHS FOR WATER SERVICES SHOWN MEASURED FROM FIELD-LOCATED CURB STOP TO MAIN (AS SHOWN ON AS-BUILT PLAN PROVIDED BY ALLAN MYERS, LP).
 - ALL VALVES SHOWN ARE 8", UNLESS OTHERWISE NOTED.
 - PROPOSED CONDITIONS SHOWN PER "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR THE MATTISON ESTATES", PREPARED BY GOLDER ENGINEERING - REV#30 DATED 03/07/2022.



DATE:	REVISION:
01/30/2023	ADDED MISSING CURB STOP/METER PIT & IRRIGATION VALVE
01/30/2023	PER COMMENTS FROM GLM ORE ASSOCIATES DATED 02/08/2023
04/23/2025	UPDATED LOTS 57-66 FOR REVISED TWIN CONFIGURATION
07/23/2025	PER COMMENTS FROM GLM ORE ASSOCIATES DATED 06/24/2025

PLAN TITLE: **WATER AS-BUILT PLAN**

PREPARED FOR: **THE MATTISON ESTATES**
701 S. BETHLEHEM PIKE
UPPER DUBLIN TOWNSHIP, PA

MESH Consulting, LLC
2932 West Germantown Pike
Eagleville, PA 19403
PH: 484-754-3470
FX: 866-846-3791
www.mesh-consulting.com

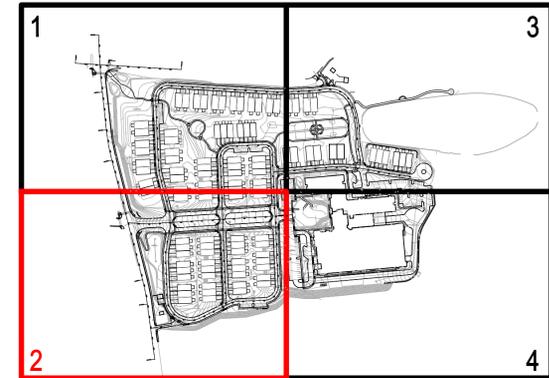


DRAWING DATE: 07/23/2025
PROJECT NUMBER: 19-291
DRAWING SCALE: AS SHOWN

SHEET **1** OF 4

MATCHLINE (1)

MATCHLINE (4)

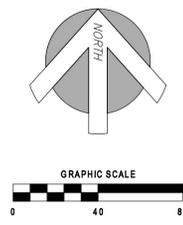


STEPHEN C. THOMAS
 REGISTERED PROFESSIONAL ENGINEER
 54180-E

VALID WITH SIGNATURE ONLY
 THESE PLANS HAVE BEEN COMPLETED AND
 CERTIFIED BY STEPHEN THOMAS, P.E. AS
 REFLECTING CONSTRUCTED CONDITIONS
 WITH FIELD CHANGES INCORPORATED
 RESPONSIBILITY FOR ACCURACY OF FIELD
 LOCATED ITEMS RESTS WITH THE
 ABOVE ENGINEER

AS-BUILT
 SHEET # 2/4

- NOTES:**
- AS-BUILT SURVEY PERFORMED BY MESH CONSULTING, LLC ON 03/30/2022 & REPRESENTS THE SITE CONDITIONS AT THAT TIME. ADDITIONAL DATA WAS COLLECTED ON 01/27/2023 & 04/14/2025.
 - TEXT & SITE FEATURES SHOWN IN RED DEPICT AS-BUILT CONDITION. AS-BUILT SURVEY CAPTURED FEATURES ACCESSIBLE FROM ABOVE-GROUND ONLY. WATER MAIN SHOWN IS PER AS-BUILT PREPARED BY ALLAN MYERS, LP. WATER MAIN & OTHER UNDERGROUND WATER PIPING WAS NOT FIELD VERIFIED BY MESH CONSULTING.
 - LENGTHS FOR WATER SERVICES SHOWN MEASURED FROM FIELD-LOCATED CURB STOP TO MAIN (AS SHOWN ON AS-BUILT PLAN PROVIDED BY ALLAN MYERS, LP).
 - ALL VALVES SHOWN ARE 8", UNLESS OTHERWISE NOTED.
 - PROPOSED CONDITIONS SHOWN PER "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR THE MATTISON ESTATES", PREPARED BY BOYLES ENGINEERING - REV#30 DATED 03/07/2022.



REVISION:	ADDED MISSING CURB STOP/METER PIT & IRRIGATION VALVE
DATE:	01/30/2023
	PER COMMENTS FROM GILMORE ASSOCIATES DATED 02/08/2023
	01/30/2023
	UPDATED LOTS 57-66 FOR REVISED TWIN CONFIGURATION
	04/23/2025
	PER COMMENTS FROM GILMORE ASSOCIATES DATED 06/24/2025
	07/23/2025

PLAN TITLE: WATER AS-BUILT PLAN

PREPARED FOR: THE MATTISON ESTATES
 701 S. BETHLEHEM PIKE
 UPPER DUBLIN TOWNSHIP, PA

MESH Consulting, LLC
 2932 West Germantown Pike
 Eastville, PA 19403
 PH: 484-754-3470
 FX: 866-846-3791
 www.mesh-consulting.com



DRAWING DATE: 07/23/2025

PROJECT NUMBER: 19-291

DRAWING SCALE: AS SHOWN

SHEET
2
 OF 4

MATCHLINE (4)

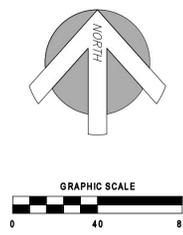
MATCHLINE (1)

STEPHEN C. THOMAS
REGISTERED PROFESSIONAL ENGINEER
ENGINEER
84180-E

VALID WITH SIGNATURE ONLY

THESE PLANS HAVE BEEN COMPLETED AND CERTIFIED BY STEPHEN THOMAS, P.E., AS REFLECTING CONSTRUCTED CONDITIONS WITH FIELD CHANGES INCORPORATED. RESPONSIBILITY FOR ACCURACY OF FIELD LOCATED ITEMS RESTS WITH THE ABOVE ENGINEER.

AS-BUILT
SHEET # 3/4



NOTES:

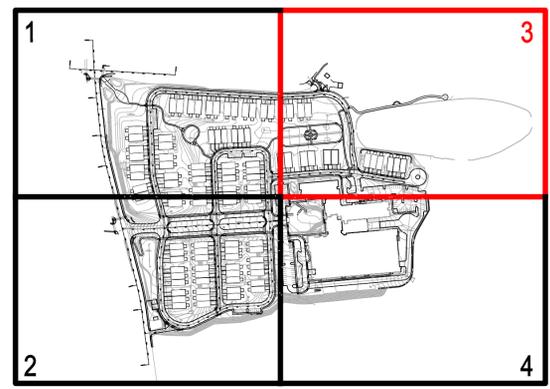
- AS-BUILT SURVEY PERFORMED BY MESH CONSULTING, LLC ON 03/30/2022 & REPRESENTS THE SITE CONDITIONS AT THAT TIME. ADDITIONAL DATA WAS COLLECTED ON 01/27/2023 & 04/14/2023.
- TEXT & SITE FEATURES SHOWN IN RED DEPICT AS-BUILT CONDITION. AS-BUILT SURVEY CAPTURED FEATURES ACCESSIBLE FROM ABOVE-GROUND ONLY. WATER MAIN SHOWN IS FOR AS-BUILT PREPARED BY ALLAN MYERS, LP. WATER MAIN & OTHER UNDERGROUND WATER PIPING WAS NOT FIELD VERIFIED BY MESH CONSULTING.
- LENGTHS FOR WATER SERVICES SHOWN MEASURED FROM FIELD-LOCATED CURB STOP TO MAN (AS SHOWN ON AS-BUILT PLAN PROVIDED BY ALLAN MYERS, LP).
- ALL VALVES SHOWN ARE 6", UNLESS OTHERWISE NOTED.
- PROPOSED CONDITIONS SHOWN PER "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR THE MATTISON ESTATES", PREPARED BY BOWLER ENGINEERING - REV#30 DATED 03/07/2022.



MATCHLINE (1)

MATCHLINE (4)

MATCHLINE (4)



DATE:	01/30/2023	REVISION:	ADDED MISSING CURB STOP/METER PIT & IRRIGATION VALVE
	01/30/2023		PER COMMENTS FROM GILMORE ASSOCIATES DATED 02/08/2023
	04/23/2025		UPDATED LOTS 57-66 FOR REVISED TWIN CONFIGURATION
	07/23/2025		PER COMMENTS FROM GILMORE ASSOCIATES DATED 06/24/2025

PLAN TITLE: **WATER SYSTEM AS-BUILT**

PREPARED FOR: **THE MATTISON ESTATES**
701 S. BETHLEHEM PIKE
UPPER DUBLIN TOWNSHIP, PA

MESH Consulting, LLC
2932 West Germantown Pike
Eagleville, PA 19403
PH: 484-754-3470
FX: 866-846-3791
www.mesh-consulting.com

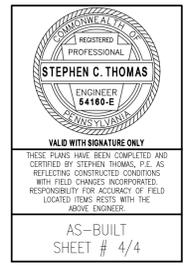
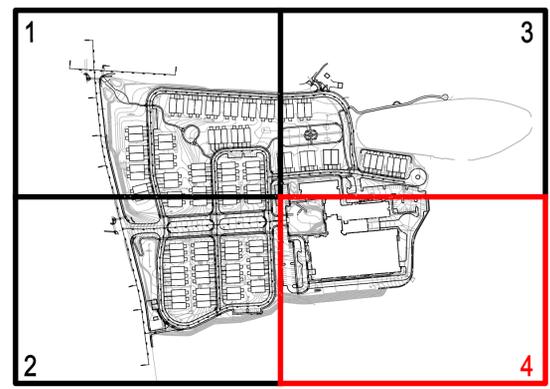
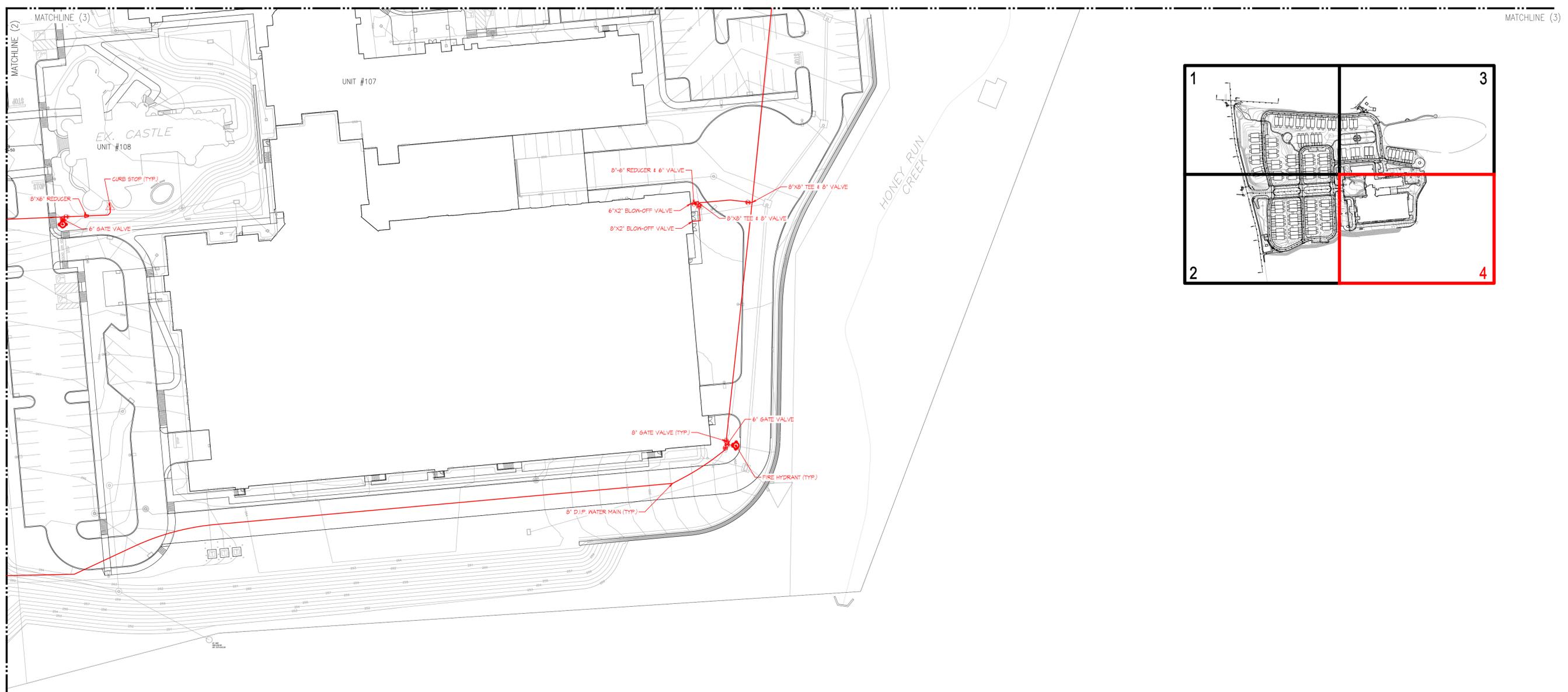


DRAWING DATE: 07/23/2025

PROJECT NUMBER: 19-291

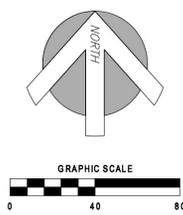
DRAWING SCALE: AS SHOWN

SHEET
3
OF 4



VALID WITH SIGNATURE ONLY
 THESE PLANS HAVE BEEN COMPLETED AND
 CERTIFIED BY STEPHEN THOMAS, P.E. AS
 REFLECTING CONSTRUCTED CONDITIONS
 WITH FIELD CHANGES INCORPORATED.
 RESPONSIBILITY FOR ACCURACY OF FIELD
 LOCATED ITEMS RESTS WITH THE
 ABOVE ENGINEER.

AS-BUILT
 SHEET # 4/4



NOTES:
 1. AS-BUILT SURVEY PERFORMED BY MESH CONSULTING, LLC ON 03/30/2022 & REPRESENTS THE SITE CONDITIONS AT THAT TIME. ADDITIONAL DATA WAS COLLECTED ON 01/27/2023 & 04/14/2025.
 2. TEXT & SITE FEATURES SHOWN IN RED DEPICT AS-BUILT CONDITION. AS-BUILT SURVEY CAPTURED FEATURES ACCESSIBLE FROM ABOVE-GROUND ONLY. WATER MAIN SHOWN IS PER AS-BUILT PREPARED BY ALLAN MYERS, LP. WATER MAIN & OTHER UNDERGROUND WATER PIPING WAS NOT FIELD VERIFIED BY MESH CONSULTING.
 3. LENGTHS FOR WATER SERVICES SHOWN MEASURED FROM FIELD-LOCATED CURB STOP TO MAIN (AS SHOWN ON AS-BUILT PLAN PROVIDED BY ALLAN MYERS, LP).
 4. ALL VALVES SHOWN ARE 8", UNLESS OTHERWISE NOTED.
 5. PROPOSED CONDITIONS SHOWN PER "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR THE MATTISON ESTATES", PREPARED BY BOYLES ENGINEERING - REV#30 DATED 03/07/2022.

DATE:	01/30/2023	REVISION:	ADDED MISSING CURB STOP/METER PIT & IRRIGATION VALVE
	01/30/2023		PER COMMENTS FROM GLM ORE ASSOCIATES DATED 02/08/2023
	04/23/2025		UPDATED LOTS 57-66 FOR REVISED TWIN CONFIGURATION
	07/23/2025		PER COMMENTS FROM GLM ORE ASSOCIATES DATED 06/24/2025

PLAN TITLE: **WATER AS-BUILT PLAN**

PREPARED FOR: **THE MATTISON ESTATES**
 701 S. BETHLEHEM PIKE
 UPPER DUBLIN TOWNSHIP, PA

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DRAWING SCALE: **AS SHOWN**

SHEET
4
 OF 4