Tree Succession Plan for Butler Avenue

Ambler Borough, PA

"Imagine if there were one single action that city leaders and individuals could take … to reduce obesity & depression, improve productivity, boost educational outcomes and reduce incidence of asthma & heart disease… There is… Plant and invest in urban trees."

Mindy Maslin, Tree Tenders Program Manager, Pennsylvania Horticultural Society

Prepared by the Ambler Borough Environmental Advisory Committee and Borough Staff

JAN. 2026

INTRODUCTION

On August 19, 2025, Ambler Borough Council voted to authorize Borough staff, in conjunction with the Ambler Borough Environmental Advisory Council (EAC), to develop a succession plan for trees along Butler Avenue by the end of the year. The goal of the study was to take stock of existing trees, analyze their health and anticipated longevity, and develop a succession plan. This succession plan serves as a guidance document to assist the borough as it plants new trees to replace existing trees that are diseased, dying, or otherwise in need of removal due to their size or proximity to buildings or utilities.

The Ambler Environmental Advisory Council

The Ambler Environmental Advisory Council (EAC) is made up of community residents, seven of whom are appointed by Ambler Borough Council to serve three-year terms. Members advise borough staff and officials in protecting the environment through conservation, management, promotion, and use of natural resources within the borough limits. The Ambler EAC also works to assist the borough in advancing sustainability and local climate initiatives, including meeting its goal to transition to 100% renewable energy by 2050.

For more information, visit https://boroughofambler.com/government/boards-committees/environmental-advisory-council/ or or contact amblereac@gmail.com

IMPORTANCE AND VALUE OF TREES

Trees perform remarkably well as an investment. For every dollar invested in a tree, studies conducted in cities and towns across the United States show returns of between two and five dollars in economic, environmental, and social benefits.

Trees provide multiple benefits:

- **Fight climate change** – Trees are a proven, affordable, natural solution that can remove carbon dioxide out of the atmosphere
- **Reduce flooding** – Trees intercept and infiltrate stormwater into the soil
- **Improve health** – Trees remove pollutants from our air and water
- **Cool urban areas** – Trees provide shade and can cool cities by up to 10 degrees, helping prevent heat-related illnesses and deaths
- **Lower energy bills** – Properly located trees near homes can reduce energy costs by providing shade in the summer and warming sunlight in the winter
- **Increase property values –** Trees enhance property values by adding more curb appeal and reducing energy costs.

- **Support wildlife** – Trees provide food and shelter for birds, mammals, insects, and other wildlife
- **Enhance wellbeing** – Trees add beauty, create a sense of place, and enhance physical and mental health
- **Boost business** – Shoppers surveyed in one study were willing to pay 9 to 12% more for goods and services in shopping areas with large, mature trees[1]

PROBLEMS FACING TREES IN URBAN SETTINGS

Trees in urban settings face many challenges that make creating and maintaining a healthy canopy difficult:

- **Soil Quality, Volume, and Compaction** – Most downtown trees are planted in small tree "pits"—carved-out areas of pavement with poor, compacted soils that hold little water and restrict root growth.
- **Limited Canopy Space** – The narrow sidewalks of downtown Ambler mean trees are planted close to buildings and can potentially conflict with facades, roofs, signage, underground utilities, and overhead utility lines.
- **Lack of Diversity** – Most of Ambler's downtown trees are comprised of just two species. Overplanting and relying on one or two species creates a tree stock that may be more vulnerable to future pests or diseases. We've experienced significant loss of ash trees due to the Emerald Ash borer and are now facing possible loss of our oaks and beeches due to new diseases.
- **Pollution** – Air pollution from traffic on Butler Avenue can impact tree growth and wellbeing. Salt sprayed on road surfaces during winter is a main contributor to tree mortality.
- **Climate Change** – Trees must contend with the increasing extremes of a changing climate. Severe weather such as hotter summers, more frequent and severe storms and floods, and periods of drought will impact them significantly.
- **Inadequate Tree Care** – Poor pruning practices, holiday lights that aren't adjusted frequently enough to allow for proper tree growth, irregular watering or fertilizing, and infrequent inspections can all contribute to tree decline.
- **Vandalism and Accidents** – Street trees are often injured or destroyed by passing trucks or vandalized due to their proximity to sidewalks. They are also impacted by nearby street repairs and construction projects.

[1] https://greenblue.com/na/encouraging-increase-in-retail-sales-with-urban-trees/

THE STREET TREE SURVEY

Ambler Borough Council asked the EAC to survey the existing tree population (about 75 total) along the Butler Avenue corridor from SEPTA's Ambler Station to the intersection of Butler and Woodland Avenues, including the three Borough parking lots at the SEPTA station, Cavalier Drive, and behind Ambler Savings Bank. A group of seven residents—including a professional arborist and a professional horticulturalist—examined each tree on two separate Sundays in September. In November, Orsolya Lazar, Community Tree Specialist with the Pennsylvania Department of Conservation and Natural Resources (DCNR) visited the site and provided additional information on specific trees and how to make an effective plan.

The survey group collected data on tree species, tree health, maintenance concerns, and planting area dimensions. This data will be uploaded to the publicly-accessible tree inventory software **TreeKeeper®** (a Davey Resource Group product), which DCNR offers to all communities in the Commonwealth at no cost. TreeKeeper® also integrates **iTree Eco Benefits**, which calculates the estimated value of existing trees in terms of stormwater mitigation, carbon dioxide uptake, air pollution removal, and energy use reductions.

View the full inventory on TreeKeeper® at: padcnr.treekeepersoftware.com

RECOMMENDATIONS

This succession plan focuses on five key objectives:

1. Remove trees identified in the EAC tree survey and replace them with trees that enhance biodiversity and resilience.
2. Professionally evaluate trees that are showing clear signs of disease or failure.
3. Schedule pruning of trees for both tree health and proximity to other structures.
4. Monitor trees that are prone to splitting or showing signs of stress.
5. Address ongoing care needs and plans for future tree plantings.

1. Trees to Be Removed and Replaced

Five trees from the survey are dead or dying. Fortunately, these are all small trees and can be removed from ground level.

Post-removal steps:

- Thoroughly remove stumps to allow for new plantings. Grind when necessary.
- Evaluate and improve tree pit size and soil quality.
- Expand growing spaces when possible. Some tree pits can be enlarged simply by removing small concrete sections or cobblestones. Others may require cutting into sidewalks.
- Leave any remaining cobblestones unmortared or install permeable pavers to allow better water percolation to roots.
- Consider replacing concrete and cobblestone with low-growing, no-mow plants that tolerate foot traffic and allow water percolation.
- Consider appropriately-sized tree grates to preserve pedestrian space while allowing water to infiltrate the soil.
- Consider tree guards (low fences) around the perimeter of tree pits to reduce soil compaction and shield trunks from physical damage. Tree guards can also provide a small, protected planting bed for gardening.
- Consider raised planters at some sites to increase soil volume

Replacement strategy:

- Select non-invasive species well-suited to urban street environments, such as compacted soil and overhead power lines, and other relevant site-specific conditions.
- Prioritize species diversity for a more resilient canopy.

- Plant trees according to International Society of Arboriculture (ISA) Best Management Practices.
- Plant in the fall if possible, to allow root establishment before summer stress.

Aftercare requirements:

- Mulch newly-planted trees according to the latest industry standards with arborist chips to suppress weeds and increase moisture retention. Arborist chips are fresh, unprocessed and undyed chips from recent tree trimmings, which can be provided free from Chip Drop.
- Schedule regular watering and monitoring until trees are established. Use Gator bags or similar watering devices where needed.
- Partner with local businesses for tree adoption and regular care.
- Organize volunteers for monitoring and minor maintenance.
- Install attractive labels emphasizing each tree's importance and vulnerability.

2. Trees Requiring Professional Assessment

Three large trees should be evaluated by a professional arborist. These trees show significant crown dieback and/or damage to the main trunk or limbs, which may indicate the need for treatment or removal.

3. Trees Requiring Pruning

Twenty-six trees require major or minor pruning by a professional arborist. Priority should be given to any larger trees that may pose safety risks from falling limbs.

4. Planning for the Future

Street trees face greater stress than forest trees and require thoughtful long-term planning. The following general recommendations will help Ambler maintain a healthy canopy throughout the Borough.

Consult with an independent arborist. Establish an ongoing relationship with a professional arborist for monitoring and maintenance guidance. Ideally, the Borough should select a consultant-only arrangement (without implementation services) to avoid conflicts of interest.

Refer major pruning of mature trees to professionals. Poor pruning of large trees can hasten their decline and be more costly in the long run.

Train Borough staff on proper tree care. The Pennsylvania Horticultural Society (PHS) sponsors Tree Tenders courses that are available online and in person. Additionally, the

Borough should purchase a set of ISA Best Practices guides to have as references for planting, minor pruning, and general tree care.

Select diverse climate-appropriate trees. With warming summers and extended droughts, Ambler will need to choose more adaptable species that can survive these worsening conditions for many years into the future. This may mean considering some southern species or cultivars selected for heat tolerance. Ambler should use native species and native cultivars when possible and keep in mind that diversity is critical to prevent widespread loss from pests or diseases.

Expand growing areas. A tree's root system typically mirrors its canopy size. Confined spaces limit root growth, reducing water and nutrient uptake. The EAC documented current tree pit surface dimensions and can work with Borough staff to expand these areas for optimal tree health.

Schedule regular watering by staff of all trees in the growing season. This is especially important during periods of drought when mature trees are also at risk.

Research and implement safer decorating practices. Holiday string lights require adjustment at least every two years to prevent damage and growth restriction. Pruning branches with lights also becomes challenging. Consider alternative lighting methods. Consult with Denney Electric and/or a professional lighting designer for site-specific solutions.

Consider appointing a citizen Tree Guardian. Designate one individual to monitor tree health throughout the Borough and make recommendations for care, removal and replacement.

Increase tree coverage – Several empty tree pits exist along Butler Avenue and should be replanted. Our survey also identified potential new planting sites on Butler and adjacent streets. These locations need evaluation for underground and aerial utilities, traffic concerns, and other potential conflicts.

Develop a Timeline for Implementing the Tree Succession Plan. Borough staff should work with the EAC in early 2026 to develop a detailed implementation timeline for the recommendations in this report.

Work with the EAC to ensure a regular review and update of the tree succession plan (every 5 years).

CONCLUSION

The EAC appreciates the opportunity to work with Ambler Borough and stakeholders to develop this tree succession plan. By implementing this plan, Ambler will ensure a more robust tree-lined main street, improving our local environment, enhancing the business district's appeal, and solidifying Ambler's reputation as a desirable and sustainable community.

ACKNOWLEDGEMENTS

Current Ambler EAC members:

- Rob Cardillo (Tree Succession Plan Project Manager)
- Will Nassau
- Mark Setman (Tree Committee Chair, Treasurer)
- Matt Walker (Chair)

The Ambler EAC would like to thank the following individuals for their contributions of time and expertise: Wes Abler, Ron Ayers, Lindsey-Daku, Tim Konetchy, Glenn Kucher, Orsolya Lazar, Joe Milles, David Morgan, and Jill Sanchez.

APPENDIX A: November 25, 2025 email from Orsolya Lazar, Community Tree Specialist, PA DCNR to Rob Cardillo, Ambler EAC

Hi Rob,

It was great to meet and walk through Ambler. What a gem!

Some notes on species:

Maackia- I contacted some people who have experience with this species and they said included bark is common, yet the trees tend not to fall apart like pears. Several people said they do like Maackia. So, keep planting them!

From the species list you shared- without calculating what is being removed:

Overrepresented

Species (target no more than 10 %, some suggest 5% of any one species)

- Obviously Gleditsia is overrepresented at 22 (29%)
- Scholar tree and pear are high, too.

Families (target 20% or 10% if using the stricter standards)

- Ulmus (elms) and Zelkova are both in the elm family and make up 20%
- Gleditsia, Maackia and Cladrastis are in Fabaceae and are over 33%

I would not plant Gleditsia, Zelkova, Ulmus or Acer for a while. Small trees could be hawthorn (winter King), some cherries and disease resistant, appropriate size and shape crabapples. Not too many of them since these are all in the rose family, just like pears, and tend to have more disease problems than other families. Would not recommend serviceberry either for an urban setting.

Medium or larger tree options are seedless sweetgum cultivars, Thornless osage orange cultivar (Maclura), American smoketree (Cotinus obovatus), non-native Parrotia persica or paperbark maple (Acer griseum). Southern magnolia (Magnolia grandiflora) could be a good one for a more ornamental location where leaves are not as much of an issue. Black gum (Nyssa) is a great tree, and most cultivars seem to stay small. Hackberry, fruitless Kentucky coffee tree, and various linden (the European little leaf is more urban tolerant) could do well, too.

For maintenance, I would prioritize pruning trees with large dead limbs (risk mitigation of dead limbs using mostly removal cuts) and the few trees that may be growing close to buildings or signs (reduction cuts for creating clearance from specific objects). And of course as mentioned, removing bricks to create more space for trunks, and maybe provide more air and water for the roots.

Plants that may do well under trees in the pits – Heucheras, Packera (can tolerate shade and fair amount of drought), Chrysogomum, Salvia lyrata, various sedges they have various tolerance ranges and height, look. Phlox subulate could work if the area is sunny and dry. There are many non-native options, too.

North Creek Nurseries Mt. Cuba Center | Trial Garden - Mt. Cuba Center

I want to clarify my comment about mulch. While I do like a good wood chip mulch. It is not always the most desirable in sites where uniformity is expected. You may get complaints about the look. Or it may get washed out from slopes, or even other areas during a downpour. In any care, courser material is better than very fine textures ones. Balancing desirable, or acceptable look and practical considerations can be tricky.

BMPs: there is an urban package of 6 booklets International Society of Arboriculture

Finally, here is the info about the structural soil. May be work looking into it when retrofitting, connecting it with construction: CU-Structural Soil™ | Urban Horticulture Institute

If I missed something, please let me know. I have only quickly looked through the documents you shared.

Happy Thanksgiving!

Orsi

Phone: 717.783.3317

Cell: 717.682.8830

Orsolya (Orsi) Lazar (she/her) | Community Tree Specialist

ISA Board Certified Master Arborist PD-2929B, TRAQ
Bureau of Forestry, Rural and Community Forestry
Department of Conservation and Natural Resources
Phone: 717-783-3317 | Cell: 717-682-8830
www.dcnr.pa.gov

APPENDIX B: Recommended Tree Species per an October 25, 2025 email from Orsolya Lazar, Community Tree Specialist, PA DCNR to Rob Cardillo, Ambler EAC

CANOPY TREES Large trees with broad canopy and mature height over 50 ft.							
Height (feet)	Scientific Name	Common Name	pH	Moisture	Soil	Salt	Deer
40-75	*Acer rubrum*	Red maple	N	OW-D	P, C		
60-70	*Acer saccharum cv.*	Sugar maple 'Green Mountain' (heat tolerant cultivars)					
50-80	*Acer saccharinum*	Silver maple	N	W-D	P, C		
40-70	*Betula nigra*	River birch	N	W-D	P	S	DR
50-80	*Carya cordiformis*	Bitternut hickory	N	OW-W			DR
50-60	*Carya glabra*	Pignut hickory	N	OD			DR
70-80	*Carya ovata*	Shagbark hickory	N	OD			DR
40-70	*Catalpa speciosa*	Catalpa	N	OW-OD	CU	S	
50-70	*Celtis laevigata*	Sugarberry	N	OW-OD	P, C, CU		DR
40-80	*Celtis occidentalis*	Hackberry	N	W-D	P, CU	S	
60-80	*Gleditsia triacanthos cultivars*	Honeylocust 'Shade Master', 'Skyline' (thornless)	N	OW-D	P, CU	S	
60-80	*Gymnocladus dioicus*	Kentucky coffee tree	N	OW-D	P, CU	S	
60-80	*Juglans nigra*	Black walnut	N	OW-D			
60-70	*Liquidambar styraciflua*	American sweetgum	N	OW-D	C	S	DR
7-100	*Liriodendron tulipifera*	Tulip tree	A	OD		S	DR
40-70	*Magnolia acuminata*	Cucumber magnolia	N				DR
70-100	*Metasequoia glyptostroboides**	Dawn redwood*	N	W		S	DR
75-100	*Platanus occidentalis*	Sycamore	N	W-OD	P, CU	S	DR
75-100	*Platanus x acerifolia**	London planetree*	N	W-OD	P, CU	S	DR
50-90	*Populus deltoideus*	Eastern cottonwood	N	W		S	
50-80	*Prunus serotina*	Black cherry	N	OD		S	DR
50-80	*Quercus alba*	White oak	N	D		S	(DR)
50-60	*Quercus bicolor*	Swamp white oak	A-N	OW-D	CU	S	(DR)
40-60	*Quercus imbricaria*	Shingle oak	N	OW-OD			
25-60	*Quercus lyrata*	Overcup oak	N	W			
60-80	*Quercus macrocarpa*	Bur oak	N	W-D	P, CU	S	
40-60	*Quercus michauxii*	Swamp chestnut oak	A	OW			
50-70	*Quercus montana/ prinus*	Chestnut oak		D	P		
40-75	*Quercus phellos*	Willow oak	A-N	W-OD	P	S	
50-60	*Quercus robur**	English oak*	N	D	U	S	

30-60	*Robinia pseudoacacia*	Black locust	N	D	U	S	
35-75	*Salix nigra*	Black willow		OW-D			
50-60	*Sassafrass albidum*	Sassafrass	N	D	C		
50-70	*Taxodium distichum*	Bald cypress	A	W	P	S	
50-70	*Tilia americana*	American basswood	N+	OW-OD	CU		
50-70	*Tilia tomentosa*	Silver linden	N	OD	U		
50-80	*Ulmus americana*	American elm, disease resistant cv.	N+	OW-D	C, CU	S	

NOTE: For trees to be planted under or near transmission lines, use the "TreesSmall" list with reference to growing conditions, comments.

*	Non-native
**	Evergreen, semi-evergreen
A	Needs acidic soil, pH below 6.5
C	Compacted soil tolerant
CU	Cornell Structural soil suitable
D	Dry soil tolerant
N	Neutral soil tolerant
OD	Occasionally dry soil tolerant
OW	Occassional wet soil tolerant
P	Poor, urban soil tolerant
S	Tolerant of some salt
W	Wet soil tolerant

Site #	Botanical Name	Common Name	Action	Pit Size	Status	Comments	Nearby Location
26358	Quercus rubra	Northern Red Oak	1. remove and replace	3x5	dead	bacterial leaf scorch	Bank at corner
39163	Syringa reticulata	Japanese Tree Lilac	1. remove and replace	3.5x14	dead	replace, probe soil to determine depth, coordinate with Plant Ambler, rebuild bed frame	Borough parking lot by SEPTA tracks
39212	Syringa reticulata	Japanese Tree Lilac	1. remove and replace	4x5	poor	remove, stunted	Backyard Beans
39301	Acer saccharum	Sugar Maple	1. remove and replace	2.5x9	dying	injured, replace	Bank Parking Lot
56534	Syringa reticulata	Japanese Tree Lilac	1. remove and replace	3.5x14	dead	replace, probe soil to determine depth, coordinate with Plant Ambler, rebuild bed frame	Borough parking lot by SEPTA tracks
26266	Acer saccharum	Sugar Maple	2. review by professional	3.5x8	good	lots of dead wood, codominant branches, PHS tree planted Jill Sanchez	Weiss Tax Center
26269	Styphnolobium japonicum	Japanese Pagoda Tree	2. review by professional	4.5x4	poor	professional review needed, rot at bottom, vertical crack	Denney - west
72083	Gleditisa triacanthos	Honeylocust	2. review by professional	4x6	good	roots are lifting sidewalk, remove belgian block edging, remove some sidewalk to expand pit, professional review needed	N. Spring Garden St by Gypsy Blu
19656	Zelkova serrata	Zelkova	3. prune	5x5	fair	root girdling, prune dead wood	Bank Parking Lot
26263	Styphnolobium japonicum	Japanese Pagoda Tree	3. prune	4x4	fair	cut girdling root, remove block	Sushi
26291	Gleditisa triacanthos	Honeylocust	3. prune	3.5x5	v.good	clearance pruning	Denney - east
26303	Gleditisa triacanthos	Honeylocust	3. prune	3x5	good	expose root flare, expand pit, structural pruning	Act 2 Theater
39267	Gleditisa triacanthos	Honeylocust	3. prune	3x3.5	good	remove block, thin lightly	From the Boot

Site #	Botanical Name	Common Name	Action	Pit Size	Status	Comments	Nearby Location
39272	Styphnolobium japonicum	Japanese Pagoda Tree	3. prune	4x5	poor	prune deadwood, enlarge tree pit	Beauty School
39345	Acer saccharum	Sugar Maple	3. prune	8x15	good	some structural pruning needed	Bank ATM
39363	Zelkova serrata	Zelkova	3. prune	12x15	fair	needs remedial pruning	Bank Parking Lot
40074	Styphnolobium japonicum	Japanese Pagoda Tree	3. prune	3x3.5	good	prune dead branches, expand pit	Aloha
41036	Acer campestre	Field Maple, Hedge Maple	3. prune	3x10	good	mislabeled as Acer rubrum on treekeeper, some cross branches to be pruned, remove plastic planted 2017 by Lindey Daku	S. Main Sreet by Boyer's Insurance
56556	Gleditisa triacanthos	Honeylocust	3. prune	2.5x6	good	blocks Gypsy Blu sign, reduce on that side?, planted 2018 by Jill Sanchecz and David Morgan	Gypsy Blu
56612	Gleditisa triacanthos	Honeylocust	3. prune	3x5	good	remove girlding root, prune away from sign, reduce nearby church oak to give room	Church - west
56619	Gleditisa triacanthos	Honeylocust	3. prune	6x7	good	prune around sign, remove block	Cama Plan
56750	Quercis x warei	Regal Prince Oak	3. prune	2x3	good	fastigiate, needs pruning to avoid overhead wires	HIgh Steaks
57432	Ulmus parvifloa	Chinese Elm	3. prune	4x5	fair	remove block, upper trimming needed	Cavalier Parking Lot
57438	Ulmus parvifloa	Chinese Elm	3. prune	3.5x4	fair	dead branch needs removed, remove block	Cavalier Parking Lot
57495	Styphnolobium japonicum	Japanese Pagoda Tree	3. prune	2x5	good	prune branches over streeet and those touching building	Garden Cottage on Cavalier Ave
58562	Ulmus parvifloa	Chinese Elm	3. prune	3x4	fair	remove large dead branch	Cavalier Parking Lot

Site #	Botanical Name	Common Name	Action	Pit Size	Status	Comments	Nearby Location
70038	Gleditisa triacanthos	Honeylocust	3. prune	3x4	fair to good	some crown dieback, needs pruning, bagworm, remove belgian block, expand pit to expansion joints, recenter tree?	Pizza Box
70048	Maackia amurensis	Amur maackia	3. prune	5x7	fair	mislabeled as Japanese Lilac, trim lower branch, lights very tight, planted by Ron Ayers 2013	Alley
70086	Styphnolobium japonicum	Japanese Pagoda Tree	3. prune	4x5	good	remove wires, don't cement belgian block to allow for more water penetration, expand pit	El Limon
70103	Gleditisa triacanthos	Honeylocust	3. prune	3x5	fair	vertical crack, remove dead branch	Juice Pod
72050	Gleditisa triacanthos	Honeylocust	3. prune	3x4.5	good	needs some pruning, clip girdling root, broken branch hanging by lights, expand pit	Beauty School on Cavalier
72074	Gleditisa triacanthos	Honeylocust	3. prune	4x6	good	remove belgian block, girdling roots	Spring Garden by Forest and Main
72144	Styphnolobium japonicum	Japanese Pagoda Tree	3. prune	3.5x15	good	remove some girdling and deadwod, clear from building	State Store
39205	Maackia amurensis	Amur maackia	3. prune	3.5x5	good	codominant branches, planted 2016-1018	KCs Alley
26339	Acer rubrum	Red Maple	4. monitior	3x13	fair	needs water, fertilizer, could be suffering from excessive salt	Bank Parking Lot
1856	Zelkova serrata	Zelkova	4. monitior	4x4	good	remove surrounding concrete in corner, monitor for disease (dark bark)	Bank Parking Lot

Site #	Botanical Name	Common Name	Action	Pit Size	Status	Comments	Nearby Location
20095	Pyrus calleryana	Callery Pear	4. monitior	3x20	fair	invasive, monitor for for included bark and codominant splits, replace when injured	Cavalier Parking Lot
26249	Pyrus calleryana	Callery Pear	4. monitior	5x12	fair	invasive, monitor for for included bark and codominant splits, replace when injured	Borough parking lot by SEPTA tracks
26403		Amur Maple	4. monitior	3x9	fair	drought stressed, bank property?	Bank Parking Lot
27091	Pyrus calleryana	Callery Pear	4. monitior	3x20	fair	invasive, monitor for for included bark and codominant splits, replace when injured	Cavalier Parking Lot
39367		Amur Maple	4. monitior	3x9	fair	drought stressed, bank property?	Bank Parking Lot
39988	Pyrus calleryana	Callery Pear	4. monitior	3x20	fair	invasive, monitor for for included bark and codominant splits, replace when injuredt	Cavalier Parking Lot
40031	Pyrus calleryana	Callery Pear	4. monitior	2x20	fair	invasive, monitor for for included bark and codominant splits, replace when injured	Cavalier Parking Lot
56562	Gleditisa triacanthos	Honeylocust	4. monitior	4x5	fair	drought stressed? planted by Jill Sanchez	Maro
57430	Pyrus calleryana	Callery Pear	4. monitior	4x20	fair	invasive, monitor for for included bark and codominant splits, replace when injured	Cavalier Parking Lot
70071	Styphnolobium japonicum	Japanese Pagoda Tree	4. monitior	5x5	poor	crown dieback, bare girdling roots, remove block, monitor for further signs of decline	Minuteman Press

Site #	Botanical Name	Common Name	Action	Pit Size	Status	Comments	Nearby Location
70119	Ulmus americana	American Elm	4. monitior	3x8	good	mislabled as Honeylocust, not ideal for this site as roots will snake through pavement, sooty mold	Sorrento
70227	Acer rubrum	Red Maple	4. monitior	7x14	poor	early leaf drop, drought stressed, bank property?	Bank Parking Lot
70883	Pyrus calleryana	Callery Pear	4. monitior	3x20	fair	invasive, monitor for for included bark and codominant splits, replace when injured	Cavalier Parking Lot
70886	Pyrus calleryana	Callery Pear	4. monitior	3x15	fair	invasive, monitor for for included bark and codominant splits, replace when injured	Cavalier Parking Lot
72135	Gleditisa triacanthos	Honeylocust	4. monitior	4x6	fair	healthy crown but roots are problem, too close to pole and building, monitor for decline	Blanchette
91698	Pyrus calleryana	Callery Pear	4. monitior	5x12	fair	invasive, monitor for for included bark and codominant splits, replace when injured	Borough parking lot by SEPTA tracks
7667	Syringa reticulata	Japanese Tree Lilac	4. monitior	4x5	fair	drought stressed	Bank Parking Lot
1851	Zelkova serrata	Zelkova		5x5	good		Bank Parking Lot
7670	Zelkova serrata	Zelkova		5x5	fair		Bank Parking Lot
7678	Zelkova serrata	Zelkova		5x5	good		Bank Parking Lot
13636	Cladrastis kentukea	Yellowwood		2x7	good		Gas Station
26355	Gleditisa triacanthos	Honeylocust		5x7	good	expand pit	State Store driveway
26379	Gleditsia triacanthos	Honeylocust		5x18	good		Bank Parking Lot
26383	Acer saccharum	Sugar Maple		3x8	good		Bank Parking Lot
27173	Ulmus parvifloa	Chinese Elm		3x5	fair	remove block, expand pit	Cavalier Parking Lot

Site #	Botanical Name	Common Name	Action	Pit Size	Status	Comments	Nearby Location
27176	Ulmus parvifloa	Chinese Elm		3x4	fair	remove block, expand pit	Cavalier Parking Lot
28151	Catalpa speciosa	Northern Catalpa		5x5	fair	needs staking, pit expansion	Cavalier Parking Lot
39270	Gleditisa triacanthos	Honeylocust		3.5x5	good	remove lights	Gravity
39300	Gleditsia triacanthos	Honeylocust		20x20	good		Bank Parking Lot
41014	Acer saccharum	Sugar Maple		4x7	good	remove block	Cavalier Ave by kiosk
41088	Ulmus parvifloa	Chinese Elm		3x4	fair		Cavalier Parking Lot
56546	Gleditisa triacanthos	Honeylocust		3x5	good		Forest and Main Pub
56606	Gleditisa triacanthos	Honeylocust		3.5x12	good		Church -east
56633	Gleditsia triacanthos	Honeylocust		18x18	good		Bank Parking Lot
57429	Acer rubrum	Red Maple		7x7	good		Cavalier Parking Lot
58555	Gleditisa triacanthos	Honeylocust		3x6	good	remove block	Cavalier Ave corner
58567	Ulmus parvifloa	Chinese Elm		3x4	good		Cavalier Parking Lot
70064	Gleditisa triacanthos	Honeylocust		3x5	good	remove belgian block	Free Store
70189	Ulmus parvifloa	Chinese Elm		16x20	good	cultivar = 'Everclear'	Bank Parking Lot