



**AMBLER BOROUGH COUNCIL
BUSINESS MEETING AGENDA
February 17, 2026
7:00 p.m.**

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Hearing to Occur as Advertised – BT Ambler, LLC
- V. Motion – Consideration of Ordinance No. 1147 – Amending Redevelopment Overlay District
- VI. Citizens Comments – Agenda Items Only
- VII. Motion – Minutes for Consideration – February 3, 2026, Council Work Session
- VIII. Finance Director’s Report
- IX. Police Department Report
- X. Fire Department Report
- XI. EMS Report
- XII. Inter-Departmental Reports
 - A. Public Works Department Report
 - B. Water & Highway Department Reports
 - C. Wastewater Treatment Plant Report
 - D. Code Enforcement Report
 - E. Manager’s Report

XIII. Professional Consultants Reports

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

XIV. Council Committee Reports

- A. Administration & Finance – Karen Sheedy, Chair
 - 1. Motion – Approval of the Bill Payment Lists for December 2025 & January 2026
 - 2. Motion – Potential Conflict Waiver – Burack Environmental Law
 - 3. Motion – Master Services Agreement – Borough & Municipal Engineer – GFT, Inc.
 - 4. Motion – Borough Hall HVAC Preventative Maintenance Agreement – The Warko Group
- B. Code Enforcement & Planning – David Hui, Chair
- C. Parks, Recreation & Community Relations – Jennifer Henderson, Chair
 - 1. Motion – Professional Services in Ambler Borough Park – Red Tail Restoration
- D. Public Safety – Redmond Brubaker, Chair
- E. Public Works – Lou Orehek, Chair
 - 1. Motion – Authorization to Proceed – 14” Model Fairbanks Replacement Pump Quote
 - 2. Motion – Authorization to Proceed – Pump Rotork Actuated 18” Butterfly Valves Quote
 - 3. Motion – Authorization to Proceed – Case 590SN 4WD T4 Loader/Backhoe Quote
 - 4. Motion – Authorization to Proceed – ChargePoint Annual Service Renewal

XV. Other Business

XVI. Citizens' Comments

XVII. Adjournment

Attention: Borough Council Meetings are audio and video recorded.

AMBLER BOROUGH, MONTGOMERY COUNTY, PA
ORDINANCE NO. 1147

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 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 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.

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.

HEIGHT OF BUILDING — the vertical distance measured from the average elevation of the existing grade at the location of the building to the highest point of a flat or multi-level roof. For gable, hip or gambrel roofs, measured to the mean height between the eaves and ridge. Residential chimneys, parapet walls, mechanical penthouses, stairwells and elevator shafts, and similar projections not intended for human occupancy shall be excluded.

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).

LOT – a designed parcel, tract, or area of land established by a plat or otherwise permitted by law and to be used, developed or built upon as a unit. Areas of land separated by a public street may be treated as a single lot when improved as a Transit-Oriented Development.

LOT LINE -- any property boundary line of a lot, further defined as follows:

- A. Front lot line is the line identical with the legal right-of-way line.
- B. Rear lot line is the line or lines most nearly parallel or concentric to the front lot line.
- C. Side lot lines are the lines most nearly perpendicular or radial to the front lot line. On a corner lot, the side lot line shall be the line or lines most nearly perpendicular or radial to the higher classification of street, where applicable. The remaining line shall be considered the rear lot line.
- D. On a lot which is comprised of areas of land separated by a public street and which is to be developed as Transit-Oriented Development, the lot lines, any build-to lines, and minimum building spacing shall be measured on each constituent area having frontage on one or more public street(s) provided that such measurements shall not be applied to preclude the creation of physical connections between several component o the single comprehensive plan of development.

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. The applicant shall submit an operations and maintenance plan, which shall be reviewed and approved by the Borough Engineer, that ensures the system remains functional so long as the building remains in active use/occupancy.
- 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 75'. 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 stepback 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 stepback 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.

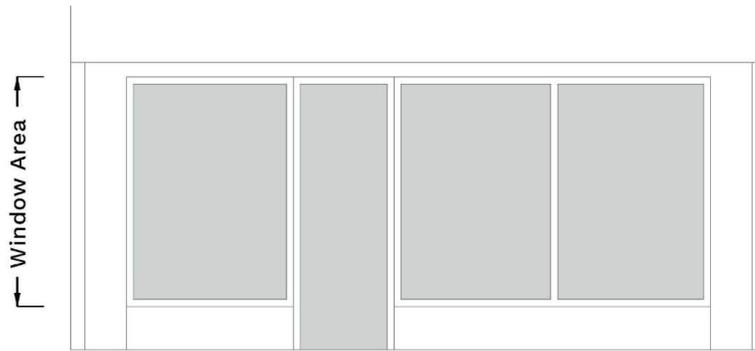


Figure 27-2703.C.1

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:
 - 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 – 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 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 curblines which may be either landscaped or hardscaped. For frontages other than Main Street and Butler Avenue, a two (2) foot wide verge shall be provided between the sidewalk and curblines which may be either landscaped or hardscaped.
- (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.

SO ORDAINED this _____ day of February, 2026.

Elizabeth Iovine, Ambler Borough Council President

Attest: _____
Kyle Detweiler, Secretary

Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002-4476

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



January 27, 2026

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

Re: Amendments to Downtown Commercial
And Commercial Zoning Districts

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 January 27, 2026, 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 green roof operations and maintenance plan approval under 27-2703.E.4.b as per MCPC letter;

Revise height reach up to 75 feet maximum; and

Allow for stair tower access for green roof to be excluded from the maximum height

The vote taken was unanimous. 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



BOROUGH OF AMBLER COUNCIL WORK SESSION

Minutes

February 3, 2026

7:00 p.m.

I. CALL TO ORDER.

President Liz Iovine called the Ambler Borough Committee meeting of February 3, 2026 to order at 7:00 p.m Present at the meeting were: Ms. Iovine, Mr. Orehek, Ms. Henderson, Ms. Roecker Coates, Mr. Hui, Mr. Brubaker, Ms. Morrison Daku, Ms. Pavlovic, Mayor Sorg, Police Chief Jeff Borkowski, Borough Manager Kyle Detweiler, and Solicitors Glassman and Osborne. Ms. Sheedy was absent.

II. PUBLIC SERVICE ANNOUNCEMENT:

- a. SNOW PLOWING & REMOVAL – ELIZABETH IOVINE, PRESIDENT

III. MINUTES FOR REVIEW:

- a. JANUARY 5, 2026, COUNCIL REORGANIZATION MEETING **Carried 8- AYE**
- b. JANUARY 20, 2026, COUNCIL BUSINESS MEETING **Carried 8- AYE**

IV. COMMITTEE REPORTS (WITH PUBLIC COMMENT ON AGENDA ITEMS ONLY):

- a. ADMINISTRATION & FINANCE
- b. CODE ENFORCEMENT & PLANNING
- c. PARKS, RECREATION, & COMMUNITY RELATIONS
- d. PUBLIC SAFETY
- e. PUBLIC WORKS

V. OPEN PUBLIC COMMENT PERIOD.

VI. ADJOURNMENT

AMBLER BOROUGH FINANCIAL REPORT

January 31, 2026

GENERAL	
Balance as of December 31, 2025	\$2,083,851.13
Interest	\$1,095.19
Deposits	\$150,022.24
Withdrawals	-\$239,861.58
Total as of January 31, 2026	\$1,995,106.98
GENERAL OPERATING	
Balance as of December 31, 2025	\$2,136,192.82
Interest	\$885.94
Deposits	\$32,569.80
Withdrawals	-\$832,228.01
Fees	\$0.00
Total as of January 31, 2026	\$1,337,420.55
GENERAL PAYROLL	
Balance as of December 31, 2025	\$61,130.35
Interest	\$39.19
Deposits	\$366,747.99
Withdrawals	-\$366,747.99
Total as of January 31, 2026	\$61,169.54
GENERAL SAVINGS	
Balance as of December 31, 2025	\$1,340,444.96
Interest	\$2,368.73
Deposits	\$0.00
Withdrawals	\$0.00
Total as of January 31, 2026	\$1,342,813.69
Total General Fund as of January 31, 2026	
	\$4,736,510.76

STREET LIGHTS	
Balance as of December 31, 2025	\$34,451.78
Interest	\$18.71
Deposits	\$953.66
Withdrawals	\$0.00
Total as of January 31, 2026	\$35,424.15

FIRE

Balance as of December 31, 2025	\$32,850.33
Interest	\$18.53
Deposits	\$3,012.18
Withdrawals	\$0.00
Total as of January 31, 2026	\$35,881.04

REFUSE	
Balance as of December 31, 2025	\$805,675.32
Interest	\$434.31
Deposits	\$16,059.33
Withdrawals	-\$5,994.54
Total as of January 31, 2026	\$816,174.42

PARKS & RECREATION	
Balance as of December 31, 2025	\$396,888.50
Interest	\$212.89
Deposits	\$3,128.22
Withdrawals	-\$512.41
Total as of January 31, 2026	\$399,717.20

WATER	
Balance as of December 31, 2025	\$511,781.04
Interest	\$301.33
Deposits	\$210,733.00
Withdrawals	-\$94,450.89
Total as of January 31, 2026	\$628,364.48

WATER ONLINE PAYMENTS	
Balance as of December 31, 2025	\$100,647.26
Interest	\$74.81
Deposits	\$99,224.83
Withdrawals	-\$745.74
Total as of January 31, 2026	\$199,201.16

WATER CAPITAL	
Balance as of December 31, 2025	\$73,892.66
Interest	\$41.32
Deposits	\$34,432.12
Withdrawals	\$0.00
Total as of January 31, 2026	\$108,366.10

Total Water as of January 31, 2026	\$935,931.74
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SEWER	
Balance as of December 31, 2025	\$163,954.60
Interest	\$88.11
Deposits	\$15,881.46
Withdrawals	-\$20,645.14
Total as of January 31, 2026	\$159,279.03

WWTP	
Balance as of December 31, 2025	\$1,536,546.90
Interest	\$807.48
Deposits	\$3,285.00
Withdrawals	-\$61,712.78
Total as of January 31, 2026	\$1,478,926.60

WWTP SAVINGS	
Balance as of December 31, 2025	\$1,723,648.13
Interest	\$3,045.90
Deposits	\$0.00
Withdrawals	\$0.00
Total as of January 31, 2026	\$1,726,694.03

Total WWTP as of January 31, 2026	\$3,205,620.63
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LIQUID FUELS	
Balance as of December 31, 2025	\$313,036.31
Interest	\$167.24
Deposits	\$0.00
Withdrawals	\$0.00
Total as of January 31, 2026	\$313,203.55

DEBT	
Balance as of December 31, 2025	\$289,250.05
Interest	\$154.53
Deposits	\$0.00
Withdrawals	\$0.00
Total as of January 31, 2026	\$289,404.58

ENTERPRISE ZONE	
Balance as of December 31, 2025	\$183,871.91
Interest	\$130.33
Investor Interest Deposit	\$730.90
Investor Balance Deposit	\$2,673.48
Withdrawals	\$0.00
Total as of January 31, 2026	\$187,406.62

GENERAL FUND**2026 BUDGET**

ACCOUNTS FOR: PAGE 1			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Revenue							
Real Estate Taxes							
1301	101	REAL ESTATE-CURRENT YEAR	2,037,768	2,440,350	2,375,602	31,556	2,500,000
1301	102	DELINQUENT MONTCO LIENS	20,574	27,693	39,926	6,413	46,000
1301	111	REAL ESTATE TAX INTERIUMS	44,005	813	2,164	-	2,200
TOTAL	Real Estate Taxes		2,102,347	2,468,856	2,417,692	37,969	2,548,200
Enabling Taxes							
1310	310	R. E. Transfer Tax	200,529	161,439	164,033	-	120,000
1310	320	EARNED INCOME TAX	1,316,152	1,111,253	1,057,163	38,214	1,420,000
1310	509	LOCAL SERVICE TAX	162,458	112,842	185,099	5,798	160,000
1310	510	AMUSEMENT TAX	-	-	-	-	-
1310	512	Business Privilege Tax	105,393	100,303	114,673	2,650	140,000
TOTAL	Enabling Taxes		1,784,532	1,485,837	1,520,967	46,662	1,840,000
Business Licenses & Permits							
1321	601	BEVERAGE LICENSES	1,800	2,000	2,000	-	2,000
1321	602	OTHER LICENSES	-	-	-	-	-
1321	605	CABLE TELEVISION FRANCHISE	181,003	92,451	86,539	-	100,000
TOTAL	Business Licenses & Pe		182,803	94,451	88,539	-	102,000
Non-Bus. Licenses & Permits							
1322	606	STREET OPENINGS	5,775	2,300	4,025	200	4,000
1322	607	SIGN PERMITS	300	175	200	-	300
1322	608	ALL OTHER PERMITS	2,715	2,050	962	150	1,200
1322	610	APARTMENT PERMITS	52,170	53,090	52,761	300	52,000
1322	612	Apartment Inspections	8,420	9,400	6,060	270	6,000
1322	640	Rental Inspections	3,120	-	-	-	-
TOTAL	Non-Bus. Licenses & Pe		72,500	67,015	64,008	920	63,500
Fines							

ACCOUNTS FOR: PAGE 2			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
1331	331	MOTOR VEHICLES FINES	92,402	96,144	66,902	22,960	80,000
1331	613	ORDINANCE VIOLATIONS	-	-	-	-	-
TOTAL	Fines		92,402	96,144	66,902	22,960	80,000
Interest Earnings							
1341	136	INTEREST ON INVESTMENTS	60,401	64,470	58,484	4,389	50,000
TOTAL	Interest Earnings		60,401	64,470	58,484	4,389	50,000
Rents & Royalties							
1342	614	RENT MUNICIPAL LOTS	25,000	28,428	36,041	1,951	35,000
1342	916	RENT MUNICIAPL BUILDING	40,210	40,360	39,330	7,650	45,000
TOTAL	Rents & Royalties		65,210	68,788	75,371	9,601	80,000
Misc Grants							
1350	801	ALL OTHER GRANTS	-	-	80,000	-	80,000
1350	857	PENSION STATE AID	193,619	333,452	359,946	-	340,000
1350	858	AMBLER THEATER GRANT	-	-	(80,000)	-	-
1350	862	ANNUAL RECYCLE GRANT	-	-	-	-	10,000
1350	863	PEMA GRANT	326,943	31,853	-	-	-
1350	865	TEA 21 Grants	-	358,394	-	-	-
TOTAL	Misc Grants		520,562	723,699	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	3,180	3,244	2,041	-	2,000
1355	867	PUBLIC UTILITY REALTY TAX	3,729	3,702	-	-	3,700
TOTAL	State Shared Rev. Gran		6,909	6,946	2,041	-	5,700
Local Shared Rev. Grants							
1357	869	SCHOOL DISTR CROSSING GUARD	66,096	69,647	72,936	-	75,000
TOTAL	Local Shared Rev. Gran		66,096	69,647	72,936	-	75,000
Zoning General Government							

ACCOUNTS FOR:	PAGE 3	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
1361	871	SALES OF MAPS, ORDINANCES,ETC	-	-	-	-
1361	876	ZONING PERMITS & LAND DEV FEES	3,700	2,310	8,770	-
TOTAL	Zoning General Governm	3,700	2,310	8,770	-	10,000
	Public Safety					
1362	383	POLICE SERVICE REIMBURSEMENT	2,269	21,083	1,089	110
1362	384	COMMUNITY OUTREACH POLICE	-	-	(915)	200
1362	623	STATE POLICE FINES	1,025	2,200	2,440	-
1362	872	BUILDING PERMITS	66,131	57,334	39,728	1,022
1362	973	POLICE REPORTS	1,303	2,660	2,572	273
TOTAL	Public Safety	70,728	83,277	44,914	1,604	74,000
	Highway & Streets					
1363	623	Drug Task Force	9,656	-	-	-
1363	873	CHG FOR CURB & SIDEWALK	25	-	-	-
1363	874	PARKING METERS	200,773	221,807	194,961	8,579
1363	894	CHARGING STATIONS	2,525	2,035	4,782	646
1363	902	Water Line Protection (85%)	28,489	24,898	29,155	2,890
TOTAL	Highway & Streets	241,468	248,740	228,897	12,114	241,000
	Misc Revenues					
1365	512	Donations	(500)	500	5,039	(2,000)
TOTAL	Misc Revenues	(500)	500	5,039	(2,000)	-
	Misc Revenues					
1380	381	Cell Tower Rental	5,420	-	1,899	-
1380	880	MISCELLANEOUS	1,703	1,920	862	505
1380	881	INSURANCE CLAIMS	-	921	-	-
TOTAL	Misc Revenues	7,123	2,841	2,761	505	2,900
	Contribution					
1387	882	CONTRIBUTIONS PRIVATE SOURCE	-	-	-	3,851
TOTAL	Contribution	-	-	-	3,851	-
	Sale of Assets					
1391	396	SALE OF ASSETS	-	566	11,200	2,685
TOTAL	Sale of Assets	-	566	11,200	2,685	12,000
	Inter Fund Transfers					

ACCOUNTS FOR: PAGE 4			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
1392	4	TRANSFER FROM REFUSE	-	30,000	-	-	30,000
1392	392	RESERVE TRANSFERS	-	-	-	-	643,300
1392	885	Transfer From Water	-	-	-	-	-
1392	886	AWWTP ADMINISTRATIVE FEE	77,465	77,465	101,325	-	101,400
1392	901	Transfer From WWTP	68,940	-	-	-	-
TOTAL	Inter Fund Transfers		146,405	107,465	101,325	-	774,700
	Other Financing Source						
1393	937	LOAN PROCEEDS	199,901	-	-	-	-
TOTAL	Other Financing Source		199,901	-	-	-	-
TOTAL REVENUE			5,622,587	5,591,552	5,129,792	141,261	6,389,000
EXPENSES							
	Salaries Elected Officials						
1400	131	SALARIES ELECTED OFFICIALS	9,890	10,825	11,378	879	11,400
TOTAL	Salaries Elected Offic		9,890	10,825	11,378	879	11,400
	Administration						
1401	119	RF 100 Green	2,843	-	12,500	-	50,000
1401	130	SALARIES - General Admin	188,391	153,760	244,655	17,858	211,900
1401	152	EMPLOYEE MEDICAL EXP REIMBURSE	1,028	-	2,316	-	500
1401	156	MEDICAL BENEFITS	31,682	11,209	22,289	6,193	71,100
1401	158	LIFE INSURANCE	4,651	4,288	4,285	370	5,100
1401	160	PENSION EXPENSE	14,885	13,265	88,063	800	75,000
1401	161	SOCIAL SECURITY	91,496	51,797	104,594	11,709	100,000
1401	162	STATE UNEMPLOYMENT	5,695	6,297	5,423	-	6,400
1401	210	OFFICE SUPPLIES	2,213	1,743	2,573	300	3,000
1401	226	JANITORIAL SUPPLIES	1,061	571	678	-	1,500
1401	230	HEATING FUEL	6,684	8,902	6,237	1,257	8,500
1401	237	UNIFORMS	-	-	-	-	-
1401	250	REPAIRS/MAINTENANCE SUPPLIES	708	754	2,352	53	1,000
1401	260	TOOLS	-	-	500	-	-
1401	311	AUDITING AND ACCT SERVICES	12,250	12,583	16,333	-	20,000

ACCOUNTS FOR:		PAGE 5	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
1401	312	MMO (Min.Mun.Oblig.)	192,303	122,397	130,911	13,064	113,000
1401	313	ENGINEERING SERVICES	22,891	26,207	34,620	-	25,000
1401	314	LEGAL SERVICES	16,051	20,904	16,547	-	20,000
1401	316	GENERAL EXPENSE	3,495	5,191	5,473	1,150	4,000
1401	319	COMPUTER PROGRAMS	5,355	5,650	11,537	310	11,000
1401	321	TELEPHONE	3,713	3,648	3,851	531	4,000
1401	325	POSTAGE	2,911	3,991	3,220	167	4,200
1401	327	COMMUNICATION EXPENSE	1,697	529	724	48	1,000
1401	341	ADVERTISING	1,050	873	1,273	-	1,200
1401	342	PRINTING	267	445	1,008	-	1,500
1401	343	NEWSLETTER EXPENSE	891	2,013	1,011	-	1,500
1401	352	LIABILITY INSURANCE	47,303	36,398	51,132	-	55,000
1401	354	WORKMEN'S COMPENSATION	39,257	15,993	27,969	-	28,500
1401	361	ELECTRICITY	17,360	17,360	22,137	1,590	25,000
1401	368	WATER	483	550	560	151	700
1401	370	CONTRACTED SERVICE/REPAIRS	28,967	57,325	48,756	5,421	58,000
1401	374	Real Estate Tax	-	-	-	-	-
1401	384	OFFICE EQUIPMENT RENTAL	1,132	2,129	-	-	3,000
1401	420	TRAINING/DUES	2,502	15,967	5,131	585	7,000
1401	451	Vehicle Maintenance	-	-	-	-	-
1401	740	CAPITAL OUTLAY	-	-	-	-	-
TOTAL	Administration		751,215	602,739	878,659	61,557	917,600
	Tax Collector						
1403	131	SALARY/TAX COLLECTOR	8,501	8,501	8,501	708	8,500
1403	210	OFFICE SUPPLIES	1,319	1,409	1,496	-	1,500
1403	353	PREMIUMS ON BONDS	-	-	-	-	1,300
TOTAL	Tax Collector		9,820	9,910	9,997	708	11,300
	Police						
1410	130	SALARIES - Police	1,821,480	1,911,727	2,052,813	179,538	2,000,000
1410	152	EMPLOYEE MEDICAL EXP REIMBURSE	8,884	3,105	7,793	25	9,000
1410	156	MEDICAL BENEFITS	492,332	360,890	503,858	93,589	580,700
1410	158	LIFE INSURANCE	10,398	9,975	9,831	850	10,000

ACCOUNTS FOR:		PAGE 6	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
1410	160	POLICE Pension	-	-	4,125	800	5,000
1410	161	SOCIAL SECURITY	93	27,724	5,312	-	27,600
1410	162	STATE UNEMPLOYMENT	4,845	4,845	4,845	-	5,100
1410	210	OFFICE SUPPLIES	2,689	3,146	2,389	96	3,200
1410	231	VEHICLE FUEL	30,560	37,642	21,645	3,192	37,000
1410	237	UNIFORMS	15,895	11,242	17,162	13,600	25,000
1410	244	PISTOL RANGE	6,328	8,496	5,111	-	10,000
1410	250	REPAIRS/MAINTENANCE SUPPLIES	1,393	979	2,849	4	1,200
1410	260	POLICE EQUIPMENT	4,031	6,036	8,358	10,341	15,000
1410	312	MMO (Min.Mun.Oblig.)	92,701	280,504	326,693	-	358,000
1410	314	LEGAL SERVICES	20,740	40,771	17,896	-	18,000
1410	316	GENERAL EXPENSE	2,295	4,355	3,930	-	4,000
1410	319	COMPUTER PROGRAMS	5,995	25,794	5,562	-	15,000
1410	321	TELEPHONE	2,496	2,714	2,949	447	3,000
1410	325	POSTAGE	13	-	19	-	400
1410	327	COMMUNICATION EXPENSES	12,638	1,626	4,454	247	10,000
1410	341	ADVERTISING	82	2,473	1,243	-	2,000
1410	342	PRINTING	4,361	3,145	2,479	-	3,000
1410	352	LIABILITY INSURANCE	118,723	93,495	127,830	-	137,500
1410	354	WORKMENS COMPENSATION	87,751	35,750	62,520	-	63,800
1410	370	CONTRACTED SERVICES/REPAIRS	1,983	12,894	12,518	2,808	12,000
1410	420	TRAINING/DUES	20,072	5,488	20,001	8,061	25,000
1410	451	VEHICLE MAINTENANCE	31,168	26,238	44,642	3,544	30,000
1410	458	POLICE CAR LEASE PAYMENT	28,840	-	14,199	-	14,200
1410	740	CAPITAL & CAR EXP.	32,718	20,032	92,982	22,485	100,000
TOTAL	Police		2,861,504	2,941,086	3,386,006	339,627	3,524,700
	Fire						
1411	130	SALARIES - Fire	15,235	15,596	16,578	1,491	16,000
1411	171	FIREFIGHTER STIPEND	-	-	13,000	-	16,000
1411	316	MISC EXPENSES	534	507	724	48	1,000
TOTAL	Fire		15,769	16,103	30,301	1,540	33,000

ACCOUNTS FOR: PAGE 7			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Crossing Guards							
1412	130	SALARIES - Crossing Guards	88,886	101,790	113,145	9,145	92,000
1412	161	Social Security	-	7,143	1,644	-	6,400
1412	162	State Unemployment	2,134	2,111	2,274	-	2,500
1412	237	UNIFORMS	443	684	690	-	500
1412	370	Contracted Services	149	77	-	-	-
TOTAL	Crossing Guards		91,612	111,805	117,753	9,145	101,400
Zoning							
1414	130	SALARIES - Zoning	93,049	102,907	114,046	11,286	112,000
1414	156	MEDICAL BENEFITS	14,358	10,523	14,680	2,707	17,700
1414	158	Life Ins	533	512	504	44	600
1414	161	SOCIAL SECURITY	-	7,581	1,605	-	8,200
1414	210	OFFICE SUPPLIES	474	-	367	-	500
1414	250	REPAIRS/MAINTENANCE SUPPLIES	308	27	-	-	1,000
1414	313	Engineering	180	-	-	-	1,000
1414	314	LEGAL SERVICES	6,743	6,832	2,128	220	8,000
1414	316	General Expense	3,695	3,728	17,725	929	18,500
1414	451	Vehicle Maintenance	-	436	1,163	-	2,000
1414	468	MONTCO PLANNING CONTRACT	12,852	12,852	13,644	-	13,700
TOTAL	Zoning		132,192	145,398	165,863	15,186	183,200
1415	Building Inspector						
1415	370	CONTRACTED SERVICE/REPAIRS	75,474	62,690	12,470	-	55,500
TOTAL	Building Inspector		75,474	62,690	12,470	-	55,500
General Highway Maintenance							
1430	119	RF 100 Green	-	-	-	-	-
1430	130	SALARIES - Hiway Maint	289,427	293,746	361,285	46,240	340,000
1430	156	Medical	153,492	109,820	155,197	29,219	291,300
1430	226	CLEANING SUPPLIES	166	-	-	-	500
1430	230	HEATING FUEL	1,510	1,333	2,265	354	2,000
1430	231	VEHICLE FUEL	6,112	7,592	4,318	638	10,000
1430	237	UNIFORMS	1,447	2,405	1,314	720	3,000

ACCOUNTS FOR:		PAGE 8	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
1430	250	REPAIRS/MAINTENANCE SUPPLIES	23,492	23,645	23,248	1,440	25,000
1430	260	TOOLS - HWY MAINT	-	-	-	-	1,000
1430	321	TELEPHONE	642	723	908	198	1,000
1430	327	COMMUNICATION EXPENSES	3,268	3,252	5,236	329	3,500
1430	361	ELECTRICITY	919	1,452	1,396	106	1,200
1430	368	WATER	438	558	494	98	600
1430	370	CONTRACTED SERVICE/REPAIRS	13,120	22,232	19,315	785	20,000
1430	420	Training/Dues	360	261	261	-	500
1430	451	VEHICLE MAINTENANCE	52,981	27,228	34,996	815	30,000
1430	740	CAPITAL OUTLAY	208,666	121,514	21,406	-	27,400
TOTAL	General Highway Mainte		756,040	615,761	631,637	80,941	757,000
	Street Cleaning						
1431	130	SALARIES - Street Cleaning	26,148	35,817	25,647	-	40,000
1431	451	Vehicle Maintenance	-	-	-	-	-
TOTAL	Street Cleaning		26,148	35,817	25,647	-	40,000
	Snow Removal						
1432	130	SALARIES - Snow Removal	162	33,100	26,358	24,804	40,000
1432	250	REPAIRS/MAINTENANCE SUPPLIES	-	8,339	6,060	19,251	5,000
1432	370	CONTRACTED SERVICE/REPAIRS	-	-	-	-	-
1432	451	VEHICLE MAINTENANCE	-	-	2,880	212	2,500
1432	750	Snow Capital	-	-	-	-	-
TOTAL	Snow Removal		162	41,439	35,298	44,268	47,500
1433	Street Signs/Parking/ Traffic						
1433	130	SALARIES - St. Signs/Parking	28,692	27,623	16,948	635	35,000
1433	250	REPAIRS/MAINTENANCE SUPPLIES	6,394	17,286	2,377	-	3,000
1433	255	PARKING METER SUPPLIES/EXPENSE	1,264	4,246	17,912	252	4,000
1433	361	ELECTRICITY	3,905	4,821	3,836	370	4,400
1433	370	CONTRACTED SERVICE/REPAIRS	1,485	8,041	35,179	-	30,000
1433	385	Parking Lot Paving	-	-	-	-	-
1433	740	PARKING CAPITAL	18,749	2,036	16,361	-	20,000
TOTAL	Street Signs/Parking/		60,489	64,053	92,613	1,257	96,400
	General Road Maintenance						
1435	743	BOROUGH CURB & SIDEWALK	-	-	34,017	-	300,000

TOTAL General Road Maintenanc	-	-	34,017	-	300,000
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ACCOUNTS FOR: PAGE 9			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Storm Sewer							
1436	130	SALARIES - Storm Sewer	7,837	13,447	14,048	599	15,000
1436	250	REPAIRS/MAINTENANCE SUPPLIES	51	262	117	17	100
1436	370	CONTRACTED SERVICE/REPAIRS	-	356	5,509	-	1,000
1436	740	CAPITAL OUTLAY	350	-	1,200	-	2,000
1436	746	Stormwater compliance MS4	24,403	24,888	21,874	-	40,000
1436	747	New Inlets	346	618	3,366	-	5,000
TOTAL	Storm Sewer		32,987	39,571	46,114	616	63,100
General Road Maintenance							
1438	130	SALARIES - General Road Maint	2,901	3,621	2,656	-	6,000
1438	250	REPAIRS/MAINTENANCE SUPPLIES	2,116	950	-	-	1,000
1438	257	BRIDGE INSPECTION & REPAIR	-	-	-	-	5,000
1438	740	CAPITAL OUTLAY	377,356	16,281	44,185	-	45,000
1438	786	Dump Truck	14,321	-	-	-	-
TOTAL	General Road Maintenan		396,694	20,852	46,841	-	57,000
Mattison Avenue							
1439	811	Mattison Ave.Loan Payment	129,342	78,783	73,449	-	75,000
1439	850	Madison Ave Construction	-	-	-	-	-
TOTAL	Mattison Avenue		129,342	78,783	73,449	-	75,000
Civic Contributions							
1457	411	FIRE FUND CONTRIBUTION	-	9,938	-	-	44,500
1457	542	CONTRIBUTION PLANT AMBLER	500	500	500	-	500
1457	543	DONATION AMBLER AMBULANCE	10,000	10,000	-	-	10,000
1457	544	COMMUNITY CUPBOARD	500	500	500	-	500
1457	545	ENVIRONMENTAL ADVISORY COUNCIL	4,043	4,108	2,928	(125)	4,400
1457	546	TMA CONTRIBUTION	-	-	-	-	-
1457	548	ACT II Playhouse	-	-	-	-	-
1457	549	Senior Activity Center	-	-	-	-	-
1457	550	MISC Contributions	250	-	1,000	300	2,000
1457	551	Ambler Movie Night	-	-	-	-	-
TOTAL	Civic Contributions		15,293	25,046	4,928	175	61,900
Main Street Contribution							

ACCOUNTS FOR:	PAGE 10	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
1465	130 SALARIES - MAIN ST FUNCTIONS	22,550	22,550	35,670	757	35,000
1465	465 CONTRI-MAIN STREET MANAGER	(158)	77	(1,940)	-	-
TOTAL	Main Street Contributi	22,392	22,627	33,730	757	35,000
1466	Revitalization/Redevelopment					
1466	15 POCKET PARK	-	-	-	-	-
1466	16 Growing Greener Grant	-	-	-	-	-
1466	106 State Grants	-	-	-	-	-
1466	109 REVITALIZATION GRANT EXPENSES	-	-	-	-	-
1466	110 TEA-21 GRANT EXPENSE	11,203	382,135	17,935	-	18,000
TOTAL	Revitalization/Redevel	11,203	382,135	17,935	-	18,000
1470	Debt					
1470	94 DEBT PAYMENT	-	-	-	-	-
1470	95 COST OF REFINANCING	-	-	-	-	-
TOTAL	Revitalization/Redevel	-	-	-	-	-
Total Expenses		5,398,226	5,226,640	5,654,635	556,655	6,389,000
RESULTS OF OPERATIONS		224,361	364,912	(524,844)	(415,394)	-

STREET LIGHTS FUND							
2026 BUDGET							
			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Revenue							
	Real Estate Taxes						
2301	101	REVENUE-CURRENT	58,822	61,942	60,299	801	62,000
2301	102	STREET LIGHTS-DELINQUENT LIENS	637	823	979	153	1,000
2301	111	REAL ESTATE TAX INTERIUMS	1,319	25	67	-	100
TOTAL	Real Estate Taxes		60,778	62,791	61,345	954	63,100
	Interest						
2341	136	CAPITAL & EARNINGS PR INV	127	129	284	19	600
TOTAL	Interest		127	129	284	19	600
	Street Lights - Energy Rebates						
2380	119	RF 100 Green	-	-	-	-	-
TOTAL	Street Lights - Energy		-	-	-	-	-
TOTAL REVENUE			60,905	62,920	61,629	972	63,700
EXPENSES							
	Street Lighting						
2401	119	RF 100 Green	-	-	-	-	-
2401	250	Repairs/Maintenance	754	2,910	1,682	551	2,000
2401	316	GENERAL EXPENSE	(6,574)	(6,962)	-	-	-
2401	361	ELECTRICITY	41,623	45,527	37,810	4,132	50,000
2401	370	CONTRACTED SERVICE/REPAIRS	10,043	18,482	10,794	-	11,700
2401	740	Capital Outlay	10,974	-	-	-	-
TOTAL	Street Lighting		56,820	59,957	50,285	4,683	63,700
	TRANSFERS						
2492	492	Pay BackGeneral Fund Loan	-	-	-	-	-
TOTAL	TRANSFERS		-	-	-	-	-
TOTAL EXPENSES			56,820	59,957	50,285	4,683	63,700
RESULTS OF OPERATIONS			4,085	2,962	11,344	(3,711)	-

FIRE FUND							
2026 BUDGET							
ACCOUNTS FOR:			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Revenue							
Tax Revenue							
3301	101	FIRE TAX NET DELIQ & DISC	182,069	191,616	186,532	2,478	191,200
3301	102	FIRE TAX - DELINQUENT LIENS	1,457	2,407	3,240	534	3,200
3301	111	REAL ESTATE TAX INTERIUMS	3,514	58	153	-	200
3301	298	LOWER GWYNEDD CONTRIBUTION	-	16,061	16,821	-	17,000
3301	301	FOREIGN FIRE RELIEF	46,330	47,150	51,305	-	51,000
3301	333	GENERAL FUND CONTRIBUTION	-	9,938	-	-	19,500
TOTAL	Tax Revenue		233,370	267,229	258,052	3,012	282,100
INVESTMENT INTEREST							
3341	136	INVESTMENT INTEREST	569	315	663	19	1,000
TOTAL	INVESTMENT INTEREST		569	315	663	19	1,000
Misc Grants							
3350	801	ALL OTHER GRANTS		-	-	-	1,000,000
TOTAL	INVESTMENT INTEREST		-	-	-	-	1,000,000
TOTAL REVENUE			233,939	267,543	258,715	3,031	1,283,100
EXPENSES							
Expense							
3411	352	TRUCK LIABILITY INSURANCE	5,913	4,550	6,391	-	6,900
3411	354	WORKERS COMPENSATION INSURANCE	52,482	10,370	23,960	-	29,000
3411	530	FOREIGN FIRE TAX	46,330	47,150	51,305	-	47,200
3411	531	FIRE TAX BOROUGH TURNOVER	126,169	194,440	160,000	-	200,000
3411	740	Capital Outlay	-	-	-	-	1,000,000
TOTAL	Expense		230,894	256,510	241,657	-	1,283,100
RESULTS OF OPERATIONS			3,045	11,034	17,058	3,031	-

REFUSE FUND							
2026 PROPOSED BUDGET							
ACCOUNTS FOR:			2023	2024	2025	Actual as of	2026
			Actual	Actual	Actual	01/31/2026	Budget
Revenue							
	INTEREST EARNINGS						
4341	136	INVESTMENT INTEREST	3,680	4,947	4,960	434	5,000
TOTAL	INTEREST EARNINGS		3,680	4,947	4,960	434	5,000
	REFUSE FEE						
4364	369	Sale of Recycle Bins	1,170	1,690	520	65	1,000
4364	870	TRASH INTEREST	8,125	6,907	7,050	268	7,000
4364	875	TRASH COLLECTION	944,914	944,007	943,161	256,616	945,000
TOTAL	REFUSE FEE		954,209	952,604	950,731	256,948	953,000
	Misc Revenue						
4380	879	CERTIFICATION FEES	840	910	760	20	1,000
4380	893	Charge to Collector	300	-	-	-	-
TOTAL	Misc Revenue		1,140	910	760	20	1,000
TOTAL REVENUE			959,029	958,461	956,451	257,403	959,000
EXPENSES							
	BOROUGH TRASH						
4427	130	Salaries	60,934	77,054	77,726	6,652	70,000
4427	156	Medical	37,169	27,241	38,049	7,008	36,000
4427	158	Life Ins	-	-	-	-	-
4427	161	Social Security	4,660	5,801	6,178	509	6,000
ACCOUNTS FOR:			2023	2024	2025	Actual as of	2025
			Actual	Actual	Actual	01/31/2026	Budget
4427	316	General Expense	162	16	1,512	-	2,000
4427	427	TRASH COLLECTION CONTRACT	532,046	542,626	595,944	86,215	535,000
4427	452	DUMPING FEES	101,626	158,788	139,003	962	120,000
4427	455	TRASH CONTAINERS	3,170	15,682	14,815	-	11,000
4427	740	Capital Outlay	-	-	-	-	-
TOTAL	BOROUGH TRASH		739,767	827,208	873,228	101,346	780,000
	INTERFUND TRANSFERS						
4492	10	TRANSFER TO GENERAL	-	30,000	-	-	30,000
4492	492	RESERVE TRANSFERS	-	-	-	-	149,000
TOTAL	INTERFUND TRANSFERS		-	30,000	-	-	179,000
TOTAL EXPENSES			739,767	857,208	873,228	101,346	959,000
RESULTS OF OPERATIONS			219,262	101,253	83,223	156,056	-

PARKS AND REC FUND							
2026 BUDGET							
ACCOUNTS FOR:			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Revenue							
5301	Tax Revenue						
5301	101	RECREATION TAX/CURRENT YEAR	190,471	200,589	195,267	2,594	200,000
5301	102	RECREATION TAX-DELINQUENT LIEN	1,183	2,158	3,306	534	4,500
5301	111	REAL ESTATE TAX INTERIUMS	3,303	47	124	-	-
TOTAL	Tax Revenue		194,957	202,794	198,697	3,128	204,500
Interest							
5341	136	INTEREST INCOME	1,933	2,235	2,526	213	2,500
TOTAL	Interest		1,933	2,235	2,526	213	2,500
RENTAL OF PARKS							
5342	916	PARK RENTAL	(10)	180	240	-	300
TOTAL	RENTAL OF PARKS		(10)	180	240	-	300
Parks Programs							
5350	436	Community Garden Grant	-	-	-	-	-
5367	917	Recreation Tickets	251	-	-	-	-
TOTAL	Parks Programs		251	-	-	-	-
MISC REVENUE							
5380	880	MISC REVENUE	-	120	150	-	200
TOTAL	Parks Programs		-	120	150	-	200
5392	392	Reserve Transfer	-	-	-	-	-
TOTAL REVENUE			197,131	205,328	201,614	3,341	207,500
EXPENSES							
Administration							
5401	156	Medical Insurance			-		-
ACCOUNTS FOR:							
5401	158	Life and Disability			-		2,800
5401	161	SOCIAL SECURITY	1,988	2,231	2,808	36	2,900
5401	162	State Unemployment	-	-	-	-	-
5401	354	Workers Comp	-	-	-	-	-
5401	368	WATER	180	174	174	43	200
TOTAL	Administration		2,168	2,405	2,982	80	5,900
Community Activities							
5452	796	Miscellaneous Contributions	-	-	-	-	1,000
5452	797	CONTRIBUTION YMCA	7,000	9,000	11,000	-	11,000
5452	798	CONTRIBUTIONS/AJB	-	1,000	-	-	-
TOTAL	Community Activities		7,000	10,000	11,000	-	12,000
Parks & Recreation							
5454	130	SALARIES - Parks & Rec	26,242	28,994	36,679	476	37,000
5454	250	REPAIRS/MAINTENANCE SUPPLIES	13,360	10,122	5,830	-	7,100
5454	260	Minor Equipment	-	-	-	-	-
5454	341	ADVERTISING-PARKS & RECREATION	-	-	-	-	-
5454	361	ELECTRICITY	1,731	1,979	1,980	500	1,500
5454	370	CONTRACTED SERVICES/REPAIRS	35,544	17,082	44,649	383	35,000
5454	436	Community Garden	3,064	16,385	4,204	-	4,000
5454	450	LAWN MAINTENANCE	13,266	11,940	11,028	-	14,000
5454	740	CAPITAL OUTLAY	87,865	-	-	-	91,000
TOTAL	Parks & Recreation		181,072	86,502	104,370	1,359	189,600
Recreation Programs							
5459	917	Recreation Tickets	50	60	60	-	-
TOTAL	Recreation Programs		50	60	60	-	-
TOTAL EXPENSES			190,290	98,966	118,412	1,439	207,500
RESULTS OF OPERATIONS			6,841	106,362	83,202	1,902	-

WATER FUND							
2026 BUDGET							
ACCOUNTS FOR:			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Revenue							
Interest Income							
6341	136	CAP & EARNINGS FROM INVESTMNTS	5,352	5,979	14,899	376	18,000
6341	379	PFAS GRANT	<u>1,101</u>	<u>577,542</u>	<u>(12,554)</u>	<u>-</u>	<u>-</u>
TOTAL	Interest Income		6,453	583,521	2,345	376	18,000
Grants							
6350	857	STATE GRANT FUNDS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL	Grants		-	-	-	-	-
FEDERAL GRANT FUNDS							
6351	379	PFAS GRANT	<u>-</u>	<u>2,456,441</u>	<u>1,301,358</u>	<u>-</u>	<u>2,000,000</u>
TOTAL	FEDERAL GRANT FUNDS		-	2,456,441	1,301,358	-	2,000,000
Water Revenues							
6378	113	DOMESTIC WATER SALES-BORO	735,020	777,832	743,808	182,717	800,000
6378	114	COMMERCIAL WATER SALES-BORO	173,831	175,313	180,595	42,812	200,000
6378	115	INDUSTRIAL WATER SALES-BORO	10,673	13,488	13,570	2,638	12,000
6378	120	PUBLIC WATER SALES-BORO	9,115	6,372	11,368	631	10,000
6378	121	FIRE STANDBY PRIV BORO REVENUE	4,346	3,678	4,834	-	4,000
6378	124	FIRE STANDBY PUBLIC TWP REV	-	-	-	-	-
6378	127	SPRINKLER REVENUE	95,761	114,855	120,964	830	125,000
6378	133	PRIVATE HYDRANTS-BOROUGH	3,320	2,490	2,490	-	2,500
6378	138	Wtr Connection & Facilities Fe	11,549	2,052	5,328	17,485	2,500
6378	139	WTR TAPPING FEE	2,956	27,539	15,677	16,947	11,000
6378	140	Water Line Protection (15%)	5,027	4,394	5,145	510	4,500
6378	141	Meter Charge	1,708	2,475	667	-	2,000
6378	205	DOMESTIC WATER SALES-TWN/	1,433,196	1,512,045	1,487,749	123	1,200,000
6378	211	COMMERCIAL WATER SALES-TWN	119,311	137,556	139,428	313	125,000
6378	220	PUBLIC WATER SALES-TOWNSHIP	81,544	97,154	86,509	(333)	75,000
6378	225	INDUSTRIAL WATER SALES-TN	57,326	46,907	128,725	2,829	46,000
6378	233	PRIVATE HYDRANTS-TOWNSHIP	29,879	29,879	34,029	-	40,000
6378	235	PUBLIC HYDRANTS-TOWNSHIP	45,954	45,954	45,954	-	48,000
6378	240	INTEREST INCOME-BOROUGH	6,481	4,441	5,624	217	5,000

ACCOUNTS FOR:		Page 2	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
6378	248	WATER SHUT OFF FEE	800	950	450	-	800
6378	302	INTEREST INCOME-TOWNSHIP	11,278	13,164	12,529	1,255	13,000
6378	879	CERTIFICATION FEES	3,675	4,403	4,095	120	4,300
6378	880	MISCELLANEOUS INCOME	(1,064)	725	785	75	1,200
TOTAL	Water Revenues		2,841,686	3,023,664	3,050,322	269,168	2,731,800
	TOWER RENTAL INCOME						
6380	76	SALE OF SCRAP METAL	1,970	4,322	5,289	4,953	3,000
6380	381	TOWER RENTAL REVENUE	252,901	170,660	173,926	9,494	165,000
TOTAL	TOWER RENTAL INCOME		254,871	174,982	179,215	14,448	168,000
	Insurance Claims						
6385	881	INSURANCE CLAIMS	125,175	466	-	-	1,000
TOTAL	Insurance Claims		125,175	466	-	-	1,000
	Proceeds of Sale of Asset						
6391	396	GAIN OF SALE OF ASSETS	-	260	-	-	-
TOTAL	Proceeds of Sale of Asset		-	260	-	-	-
	Transfers						
6392	392	RESERVE TRANSFERS	-	-	-	-	-
6392	886	AWWTP ADMINISTRATION FEE	77,465	77,465	101,325	-	101,325
TOTAL	Transfers		77,465	77,465	101,325	-	101,325
TOTAL REVENUES			3,305,650	6,316,800	4,634,565	283,992	5,020,125
	EXPENSES						
	Council						
6400	131	SALARY - ELECTED OFFICIALS	9,956	10,507	10,870	853	11,000
TOTAL	Council		9,956	10,507	10,870	853	11,000
	Administration						
6401	119	RF 100 Green	-	-	-	-	-
6401	130	SALARIES - Water Admin	423,759	477,526	438,340	51,023	535,000
6401	152	EMPLOYEE MEDICAL EXP REIMBURSE	230	114	-	-	-
6401	156	MEDICAL BENEFITS	260,464	180,831	261,054	49,731	300,000
6401	158	LIFE INSURANCE	5,599	5,371	5,293	457	5,700
6401	160	PENSION EXPENSE	(40,823)	2,437	2,063	-	500
6401	161	SOCIAL SECURITY	55,532	59,195	61,913	5,550	65,000

ACCOUNTS FOR:		Page 3	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
6401	162	STATE UNEMPLOYMENT	3,609	3,443	3,279	-	3,600
6401	210	OFFICE SUPPLIES	2,213	2,217	2,573	300	2,200
6401	226	CLEANING SUPPLIES	1,061	570	678	-	800
6401	230	HEATING FUEL	6,683	8,902	7,079	1,257	9,000
6401	237	UNIFORMS	-	-	-	-	600
6401	250	REPAIRS/MAINTENANCE SUPPLIES	796	754	2,412	161	1,000
6401	260	TOOLS - WATER	-	-	-	-	100
6401	311	AUDITING/ACCTG SERVICES	12,250	12,583	11,333	-	12,300
6401	313	ENGINEERING SERVICES	-	2,334	7,419	109	12,000
6401	314	LEGAL SERVICES	56,120	56,640	57,054	-	60,000
6401	315	UTILITY RATE FILING COST	35,147	2,493	618	-	1,500
6401	316	GENERAL EXPENSE	632	20	596	10	1,000
6401	319	COMPUTER PROGRAMS	3,362	5,650	11,537	310	11,000
6401	321	TELEPHONE	7,908	8,163	9,006	1,371	8,000
6401	325	POSTAGE	2,917	4,003	3,245	167	4,000
6401	327	COMMUNICATION EXPENSES	-	-	-	-	-
6401	341	ADVERTISING	2,620	2,201	347	-	1,000
6401	342	PRINTING	217	283	-	-	-
6401	352	LIABILITY INSURANCE	92,189	68,246	95,872	-	100,000
6401	354	WORKMEN'S COMPENSATION	41,566	16,394	29,614	-	30,000
6401	361	ELECTRICITY	16,137	21,725	20,564	1,380	25,000
6401	368	Water/Sewer Expense	483	550	560	151	500
6401	370	CONTRACTED SERVICE/REPAIRS	28,246	56,931	48,457	5,421	45,000
6401	384	EQUIPMENT RENTAL	1,132	2,129	-	-	2,200
6401	386	Consumer Confidence Report	11,500	14,000	15,500	-	15,500
6401	420	TRAINING/DUES	28,277	34,456	37,440	20,743	37,000
6401	451	Vehicle Maintenance	-	-	-	-	-
6401	740	10 YEAR MASTER PLAN	-	-	-	-	-
6401	800	DEPRECIATION EXPENSE	503,829	-	-	-	-
TOTAL	Administration		1,563,655	1,050,161	1,133,844	138,141	1,289,500
	Buildings						
6439	811	Mattison Ave.	58,625	77,282	73,449	-	73,450
TOTAL	Buildings		58,625	77,282	73,449	-	73,450
	Meter Reading						
6440	130	SALARIES - Meter Reading	22,999	16,218	17,311	1,163	30,000

ACCOUNTS FOR:		Page 4	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
6440	210	OFFICE SUPPLIES	28,539	5,442	8,874	1,120	10,000
6440	231	VEHICLE FUEL	5,556	6,844	3,926	580	5,000
6440	237	UNIFORMS	760	1,508	876	680	1,200
6440	250	REPAIRS/MAINTENANCE SUPPLIES	336	105	400	-	1,000
6440	313	ENGINEERING SERVICES	-	-	-	-	500
6440	319	COMPUTER PROGRAMS	799	-	-	-	1,000
6440	325	POSTAGE	10,195	11,058	11,335	1,111	11,000
6440	342	PRINTING	-	111	120	-	1,000
6440	370	CONTRACTED SERVICE/REPAIRS	6,869	739	300	-	1,000
6440	451	VEHICLE MAINTENANCE	-	-	60	-	-
TOTAL	Meter Reading		76,053	42,025	43,202	4,654	61,700
	Source of Supply						
6441	130	SALARIES - Source of Supply	6,430	31,261	66,367	4,298	57,000
6441	250	REPAIRS/MAINTENANCE SUPPLIES	22,248	2,911	9,769	-	11,000
6441	313	ENGINEERING SERVICES	-	-	1,794	-	2,500
6441	327	COMUUNICATION EXPENSES	4,004	4,081	4,094	349	4,200
6441	370	CONTRACTED SERVICE/REPAIRS	35,930	10,539	13,714	1,602	20,000
6441	374	Real Estate Tax	-	-	58	-	100
6441	450	LAWN MAINTENANCE	22,769	11,606	25,157	-	30,000
6441	560	SCADA	664	12,456	51,087	-	24,000
6441	580	Loch Alsh Dam	2,840	693	-	-	5,000
6441	740	Capital Outlay	1,000	62,559	48,839	-	-
TOTAL	Source of Supply		95,885	136,107	220,879	6,248	153,800
	Laboratory						
6442	130	SALARIES - Laboratory	6,707	7,571	9,364	762	10,000
6442	250	REPAIRS/MAINTENANCE SUPPLIES	11,341	5,593	1,051	36	2,500
6442	313	ENGINEERING SERVICES	-	-	-	-	5,000
6442	370	CONTRACTED SERVICE/REPAIRS	147	74	-	-	1,000
6442	371	LABORATORY TESTING	62,320	46,728	69,089	290	55,000
6442	376	CHLORINE	12,884	14,912	16,843	3,531	20,000
6442	377	SEQUESTER AGENT	7,623	8,152	11,145	2,117	14,000
TOTAL	Laboratory		101,022	83,030	107,492	6,736	107,500

ACCOUNTS FOR:			Page 5			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Pumping										
6443	130	SALARIES - Pumping	79,903	39,917	34,026	3,726	50,000			
6443	250	REPAIRS/MAINTENANCE SUPPLIES	11,756	21,952	8,858	1,584	15,000			
6443	313	ENGINEERING SERVICES	-	-	3,530	-	5,000			
6443	361	ELECTRICITY	149,762	175,450	253,140	20,573	225,000			
6443	366	WATER PURCHASED FOR RESALE	322	68	6,283	-	10,000			
6443	370	CONTRACTED SERVICE/REPAIRS	46,802	23,645	49,061	1,019	40,000			
6443	451	VEHICLE MAINTENANCE	-	277	-	-	-			
6443	740	Capital Outlay	-	41,914	-	-	-			
TOTAL	Pumping		288,545	303,222	354,898	26,902	345,000			
ACCOUNTS FOR:										
Capital Outlay			2023 Actual	2024 Actual	2025 Actual	Actual as of 12/31/2025	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	1,569,153	1,265	30,000			
Total Capital Outlay			(644)	3,645,504	1,569,153	1,265	2,050,000			
Distribution										
6444	119	RF 100 Green	-	-	-	-	-			
6444	130	SALARIES - Distribution	155,357	159,620	232,997	17,767	255,000			
6444	230	HEATING FUEL	1,510	1,333	3,423	354	5,000			
6444	231	VEHICLE FUEL	11,113	13,812	7,852	1,161	12,000			
6444	237	UNIFORMS	1,447	2,405	1,611	720	3,000			
6444	250	REPAIRS/MAINTENANCE SUPPLIES	47,382	66,221	72,851	6,543	60,000			
6444	260	TOOLS DISTRIBUTION	-	760	-	-	3,000			
6444	313	ENGINEERING SERVICES	19,738	31,004	36,415	1,020	40,000			
6444	321	TELEPHONE	1,893	2,223	2,714	496	3,000			
6444	327	Communication Expense	8,802	5,661	8,126	559	9,000			
6444	361	ELECTRICITY	16,812	17,538	25,377	1,718	21,000			
6444	368	WATER	438	558	494	98	600			
6444	370	CONTRACTED SERVICE/REPAIRS	21,494	73,816	78,958	1,185	67,600			
6444	378	Hydrants	210	23,669	13,552	-	35,000			
6444	451	VEHICLE MAINTENANCE	31,387	28,517	45,524	1,483	50,000			
6444	452	DISPOSAL FEE	-	-	17,631	-	6,000			
6444	457	LEAK DETECTION	2,355	23,050	26,100	-	25,000			
6444	600	PA ONE CALL	2,821	4,697	4,664	1,488	5,000			
6444	620	Restoration - Blacktop	-	6,418	32,352	-	22,000			
6444	740	Capital Outlay	-	-	231,412	-	-			
6444	748	Butler Bridge/Wiss Pipeline	-	-	-	-	-			
6444	751	BroadAxe/Skippack Pipeline	-	-	-	-	-			
6444	761	New Trucks	-	17,538	27,306	-	62,000			
6444	786	New Trucks	1,794	19,062	-	-	-			

ACCOUNTS FOR:			Page 6	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
6444	789	Valves		-	205	17,937	-	10,000
TOTAL	Distribution			324,553	498,107	887,295	34,593	694,200
	Meter Installation							
6449	130	SALARIES - Meter Installation		17,104	23,943	31,363	879	36,500
6449	250	REPAIRS/MAINTENANCE SUPPLIES		51	7,643	3,793	-	7,000
6449	740	Capital Outlay		-	209,925	329,427	54,000	140,000
TOTAL	Meter Installation			17,155	241,512	364,583	54,879	183,500
	Debt							
6471	471	2015 INTEREST NOTE		110,337	43,155	50,475	-	50,475
TOTAL	Debt			110,337	43,155	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				2,645,142	6,130,612	4,816,140	274,271	5,020,125
RESULTS OF OPERATIONS				660,508	186,188	(181,575)	9,721	-

SEWER FUND							
2026 PROPOSED BUDGET							
ACCOUNTS FOR:	Page 1		2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Revenue							
	Revenue						
8341	136	CAPITAL & EARNINGS FR INVSTMTS	<u>785</u>	<u>729</u>	<u>1,045</u>	<u>88</u>	<u>1,100</u>
TOTAL	Revenue		785	729	1,045	88	1,100
	Revenue						
8342	300	AWWTP RENT	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>	<u>-</u>	<u>35,000</u>
TOTAL	Revenue		35,000	35,000	35,000	-	35,000
	Revenue						
8364	364	SEWER REVENUE - AMBLER BORO	882,797	1,006,028	1,046,264	253,740	1,200,000
8364	365	RENTS-LOWER GWYNEDD	6,789	7,590	15,015	-	8,000
8364	367	RENTS-BCWSA	15,000	15,000	-	-	15,000
8364	487	EDU FEES	<u>-</u>	<u>2,508</u>	<u>2,508</u>	<u>-</u>	<u>250,000</u>
TOTAL	Revenue		904,586	1,031,126	1,063,787	253,740	1,473,000
	Revenue						
8365	302	Penalty Interest	<u>6,811</u>	<u>4,187</u>	<u>6,673</u>	<u>213</u>	<u>6,000</u>
TOTAL	Revenue		6,811	4,187	6,673	213	6,000
	Revenue						
8380	880	MISCELLANEOUS REVENUE	<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>101,325</u>	<u>-</u>	<u>101,400</u>
TOTAL	Revenue		77,465	77,465	101,325	-	101,400
TOTAL REVENUE			1,025,021	1,148,507	1,207,829	254,040	1,616,500
EXPENSES							
	Expense						
8400	131	SALARY-ELECTED OFFICIALS	<u>8,306</u>	<u>8,857</u>	<u>9,220</u>	<u>715</u>	<u>11,100</u>

ACCOUNTS FOR:		Page 2	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
TOTAL	Expense		8,306	8,857	9,220	715	11,100
	Administration						
8401	119	RF 100 Green	-	-	-	-	-
8401	130	SALARIES - Sewer Admin	213,065	186,938	222,755	23,479	200,000
8401	156	MEDICAL BENEFITS	63,604	37,777	60,359	11,992	75,000
8401	158	LIFE INSURANCE	1,333	1,279	1,261	109	1,500
8401	160	PENSION EXPENSE	(10,754)	-	-	-	-
8401	161	SOCIAL SECURITY	17,487	16,056	18,865	1,859	19,000
8401	162	STATE UNEMPLOYMENT	-	-	-	-	-
8401	210	OFFICE SUPPLIES	2,213	1,743	2,573	300	2,800
8401	226	CLEANING SUPPLIES	1,061	570	677	-	1,000
8401	230	HEATING FUEL	6,683	8,902	7,079	1,257	8,000
8401	250	REPAIRS/MAINTENANCE SUPPLIES	795	754	2,423	161	1,500
8401	311	AUDITING/ACCTG SERVICES	12,250	12,583	11,333	-	15,000
8401	313	ENGINEERING SERVICES	520	210	2,301	-	2,500
8401	314	LEGAL SERVICES	28,170	28,175	25,600	-	33,000
8401	316	GENERAL EXPENSE	884	20	541	10	500
8401	319	COMPUTER PROGRAMS	3,362	5,650	11,536	310	12,000
8401	321	TELEPHONE	4,947	5,025	5,551	811	6,000
8401	325	POSTAGE	2,917	4,003	3,245	167	3,500
8401	341	ADVERTISING	350	873	347	-	500
8401	342	PRINTING	217	283	-	-	-
8401	352	LIABILITY INSURANCE	11,826	9,100	12,783	-	14,000
8401	354	WORKMEN'S COMPENSATION	16,165	6,585	11,517	-	12,000
8401	361	ELECTRICITY	16,137	21,725	20,564	1,380	20,000
8401	368	WATER	483	550	560	151	600
8401	370	CONTRACTED SERVICE/REPAIRS	24,454	55,432	45,956	5,422	50,000
8401	384	EQUIPMENT RENTAL	1,132	2,129	-	-	2,200
8401	420	TRAINING/DUES	83	1,122	150	-	500
8401	451	Vehicle Maintenance	-	-	-	-	500
8401	800	DEPRECIATION EXPENSE	7,657	6,798	-	-	9,500
TOTAL	Administration		427,041	414,282	467,976	47,405	491,100

ACCOUNTS FOR:			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Page 3							
	Sanitary Sewer						
8445	119	RF 100 Green	-	-	-	-	-
8445	130	SALARIES - Sanitary Sewer	3,203	3,696	4,474	102	6,000
8445	230	HEATING FUEL	1,510	1,333	1,422	354	2,000
8445	231	VEHICLE FUEL	1,111	1,372	785	116	1,400
8445	237	UNIFORMS	1,066	1,651	876	480	1,100
8445	250	REPAIRS/MAINTENANCE SUPPLIES	10,174	13,998	13,515	1,155	20,000
8445	260	MINOR EQUIPMENT	-	-	-	-	-
8445	313	Engineering	-	-	-	-	500
8445	321	Telephone	670	916	963	198	900
8445	327	COMMUNICATION EXPENSES	334	462	596	62	600
8445	361	ELECTRICITY	919	1,452	1,396	106	2,000
8445	368	WATER	438	558	374	98	500
8445	370	CONTRACTED SERVICE/REPAIRS	9,736	13,697	19,850	785	28,000
8445	372	TV & GROUTING	-	-	-	-	-
8445	451	VEHICLE MAINTENANCE	24,192	15,016	20,715	-	18,000
8445	740	CAPITAL OUTLAY	-	-	-	-	-
TOTAL	Sanitary Sewer		53,353	54,151	64,966	3,455	81,000
	Treatment Expenses						
8447	889	AWWTP TREATMENT FEE	581,500	1,152,581	713,768	-	800,000
TOTAL	Treatment Expenses		581,500	1,152,581	713,768	-	800,000
	Bond Debt Expense						
8481	481	Bond Debt Expense	-	-	-	-	233,300
TOTAL	Bond Debt Expense		-	-	-	-	233,300
TOTAL EXPENSES			1,070,200	1,629,871	1,255,930	51,575	1,616,500
RESULTS OF OPERATIONS			(45,179)	(481,364)	(48,101)	202,465	-

WASTE WATER TREATMENT PLANT							
2026 PROPOSED BUDGET							
ACCOUNTS FOR:	Page 1		2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Revenue							
	Revenue						
9341	136	CAPITAL & EARNINGS FR INVSTMTS	56,235	59,484	47,910	3,853	50,000
TOTAL	Revenue		56,235	59,484	47,910	3,853	50,000
	Revenue						
9364	41	AMBLER BOROUGH	428,472	1,152,581	713,769	-	750,000
9364	42	LOWER GWYNEDD TWP	1,053,235	1,807,720	1,315,588	-	1,616,500
9364	43	BCW&SA (UPPER DUBLIN)	796,872	1,974,728	1,012,688	-	1,200,000
9364	44	WHITEMARSH TWP	101,591	205,189	127,372	-	135,000
9364	45	WHITPAIN TWP	319,240	638,876	400,337	-	500,000
9364	488	MIPP FEES	86,550	101,106	154,236	-	200,000
9364	880	MISCELLANEOUS	997	16,865	-	-	-
TOTAL	Revenue		2,786,957	5,897,065	3,723,990	-	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			2,843,192	5,957,159	3,782,513	3,853	4,462,500
EXPENSES							
9401	Administration						
9401	119	RF 100 Green - WQIP	-	-	12,500	-	15,000
9401	130	SALARIES - WWTP Admin	163,461	190,177	191,770	18,745	202,000
9401	152	EMPLOYEE MEDICAL EXP REIMBURSE	500	-	-	-	-
9401	156	MEDICAL BENEFITS	237,184	169,570	241,556	45,545	265,000
9401	158	LIFE INSURANCE	3,836	3,836	3,781	327	3,500
9401	160	PENSION EXPENSE	2,217	1,789	2,763	-	1,200
9401	161	SOCIAL SECURITY	50,125	47,659	53,453	5,408	54,000
9401	162	STATE UNEMPLOYMENT	2,850	2,565	2,667	-	3,500
ACCOUNTS FOR:	Page 2		2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
9401	210	OFFICE SUPPLIES	2,138	1,746	2,454	244	3,000
9401	237	UNIFORMS	14,905	9,813	10,770	2,225	12,000
9401	311	AUDITING/ACCTG SERVICES	9,250	9,750	9,550	-	12,000
9401	313	ENGINEERING SERVICES	2,185	-	20,860	-	-
9401	314	LEGAL SERVICES	41,600	41,722	41,600	-	42,000
9401	316	GENERAL EXPENSE	118	52	691	-	-
9401	321	TELEPHONE	4,551	4,984	6,527	767	6,000
9401	327	COMMUNICATION EXPENSE	1,932	2,786	3,122	583	3,000
9401	341	ADVERTISING	2,116	252	363	-	550
9401	352	LIABILITY INSURANCE	123,365	95,219	133,307	-	120,000
9401	354	WORKMEN'S COMPENSATION	43,876	17,875	31,260	-	32,000
9401	370	CONTRACTED SERVICES	4,345	13,280	2,716	-	-
9401	382	LAND RENTAL	35,000	35,000	35,000	-	35,000
9401	420	TRAINING/DUES	16,632	7,364	10,121	2,239	8,000
9401	421	Permits/Fines	-	5,300	5,500	-	10,000
9401	886	ADMINISTRATION FEE	242,395	242,395	313,975	-	304,000
TOTAL	Administration		1,004,581	903,134	1,136,305	76,083	1,131,750
	Mattison Ave.						
9439	811	Mattison Ave.	58,625	77,282	73,449	-	75,000
TOTAL	Mattison Ave.		58,625	77,282	73,449	-	75,000

	Laboratory						
9442	370	CONTRACTED SERVICE/REPAIRS	-	-	-	-	-
9442	371	LABORATORY TESTING	<u>158,067</u>	<u>147,189</u>	-	-	-
TOTAL	Laboratory		158,067	147,189	-	-	-
	Sludge Removal						
9446	130	SALARIES - Sludge Removal	7,381	12,064	13,380	1,180	19,000
9446	231	DIESEL FUEL	23,550	24,438	20,164	1,470	20,000
9446	250	REPAIRS/MAINTENANCE SUPPLIES	-	845	1,063	-	2,000
9446	316	GENERAL EXPENSE	-	680	510	-	-
9446	352	Liability Insurance	-	29,601	-	-	-

ACCOUNTS FOR:		Page 3	2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
9446	370	CONTRACTED SERVICES	-	-	25,030	776	20,000
9446	451	VEHICLE MAINTENANCE	11,573	13,101	15,796	-	16,000
9446	453	DUMPING FEES	265,179	226,240	246,928	21,311	225,000
TOTAL	Sludge Removal		307,683	306,969	322,870	24,735	302,000
	Plant						
9447	130	SALARIES - WWTP Plant	392,200	428,329	430,982	42,941	470,000
9447	226	CLEANING SUPPLIES	3,457	3,078	1,808	-	2,000
9447	231	VEHICLE FUEL	4,103	5,363	3,386	116	5,000
9447	232	CHEMICALS	334,137	346,514	544,717	35,441	550,000
9447	250	REPAIRS/MAINTENANCE SUPPLIES	93,504	123,357	124,765	5,579	150,000
9447	260	TOOLS - WWTP	1,464	-	4,588	-	5,000
9447	313	ENGINEERING SERVICES	119,438	204,477	16,138	256	60,000
9447	361	ELECTRIC	349,963	381,352	405,948	36,155	376,400
9447	362	HEATING-GAS	15,532	14,877	9,835	2,910	15,000
9447	368	WATER	7,741	5,160	10,099	-	10,000
9447	370	CONTRACTED SERVICE/REPAIRS	60,456	40,078	68,491	4,518	60,000
9447	371	LABORATORY TESTING	9,242	3,457	128,364	12,379	165,000
9447	410	FINES, PENALTIES & FEES	-	19	-	-	-
9447	451	VEHICLE MAINTENANCE	2,648	3,169	3,971	2,449	5,000
TOTAL	Plant		1,393,885	1,559,230	1,753,092	142,744	1,873,400
	Capital						
9447	752	WWTP Inventory	-	18,973	22,571	-	25,000
9447	753	Equipment	-	1,655	32,135	-	25,000
9447	754	Digesters Clean&Repair	-	-	-	-	-
9447	758	Pumps, Tanks and Buildings	-	54,685	147,512	-	435,000
9447	759	Paving	-	-	-	-	55,000
9447	760	Chemical Storage Tank	-	-	-	-	-
9447	768	Refurbish Clarifiers	-	39,470	24,046	9,638	50,000
9447	771	Digester Conversion	-	315,131	-	-	-
9447	773	Electrical Upgrades	-	-	198,210	-	300,000
9447	774	UV Construction	-	1,641,479	-	-	-
9447	775	Press Replacement	-	-	-	-	-
TOTAL	Capital		-	2,071,393	424,474	9,638	890,000

ACCOUNTS FOR:		Page 4	2023 Actual	2024 Actual	2025 Budget	Actual as of 01/31/2026	2026 Budget
9448	130	SALARIES - WWTP MIPP	57,310	74,314	86,974	7,828	84,000
9448	156	MEDICAL BENEFITS	14,760	10,818	15,110	2,783	20,000
9448	158	LIFE INSURANCE	267	256	252	22	250
9448	161	SOCIAL SECURITY	-	5,436	1,013	-	1,600
9448	162	STATE UNEMPLOYMENT	-	-	-	-	-
9448	210	OFFICE SUPPLIES	-	-	972	-	1,500
9448	250	REPAIRS/MAINTENANCE SUPPLIES	-	-	-	-	-
9448	313	ENGINEERING SERVICES	8,358	47,332	17,604	-	20,000
9448	314	LEGAL SERVICES	4,800	4,814	4,800	-	5,000
9448	315	Laboratory Testing LL/PP/PFAS	-	-	-	400	15,000
9448	372	Local Limits Evaluation	-	-	-	-	25,000
9448	354	WORKERS COMPENSATION	2,392	941	1,645	-	2,000
9448	371	LABORATORY TESTING	8,976	14,365	14,545	625	15,000
9448	421	Permits/Fines	-	-	-	-	-
9448	451	VEHICLE MAINTENANCE	-	-	520	-	1,000
TOTAL	MIPP		96,863	158,276	143,436	11,658	190,350
		Misc Expenses					
9486	154	Transfer to General	-	-	-	-	-
TOTAL	Misc Expenses		-	-	-	-	-
TOTAL EXPENSES			3,019,704	5,223,473	3,853,626	264,858	4,462,500
RESULTS OF OPERATIONS			(176,512)	733,686	(71,113)	(261,005)	-
		Operating expenses					
		Capital Expenses					
		Allocation of Cost	Capital	Total		Operating	Capital
Ambler			176,220	843,340		20.020700%	19.80%
Lower Gwynedd			322,180	1,553,086		36.940300%	36.20%
BCW&S			264,330	1,203,740		28.192300%	29.70%
Whitemarsh			31,150	150,344		3.577100%	3.50%
Whitpain			<u>96,120</u>	<u>471,640</u>		<u>11.269600%</u>	<u>10.80%</u>
			890,000	4,222,150		100.00%	100.00%

LIQUID FUELS							
2026 BUDGET							
ACCOUNTS FOR:			2023 Actual	2024 Actual	2025 Actual	Actual as of 01/31/2026	2026 Budget
Revenue							
	Revenue						
35341	136	INTEREST EARNINGS	<u>1,626</u>	<u>2,982</u>	<u>2,248</u>	<u>167</u>	<u>2,000</u>
TOTAL	Revenue		1,626	2,982	2,248	167	2,000
	Revenue						
35392	392	Reserve Transfer	-	-	43,582	-	
35355	55	LIQUID FUELS ALLOCATION	<u>170,409</u>	<u>169,287</u>	<u>169,539</u>	<u>-</u>	<u>163,000</u>
TOTAL	Revenue		170,409	169,287	213,121	-	163,000
TOTAL REVENUE			172,035	172,269	215,369	167	165,000
EXPENSES							
	Capital Equipment Purchases						
35430	740	CAPITAL- EQUIPMENT PURCHASES	-	-	-	-	<u>120,000</u>
TOTAL	Capital Equipment Purc		-	-	-	-	120,000
	Cleaning Streets & Gutters						
35431	250	SWEEPER REPAIRS & MAINTENANCE	1,967	17,955	6,672	-	10,000
35431	451	SWEEPER VEHICLE MAINTENANCE	<u>10,637</u>	<u>2,578</u>	<u>13,637</u>	<u>-</u>	<u>15,000</u>
TOTAL	Cleaning Streets & Gut		12,604	20,532	20,310	-	25,000
	Winter Maintenance						
35432	250	WINTER/REPAIRS & SUPPLIES (Salt)	-	12,957	8,567	17,598	10,000
35432	370	WINTER CONTRACTED SERVICE	-	-	-	-	5,000
35432	451	WINTER VEHICLE MAINTENANCE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,000</u>
TOTAL	Winter Maintenance		-	12,957	8,567	17,598	20,000
	Main & Repairs of Roads & Brid						
35439	313	ENGINEERING- HIGHWAY CONSTRUCTI	-	10,000	-	-	-
35439	740	CAPITAL OUTLAY-ROADS, HIGHWAYS	<u>242,687</u>	<u>-</u>	<u>292,889</u>	<u>102,612</u>	<u>-</u>
TOTAL	Main & Repairs of Road		242,687	10,000	292,889	102,612	-
	RESERVE						
35492	492	RESERVE TRANSFERS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL	RESERVE		-	-	-	-	-
TOTAL EXPENSES			255,291	43,489	321,766	120,209	165,000
RESULTS OF OPERATIONS			(83,256)	128,779	(106,397)	(120,042)	-

To
Borough Council

From
Chief Borkowski

CC
Mayor Sorg

RE
Monthly
Operations

Notes. The Fire
and Ice Festival
was staffed by a
detail of officers
who reported a
successful event
without any
incidents of
concern.

REPORT FOR THE TIME PERIOD 1/11/2026 – 2/13/2026

Reserved Parking – On January 13, Bob King, BM Detweiller, TSO Nasobkow and I met to discuss changes to permit parking with the new T2 system. Throughout the month, other business owners have responded to our request to re-evaluate the number of spaces they need. This will make more efficient use of the Borough's public parking spaces. So far, their responses have been very positive.

New Police Radios – On January 15, at the Montgomery County Chiefs of Police Meeting, Superintendent Block (Lower Merion PD), chairman of the of the EOC board, advised that progress has been made on new county police radios. No interest loans will be provided to municipalities for their purchase. More to follow.

Movie Producer – On January 22, I met with Movie Producer, Chris McWilliams, regarding filming scenes to a murder mystery movie on the property of the Ambler Borough Police Department. McWilliams recently met with District Justice Lavenberg for permission to use his courtroom.

Police Appreciation Day Lunches - On January 23, and January 29th lunch was provided for our staff by Cantina Feliz and Mission Barbecue. Both meals were delicious and greatly appreciated. Thank you.

Electronic Mobile ID – On January 29, Kevin Sames, from Dataworks Plus, trained multiple officers on the use of the device. The purchase was made through grant funding. Once the data plan is paid for, the mobile electronic fingerprinting device is free. It will be used for suspect identification purposes. The PA Police Chief's association sponsors the program. Users will adhere to the policy and their training for incidents that will allow the application of it.

Municipal Sales – On February 2, TSO Nasobkow was able to sell our decommissioned 2019 Dodge Durango for \$7,600. Also, one of our 2013 Ford Interceptors that had been used by Code Enforcement was sold the previous month for \$2,250. Along with the vehicles mentioned, a John Deere snow blower attachment was sold for \$435

License Plate Readers (LPR) – This past month our LPRs on Butler Avenue were repaired and are back in service. The devices are an asset for security and investigative purposes for all Ambler Officers to utilize during their daily patrols.

Police Chief's Roundtable- On February 5, I attended the quarterly meeting at Upper Merion Twp. Hosted by the PCAMC. The meetings are focused on leadership and staffing, which have been a valuable outlet for the exchanging of information between Police Chiefs.

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
Defective	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 JANUARY	
	OCT	NOV	DEC	JAN	% Change	2025	2026
PART I OFFENSES							
1. Criminal Homicide	0	0	0	0	0.0%	0	0
2. Forcible Rape	0	0	0	0	0.0%	0	0
3. Robbery	0	0	0	0	0.0%	0	0
4. Assaults	0	0	0	0	0.0%	0	0
5. Burglary							
a. Forcible Entry	0	0	0	0	0.0%	2	0
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	3	1	1	0	-100.0%	1	0
b. \$50 - \$199	1	0	0	1	100.0%	0	1
c. Under \$50	0	0	1	1	0.0%	0	1
7. MV Thefts	0	1	0	0	0.0%	0	0
PART I - TOTAL	4	2	2	2	0.0%	3	2
PART II & ALL OTHER OFFENSES							
911 Hang Ups	23	23	18	24	33.3%	5	24
Animal Complaints	9	7	5	6	20.0%	3	6
Assist Other Agencies	14	11	29	14	-51.7%	3	14
Disorderly Conduct	0	0	0	1	100.0%	0	1
Disturbance	1	6	1	4	300.0%	6	4
Domestic	17	11	9	19	111.1%	9	19
Drug Offense	0	0	0	0	0.0%	1	0
DUI + w/Accidents	1	0	0	1	100.0%	0	1
Fire Alarm Calls	11	8	6	11	83.3%	11	11
Fireworks Complaints	0	0	0	0	0.0%	0	0
Fraud/Forgery	1	1	3	1	-66.7%	3	1
Juvenile Complaints	2	1	0	0	0.0%	0	0
Medical Assistants	59	43	75	58	-22.7%	56	58
Noise Complaints	14	13	15	9	-40.0%	3	9
Public Drunkenness	0	0	0	0	0.0%	1	0
Public Service & Misc. Calls	411	355	375	452	20.5%	446	452
Security Alarm Calls	14	14	18	9	-50.0%	17	9
Suspicious Activity	24	20	18	15	-16.7%	17	15
Traffic Complaints	7	1	3	2	-33.3%	1	2
Vandalism	0	1	1	0	-100.0%	1	0
PART II & ALL OTHER OFFENSES	608	515	576	626	8.7%	583	626
GRAND TOTALS	612	517	578	628	8.7%	586	628

YTD CALLS FOR SERVICE	
2024	2025
8085	7056

	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF JANUARY	
	OCT	NOV	DEC	JAN	% Change	2025	2026
Abandoned Vehicle Complaints	3	2	1	0	-100.0%	2	0
Non-Traffic Violations	2	1	12	2	-83.3%	1	2
Parking Meter Violations	0	0	129	101	-21.7%	106	101
Prohibited Parking Violations	306	399	96	81	-15.6%	16	81
Prohibited Parking Citations	45	44	88	74	-15.9%	69	74
Non-Reportable Accidents	7	3	15	8	-46.7%	4	8
Reportable Accidents	1	1	1	1	0.0%	5	1
Traffic Violations							
a. Speeding	4	2	1	2	100.0%	1	2
b. Stop Signs	7	7	5	3	-40.0%	28	3
c. Misc. Traffic Violations	69	41	43	57	32.6%	86	57
Total Traffic Violations	80	50	49	62	26.5%	115	62

Submitted By: _____

AMBLER BOROUGH POLICE DEPARTMENT

MONTHLY TIME USED

	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF JANUARY	
	OCT	NOV	DEC	JAN	% Change	2025	2026
	<i>Vacation, Personal, Holidays, Sick Time</i>						
Sick Hours	44.0	48.0	48.0	48.0	0.0%	92.0	48.0
Personal/Holiday	96.0	172.5	213.0	29.0	-86.4%	29.5	29.0
Vacation	115.0	226.0	580.0	25.0	-95.7%	108.0	25.0
Kelly Time	142.0	75.0	20.0	108.0	440.0%	156.0	108.0
Comp Time Used	38.0	7.3	29.3	100.5	243.6%	34.5	100.5
IOD - Injured On Duty	0.0	0.0	0.0	0.0	0.0%	0.0	0.0
ESL - Extended Sick Leave	0.0	0.0	0.0	0.0	0.0%	0.0	0.0
FMLA - Family & Medical Leave Act	0.0	0.0	0.0	0.0	0.0%	0.0	0.0
Parental Leave	0.0	0.0	0.0	0.0	0.0%	0.0	0.0
Total Labor Hours Reported	435.0	528.8	890.3	310.5	-65.1%	420.0	310.5

LABOR HOURS

	LAST 2 MONTHS		LAST MONTH VS PRESENT			AS OF JANUARY	
	OCT	NOV	DEC	JAN	% Change	2025	2026
	<i>Misc. Hours Used by Police</i>						
Court Appearances 38-1-10	27.0	19.0	14.0	16.0	14.3%	22.0	16.0
County Court Appearances	0.0	2.0	3.0	4.0	33.3%	5.3	4.0
Overtime Hours	188.0	82.5	135.5	53.5	-60.5%	56.0	53.5
Time Spent In Training	40.0	44.0	79.0	16.0	-79.7%	46.0	16.0
Meter Enforcement Hours	51.0	55.5	54.0	33.5	-38.0%	52.0	33.5
Crossing Guard Hours	580.0	456.0	443.5	429.0	-3.3%	494.8	429.0
Total Labor Hours Reported	886.0	659.0	729.0	552.0	-24.3%	676.0	552.0

AMBLER BOROUGH POLICE DEPARTMENT

VEHICLE FUEL & MILEAGE REPORT

Unit	LAST 2 MONTHS			LAST MONTH VS PRESENT			AS OF JANUARY	
	OCT	NOV		DEC	JAN	% Change	2025	2026
43-1 2021 Ford Explorer (Chief)	748	547		552	648	17.4%	618	648
43-2 2017 Ford Explorer (Patrol)	139	11		54	40	-25.9%	1,628	40
43-3 2025 Ford Explorer (Patrol)	1,725	863		1,274	133	-89.6%	0	133
43-4 2010 Ford Escape (Detective)	608	596		472	564	19.5%	718	564
43-5 2014 Ford Explorer (Patrol)	263	251		49	300	512.2%	376	300
43-6 2020 Dodge Durango (Patrol)	3,216	1,586		1,106	1,236	11.8%	286	1,236
43-7 2023 Ford Explorer (Patrol)	1,216	589		715	755	5.6%	1,910	755
43-8 2017 Nissan (Undercover)	1,237	873		1,149	1,915	66.7%	872	1,915
Total Mileage	9,152	5,316		5,371	5,591	4.1%	6,408	5,591

CAR	ODOMETER READING
43-1	33,036
43-2	111,274
43-3	9,882
43-4	122,161
43-5	98,998
43-6	7,144
43-7	50,994
43-8	110,313



AMBLER POLICE DEPARTMENT

Calls for Service
Year 2026 January

Code	Call for Service	Totals
0610	THEFT	2
1130	FRAUD ALL OTHERS	1
2040	FAMILY OFFENSES - DOMESTIC	19
2111	DUI-ALCOHOL/UNDER INFL	1
2415	DISPUTE	1
2450	NOISE COMPLAINT	9
2654	DISTURBANCE	4
2657	HARASSMENT	2
2660	TRESPASSING	1
4020	SUSPICIOUS AUTO	4
4021	SUSPICIOUS ACTIVITY	11
4051	ALARM BURGLARY OR HOLD UP RESIDENCE	9
4100	ALARMS (FIRE ALARMS)	8
4102	ALARM - CARBON MONOXIDE ALARM	3
4504	ATTEMPTED SUICIDES	1
5004	FOUND ARTICLES	3
5008	LOST ARTICLES	6
5010	MISSING PERSON	2
5502	BARKING DOG/ANIMAL NOISE	2
5506	LOST / FOUND / STRAY ANIMALS	3
5510	ANIMAL COMPLAINTS ALL	1



AMBLER POLICE DEPARTMENT

Calls for Service
Year 2026 January

Code	Call for Service	Totals
6006	REPORTABLE MV CRASH W/INJURY	1
6016	NON REPORTABLE MV CRASH	6
6017	NON REPORTABLE MV CRASH HIT & RUN	2
6305	SELECTIVE ENFORCEMENT TRAFFIC	26
6308	TRAFFIC MV COMPLAINT	2
6310	TRAFFIC ENFORCE / STOP	62
6335	TRAFFIC HAZARD	1
6336	DISABLED MV	7
6510	PARKING ENFORCEMENT	93
6511	PARKING VIOLATION COMPLAINT	23
6612	SIGNALS SIGNS OUT	2
6614	TRAFFIC POST	11
7003	PROPERTY CHECK / AREA CHECK	1
7006	LOCK OUT	4
7008	MEDICAL ASSISTANCE	58
7014	OTH PUB SERV/WELFARE CHK	12
7015	ASSIST CITIZEN	9
7025	EMOTIONALLY DISTURBED PERSON (EDP)	3
7085	CHILD CUSTODY EXCHANGE	2
7502	ASSISTING-FIRE DEPT	7
7504	ASSISTING-OTHER POLICE DP	4
7506	ASSISTING-OTHER AGENCIES	3



AMBLER POLICE DEPARTMENT

Calls for Service
Year 2026 January

Code	Call for Service	Totals
8010	WARRANTS-LOCAL	3
8252	WARRANT ATTEMPT TO SERVE	1
9002	ADMINISTRATIVE DUTIES	7
9006	SICK DAY	5
9007	COVER SCHOOL POST	2
9008	COURT	3
9020	POLICE INFORMATION	19
9021	TRAINING	5
9029	CIVIL MATTER	7
9030	SPECIAL DETAIL ASSIGNMENT	2
9034	REPOSESSION	3
9050	BACKGROUND CHECK	9
9052	PFA INFORMATION	2
9071	DIRECTED PATROL	78
911	911 HANG UP / CHK WELFARE	24
9112	FOOT PATROL	16
9115	FOLLOW UP	6
9119	CHILD LINE / CYS	3
9192	VEHICLE MAINTENANCE	2
9988	RETURN TO STATION	17
9989	CALL BY PHONE	44
Grand Total		690



AMBLER POLICE DEPARTMENT

**Calls for Service
Year 2026 January**



Wissahickon Fire Company
 Fire Chief Report
 January 2026 (31 days)

78

Township	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total	%
Abington	1												1	2%
Ambler	18												18	32%
Horsham	3												3	5%
Lansdale													0	0%
Lower Gwynedd	27												27	47%
Montgomery	5												5	9%
North Wales													0	0%
Plymouth													0	0%
Upper Dublin	2												2	4%
Whitemarsh	1												1	2%
Whitpain													0	0%
TOTAL	57	0	57	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	4												4	7%
AFA Actual	11												11	19%
AFA False	9												9	16%
Appliance													0	0%
Assist EMS													0	0%
Brush	1												1	2%
Building Investigation	3												3	5%
CO Detector	6												6	11%
Commercial Bldg	5												5	9%
Elevator Rescue													0	0%
Fast Team Assist													0	0%
Gas Odor Inside	2												2	4%
Gas Odor Outside	1												1	2%
LDH Strike Team													0	0%
Non Comm Bldg	7												7	12%
Officer Investigation	4												4	7%
Smoke in Area													0	0%
Standby other fire station	2												2	4%
Traffic Unit assist													0	0%
Trash													0	0%
Vehicle Fire													0	0%
Vehicle Leaking fuel													0	0%
Vehicle Rescue	1												1	2%
Wires	1												1	2%
TOTAL	57	0	57	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	9												9	16%
Tuesday	5												5	9%
Wednesday	9												9	16%
Thursday	13												13	23%
Friday	9												9	16%
Saturday	7												7	12%
Sunday	5												5	9%
TOTAL	57	0	57	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)	35												35	61%
Attendance at Day Calls	355												355	
Average Day Calls	10.1	-	-	-	-	-	-	-	-	-	-	-	10.1	
Night & Weekend Calls	22												22	39%
Attendance at N & W Calls	297												297	
Average Night & Weekend	13.5	-	-	-	-	-	-	-	-	-	-	-	13.5	
Total Calls	57	0	0	0	0	0	0	0	0	0	0	0	57	100%
Total Attendance	652	0	0	0	0	0	0	0	0	0	0	0	652	
Average Total Calls	11.4												11.4	
Average Fire Attendance 7A	8.0												8.0	
Average Fire Attendance 7B	3.4												3.4	
Average Fire Attendance	11.4	-	-	-	-	-	-	-	-	-	-	-	11.4	
Total Drills	4												4	
Total Drill Attendance	129												129	
Average Drill Attendance	32.3												32.3	

Count of Alarm 2026								
Hour of Day	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
0		1			1			2
1				1			1	2
2								0
3								0
4								0
5		1		1	1			3
6		1			2			3
7	1	1		1				3
8		1		1	2	1		5
9	1				1			2
10				2		1	1	4
11			2					2
12		1			3	1		5
13	1	1		1		1	1	5
14				1		2		3
15	1	1				1	1	4
16				1		2		3
17			1				1	2
18		1			1			2
19	1				1		2	4
20			1		1			2
21								0
22			1					1
23								0
Grand Total	5	9	5	9	13	9	7	57

■ Highest call time (Day and Hour)

Monday Trainings	Jan-26	Feb-26	Mar-26	Apr-26
Truck Inventory & Cleanup				
SCBA Fit Test				
RIT rescue / Forcible Entry				
Work night				
Total Hours Training	322.5	Total Hours Training	0	Total Hours Training
			0	Total Hours Training
				0

BOROUGH OF AMBLER



DEPARTMENT OF PUBLIC WORKS



MONTHLY ACTIVITY REPORT



FEB. 2026

Section One

ROADWAY / INTERSECTION IMPROVEMENTS

- Intersection @ Boro Hall and Wahl Park Crosswalk Improvements / Paving Required
- Bannockburn & Church: PECO Restoration scheduled March/April 2026

Section Two

SEWER / STORM SEWER IMPROVEMENTS

- Curb and Inlet I/F/O St. Anthony Rectory **IN PROCESS**

Inlet Replacements Required:

- Lindenwold & Park = 4 units
- Orange & Spring = 2 units
- Orange & Main = 2 units



Section Three

PARKS & RECREATION: (SEE DETAILS FOR EACH LOCATION)

- Playground Safety Inspection Policy: Continue to monitor monthly.
- Establish new "Borough Wide Sign Standard" for all Parks.
- Establish a clear communications protocol between Parks Operations and Borough Council to address any concerns and speed up response time.

Section FOUR

STREET LIGHT / EV CHARGING

- Streetlights on South Main across from SEPTA LOT – **REPAIRED**
- EV Charger Replacement RACE STREET Quotes attached.
- Butler Post Lights: 6 **REPAIRED**
- Various drivers in Post Lights replaced: 8 units **REPAIRED**
- Boro Hall Lighting / Timer Replaced **REPAIRED**



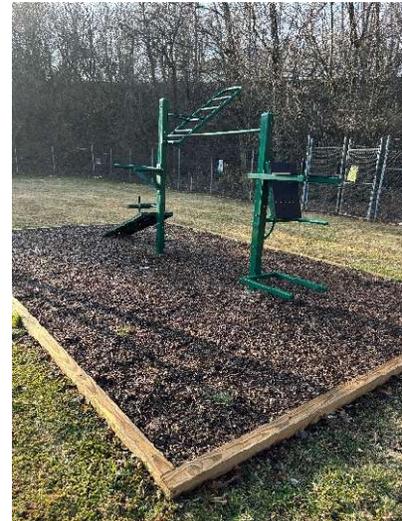
Section FIVE

OTHER: CONTINUE SNOW LIFT AND REMOVAL TO WWTP.

PARKS & RECREATION

LOCUST PARK

CURRENT EQUIPMENT :



PROPOSED UPGRADES / REPLACEMENTS :

- RESIDENT REQUESTS
- KEY POINTS ON NEEDED REPAIRS
- PROPOSED NEW STYLE EQUIPMENT
- MONTHLY MAINT. ACTIVITY
- PARK SIGNS

PARKS & RECREATION

JEAN THOMPSON PARK

CURRENT EQUIPMENT :



PROPOSED UPGRADES / REPLACEMENTS :

- RESIDENT REQUESTS
- KEY POINTS ON NEEDED REPAIRS
- PROPOSED NEW STYLE EQUIPMENT
- MONTHLY MAINT. ACTIVITY
- PARK SIGNS

PARKS & RECREATION

RICCARDI PARK

CURRENT EQUIPMENT :



PROPOSED UPGRADES / REPLACEMENTS :

- RESIDENT REQUESTS
- KEY POINTS ON NEEDED REPAIRS
- PROPOSED NEW STYLE EQUIPMENT
- MONTHLY MAINT. ACTIVITY
- PARK SIGNS



PARKS & RECREATION

KNIGHT PARK

CURRENT EQUIPMENT :



PROPOSED UPGRADES / REPLACEMENTS :

- RESIDENT REQUESTS
- KEY POINTS ON NEEDED REPAIRS
- PROPOSED NEW STYLE EQUIPMENT
- MONTHLY MAINT. ACTIVITY
- PARK SIGNS



SAFETY CONCERNS / FINGER BREAKER
Requires Foot Posts.

PARKS & RECREATION

WAHL PARK / BORO HALL

CURRENT EQUIPMENT :



PROPOSED UPGRADES / REPLACEMENTS :

- RESIDENT REQUESTS
- KEY POINTS ON NEEDED REPAIRS
- PROPOSED NEW STYLE EQUIPMENT
- MONTHLY MAINT. ACTIVITY
- PARK SIGNS

DRAINAGE PROBLEM / MUD / HARD TO GROW GRASS IN AREA

PARKS & RECREATION

PICKERING FIELD

CURRENT EQUIPMENT :



PROPOSED UPGRADES / REPLACEMENTS :

- RESIDENT REQUESTS
- KEY POINTS ON NEEDED REPAIRS
- PROPOSED NEW STYLE EQUIPMENT
- MONTHLY MAINT. ACTIVITY
- PARK SIGNS

REPAIRS : Fencing added on North Steet near tot playground.



PARKS & RECREATION

AMBLER BOROUGH PARK

ACTION ITEM: Redtail Restoration Contract to be renewed for 2026.
(Redtail performs environmental work and planting within the park)

CURRENT EQUIPMENT :

REPAIRS : Railings and Fencing across the street from park steps



**Borough of Ambler, PA
contract agreement with
Red Tail Restoration & Land Management, LLC**

Red Tail Restoration & Land Management, LLC, hereinafter referred to as “Red Tail Restoration”, will provide professional services to restore and maintain the ecological health of Ambler Borough Park, which is located off Edgewood Drive in Ambler, PA 19002. Work may also be performed in other locations throughout the Borough of Ambler as requested by Borough Council or other persons who have been given the authority by Borough Council to direct work performed by Red Tail Restoration. Services include:

- Removing invasive plants to support native plant diversity and wildlife habitat and public use of Ambler Borough Park.
- Providing expertise and advice and supporting general conservation tasks as mutually agreed upon by Red Tail Restoration and Borough of Ambler.

The Borough of Ambler agrees to fully indemnify and hold harmless Red Tail Restoration from any litigation that may arise out of the above mentioned duties for which Red Tail Restoration has been contracted to perform, unless due to gross error in the work performed by Red Tail Restoration.

The Borough of Ambler will not be held responsible for any bodily harm to Red Tail Restoration employees or to the owner of Red Tail Restoration if bodily harm occurs while working at Ambler Borough Park or other requested properties.

Red Tail Restoration will operate as an independent contractor and will submit monthly invoices to the Borough of Ambler, PA for services performed. Work will be charged at \$43.00 per person hour plus preapproved material costs. Red Tail Restoration will provide up to 65 (sixty five) hours of service over the course of one year beginning January 1, 2026 through December 31, 2026. The total estimated yearly labor expenditure is \$2,795.00. The terms of this contract will apply to any additional work requested and agreed upon during this contract period unless noted otherwise in writing.

Borough of Ambler: _____
Name & title printed below signature

Date: _____

Borough of Amber: _____

Name & title printed below signature

Date:

Red Tail Restoration: _____

Date:

Greg Gagliano, Owner
Red Tail Restoration & Land Management, LLC
P.O. Box 82, Glen Mills, PA 19342
(610) 772-1837 greg@redtailrestore.com



2767 Jenkintown Road · Ardley, PA 19038
 Phone: (215) 684-8433 Fax: (215) 885-8341

QUOTE

DATE	QUOTE #	CUST #
1/28/2026	0000158622	0000442

JOB FOR:

BOROUGH OF AMBLER
 131 ROSEMARY AVENUE
 AMBLER PA 19002

JOB AT:

GARAGE
 126 GREENWOOD AVE
 AMBLER PA 19002

P.O. NUMBER		TERMS	CLERK	TECHNICIAN
		NET 30 DAYS	Bryan F	Jay
QUAN	DESCRIPTION		PRICE EACH	AMOUNT
	PHIL 215-730-8310			
	MAN DOOR INTO GARAGE			
	- Door and Frame are rusting away.			
	- Remove and discard existing metal door and frame.			
	* Interior wall is 1" wider than available frames - Van's will back up frame with 1"x8" Backer board and caulk seam.			
	** Van's is not responsible for exterior stucco adjacent to frame leg which is already cracking and breaking away.			
	- Provide and install 16GA Steel Frame 40" x 83" x 7 3/4" W/ 4" Header.			
	- Supply and install 3'0" x 6'8" 18GA Steel Door With 24" x 24" Metal vision with Tempered Glass.			
	- Set door into frame using 4.5" commercial hinges.			
	- Supply and install 36" length of aluminum Saddle threshold x 5" wide.			
	- Add commercial door closer to door for positive latching.			
	- Reuse existing Von Duprin push bar exit device			
	- Provide and install New exterior entry function lever trim.			
	- Reuse customer mortise lock cylinder in new lever trim.			
	- Add brush weather stripping to bottom exterior of door.			
	- Add Perimeter seal around interior of frame against door to seal air flow.			
	- Caulk all seams and test to customer's satisfaction.			
1.00		18GA GAL60 3'0" X 6'8" STEEL DOOR	777.00	777.00
1.00		16GA GAL60 STEEL FRAME FOR 3'0" x 6'8" DOOR x 7 3/4" THROAT	528.50	528.50
1.00		24" x 24" METAL FRAME VISION W/TEMPERED GLASS	305.80	305.80
1.00		NGP VL-513 36 1/4" Saddle Threshold, 36" x 5" Wide, Milled Aluminum Finish	72.00	72.00
1.00	843813	1601 689 DOOR CLOSER ALUMIMUN	379.67	379.67
3.00		MCKINNEY MPB79 4-1/2X4-1/2 26D MacPro Full Mortise Hinge, 5-Knuckle, Standard Weight, 4-1/2" x 4-1/2", Square Corner, Satin Chrome Finish	16.28	48.84
1.00		VON DUPRIN 996L-06-R/V 26D RHR Grade 1 Lever Trim,	912.45	912.45

All quotes are valid for 30 days; if you have any questions please do not hesitate to contact us.

Thank you for the opportunity to assist with your security needs.



2767 Jenkintown Road - Ardsley, PA 19036
 Phone: (215) 684-8433 Fax: (215) 685-9341

QUOTE

DATE	QUOTE #	CUST #
1/28/2026	0000158622	0000442

JOB FOR:

**BOROUGH OF AMBLER
 131 ROSEMARY AVENUE
 AMBLER PA 19002**

JOB AT:

**GARAGE
 126 GREENWOOD AVE
 AMBLER PA 19002**

P.O. NUMBER		TERMS	CLERK	TECHNICIAN
		NET 30 DAYS	Bryan F	Jay
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
	Classroom Function, Rim			
1.00	NGP 600A 36 1/2" Nylon Brush Seal, 36", Satin Aluminum Clear Anodized Finish	34.86	34.86	
1.00	NGP 160V 36X84 Perimeter Seal, Vinyl, 36" x 84", Milled Aluminum Finish	94.00	94.00	
1.00	Miscellaneous Material: Lumber, Anchors, caulk, fasteners, etc...	92.00	92.00	
1.00	Service and field labor to perform tasks outlined. 2 TECHS If accepted, a deposit of \$3,000 will be required to place hardware order. The balance will be due upon completion.	3,325.00	3,325.00	
TOTAL			\$6,570.12	

All quotes are valid for 30 days; if you have any questions please do not hesitate to contact us.

Thank you for the opportunity to assist with your security needs.



1441 Industry Rd
 Hatfield, PA 19440
 www.advanced-door-service.com

Contact: Kristina Coon
 Phone: 267-374-1767
 Email: Kristina_Coon@overheaddoor.com

This proposal is valid till Monday, April 6, 2026

Quote: DQ061637-1 | Printed: 2/6/2026 2:19 PM

Job:

Exterior Office Entrance
 126 Greenwood Ave
 Ambler, PA 19002

Prepared For:

Vito Pagano
 Borough Of Ambler - Department of
 Public Works
 126 Greenwood Ave
 Ambler, PA 19002



Line	Item	Qty
1	HM FR Door w/Half glass cut out Detail: Fire Rated - Hollow metal door w/half glass cut out - existing door 35 3/4 x 79 1/8 - top of the door down to top of hinge 7 3/8- 37 3/8 - 76 1/4- VLK cut out 6 1/4 from top of the door down- 5 7/8 on sides- RHR - 2 7/8 center of cylinder	1
2	Vision Lite Kit Detail: Rockwood - LT-B1 - (24"x30") - DKB - Half Glass Lite Kit - 1/4" Glass- 5/16" New Wire - 5/16" New Wire/Filmed Wire Glass - Cut To Size- Cut to Size: 23" x 29" - CRL - 98418X38BL - 1/8" x 3/8" x 100' - Double Sided Foam Glazing Tape	1
3	HD6670 Description: 4-1/2 X 4-1/2 BB/NRP HINGE 26D;BB81;BB81 4545 652 NRP	3
4	LCN4040XP Description: SURFACE DOOR CLOSER,REGULAR ARM,PA SHOE, PUSH OR PULL SIDE MOUNTING,120 DEGREE SWING,ADJUSTABLE SIZE 1-6,PLASTIC COVER,ALUMINUM PAINTED FINISH,NON-HANDED;LCN;4040XP-RW/PA AL	1
5	HD6230 Description: THERM-L-BRUSH, 48", CLEAR, 1 BRUSH-BLACK;SEALEZE; D480CLA4	1
6	807A Description: WEATHER STRIP ASTRAGAL,PER FT,VINYL BULB,CL;REESE;807A	17
7	65400051 Description: KICK PLATE,12X34,STAINLESS;BURNS MFG.;KP12X34X32D	1
8	Exit Rim Device w/ Lever Trim Detail: Von Duprin 99L-06-F 3 26D RHR Grade 1 Rim Exit Bar, Wide Stile Pushpad, 36" Device, Classroom Function, 06 Lever with Escutcheon, Less Dogging, Satin Chrome Finish, Field Reversible	1
9	80000040	1



Advanced Door Service

1441 Industry Rd
 Hatfield, PA 19440
 www.advanced-door-service.com

Contact: Kristina Coon
 Phone: 267-374-1767
 Email: Kristina_Coon@overheaddoor.com

Description: Installation Labor

Total (USD): \$8,400.00

By providing this comprehensive information when quoting/ordering/installing commercial doors and frames, Door Services Corporation can ensure that the project meets our customer's specifications and is delivered and installed correctly.

When ready to move forward, please sign quote and/or issue a purchase order and return all documentation to Kristina_coon@doorservicescorporation.com

Upon receipt of awarded documentation, a final survey will be scheduled to confirm all specifications. If original quote needs to be modified post survey, customer will be contacted and modified quote sent for re-approval. Once all documentation is received by Door Services Corporation, materials will be ordered.

SCOPE OF WORK:

- Removal of existing door and hardware.
- Furnish and install the following - Hollow Metal with half glass wired vision lite kit, closer, butt hinges, kick plate, door sweep, gasketing, exit device and lever trim
- Opening Location/Identifier: Exterior Office Entrance
- Installation Requirements: If installation services are included or required, specify any installation requirements or scheduling considerations.
 - o Installation to occur during normal business hours 7:00 AM – 4:00 PM – Monday through Friday, unless otherwise stated.
 - o Project quoted as normal wage/normal hours. If prevailing wage, certified pay, union labor rates or after hours are needed and are not specified on this quote, customer will receive a change order. Approved change order will need to be received before install can be scheduled.
 - o Customer is responsible for the haul away and disposal of all debris from the removal of existing materials (i.e., frame, door(s), hardware, etc.).
 - o Customer is responsible for the painting/staining of newly installed materials, unless otherwise stated in project.
 - o Trim around the frame will be removed carefully - we cannot guarantee trim will not get damaged during removal. Customer responsible for removing trim or replacing trim that is removed during removal of existing frame.
- Warranty:
 - o One (1) year on material and labor, excluding abuse.
- NOTE - Door cannot be ordered without all specifications provided.

Water Dept. Monthly Report January 2026	
Backflow U&O Inspection	6*
Blow Out Curb Box/ Street Valve	3*
Check Meter Pit for Leak	1*
Check Report of Possible Water Leak	3*
Meet Contractor	1*
Property Card Drawings	2*
Water Usage Report	1*
Distribution Work:	
Backfill	1**
Dig and Replace/Reset Curb Stop	5*
Fire Flow Test	2*
Fire Hydrants Maintenance	3**
Leaking Couplings/Washers on Meter	1*
Locate/Exercise Valves	1*
Locate, Clean Out, Mark Curb Box & Exercise Curb	8*
Meet Contractor	2*
Metrotech Water Service	2*
Prep for Snow	2*
Renew Water Service 14 Wissahickon Ave.	1**
Renew Water Service 16 Wissahickon Ave.	1**
Snow Removal	6**
Tap in Water Service to Main 15 S. Ridge Ave.	2**
Verify Curb Stop is Operational	3*
Water Service Leak Borough Side 510 Argyle Ave.	1**
Water Service Leak Borough Side 512 Argyle Ave.	1**
Water Shut Off Due to Fire	1*
Water Shut Off Customer Request	4*
Water Turn on Service	1*
WLPP Application	2*
Meters:	31*
Meter Changes:	
<ul style="list-style-type: none"> • Cubic Foot Meters: 2 • Gallons Meters: 23 • Leaking Meter: 0 	

<ul style="list-style-type: none"> • Meter in Reverse: 1 • Radio Repair Read: 4 • Stopped Meter: 1 	
Meter Readings:	52*
<ul style="list-style-type: none"> • Regular Readings: 37* • Final Readings: 14* 	
Quarterly Billing Readings: 1**	
Parking Meter	
<ul style="list-style-type: none"> • Collections:2 • Repairs: 2 	
Reports:	**
<ul style="list-style-type: none"> • PUC Yearly Report • DEP Monthly Monitoring Reports • Whitemarsh Discharge Monitoring Report 	
Sampling:	**
<ul style="list-style-type: none"> • DEP Monitoring Requirement Samples • Distribution Sampling • UCMR5 Sampling • Well Sampling Daily • Whitemarsh Discharge Sampling 	
Wells:	**
<ul style="list-style-type: none"> • Repaired Water Leak at Well #6 	
Employees Hours Off / Days: 72 9 Holidays: 16 2 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

January 2026

Average Monthly Plant Flow – 3.30 MGD / Peak Plant Flow – 4.19 MGD

Total Dry Tons of Sludge Removed – 31.46 Tons

Total Rainfall – 2.37”

Administration:

- Reviewed lab reports from MJ Reider
- Reviewed and submitted December’s DMR / 2025 DRBC report / 2025 Annual DMR report
- Renewed WWTP’s annual tank registration with DEP
- Reviewed 2025 – 4th quarter Capital and 2026 – 1st quarter Operational billing
- Posted Mechanic I position on Indeed and EPWPCOA – reviewing resumes
- State inspection on WWTP’s compressors was conducted on January 13th by The Harford
- Worked on end-of-the-year files – plant charts and reports
- Updating plant’s O&M manual – last updated in 1980 – Under final review
- Rudy Dukes started Wastewater Operators exam prep course
- Organizing old files in plant office
- BSI, Inc. is continuing with EPS-1 and EPS-2 MCC panel replacement
- BCWAS Expansion Project – SEPTA has released permits to finish section of force main under the train tracks entering the WWTP – Scheduled for early 2026. Blacktop restoration will follow

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.)
- Adjusted defoamer and odor control pumps to maintain levels – Received an odor complaint, talked with resident. Chemical lines were freezing up even with heat tracing and insulation wrap due to subzero temps

- Snow removal / salting around plant
- Cleaned up tree debris blocking outfall – borrowed chainsaw from public works

Plant Maintenance:

- Replaced tubing on Influent and Effluent samplers
- Installed heat trace and insulation wrap on digester ET-17's odor and defoamer chemical tubing
- Replaced sheer pin on DAF tank #1's gearbox
- Replaced damaged block heater cord on sludge truck
- DAF tank #2's flight chains wore out and collapsed into tank. Removed flights and old chains for rebuild
- Replaced thermometers in sampler cabinets – annual DEP requirement
- Installed battery tender on T-2 Godwin bypass pump
- Replaced motor on Cl2 pump #1 – old motor burned up
- Changed oil on Cl2 Pumps #1 and #2
- Serviced T-10 blower – changed oil, air filter and checked belts
- Assisted public works with electrical issue on salt spreader
- Installed PVC piping on digester T-9 for new odor and defoamer chemical pumps
- Cleaned up grease on tools and railings after DAF tank #2 rebuild
- Replaced bad fuse on PS-1 limitorque for North tanks
- Replaced sheer pin on Pump #15
- Cleaning and organizing maintenance shop and garage bays
- Cleared snow / salted around plant
- Adjusted flight chains on both DAF tanks
- PS-1 Limitorque valves jamming up – Both need rebuilds, rep installed temporary units in the meantime
- Inspected and cleaned out rags from Belt Filter Press sludge pump
- Replaced broken oil drain plug on ET-8's gearbox – refilled gear oil
- Set up extra space heaters around plant for subzero temperatures
- Groff tractor repaired damaged sensor and air filter assembly on front-end loader
- Warko replaced ignitor on DAF's rooftop heating unit
- Municipal Maintenance Company on site to rebuild DAF tank #2 – Installed new chains
- Placed and received orders for various inventory parts and maintenance supplies for around plant

M I P P:

- Met with MIPP consulting engineer to review 2024 MIPP annual report – received report card from EPA/DEP
- Starting to gather data for 2025 MIPP annual report – flows, sampling events, inspection reports
- Sampled Janssen R&D in Spring House and Entegris, Inc. in Ambler

BOROUGH OF AMBLER CODE DEPARTMENT					
VIOLATION NOTICES REPORT					
1/16/2025 to 2/12/2026					
Notice #	Status	Issue Date	Address	Violation	Status
V-230038	OPEN	8/10/2023	156 N RIDGE AVE	TRASH AND DEBRIS	Notice of violation sent out 8/10/2023; awaiting hearing date; found owner onsite meeting in September 2025; owner cleaning up site
Z-230022	OPEN	9/11/2023	27 W Butler Avenue	Construction without a permit in a floodplain	Notice of violation sent out 9/11/2023 portion of dining area shutdown; 10/23/2023 daily citations issued for all outstanding violations until corrected; 3/10/25 Still working with SEPTA to resolve ROE permit
V-250005	OPEN	2/5/2025	40 CHURCH ST	TRASH AND DEBRIS	Notice of violation sent out 2/5/2025; citations issued 3/10/2025 awaiting hearing
V-250036	OPEN	9/30/2025	62 ORANGE AVE	SIDEWALK REPAIR	Notice of violation sent out 10/16/25; owner to repair
V-260001	OPEN	1/2/2026	200 HENDRICKS ST	Hedges / Sidewalks	Notice of violation sent out 1/2/2026; owner has a landscaper scheduled to trim back bushes in the coming weeks; on hold due to weather conditions

02.13.2026

Manager's Report

TO
Borough Council

FROM
Kyle Detweiler

CC
Mayor Sorg

RE
Monthly Operations

Miscellaneous Items:

On 1/23, we hosted Korman Properties for an initial information meeting to discuss the property located at 27 N. Main Street... On 1/23, I met with leadership from Ambler Savings Bank to review employee parking and the parking lot they own ...On 1/27, we had a virtual meeting with Zelenkofske Axelrod to begin preparations of the 2025 Borough audited financial reports.

REPORT FOR THE TIME PERIOD 1/16/26 – 02/13/26:

MONTCO CONSORTIUM UPDATES – On February 12th, I attended the 2026 Budget Update Meeting with the Montgomery County Commissioners hosted by the Montgomery County Consortium of Communities. Each Commissioner had an opportunity to address what was important to them within the County's current budget, as well as what is to be anticipated in future years. In a room full of Township and Borough Managers, we were able to discuss what issues are pressing, what items the County is prioritizing, and what financial support or grant funding may exist to help alleviate the stated issues.

WEBSITE REDESIGN & BRAND DEVELOPMENT – On February 5th and February 10th, I met with representatives from Granicus to discuss the Borough's current website situation and potential solutions. Granicus, who currently provides the Borough with its live-streaming and meeting recording technology, also provides a comprehensive list of governmental technologies, which includes website hosting and redesign, e-permitting, agenda and meeting minutes optimization, and electronic ordinance codification, among other matters. Granicus has several neighboring municipalities as current clients as well, who provided positive endorsements and feedback. I am awaiting their continued review and analysis of our needs as well as a quote to provide to Council and will share once I have it.

WISSAHICKON CLEAN WATER PARTNERSHIP – On February 11th & February 12th, I took part in both the Technical Sub-Committee and Management Committee Meetings of the WQIP, respectively. Discussions centered around the working draft and parameters of the initial Consortium Agreement, opportunities for improvement on municipal outreach, Wissahickon Trails' grant applications, as well as Wissahickon Trails' formal 2026 Statement of Work. We still have not received any formal feedback from DEP or EPA on the previously submitted proposal.

COMMITTEE MEETINGS – On January 30th, our Public Works Director and I met with the Public Works Committee for the first time. Our Code Enforcement Officer and I also took part in a virtual meeting with the Code Enforcement & Planning Committee on February 11th. In both meetings, we discussed current Borough business matters impacting both committees as well as priorities needing attention in 2026.

BOROUGH OF AMBLER

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



AMBLER BOROUGH

Project No.	Project Name	Project Status
Borough Engineer		
Capital Projects		
	LSA (Gaming) Program - Pedestrian Improvements	Working with G&A on CAD file transfers and status of easements req'd by PennDOT; preparing grant extension request for submission to DCED prior to March 13, 2026.
	Tannery Run Repairs - 33 - 57 E Butler Ave	Working with G&A on CAD file transfers; Will review current design and discuss options for next steps with Borough.
	Ambler - NPDES MS4 Permit	Reviewing documents and determining deadline for next submission and/or response to PADEP
	Ambler 2024 Paving	End of maintenance period for 2024 paving is 5/13/26. No paving planned for 2026
	E. Butler Ave Traffic Calming	Reviewing documents and will follow-up with contractor regarding payment for Zone Striping pavement marking.
Land Development Projects		
	Ambler Crossings - Phase I	Reviewing documents. No action required at this time
	Ambler Crossings - Phase 2	Reviewing documents. No action required at this time
	Lakeview Development 5-9 N. Maple Ave.	Reviewing documents. No action required at this time
	25 N Ridge - Colony Club LD Review	Reviewing documents. No action required at this time
	24 & 26 N Ridge - John's Court	Reviewing documents. No action required at this time
	BT Ambler, LLC Sketch Plan 100-112 West Butler Ave and 19, 23, and 27 South Chestnut Street	Reviewing documents. No action required at this time
General Engineering Services		
	Church St Bridge	Reviewing previously prepared cost estimate.
	PW Garage Floor	Reviewing documents related to preliminary evaluation.
Sewer Engineer		
Land Development Projects		
	Ambler Crossings - Phase I - Sewer	Reviewing documents. No action required at this time
	Ambler Crossings - Phase 2 - Sewer	Plan review underway
General Services		
	Ambler Borough General Sewer Services	Will prepare Ambler Borough Tributary Chapter 94 Report for submission to WWTP Egr. (HRG) in March 2026.

AMBLER BOROUGH

Project No.	Project Name	Project Status
Water Engineer		
Capital Projects		
	Wells 2, 6, and 7 PFAS Treatment System	Reviewing documents and coordinating with superintendent re: outstanding items for PADEP permitting and system startup.
	2022 MIRIA Grant - Design - Well 14	Reviewing documents to determine status of design and permitting.
	2023 MIRIA Grant - Water main extension and NWWA IC	Constructio ncomplete. Maintenance period expires January 18, 2027.
	MIRIA Grant - Well 4 PFAS Design	Received letter from PADEP indicating full Sewage Planning Module and WQM permit are required for waste stream generated by treatemnt system. Preparing required documents.
	MIRIA Grant - Whitemarsh PFAS Design	Site visit with GFT design team scheduled for February 18, 2026.
	Farm Lane & Schiavone Drive Water Main Replacement	Maintenance period expires March 15, 2027.
	LSA Grant - Lead Service Line Replacements	Reviewing documents. No action required at this time
Land Development Projects		
	Ambler Crossings - Phase I - Water	Water main tested/complete.
	Ambler Crossings - Phase 2 - Water	Plan review underway
	Mattison Estates (UDT)	Developer working toward dedication. No action required at this time.
	Longfield Farms Development (Whitemarsh Twp)	Developer working toward dedication. No action required at this time.
	Lakeview Development 5-9 N. Maple Ave.	Reviewing documents related to potential water infrastructure improvements needed to serve project.
	776 Johns Lane (LGT)	Construction complete. Reviewing documents to determine outstanding items for dedication.
	1207 E. Butler Pike (UDT) - Water Extension	Construction complete. Reviewing documents to determine outstanding items for dedication.
	Germantown Academy - Early Childhood Learning Center (Whitemarsh Twp)	Plan Review #3 issued November 25, 2025.
General Services		
	Ambler DRBC Annual Water Audit	Working with Superintendent on information needed to complete 2025 water audit due to DRBC by March 31, 2026.
	Ambler Borough General Water Services	Reviewing historic data and documents.
	Whitemarsh Pant Operations	Attended Filter Plan Performance Evaluation (FPPE) exit meeting with Borough and PADEP on January 23, 2026. Preparing response to comments.
	Loch Alsh Dam Annual Inspections	Adding to list of annual dam inspections completed by GFT.

COUNCIL PACKET MONTHLY AP SPREADSHEET FOR DEC 2023 103

#	Fund	DEC 1st Run	DEC 2nd Run	DEC 3rd Run	TOTALS
1	GENERAL	\$119,044.66	\$ 36,610.03	\$ 102,539.42	\$258,194.11
2	STREET LGTS				\$0.00
3	FIRE	\$1,516.46			\$1,516.46
4	REFUSE	\$95,440.81	\$6,001.86		\$101,442.67
5	PARKS & REC	\$692.52	\$5,320.08		\$6,012.60
6	WATER	\$105,454.12	\$343,197.13	\$2,275.64	\$450,926.89
8	SEWER	\$8,135.45	\$167,227.49	\$1,204.81	\$176,567.75
9	WWTP	\$234,828.17	\$78,238.21		\$313,066.38
35	LIQUID FUELS	\$31,278.30			\$31,278.30
30	WATER CAPITAL	\$4,145.00	\$553.75		\$4,698.75
TOTALS		\$600,535.49	\$637,148.55	\$106,019.87	\$1,343,703.91
VOID CHECKS					\$0.00
GRAND TOTAL		\$ 600,535.49	\$ 637,148.55	\$106,019.87	\$1,343,703.91
	Fund	Significant Expenditures - Description > 100k			TOTALS
	GENERAL	4th Qtr 2025 AWWTP Operating Budget Allocation			\$157,783.14
	WATER	Rio Systems - Meter Acquisition			\$199,382.00

#	Fund	Jan 1st Run	Jan 2nd Run	Jan 3rd RUN	Jan 4th RUN	TOTALS
1	GENERAL	\$14,260.00	\$ 185,333.71	\$ 33,887.25	\$ 44,240.07	\$277,721.03
2	STREET LGTS		\$551.28		\$4,132.16	\$4,683.44
3	FIRE		\$ 1,000.00		\$ -	\$1,000.00
4	REFUSE		\$93,222.84		\$962.46	\$94,185.30
5	PARKS & REC		\$188.42		\$738.47	\$926.89
6	WATER	\$1,100.00	\$124,607.90	\$8,450.81	\$62,211.86	\$196,370.57
8	SEWER	\$440.00	\$17,162.57	\$40.00	\$7,777.91	\$25,420.48
9	WWTP	\$1,400.00	\$120,690.13		\$67,796.69	\$189,886.82
35	LIQUID FUELS		\$ 112,209.86		\$ 7,999.60	\$120,209.46
30	WATER CAPITAL				\$ 341.25	\$341.25
	TOTALS	\$17,200.00	\$654,966.71	\$42,378.06	\$196,200.47	\$910,745.24
	VOID CHECKS					\$0.00
	GRAND TOTAL	\$ 17,200.00	\$ 654,966.71	\$ 42,378.06	\$ 196,200.47	\$910,745.24
	Fund	Vendor & Payable Description				TOTALS
	LIQUID FUELS	Blooming Glen Contractors - Payment App. No. 1 - 2025 Road Program				\$102,611.75
	BY DEPT.	Delaware Valley Health Trust - Monthly Employee Health Insurance Premium				\$252,990.43

BURACK
ENVIRONMENTAL LAW OFFICES
2 Bala Plaza, Suite 300
Bala Cynwyd, PA 19004-1501
Tel: 610 660 7790
MitchellBurack@BurackEnvironmentalLaw.com

November 26, 2025

Via Email

Joseph Brennan, Esq.
Solicitor, Borough of Ambler
463 Peters Way
Phoenixville, PA. 19460

Re: Potential Conflict Waiver

Dear Joe:

Per our conversation today, I am writing to seek your support of a waiver of potential conflict of interest, related to my previous engagement by the Borough in 2017-18, pursuant to which I provided advice regarding the Ambler Asbestos Piles Site. I am currently advising DC Ambler Properties LLC (DCAP), [which holds title to that entire site] regarding how to resolve the current stalemate over responsibility for perpetual maintenance, now that the original 30-year period set forth in the EPA Consent Decrees has expired.

One of the options I intend to explore early next year, would include approaching the Borough about considering a liability-free transfer of title, as enabled by the recent amendment of CERCLA, which would allow establishment of appropriate recreational or other public use in areas between the asbestos piles. Because the previous engagement did not involve any confidential information, I am comfortable that there would not be a conflict of interest in pursuing this option.

Nevertheless, with the Borough being a public entity, I believe it is appropriate to also consider the potential appearance of any conflict of interest. Thus, I am requesting such a waiver, by this letter.

If there are any questions either before or after presentation of this letter to the Borough Council, please let me know, so that I may address those in a timely manner.

Respectfully,



Mitchell E. Burack
Burack Environmental Law Office

**MASTER SERVICES AGREEMENT
WITH THE BOROUGH OF AMBLER**

This Agreement is made between the Borough of Ambler (hereinafter referred to as "Client"), and GFT Infrastructure, Inc. (hereinafter referred to as "GFT"), this _____ day of _____ 20__.

1 SERVICES

- 1.1 GFT shall perform Professional Services (the "Services") for Client on an as-needed basis as authorized by Client from time to time in written Service Authorizations in the form of Exhibit A, which Exhibit is attached hereto and made a part hereof. The specific scope, schedule and budget for each task, and execution plan for performance of the Services will be agreed upon at the time Client authorizes such Services from GFT. Service Authorizations shall be consecutively numbered, commencing with Number 1, and shall be governed by the terms of this Agreement.
- 1.2 GFT will perform the Services as expeditiously as is consistent with professional skill and care and orderly progress. The methodology described in each Service Authorization will be based on known existing conditions at the time of preparation and will constitute the best assessment by GFT to describe the means to perform the Services. Should GFT determine that, due to conditions unknown as the date of the Service Authorization, the proposed methods for providing the Services will not fulfill the requirements of the assignment, GFT will advise the Client. The Client agrees to revise the Service Authorization in accordance with Section 1.8 of this Agreement.
- 1.3 GFT agrees to perform its Services in compliance with applicable laws, regulations, and ordinances and other legally enforceable requirements in effect as of the date of each specific Service Authorization. Except as specifically provided in the Services Authorization hereunder, GFT shall not be responsible for determining any law, regulation or ordinance with which Client must comply for approval or completion of Client's Project. Moreover, any assistance provided in this regard shall not be construed in any way as advice of counsel.
- 1.4 GFT shall maintain such permits, certifications, licenses, or other approvals and forms of documentation necessary for GFT to comply with applicable legal requirements in performing the Services, and further agrees to furnish copies of the same to Client upon request.
- 1.5 When required, GFT will provide employees who are properly trained/certified to comply with applicable state, federal, and local laws, rules or requirements, relating to safety, health or environmental issues.
- 1.6 Client agrees that GFT may use the Services of subconsultants when appropriate and customary to do so if GFT notifies the Client in advance. Such persons or entities include, but are not limited to, surveyors, specialized consultants, and testing laboratories.
- 1.7 Unless specified in the Services Authorization, GFT and its subconsultants shall have no responsibility for the discovery, presence, handling, removal, or disposal of hazardous or toxic substances and all scopes and fee estimates are prepared on the basis that no hazardous or toxic substances are present at the site. In the event hazardous or toxic substances are subsequently discovered on a project site, the parties agree to review and renegotiate the terms and conditions of the specific Services Authorization to protect the interests of each party.

- 1.8 Changes in the Services, including Services of subconsultants, to be provided under a Service Authorization shall be made if agreed to by the Client and GFT or if required by circumstances or changes beyond GFT's control, including changes in instructions or approved submissions, governing law or regulations or interpretations thereof, significant changes to the project (e.g. size, complexity, quality, schedule or budget), or failure to perform by others. GFT agrees to notify the Client of such circumstances at the time and Client agrees to respond promptly if Client does not agree to such change. If Client determines that all or a part of such changes in Services are not required, Client shall so advise GFT and GFT shall have no obligation to provide those Services. Except for a change due to the fault of GFT, changes in Services shall entitle GFT to an adjustment in compensation in accordance with Section 2.
- 1.9 In the performance of services on behalf of Client, GFT will not act as a municipal advisor to client with regard to recommendations related to municipal financial products or the issuance of municipal securities and does not owe a fiduciary duty pursuant to Section 15B of the Securities and Exchange Act of 1934, as amended by the Dodd-Frank Wall Street Reform and Consumer Protection Act with respect to its services.
- 1.10 The parties acknowledge that in order to provide services to the Client in compliance with federal and state licensing and registration requirements, GFT may assign any duty or obligation related to performance under this Agreement to an affiliate entity without providing notice or obtaining consent of the Client.

2 COMPENSATION

- 2.1 GFT shall be paid for its Services in accordance with the terms of both this Section 2 and each Service Authorization issued hereunder. GFT and Client shall mutually agree upon the method of compensation for each Service Authorization. The methods of compensation can be based on time and materials, a total cost of Services including labor, transportation, equipment, and other rates and fees, or a lump sum price. In the event of a change in the scope of Services under any Service Authorization, the parties shall negotiate an equitable adjustment to the price and/or schedule, and embody such adjustments in writing, as soon as practicable after such change.
- 2.2 Unless otherwise provided in the Service Authorization, in house expenses, including reproduction, printing, copying, transportation, computer and other direct costs will be invoiced at cost. Outside expenses, such as suppliers and subconsultants, will be invoiced at cost plus five (5%) percent to cover administrative expenses.
- 2.3 Unless otherwise specifically provided for in the Service Authorization, all scopes of work and fee schedules are prepared on the basis that no hazardous or toxic substances are present at the project site. In the event that hazardous or toxic substances are subsequently discovered on a project site, the parties agree to review and renegotiate the terms and conditions of the specific Service Authorization to protect the interests of each party.
- 2.4 Except as provided in the Service Authorization, GFT shall submit separate invoices for each Service Authorization, referencing: (1) the name of the project or site, (2) the relevant Service Authorization Number, (3) the nature of Services and any discreet tasks conducted as called for under the Service Authorization, and, (4) this Master Services Agreement. Borough/Municipal Invoices will be sent electronically to:

Kyle Detweiler, Glenn Kuchar and James Gambles
Borough of Ambler

131 Rosemary Ave
Ambler, PA 19002

Water invoices will be sent electronically to:

Kyle Detweiler, Steve Smallberger and James Gambles
Borough of Ambler
131 Rosemary Ave
Ambler, PA 19002

- 2.5 Except as provided in a Service Authorization, Client will be billed approximately monthly for Services provided under each Service Authorization, commencing with the first month in which Services are performed hereunder, for Services completed during the month in question under each Service Authorization then in effect. Client agrees to review invoices promptly and raise any questions regarding the invoiced items or amounts within thirty days of the date of the invoice. Otherwise, the invoice shall be considered correct and payable. For Service Authorizations in excess of one month, a final invoice will be submitted within sixty (60) days of GFT's completion of the Services. Payment shall be made to:

GFT
Attn: Accounting
300 Sterling Parkway, Suite 200
Mechanicsburg, PA 17050

- 2.6 In the event of nonpayment of the account within thirty days after invoices are rendered, the Client further agrees to pay interest of 1% per month compounded from the date of the invoice on the unpaid balance until such account is paid in full. If the account remains delinquent for more than forty-five days thereafter, GFT shall have the right to cease all further Services on the project by giving written notice thereof to Client.

3 STANDARD OF PERFORMANCE

- 3.1 In performing the Services under this Agreement, GFT will use the degree of care and skill ordinarily exercised under similar circumstances by members of recognized firms performing Services of a similar nature and does not create a fiduciary obligation. Any problem relating to the Services provided herein should be brought to the attention of GFT as soon as encountered and before any obligation is incurred. If reasonable under the circumstances, GFT reserves the right to correct any errors, including, but not limited to, the selection of a subcontractor or subconsultant and the negotiation of fees.
- 3.2 GFT relies on the approval by reviewing agencies of the drawings, Record Plats, Site Plans, Permits and Bond Agreements and other final submittals, etc., as evidence of compliance with all applicable ordinances, regulations and design standards. GFT shall be held harmless from any change in interpretation after receipt of any approvals and/or the revocation of approvals for any reason.
- 3.3 In performing its work, GFT shall be entitled to rely on the accuracy and completeness of work of third parties, the representations of and material provided by Client and public records and shall be under no obligation to verify any of the foregoing except when expressly provided in the Service Authorization.
- 3.4 Estimates of the cost of construction, financing, acquisition of land, rights-of-way and other costs shall be made in accordance with good engineering practice and procedure. However,

Client acknowledges that GFT has no control over construction costs, competitive bidding and market conditions, or costs of financing, acquisition of land or rights-of-way; and GFT does not guarantee the accuracy of such cost estimates as compared to actual costs or contractor's bids.

- 3.5 GFT shall use its professional technical judgment and resources available to assist Client in obtaining required permits. Nothing in this Agreement shall be construed as a guarantee that GFT can cause a permit(s) or permit condition(s) to be granted or further Client's business goals. Moreover, any assistance provided in this regard, or in connection with any of GFT's Services, shall not be construed in any way as legal advice.

4 INSURANCE

- 4.1 GFT shall maintain the following types of insurance relating to this Agreement and GFT's performance of the Services:
- 4.1.1 Workers' Compensation statutory coverage, and Voluntary Compensation coverage, to include Employer's Liability, with limits of \$500,000 bodily injury each accident; \$500,000 bodily injury each disease (policy limit) / \$500,000 bodily injury each disease (each employee).
- 4.1.2 Broad Form Commercial General Liability, as approved by the Pennsylvania Insurance Department, with limits of \$2,000,000 per occurrence / \$2,000,000 aggregate, to include the following coverages: Premises and Operations; Products and Completed Operations; Independent Contractors; Broad Form Contractual Liability; Broad Form Property Damage;
- 4.1.3 Automobile Liability covering owned, non-owned and hired vehicles with a \$2,000,000 combined single limit; and Bodily Injury, including but not limited to personal injury and death. The policy shall contain a severability of interest clause.
- 4.1.4 Professional Liability Insurance during the term of the project of not less than \$1,000,000 per claim / \$1,000,000 aggregate.
- 4.2 All policies of insurance shall be written by companies with a certificate of authority and a licensed agent authorized to transact the business of insurance in the state where the Services are being performed.
- 4.3 GFT will, upon request, provide updated insurance certificates to Client upon renewal, expiration, or cancellation of any policy for which a certificate has been provided to Client at the time that this Master Agreement is executed.

5 OBLIGATIONS OF CLIENT

- 5.1 Client shall designate in writing a person with authority to act on Client's behalf on all matters concerning this Agreement. Client shall be responsible for coordination with consultants or work forces hired directly by Client and governmental agencies as warranted.
- 5.2 Client shall furnish all legal, accounting and insurance consulting services as may be necessary at any time for the Project, including auditing services and be responsible for the costs incident to fulfilling the requirements of this provision.
- 5.3 Client shall render all approvals and decisions as expeditiously as necessary for the orderly progress of GFT's Services.
- 5.4 Client shall provide all criteria and full information as to Client's requirements in connection with this Agreement, including existing studies, reports, and other available data pertinent

to this Agreement. Client also agrees to obtain or authorize GFT to obtain or provide additional reports and data as required and furnish to GFT Services of others required for the performance of GFT's Services hereunder. GFT shall be entitled to use and rely upon all such information and Services provided by Client or others in performing GFT's Services under this Agreement.

- 5.5 Client shall arrange, announce, direct, and record notes of meetings not attended by GFT, but related to this Agreement, including mailings and legal notices, as appropriate.
- 5.6 Client agrees to either pay directly or reimburse GFT for any business or personal taxes imposed at the local, county or state level for Services provided by GFT to Client. Such reimbursement shall not apply to income taxes imposed on GFT or its employees.

6 ACCESS TO PROPERTY

- 6.1 Client shall arrange for access to property and obtain the necessary permissions for GFT and/or their representatives to perform the Services under each Service Authorization, including mailings and legal notices, as appropriate.
- 6.2 While GFT will take reasonable precautions to minimize damage to the property, it is understood that in the normal course of Services some damage may occur to surface features and landscaping, the correction of which shall be the responsibility of the Client. GFT will be responsible for any other damage(s) arising out of the performance of any project, caused by its or its employee's negligence or willful misconduct.
- 6.3 When access to any plant, facility, structure, roadway, or other property is required by GFT in the performance of the Services, GFT shall execute all reasonable security forms, if any, furnished by Client or the facility. GFT shall coordinate its schedule and activities on Client's property with Client's designated Project Manager.
- 6.4 Client agrees to advise GFT of all plant rules, regulations and safety procedures established by Client or the owner of the facility or site for access to and activities in and around any facilities or site with which GFT employees will comply.

7 TERM OF AGREEMENT

- 7.1 This Agreement shall remain in effect unless it is terminated pursuant to Section 8.
- 7.2 Each Service Authorization shall specify a target completion date for the Services there under. GFT shall use its best efforts, subject to unforeseen delays, to complete the Services within the schedule set forth in the Service Authorization.

8 SUSPENSION/ TERMINATION

- 8.1 If the Services under a specific Service Authorization are suspended for more than thirty calendar days in the aggregate, GFT shall be compensated for Services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees to accommodate the resulting mobilization and demobilization costs. Upon resumption, there shall be an equitable adjustment in the schedule based on the delay caused by the suspension.
- 8.2 Either party may, with or without cause, terminate this Agreement and/or the Services hereunder, including any or all Service Authorization(s), upon fifteen calendar days' written notice. If Client cancels this Agreement, the Services or a Service Authorization for its own convenience, GFT shall be paid for all Services performed and costs incurred to the date of termination, all lost profits and lost revenue, and any applicable termination costs.

Termination costs shall include, but not be limited to, the cost of terminating any contracts, leases or other obligations incurred by GFT in connection with the performance of Services under this Agreement.

8.3 Force Majeure.

8.3.1 Neither party shall be in default of this Agreement or a Service Authorization to the extent that any delay or other failure to perform results from causes beyond the party's control such as, and without limitation, acts of God or the Government, acts of war, sabotage or terrorism, labor disputes, strikes, vandalism, fires, floods, and severe weather conditions. The party claiming Force Majeure shall notify the other party promptly of the occurrence of such event, followed by written notification within five business days of providing the original notice.

8.3.2 A period of Force Majeure, which persists for a continuous period of sixty or more calendar days, shall be sufficient grounds to terminate this Agreement for convenience.

9 DOCUMENTS

9.1 At the conclusion of the Services and at such other times as may be reasonably requested by Client, GFT shall furnish to Client reports on the status and results of Services. Such reports shall be in the form, and cover the subject matters, specified in each Service Authorization.

9.2 All plans, drawings, survey notes and other original documents are instruments of service and shall remain the property of GFT, however, a copy will be supplied to Client at its request and expense. Client agrees not to reuse such documents on any other project without GFT's prior consent, and Client further agrees that any reuse of such drawings not related to the original project shall be at Client's own risk. Client shall defend and indemnify GFT from and against all expenses and damages arising out of such reuse or misuse. The Client further agrees that in the event that the Professional Services of GFT under a Service Authorization are terminated with or without cause, GFT shall not be required to release its files or work product to the Client until such time as GFT receives full payment for all Professional Services performed for the Client under the Service Authorization.

10 LIABILITY/ DISPUTES

10.1 Each party agrees to indemnify and hold the other party, and their respective affiliates, officers and employees harmless, from and against claims, suits, actions, and damages, including reasonable attorney's fees, to the extent caused by such parties' willful misconduct or negligent errors or omissions during the performance of this Agreement or any Service Authorization. This indemnification shall not be limited due to amount or type of damages, compensation or benefits payable under workers' compensation acts, disability benefit acts or other employee benefit acts. In no event will either party be liable for consequential damages.

10.1.1 Client agrees that, to the fullest extent permitted by law, GFT shall not be liable to the Client for any special, indirect, or consequential damages including, but not limited to, use of or loss of use of equipment or facilities, loss of profit or revenue, or cost of using alternative or replacement facilities.

10.1.2 GFT's maximum liability for damages of any kind under any particular Service Authorization due to breach of contract or warranty, error, omission or professional negligence or any tort shall be limited to the total amount paid to GFT under that

specific Service Authorization or \$50,000, whichever is less. This limitation shall be deemed to be a part of the negotiated terms of the Agreement and may be increased upon the negotiation of the parties and the written agreement of GFT.

- 10.2 Any claim, controversy, or dispute between the parties to this Agreement arising out of or in connection with this Agreement, or any breach thereof, shall upon the request of either party, be submitted to the senior officers of each party responsible for this Agreement. If the senior officers cannot come to a resolution or agreement, either party may request mediation and, if both parties agree, the matter shall be submitted to mediation. Upon written notice, the parties shall select a mediator acceptable to both parties to resolve the dispute. Any suits brought under this Agreement or in any way arising out of this Agreement must be filed within one year from the time mediation was terminated unsuccessfully or from the time the cause of action arose (if no mediation is undertaken) or it shall be time barred. This Agreement shall be enforced in and governed by the laws of the State where the Project is located.

11 NOTICES

- 11.1 Any notice required or permitted to be given hereunder shall be in writing and may be given by personal delivery, by certified mail-return receipt requested, or by express courier (UPS, Federal Express and the like). Such notice shall be deemed sufficiently given if addressed to Client or GFT at the address below, as the case may be, and shall be deemed to have been given when personally delivered, when mailed in the U.S. Mail postage prepaid, or when delivered to the express courier prepaid, as the case may be. Either party may by thirty days prior notice to the other specify a different address for notice purposes. A copy of all notices required or permitted to be given to Client or GFT hereunder shall be concurrently transmitted to such party or parties at such additional addresses as Client or GFT may from time to time hereafter designate by notice to the other. Notices shall be addressed as follows:

If to Client:

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

If to GFT:

Theresa Funk, PE
GFT
1010 Adams Ave
Audubon, PA 19403

12 MISCELLANEOUS

- 12.1 Any and all Services performed by GFT under this Agreement are intended solely for the benefit of the Client. Nothing contained herein shall confer any rights upon or create any duties on the part of GFT toward any person or persons not a party to this Agreement including, but not limited to any contractor, subcontractor, supplier, or the agents, officers, employees, of any of them. Except as provided below, neither party shall have the right to assign any rights under this Agreement without the prior written permission of the other party, except as needed for compliance with state licensing and registration requirements, as identified in Section 1.10. GFT will, at mutually agreed upon rates, provide assistance to and on behalf of Client, in the form of technical information, analysis and expert witnesses

in claims and/or litigation in connection with this Agreement, including any claims or litigation brought by the Client against third parties or brought against the Client by third parties.

- 12.2 GFT will, at all times during the performance of this Agreement and in connection with the Services, be deemed to be an Independent Contractor. No relationship of employer-employee or agency is created by this Agreement or by GFT's performance of the Services. Neither party shall have any right to enter into any contracts or commitments in the name of, or on behalf of the other or to bind the other in any respect whatsoever. Subject to the terms and conditions of this Contract and Service Authorizations issued hereunder, each party shall exercise its own discretion to select the means to be employed and the manner to be followed in carrying out its obligations hereunder.
- 12.3 The parties hereby covenant and agree that during the term and for a period of one year after the termination of this Agreement, or any extensions or renewals thereof, neither party will directly or indirectly solicit, employ, hire, or retain any employees of the other party or its affiliates without such parties' prior written consent. This paragraph shall not restrict in any way the right of either party to solicit generally in the media for required personnel, nor does it restrict a party's employees from pursuing employment opportunities with the other party on their own initiative.
- 12.4 Under no circumstance shall any employee, stockholder, officer, or agent of GFT have any individual liability to the Client under this Agreement. Notwithstanding the aforesaid, in the event any judgment is entered against any such individual, Client shall look exclusively to the assets of GFT for satisfaction of said judgment.
- 12.5 In the event that any provisions herein shall be deemed invalid or unenforceable, the other provisions hereof shall remain in the full force and effect, and binding upon the parties hereto.
- 12.6 This Master Service Agreement, any attached Exhibits as noted, and any Service Authorizations issued hereunder, constitute the entire understanding and agreement between the parties hereto with respect to the subject matter hereof and supersede all prior agreements and understandings whether written or oral. No other representations or understandings of any kind have been made.

IN WITNESS WHEREOF, the parties hereto have executed this Master Services Agreement in duplicate by signature of their respective duly authorized representatives as of the date set forth above.

GFT Infrastructure, Inc.	Borough of Ambler
By:	By:
Name: Michael Mehaffey	Name: Kyle Detweiler
Title: Vice President	Title: Borough Manager
Date:	Date:

EXHIBIT A-- EXAMPLE
 SERVICE AUTHORIZATION
 SERVICE AUTHORIZATION NO. __ UNDER
 MASTER SERVICES AGREEMENT DATED __

Client hereby authorizes GFT Infrastructure, Inc. ("GFT") to perform the following Services:

1. Scope of Services to be Performed:
2. Dates of Service:
3. Location for Performance of Services:

 The subject project is located at _____
4. Compensation and Payment:
 Payment will be based on (specify as applicable):
 - a. A lump sum of \$____ (dollars);
 - b. An hourly rate of \$____, plus direct expenses;
 - c. A unit cost of \$____ / _____ (unit);
 - d. Actual labor rates times a multiplier of _____, plus direct expenses.
 - e. Other:
5. Total payment will not exceed _____ (\$____), unless otherwise agreed to in writing by the parties.
6. Project Manager(s) for GFT is/are:
7. Special Terms:

Accepted:

GFT	CLIENT
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

EXHIBIT B

CONSTRUCTION SERVICES OF ENGINEER

When a Service Authorization requires GFT to perform the duties of Construction Services Engineer for the Project and to assist and advise Client on matters relating to the construction of the Project, the responsibility and authority of GFT in fulfilling these Services will be as follows:

- 1 GFT shall consult with and advise Client and act as Client's representative as generally provided for in the Construction Documents for the Project except as otherwise provided for in this Agreement. All of Client's instructions to Contractor(s) will be issued through GFT who will have authority to act on behalf of Client to the extent provided in said Construction Documents except as otherwise provided herein.
- 2 In connection with observations of the work of Contractor(s) while it is in progress:
 - 2.1 GFT shall make visits to the site at intervals appropriate to the various stages of construction as GFT deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor(s) work. GFT shall attend meetings with the Contractor(s) such as progress meetings, job conferences, and other Project related meetings and prepare and circulate copies of minutes thereof. In addition, GFT shall provide the Services of a Resident Project Representative and other qualified staff at the site to assist GFT and to provide more continuous observation of such work. Based on information obtained during such visits and on such observations, GFT shall endeavor to determine in general if such work is proceeding in accordance with the Construction Documents and GFT shall keep Client informed of the progress of the work.
 - 2.2 The Resident Project Representative and the other qualified staff will be GFT's employees and under GFT's supervision. ***When and as required, the duties and responsibilities of the Resident Project Representative and the Resident Project Representative's field staff will be set forth in the Construction Quality Assurance (CQA) Plan.***
 - 2.3 The purpose of GFT's visits to and representation by the Resident Project Representative at the site will be to enable GFT to better carry out the duties and responsibilities assigned to and undertaken by GFT during construction of the Project, and, in addition, by exercise of GFT's efforts as an experienced and qualified design professional, to provide for Client a greater degree of confidence that the completed work of Contractor(s) will conform generally to the Construction Documents and that the integrity of the design concept as reflected in the Construction Documents has been implemented and preserved by Contractor(s). On the other hand, GFT shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing their work. Accordingly, GFT can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Construction Documents.
- 3 During such visits and on the basis of such observations, GFT may disapprove of or reject Contractor(s)' work while it is in progress if GFT believes that such work will not produce a completed Project that conforms generally to the Construction Documents or that it will prejudice the integrity of the design concept of the Project as reflected in the Construction Documents.

- 4 GFT shall issue necessary interpretations and clarifications of the Construction Documents and in connection therewith prepare work directive changes and change orders as required for Client approval.
- 5 GFT shall review and advise Contractor(s) as to approval of (or other appropriate action in respect of) shop drawings, samples, and other data that the Contractor(s) submits in accordance with the requirements of the Construction Documents but only for conformance with the design concept of the Project and compliance with the information given in the Construction Documents. Such reviews and approvals or other action shall not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto.
- 6 GFT shall advise the Client as to the acceptability of substitute material and equipment proposed by Contractor(s). Following concurrence of Client, GFT shall advise the Contractor(s) as to the acceptability of such substitute material and equipment.
- 7 If during the construction of the Project, GFT believes that technical data contained in the Construction Documents is inaccurate or that any physical condition uncovered or revealed at the site differs materially from that indicated, reflected, or referred to in the Construction Documents, GFT shall promptly notify Client. Client will promptly review the pertinent conditions and advise GFT of its decision to provide the basis for issuing a Work Directive Change or a Change Order.
- 8 GFT shall have authority, as Client's representative, to require special inspection or testing of the work, and shall receive and review all certificates of inspections, testing and approvals required by laws, rules, regulations, ordinances, codes, orders or the Construction Documents but only to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the Construction Document(s).
- 9 GFT shall act as initial interpreter of the requirements of the Construction Documents and judge of the acceptability of the work there under and make decisions on all claims of Client and Contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the Construction Documents pertaining to the execution and progress of the work. The Client shall decide any questions that may arise as to the fulfillment of the provisions of the construction contract for the Project.
- 10 Based on GFT's on-site observations as an experienced and qualified design professional, on information provided by the Resident Project Representative and on review of applications for payment and the accompanying data and schedules:
 - 10.1 GFT shall determine the amounts owed to Contractor(s) and recommend in writing to the Client payments to Contractor(s) in such amounts. Such recommendations of payment will constitute a representation to Client, based on such observations and review, that the work has progressed to the point indicated, and that, to the best of GFT's knowledge, information and belief, the quality of such work is generally in accordance with the Construction Documents (subject to an evaluation of such work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Construction Documents and to any other qualifications stated in the recommendation). In the case of unit price work, GFT's recommendations of payment will include final determinations of quantities and classifications of such work (subject to any subsequent adjustments allowed by the Construction Documents).
 - 10.2 By recommending any payment GFT will not thereby be deemed to have represented that exhaustive, continuous or detailed reviews or examinations have been made by GFT to check the quality or quantity of Contractor(s)' work as it is furnished and performed beyond

the responsibilities specifically assigned to GFT in the Agreement and the Construction Documents. GFT's review of Contractor(s)' work for the purposes of recommending payments will not impose on GFT responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto or Contractor(s) compliance with laws, rules, regulations, ordinances, codes or orders applicable to their furnishing and performing the work. It will also not impose responsibility on GFT to make any examination to ascertain how or for what purposes any Contractor(s) has (have) used the monies paid on account of the Contract Price, or to determine that title to any of the work, materials, or equipment has passed to Client free and clear of any lien, claims, security interests or encumbrances, or that there may not be other matters at issue between Client and Contractor(s) that might affect the amount that should be paid.

- 11 GFT shall receive and review maintenance and operation instructions, schedules, guarantees, bonds and certificates of inspection, tests and approvals which are to be assembled by Contractor(s) in accordance with the Construction Documents (but such review will only be to determine that their content complies with the requirements of, and in the case of certificates of inspection, tests and approvals the results certified indicate compliance with, the Construction Documents); and shall transmit them to Client with written comments.
- 12 GFT shall conduct an inspection to determine if the work is substantially complete and a final inspection to determine if the completed work is acceptable so that GFT may recommend, in writing, final payment to Contractor(s) and may give written notice to Client and the Contractor(s) that the work is acceptable (subject to any conditions therein expressed), but any such recommendation and notice will be subject to the limitations expressed in paragraph 10.2.
- 13 If specifically included in the scope of a Service Authorization, GFT shall prepare a set of reproducible record prints of construction drawings showing those changes made during the construction process, based on the marked up prints, drawings and other data furnished by Contractor(s) to GFT and which GFT considers significant.
- 14 GFT shall not be responsible for the acts or submissions of any Contractor, or of any subcontractor or supplier, or any of the Contractor(s)' or subcontractor's or supplier's agents or employees or any other persons (except GFT's own employees and agents) at the site or otherwise furnishing or performing any of the Contractor(s)' work; however, nothing contained in this Article shall be construed to release GFT from liability for failure to properly perform duties and responsibilities required by GFT in this Agreement.

Accepted:

GFT Infrastructure, Inc.	CLIENT
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

**2026 - 2027 RATE SCHEDULE FOR
BOROUGH OF AMBLER**

<u>EMPLOYEE CLASSIFICATION</u>	<u>HOURLY BILLING RATE</u>
PRINCIPAL	\$210.00
SR. PROJECT MANAGER	\$200.00
SR. PROJECT ENGINEER	\$185.00
DISCIPLINE MANAGER	\$180.00
PROJECT MANAGER	\$175.00
PROJECT ENGINEER	\$150.00
ENVIRONMENTAL SCIENTIST/SURVEYOR	\$135.00
SR. DESIGNER/CADD TECHNICIAN	\$130.00
PROJECT DESIGNER	\$125.00
CADD TECHNICIAN	\$115.00
CONSTRUCTION OBSERVER	\$110.00
ADMINISTRATIVE	\$95.00
SPECIALTY SERVICES (IF NEEDED)	TBD
EXPENSES	
DIRECT PROJECT EXPENSES	BILLED AT COST plus 5%



**ROOFING • SHEET METAL • HVAC
MECHANICAL • ELECTRICAL
ARCHITECTURAL METAL**

Quality Work Since 1956

Borough of Ambler
131 Rosemary Ave.
Ambler, PA 19002

December 15, 2025

Attn: Kyle Detweiler

Re: Borough Hall HVAC Preventative Maintenance Proposal for 2026 **REVISED**

Kyle,

We are pleased to offer the following proposal to perform preventative maintenance for the Borough Hall facility for 2026 as follows:

Equipment to be Serviced:

- (8) Carrier Air Handlers
- (1) Liebert Split System (serves the IT Room)
- (2) Bryan Boilers
- (1) Carrier Chiller
- (2) Chilled Water Pumps
- (3) Hot water Pumps
- (1) A. O. Smith Domestic Water Heater

Scope of Work

- Provide (4) inspections per year, Spring, Summer, Fall & Winter

Air handlers / Split System

- Provide and install pleated air filters during each inspection.
- Inspect overall condition of units: gaskets, seals, hinges, latches, panels and components.
- Check and adjust tensions of fan belts, replace as needed (one belt per unit per year included).
- Inspect all electrical components, tighten all electrical connections.
- Inspect all dampers and linkages for wear and free movement.

Continued on next page

Main Office

18 MORGAN DRIVE • READING, PA 19608

PHONE: (610) 796-4545 • FAX: (610) 796-4547



- Lubricate all motors and bearings
- Check evaporator and condenser coils for cleanliness (coils are cleaned “as needed” and is not included as part of the inspection).
- Check drain lines and drain pans, clean as required.
- Check cooling operations during the Spring & Summer inspections.
- Check heating operations during the Fall & Winter inspections.

Boilers

- Visually inspect the boilers for leaks.
- Clean and inspect the heat exchanger.
- Check all electrical components, tighten all electrical connections.
- Inspect the condensate system, clean and flush as necessary.
- Inspect and clean the flame sensors, ignitor and burner assembly.
- Inspect the venting system for deterioration, corrosion or blockages.
- Check all control settings.
- Test all safety controls.

Chiller

- Visually inspect the chiller for water and refrigerant leaks.
- Check for abnormal vibrations and unusual sounds.
- Check all motor voltages and amps, electrical starters, contactors, relays and inspect unit grounding.
- Check all electrical components, tighten all electrical connections.
- Check all safety devices.
- Check compressor voltages and amps, assure proper operation.
- Check refrigerant level and condition of refrigerant. Compare superheat and subcooling temperature splits.

Pumps (Both Hot & Chilled Water)

- Visually inspect pumps for leaks and misalignment.
- Lubricate all motors and bearings.
- Check all electrical components, tighten all electrical connections.
- Assure that system pressures are suitable.

Continued on next page



Water Heater

- Visually inspect the water heater & piping for leaks.
- Check all electrical components, tighten all electrical connections.
- Inspect the venting system for deterioration, corrosion or blockages.
- Check all control settings.
- Test all safety controls

The scope of work as previously described can be performed for the total sum of **Seventeen Thousand Eight Hundred Dollars and Zero Cents (\$ 17,800.00)**. The Spring & Fall inspections will be billed at a rate of \$5,650.00 per inspection, the Summer and Winter inspections at a rate of \$ 3,250.00 per inspection. This amount will be invoiced at the completion of each inspection.

All work shall be performed between the hours of 7:00 am and 3:30 pm, Monday through Friday, excluding holidays. This agreement does not include emergency service or parts and labor required to repair equipment found to be defective during the inspections. Any additional repairs shall be performed on a time and material basis, after you have approved the repairs.

This agreement shall start on January 1st, 2026 and expire on December 31st, 2026.

If you find this proposal acceptable, please sign and date on the acceptance lines below. Please return to our office via email, fax or USPS for processing.

This proposal is valid for 30 days.

CoStars Information:



COSTARS-008-E22-776 Maintenance, Repair & Operation Equipment & Supplies ("MRO")

Continued on next page



Page 4

December 15, 2025

Thank you for this opportunity to quote. If you have any questions or need additional information, please let me know. We appreciate your past business and look forward to serving you in the future.

Best Regards,
Doug Diefenderfer
HVAC Service Manager
The Warko Group

Acceptance Signature: _____ Date: _____

**Borough of Ambler, PA
Contract Agreement with
Red Tail Restoration & Land Management, LLC**

Red Tail Restoration & Land Management, LLC, hereinafter referred to as “Red Tail Restoration”, will provide professional services to restore and maintain the ecological health of Ambler Borough Park, which is located off Edgewood Drive in Ambler, PA 19002. Work may also be performed in other locations throughout the Borough of Ambler as requested by Borough Council or other persons who have been given the authority by Borough Council to direct work performed by Red Tail Restoration. Services include:

- Removing invasive plants to support native plant diversity and wildlife habitat and public use of Ambler Borough Park.
- Providing expertise and advice and supporting general conservation tasks as mutually agreed upon by Red Tail Restoration and Borough of Ambler.

The Borough of Ambler agrees to fully indemnify and hold harmless Red Tail Restoration from any litigation that may arise out of the above mentioned duties for which Red Tail Restoration has been contracted to perform, unless due to gross error in the work performed by Red Tail Restoration.

The Borough of Ambler will not be held responsible for any bodily harm to Red Tail Restoration employees or to the owner of Red Tail Restoration if bodily harm occurs while working at Ambler Borough Park or other requested properties.

Red Tail Restoration will operate as an independent contractor and will submit monthly invoices to the Borough of Ambler, PA for services performed. Work will be charged at \$43.00 per person hour plus preapproved material costs. Red Tail Restoration will provide up to 65 (sixty five) hours of service over the course of one year beginning January 1, 2026 through December 31, 2026. The total estimated yearly labor expenditure is \$2,795.00. The terms of this contract will apply to any additional work requested and agreed upon during this contract period unless noted otherwise in writing.

Borough of Ambler: _____
Name & title printed below signature

Date: _____

Borough of Ambler: _____
Name & title printed below signature

Date: _____

Red Tail Restoration: _____
Greg Gagliano, Owner
Red Tail Restoration & Land Management, LLC
P.O. Box 82, Glen Mills, PA 19342
(610) 772-1837 greg@redtailrestore.com

Date: _____



Kappe Associates, Inc.

335 Main Street
Emmaus, PA 18049

(215) 361-5700 Office
(610) 428-8386 Mobile
Email: abus Kirk@kappe-inc.com
Web: www.kappe-inc.com

Date: August 7, 2025 REV.1
To: Ambler Wastewater Treatment Plant - Jarrett Evans
Project: 14" Model 5711 Fairbanks S/N: 10834355 Replacement Pump.
Quote# 5302024-D-2 Item Amb1

In accordance with the PA COSTARS procurement program, we are pleased to offer the following equipment for your consideration.

Kappe Associates, Inc. (KAI) is a Registered Supplier of the Pennsylvania State Sponsored COSTARS PROCUREMENT PROGRAM. KAI is the authorized dealer in The State of Pennsylvania for Fairbanks Nijhuis, and as such Kappe Associates, Inc. is authorized to do business and sales with COSTARS MEMBERS.

Kappe Associates, Inc COSTARS CONTRACT NO. 016-E23-310

Ambler Borough COSTARS MEMBER NO. 3720

PENTAIR | FAIRBANKS NIJHUIS

Two (2) 14" Fairbanks Nijhuis Model B5711, Vertical Angleflow Pump. Piping Duplicate to Fairbanks S/N: 10834355.

- Rated for 5,250 GPM @ 30.50' TDH @ 817 RPM
- Constant Speed
- Counter Clockwise Rotation, Discharge Position 15
- 1 Coat Modified Alkyd Enamel, Color - Pentair Blue
- No Motor
- No High Ring Base
- Standard Packing
- 420 Stainless Steel Shaft Sleeve (450-484 BHN)
- Stainless Steel Impeller Fasteners and Key
- Stainless Steel Impeller Wear Ring (300-350 BHN)
- Stainless Steel Fronthead Wear Ring (300-350 BHN)
- No Factory Testing
- Level 1 Submittals (Emailed pdf)

- Product Weight: 2000 lbs.

Two (2) Replacement Drive Shaft and Pump Coupling Mate. (VA48 x 86.69" Shaft Assembly, F48 Motor (2 1/8") and Pump (2 3/8") Companion Flange Keyed and bored to size

One (1) Day Startup Service

Shipping to Site Included

TOTAL COST :.....\$120,150.00

ESTIMATED LEAD TIME: 30 WEEKS

(Kappe Associates, Inc. Costars Vendor #165812)

PROJECT BILLING SCHEDULE- Net 30 Days

100% Upon Delivery

This is a COSTARS procurement project. The "**TERMS AND CONDITIONS FOR COSTARS PROCUREMENTS**" listed below are incorporated into this contract.

TERMS AND CONDITIONS FOR COSTARS PROCUREMENTS

This contract is a COSTARS procurement and therefore subject to all of DGS' COSTARS Contract Special Terms and Conditions that are in effect as of the effective date of this contract and are incorporated herein by reference and form a part of this contract. Additionally, all of DGS' COSTARS Contract "Standard Terms and Conditions" in effect as of the effective date of this contract are incorporated herein by reference form a part of this contract.

In specific response to the Purchaser's procurement, project-specific and equipment-specific specifications have been developed by and/or for the Purchaser. These project-specific and equipment-specific specifications are additional terms and conditions of this contract and when this document is executed by the Purchaser, it shall constitute the Purchaser's "Purchase Order."

The inclusion of any terms, conditions or "separate specifications" inconsistent with COSTARS is not intended to alter or proposed to alter the requirements of a COSTARS contract and shall be specifically excluded from the contract.

Please contact our office as necessary. Thank you.

Respectfully Submitted,
Kappe Associates

Accepted this ____ day of _____

Submitted: August 7, 2025

By: _____

By: Andrew Buskirk

Title: _____

For: Kappe Associates, Inc.



PO BOX 439
 LAFAYETTE HILL, PA 19444

(610) 828-8940

eeco@edwinelliot.com

August 20, 2025

Quotation

Ambler WWTP
 Jarrett Evans

Subject: Pump Suction Rotork Actuated 18" Butterfly Valves

Three 18" GA AWWA butterfly Valve, ductile iron flanged body, ductile iron 316 disc S/S edge with EPDM Seat with Rotork IQ3-12 IW gear **open/close**, Actuator, 460/3/60 supply, NEMA 6 watertight enclosure, Four configurable contacts, Monitor relay, 120 volt control voltage, actuator mounted to valve

Price: \$16,735.00 Net Each delivery Included

Accepted by _____ Date _____

If favored with an Order,

Please make order out as described below for quick processing

Edwin Elliot & Co. Inc.

Edwin Elliot COSTAR contract number 016-E23-297

The net Prices are quoted FOB Factory

Terms **Net 30 days**

Please include tax exempt form if applicable or taxes will be added

Shipment Valve and Gear box 24-26 weeks after receipt of order

No Taxes are included in the pricing.

Purchase Orders are subject to company approval

Unloading and installation of Equipment by Others

Sincerely,

Bill Plunkett

Cell 215 353 7858



Quote

Eagle Power and Equipment
953 Bethlehem Pike
Montgomeryville, PA 18936
215-699-5871 (Phone)

Date 1/22/2026
Valid Through 3/31/2026
PO Number
Reference # JL0000356
Salesperson Jim Lutz
jlutz@caglepc.com

Billing Information

BOROUGH OF AMBLER
122 EAST BUTLER AVE
AMBLER, PA 19002
(215)646-1000 (Phone)
215-778-5769 (Cell)
AMBLERSTREETS@VERIZON.NET
Customer Id: 25812

Shipping Information

Qty	Description	TAG#	SERIAL#	Unit Price	Line Total
1	Case 590SN 4WD T4 Final Loader / Backhoe	45816	JJGN59SNHSC784298	\$178,665.00	\$178,665.00
1	Governmental Quick Pick			\$-5,125.00	\$-5,125.00
1	Powershift H-Type Transmission			\$0.00	\$0.00
1	14 X 17.5 Front Tires			\$0.00	\$0.00
1	21 X 24 Rear Tires			\$0.00	\$0.00
1	Backhoe Performance Package			\$2,838.00	\$2,838.00
1	- 1 Way or 2 Way Backhoe Hydraulics			\$0.00	\$0.00
1	- ExtendaHoe w/Heavy Counterweight			\$0.00	\$0.00
1	- Mechanical Backhoe Coupler			\$0.00	\$0.00
1	Pilot Controls w/Power Lift			\$2,426.00	\$2,426.00
1	Flip Stabilizer Pads			\$830.00	\$830.00
1	Loader Performance Package			\$3,130.00	\$3,130.00
1	- Loader Hydraulics			\$0.00	\$0.00
1	- Auto Ride Control			\$0.00	\$0.00
1	- Comfort Steer			\$0.00	\$0.00
1	HVAC Cab / Left & Right Door			\$11,684.00	\$11,684.00
1	Premium Air Suspension Seat			\$863.00	\$863.00
1	Standard Light Package ✓			\$0.00	\$0.00
1	Cold Start with Dual Batteries			\$0.00	\$0.00
1	93" Pin On Loader Bucket			\$4,096.00	\$4,096.00
1	PA State Contract #4400028103			\$-35,893.26	\$-35,893.26
1	12" Backhoe Bucket with Pin			\$2,260.00	\$2,260.00
1	24" Backhoe Bucket			\$2,290.00	\$2,290.00
1	4 Corner Strobe Lights ✓			\$950.00	\$950.00
1	R & L Sideview Mirrors ✓			\$500.00	\$500.00
1	Pre Material Surcharge / Tariff Fee			\$0.00	\$0.00

MADE TO LAST.



SPECIFICATIONS	580 Super N	580 Super N WT	590 Super N	695SV SS	695SV CP
Engine	FPT F5				
Displacement/Cylinders — in³ (L)	207 (3.4) / 4	207 (3.4) / 4	207 (3.4) / 4	207 (3.4) / 4	207 (3.4) / 4
Emissions Certification* Solutions	Tier 4 Final (SCR)				
Gross Horsepower @ 2200 rpm — hp (kW)	97 (72)	110 (82)	110 (82)	110 (82)	110 (82)
Net Horsepower @ 2200 rpm — hp (kW)	95 (71)	108 (81)	108 (81)	108 (81)	108 (81)
Maximum Net Torque @ 1400 rpm — lb ft (Nm)	333 (452)	338 (459)	338 (459)	338 (459)	338 (459)
Operating Weight 4WD — lb (kg)	19,604 (8 892)	20,077 (9 107)	20,523 (9 309)	22,245 (10 090)	9,930 (9 040)
Max Travel Speed (Forward) — mph (kph)	25.0 (40.2)	25.0 (40.2)	25.2 (40.6)	27.0 (43.5)	27.0 (43.5)
System Flow — gpm (L/min)	41 (156.2)	41 (156.2)	43 (162.6)	36 (136)	36 (136)
Backhoe Bucket Force — lbf (daN)	14,452 (6 424)	15,070 (67.0)	15,853 (70.5)	15,302 (6 807)	15,302 (6 807)
Backhoe Boom Lift Capacity @ Groundline — lb (kg)	3,513 (1 594)	3,761 (1 706)	3,528 (1 600)	3,257 (1 481)	3,257 (1 481)
Loader Bucket Breakout Force — lbf (daN)	10,947 (4 965)	10,873 (4 837)	12,776 (5 683)	14,232 (6 331)	14,232 (6 331)
Loader Lift Capacity @ Full Height — lb (kg)	7,044 (3 195)	8,425 (3 822)	8,202 (3 721)	7,452 (3 380)	7,452 (3 380)
DIMENSIONS	580 Super N	580 Super N WT	590 Super N	695SV SS	695SV CP
Height to Top of Cab — in (mm)	107 (2 717)	107 (2 728)	107 (2 728)	118 (2 986)	118 (2 986)
Bucket Hinge Pin Height (Loader Fully Raised) — in (mm)	135 (3 417)	138 (3 497)	138 (3 497)	137 (3 490)	137 (3 490)
Overall Operating Height (Loader Fully Raised) — in (mm)	165 (4 183)	167 (4 242)	167 (4 242)	177 (4 490)	177 (4 490)
Dump Angle @ Full Height (Loader) — degrees	47	45	40	55	55
Dump Clearance @ Full Height (Loader, 45° Dump) — in (mm)	106 (2 690)	107 (2 730)	107 (2 727)	103 (2 613)	103 (2 613)
Dump Reach @ Full Height (Loader, 45° Dump) — in (mm)	31.5 (801)	27.0 (685)	29.2 (741)	24 (606)	24 (606)
Loader Bucket Rollback @ Groundline — degrees	42	40	42	45	45
Digging Depth Below Grade (Loader Bucket Flat) — in (mm)	6.1 (155)	6.1 (156)	6.2 (157)	5.5 (139)	5.5 (139)
Wheelbase — in (mm)	84 (2 134)	84.5 (2 146)	84.5 (2 150)	87 (2 200)	87 (2 200)
Reach from Front Axle Centerline (Loader Bucket on Ground) — in (mm)	81 (2 052)	81 (2 050)	81 (2 050)	81 (2 061)	81 (2 061)
Turning Radius at Curb, 4WD (Brakes Applied) — in (mm)	132 (3 360)	144 (3 645)	150 (3 812)	188 (4 770)	188 (4 770)
Backhoe Dig Depth — in (mm)	215 (5 470)	216 (5 482)	234 (5 940)	225 (5 707)	224 (5 687)

*DOC = Diesel Oxidation Catalyst, SCR = Selective Catalytic Reduction.

GO AHEAD. GET ATTACHED.

On top of handling a wide array of buckets, forks, grapples and other attachments, the CASE 570N EP tractor loader offers a CASE box scraper and is compatible with standard Category 1 and Category 2 hitch implements. Meanwhile, CASE backhoe loaders offer all sorts of options for endless attachment versatility—no matter the job.



See our full line at
**CASECE.COM/
ATTACHMENTS**



Auger



Plate Compactor



Hydraulic Breaker



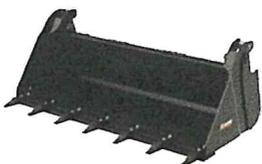
Bale Spear



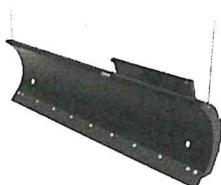
Scrap Grapple Bucket



Pallet Fork



4-in-1 Bucket



Snow Blade



Arctic® Sectional Sno-Pusher™

Quotation

ChargePoint, Inc.
 Driving a Better Way™
 chargepoint.com

Sales Representative: Lance Nicolasura
E-Mail: lance.nicolasura@ext.chargepoint.com
Telephone:

Quote Number: Q-553329-1
Date: 12/15/2025
Expires On: 1/15/2026

ChargePoint Org Name: Borough of Ambler
ChargePoint Org: NA018129

Primary Contact:

ChargePoint Cloud Plans				
Product Name	Product Description	Quantity	End Date	Total Price (USD)
CPCLD-COMMERCIAL-REN	Prepaid coterminous renewal Commercial Cloud Plan. Includes Secure Network Connection, On-going Station Software updates, Station Inventory, 24x7 Driver Support, Host Support, Session Data and Analytics, Fleet Vehicle Management and Integration, Fleet Access Control, Valet Dashboard, Power Management (Circuit, Panel, Site Sharing), Scheduled Charging, Driver Access Control, Pricing and Automatic Funds Collection, Waitlist, Videos (on supported hardware).	4.0	01/27/2029	4,160.00

ChargePoint Assure Maintenance and Management				
Product Name	Product Description	Quantity	End Date	Total Price (USD)
CT4000-ASSURE-REN	Prepaid coterminous renewal of ChargePoint Assure for CT4000 stations. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	2.0	01/27/2029	4,100.00

Total : USD 8,260.00

Quote Acceptance

- + All invoices are: Net 30 days or prepaid.
- + The provision of cloud services described in this agreement is subject to the terms and conditions of the Master Services and Subscription Agreement between the parties.
- + All pricing confidential between Customer and ChargePoint.
- + Prices do not include tax where applicable. This quote is subject to sales tax based on the state or province in which the goods or services will be delivered. Sales tax will be included at time of invoice and is non-negotiable.
- + Purchaser confirms that the shipping and billing information provided in the Quotation is accurate for ChargePoint's shipping and invoicing purposes.
- + Customer to be invoiced at time of shipment
- + Additional purchase terms and conditions can be found at <http://www.chargepoint.com/termsandconditions>
- + Additional terms and conditions for ChargePoint Assure can be found at <http://www.chargepoint.com/legal/assure>

By signing this quote I hereby acknowledge that I have the authority to purchase the product detailed on this document on behalf of my organization. Furthermore, I agree to the terms and conditions set forth above and that this signed quote shall act as a purchase order.

Signature:

Accounts Payable Contact Name:

Name (Print):

Accounts Payable Contact E-Mail:

Title:

Bill To Details:

Date:

Bill to Company Name:

Street:

City:

State:

Postal Code:

Country:

Renewal Details

Cloud Plan Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
AMBLER / POPLAR	210941009600	113 Poplar St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891108	01/27/2026	01/27/2029	1,040.00
AMBLER / POPLAR	210941009600	113 Poplar St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891107	01/27/2026	01/27/2029	1,040.00
AMBLER / RACE	193541019666	157 Race St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891110	01/27/2026	01/27/2029	1,040.00
AMBLER / RACE	193541019666	157 Race St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891109	01/27/2026	01/27/2029	1,040.00

Assure Maintenance Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
AMBLER / POPLAR	210941009600	113 Poplar St Ambler Pennsylvania 19002	CT4000-ASSURE-REN	RXSJ1639760497708	01/27/2023	01/27/2029	2,050.00
AMBLER / RACE	193541019666	157 Race St Ambler Pennsylvania 19002	CT4000-ASSURE-REN	RXSJ1639760497707	01/27/2023	01/27/2029	2,050.00