AGENDA

AMBLER BOROUGH PLANNING COMMISSION

I. CALL TO ORDER **April 28, 2026 (7:00 PM)**

II. ROLL CALL

III. APPROVAL OF: March 24, 2026 minutes

IV. CORRESPONDENCE / MEETINGS / COORIDINATION AND OUTREACH

V. OLD BUSINESS:

1. Input is requested on updating the 2013 Borough Comprehensive Plan. Draft sections on Sustainability and Economic Development Trend and Background to be discussed.

VI. NEW BUSINESS

1. Recommend to Council Ordinance amendments to require recreation area or open space for all new developments or subdivisions. This would also include provisions for a fee in lieu of in the event recreation area or open space is not feasible that can be put towards existing park improvements. *Motion Requested*

VII. ADJOURNMENT

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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THOMAS DIBELLO, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 3, 2025

SUBJECT: Borough of Ambler Comprehensive Plan – Sustainable Community Background Report

TO: Ambler Borough Planning Commission; Glenn Kucher, Code Enforcement Officer

FROM: Tim Konetchy, Senior Community Planner

INTRODUCTION

Ambler has made tremendous strides towards a sustainable future through recent planning endeavors, most notably through a 2019 resolution (#2019-03) passed by Borough Council that affirmed a commitment to transition to 100% renewable energy and the corresponding plan titled "Ambler Borough Strategic Plan: Transition to 100% Renewable Energy from 2020 to 2050."

This background report seeks to summarize relevant public input related to sustainability, summarize the findings and goals of the strategic plan, outlines the potential impacts from ongoing climate change that may be felt in coming years, and describes a handful of development best practices to consider. Please also refer to the complementary background report on public services, public safety, institutions, and public health.

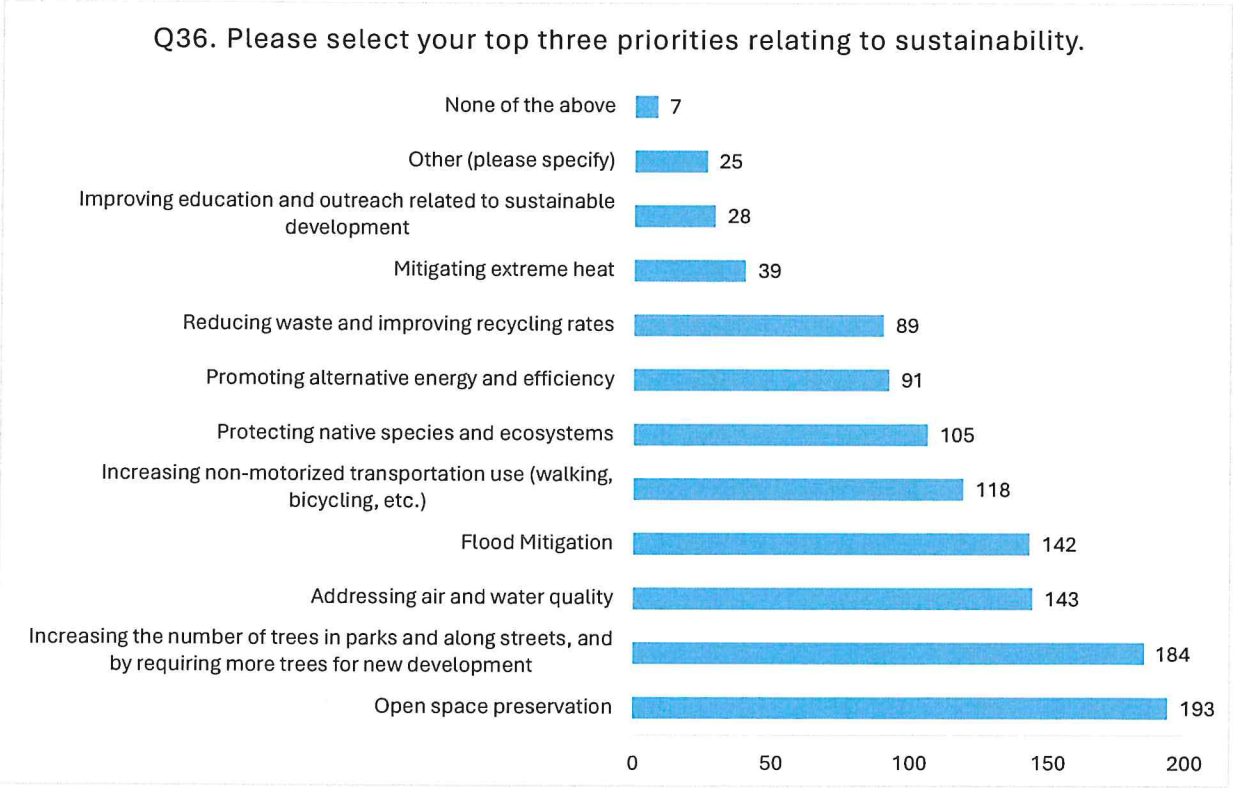
COMMUNITY INPUT

The January open house event included a station related to natural resources and open space. The poster for this theme included a few prompts that are relevant to the discussion of sustainability. The first question asked specifically about climate change mitigation and adaptation: *the Borough should proactively study how to mitigate the impacts of climate change and adapt to a changing climate.* Responses included promoting the planting of new shade trees, promoting green energy, educating residents, and actively mitigating/adapting to climate change. A related prompt at the same station asked about increasing tree canopy with an emphasis on street trees and plantings and borough parks/properties. The responses to this prompt were overwhelmingly positive, with well over a dozen comments agreeing with the premise. Some specific ideas include stronger regulations and offering incentives to property owners for tree planting.

Question 36 of the community survey requested that respondents select up to three options from a list of potential items related to sustainability. About half of respondents (193; n=398) selected open space preservation, which was followed closely by increasing street and park trees (184). A smaller subset of respondents selected air and water quality (143), mitigating flooding (142), promoting non-motorized transportation (118), and protecting native species and ecosystems (105). All of these priorities relate

directly to the use of land and, further, the desire to retain and enhance natural resources and the ecosystem services they provide.

The remaining six options all saw less than 100 choices, though promoting alternative energy/efficiency and reducing waste/improving recycling rates still saw 91 and 89 total choices, respectively. For better or worse, mitigating extreme heat was not an overly high priority (39). This may be because extreme heat has not yet been a particular issue regionally (though extreme heat days are increasing), especially when juxtaposed with flooding issues that are constantly top-of-mind. Most of the write-in responses related to one of the prepared options (e.g., flood mitigation); however, a few other topics came up: asbestos mitigation (x2), promoting composting (x1) and, for some reason, reducing the number of trees in parks (x2).



AMBLER BOROUGH STRATEGIC PLAN: TRANSITION TO 100% RENEWABLE ENERGY FROM 2020 TO 2050[1]

The "Ready for 100" resolution and corresponding strategic plan affirm the borough's intent to transition to 100% renewable energy by 2035, 100% clean energy when replacing heating and transportation equipment by 2050 and prioritizing renewable energy sources for vehicle replacements by 2030. The plan involved extensive data analysis and background research, and was undertaken with involvement from Ambler Borough Council, Planning Commission, Environmental Advisory Council, Code Enforcement, the Montgomery County Planning Commission, and the general public. The major objectives of the plan are

[1] Ambler Borough. Strategic Plan: Transition to 100% Renewable Energy from 2020 to 2050. Adopted 20 Oct. 2020.

summarized in the chart on the following page. Most if not all of these items will be carried over into the vision, goals, and strategies of the comprehensive plan.

The strategic plan includes seven key sections, in addition to an executive summary: background data, energy and emissions profile, solar power, electric vehicles by 2030, energy conservation, codes and standards, and community support.

Background data included review and analysis of available information related to transportation, land use, housing, natural resources, open space, and demographics. This data set the starting point for much of the recommendations and also helped to establish anticipated future outcomes.

	OBJECTIVES	ACTION ITEMS
II.K	SIDEWALK CONNECTIONS	Coordinate with property owners and various agencies to fill in the missing gaps within the borough sidewalk network.
II.L	BIKE LANES & RACKS	Work with Bike Montco to evaluate possible locations for bike lanes & racks, and ways to make streets safer for cyclists.
IV.	SOLAR POWER	Evaluate the cost and liability of locally sourced solar panels on borough-owned buildings.
IV.A	SOLAR FARM OPPORTUNITIES	Coordinate with large vacant property owners along with State and Federal agencies on the possibility of converting unused properties into economically productive parcels for the use of a solar farm.
IV.B	SOLAR PARKING CANOPIES	Evaluate the potential for elevated structures that host solar panels and provide shade to be installed in parking lots or other paved areas, including but not limited to borough-owned lots, and reaching out to SEPTA for consideration within the train station lots.
IV.C	SOLSMART	Work toward achieving SolSmart designation. SolSmart provides no-cost technical assistance to evaluate programs and practices that impact solar markets and identify opportunities for improvement.
V.A	ELECTRIC VEHICLES	Evaluate the cost and performance comparison when purchasing and budgeting for all new vehicles.
V.C	EV CHARGERS	Continue to install EV chargers in the borough to keep up with the demand for residents, visitors, and borough fleet.
VI.A	LED LIGHTING	Continue encouraging the use of LED lighting in private residences, individual businesses, and public property.
VI.B	PECO ASSESSMENTS	Increase advertisement for free PECO energy assessments to help residents increase their efficiency and reduce energy costs.
VI.D	WEATHERIZATION	Look into weatherization of existing borough-owned facilities.
VII.H	CODES & STANDARDS	As Ambler moves towards 100% renewable energy, the borough should coordinate code standards with specific benchmarks and goals of increasing overall energy efficiency.

Figure 1 Implementation Actions from the Ready for 100 Plan

The energy and emissions profile section focused on data provided by the Delaware Valley Regional Planning Commission, which is discussed in more detail below under the heading "Energy and Emission Profile" (please note: the data used in the strategic plan remains the most up-to-date information available).

The solar power section focuses on how the borough can transition to using solar power, including the potential for locally sourced solar power. Identified sites that offer solar potential include Borough Hall, the Public Works Garage, public utility properties (e.g., sewage treatment plant, water towers, etc.), and over existing parking lots on canopies. There is also an exploration of how utility scale solar could permitted via the zoning ordinance, with a discussion of key considerations that would go into any future regulation. This portion of the strategic plan also explores SolSmart designation (see: Solsmart.org), the solarize Southeast PA campaign, and the deregulated electricity marketplace that allows residents to choose where their power comes from. Expanding the use of solar power in the borough is a very clear priority.

The section on electric vehicles identifies 2030 as the target date for transitioning the borough vehicle fleet away from internal combustion engine vehicles. The borough fleet included 6 police vehicles, 17 highway vehicles, and one code enforcement vehicle as of when the plan was prepared. Because of the nature of how many of the vehicles are used, often hauling heavy loads or otherwise being heavy duty equipment, there are limitations on how fast the borough can transition. With that in mind, it was recommended that standard practices and policies be examined to ensure vehicles are used efficiently (e.g., reduce idling time). This portion of the plan also identifies existing electric vehicle charging stations within the borough and identifies future needs. It is worth noting here that Montgomery County Planning Commission recently published a municipal toolkit related to electric vehicle charging stations, which is available here: https://experience.arcgis.com/experience/b9ae3dc095e6480fb314bcd730bf9555

The energy conservation section of the strategic plan identifies available programs available to the borough, energy auditing and weatherization for residential properties, and the state and federal regulatory environment.

The section on codes and standards details the ways in which the borough can permit and regulate solar energy systems of all sizes, wind energy systems, geothermal energy systems, green/sustainable building standards, and electric vehicle charging station standards for inclusion in local land use codes. Recommendations found in this chapter include:

1. Ambler should include specific provisions for solar energy systems in its zoning code.
2. Borough codes should be reviewed to determine where amendments could incentivize renewable energy systems.
3. As Ambler moves towards 100% renewable energy, the borough should coordinate code standards with specific benchmarks and goals of increasing overall energy efficiency.

The final section describes how community support for implementing the strategic plan can be expanded. This section affirms that the borough will work with its neighbors and the region towards a more sustainable future. It also identifies the avenues through which future education and outreach will occur, generally by the Borough Environmental Advisory Committee.

The full plan is available on the borough website: https://boroughofambler.com/community/keeping-ambler-green-clean/

ENERGY & EMISSIONS PROFILE

The Delaware Valley Regional Planning Commission (DVRPC) tracks energy use and emissions data for all municipalities within its service area, which includes Ambler Borough and 351 other municipalities throughout 9 counties. The most recent data is from 2015 and is presented by sector in the charts below. Understanding energy sources, energy use, and emissions are an important part of understanding where efficiency can be improved.

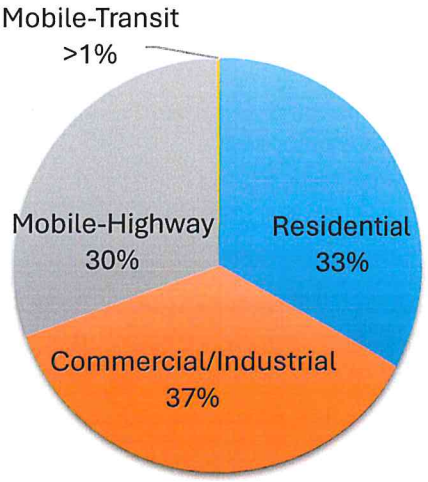


Figure 2 Energy Use in Ambler, 2015 (Source: DVRPC)

Energy use in the commercial and industrial sectors was the highest, at 36% of all energy use, followed closely by the residential sector at 33% and mobile/highway sector at 30%. The mobile/transit sector accounted for only 1% of all energy use. All told, taking into account all previously mentioned sectors and non-energy related greenhouse gas emissions (e.g., waste management, wastewater management, etc.) fuel consumption is estimated to contribute over 66,000 metric tons of CO_2 equivalent.

Figure 3. Energy Use by Sector for Ambler Borough, 2015
(Source: DVRPC)

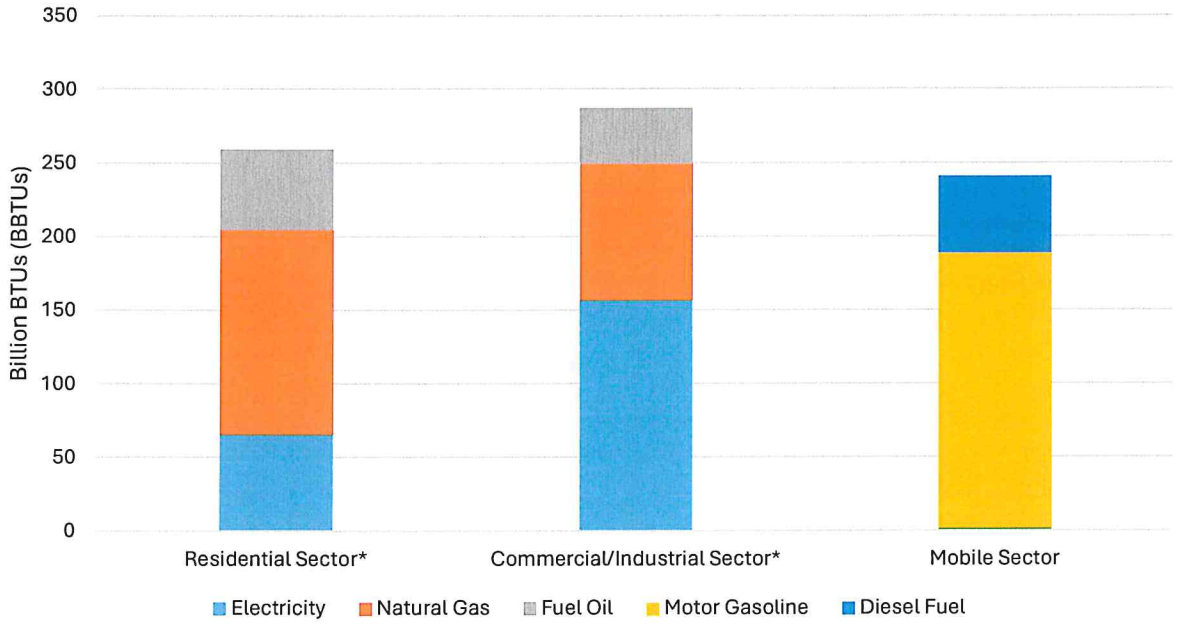
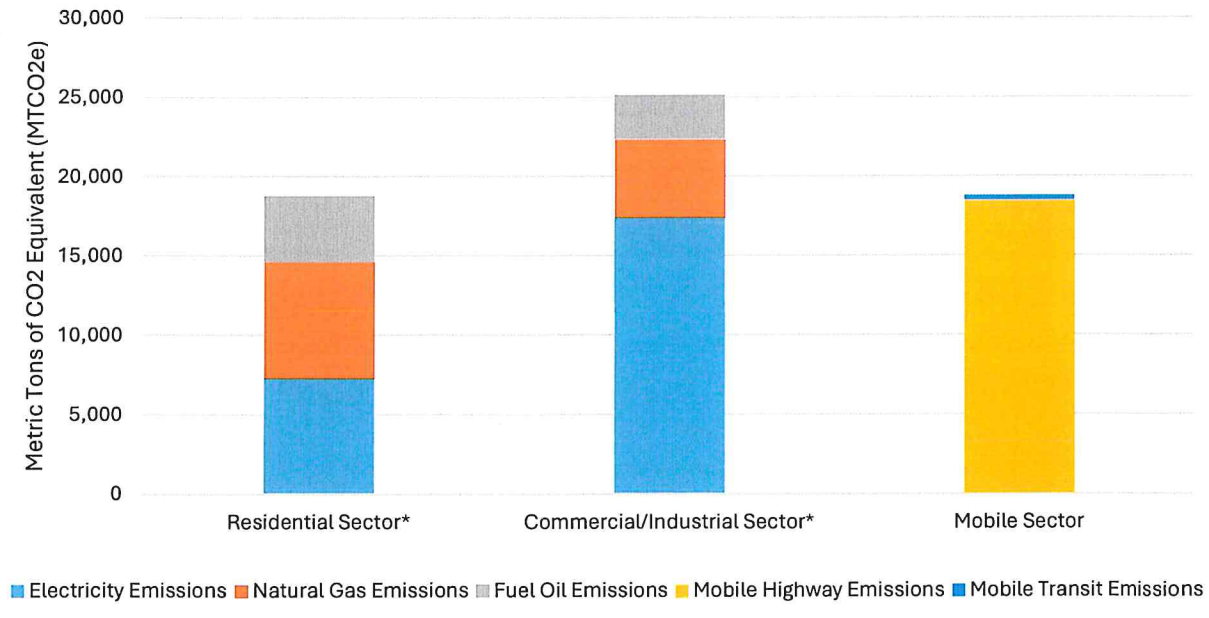


Figure 4. Emissions by Sector for Ambler Borough, 2015
(Source: DVRPC)



*Liquified petroleum gas (LPG) omitted due to low usage

COUNTY HAZARD MITIGATION PLAN & CLIMATE CHANGE POTENTIAL VULNERABILITY ANALYSIS[2, 3]

Potential hazards facing Ambler can be extrapolated from the county's *2022 Hazard Mitigation Plan*, which was prepared by the Montgomery County Planning Commission in collaboration with other county departments. The plan was approved by the Federal Emergency Management Agency (FEMA) in April of 2023 after also receiving approval from the Pennsylvania Emergency Management Agency (PEMA). Pursuant to the Stafford Act (P.L. 106-390, the Disaster Mitigation Act of 2000), every municipality within the county must formally adopt the Hazard Mitigation Plan in order to receive certain funding. All 62 municipalities have adopted the plan.

The plan includes a risk assessment and documents key trends observed over the preceding five years. Recent weather-related hazard events identified included Hurricane Ida, Tropical Storm Isias, Tropical Storm Fay, the June 3, 2020 derecho (a widespread windstorm), and two 2018 winter storms. New or potential hazard conditions or events identified include the rise of gun violence, opioid addiction, and invasive species (the Emerald Ash Borer and the Spotted Lanternfly are cited).

In 2021, Montgomery County Planning Commission developed a mapping tool that complements the hazard mitigation plan by defining areas of the county most vulnerable to the impacts of climate change. Three main factors are included in this tool: socioeconomic risk, heat risk, and flood risk.

All of Ambler is at an average or below average socioeconomic risk, meaning it is not particularly disadvantage. On the other hand, much of Ambler is at above average heat and flood risk. Increased heat risk is concentrated along the Butler Avenue and Main Street corridors, which is likely due to the large amount of impervious surfacing and lack of vegetation/tree canopy. Increased flood risk roughly follows and extends outward from the Rose Valley Creek, Tannery Run, and Stuart Farm Creek.

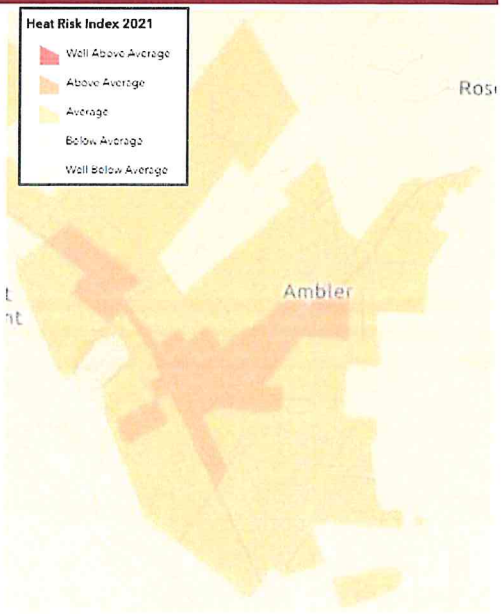


Figure 3 Heat Risk, 2021 (Source: MCPC)

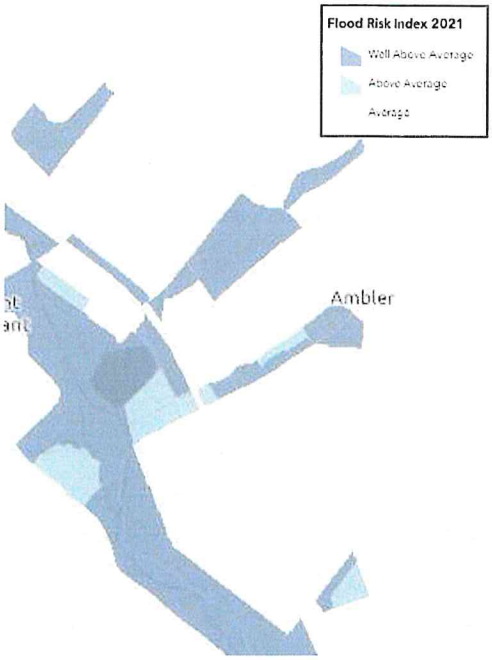


Figure 4 Flood Risk, 2021 (Source: MCPC)

[2] Montgomery County. Montgomery County 2022 Hazard Mitigation Plan. Published 6 April 2023.

[3] Montgomery County. Climate Change Potential Vulnerability Analysis. N.d. https://www.montgomerycountypa.gov/3942/Climate-Change-Potential-Vulnerability-A. Accessed 28 October 2025.

LAND USE REGULATIONS TO ADDRESS RISK

The *Ambler Borough Strategic Plan: Transition to 100% Renewable Energy from 2020 to 2050* provides the blueprint for how the borough will adapt to a changing climate. Implementing the plan largely focuses on borough operations and policies, which are under the borough's control. That said, the borough also has broad latitude in terms of land use and building regulations. The borough could pursue land use regulations to create more sustainable and resilient private development. A few key concepts are described below; however, this list is not exhaustive. New and innovative technologies will continue to create opportunities for sustainable development.

Green Building Practices[4]

The EPA describes green building as "the practice of creating structures that are environmentally responsible and resource-efficient throughout a building's life cycle," and goes on to state that, "a building's life cycle includes siting, design construction, operation, maintenance, renovation and deconstruction." Green buildings reduce the impact of construction on the environment and human health by using resources more efficiently and reducing waste. Green building includes an array of options, ranging from meeting/exceeding certain performance and design standards, renovation and adaptive reuse of existing buildings, passive design to reduce energy needs, green roofs, rainwater harvesting, using more sustainable materials, and designing indoor spaces with materials that promote better indoor air quality.

A famous quote in the field of green building comes from Carl Elefante, former president of the American Institute of Architects (AIA), who stated that the "The greenest building is the one that already exists." The AIA's 2024 Firm Survey also revealed that nearly half (45%) of the participating architecture firm's gross billings related directly to renovation, rehabilitation, retrofits, additions to existing structures, and other historic preservation efforts.[5] The same survey found that 22% of the total value of residential projects and 20% of the total value of residential projects in 2023 were designed to meet or exceed performance, sustainability, or health standards through programs such as Leadership in Energy and Environmental Design certification (LEED).

There are many certification programs with varying degrees of difficulty to attain, such as EnergyStar, LEED, and GreenGlobes. EnergyStar, a federal program, has a certification program for energy efficient commercial buildings. The EnergyStar program requires annual application and recertification.[6] The United States Green Building Council (USGBC) program LEED includes several sub-categories, each of which has a certification level of Certified, Silver, Gold, and Platinum. The sub-categories include building design and construction, interior design and construction, building operations and maintenance, neighborhood development, residential, and cities. LEED eligibility and certification is generally awarded once the project

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[4] United States Environmental Protection Agency. Green Building. N.d. https://www.epa.gov/smartgrowth/green-building. Accessed 28 October 2025.

[5] American Institute of Architects. AIA Firm Survey Report 2024, Key Findings. N.d.

[6] EnergyStar. Green Buildings and Energy Star. N.d. https://www.energystar.gov/buildings/about-us. Accessed 28 October 2025.

is constructed/complete; however, precertification is also available.[7] The Green Building Initiative's GreenGlobes Program for new construction and existing building is yet another option available; these program allow developers to gauge their efficiency in terms of project management, site, energy, water efficiency, materials, and indoor environments.[8, 9]

There are a number of ways that municipalities in Pennsylvania have encouraged green building standards. Some communities require new construction over a certain square footage to incorporate green building standards. West Chester Borough has conservation performance standards, which requires all new buildings between 45 and 60 feet tall in their HO-60 Height Option Overlay District to be designed, constructed, and maintained to earn and comply with at a minimal GOLD certification in the borough's Sustainable Certification Program. Other municipalities offer incentives, allowing for density bonuses or fee reductions if sustainable building methods are used or a certain LEED rating is achieved.[10] Another strategy that communities have used is to lead by example, incorporating green building techniques into municipally-owned buildings

Green Parking Lots

Surface parking lots have proven to be a problematic land use, as they increase stormwater runoff and create/exacerbate the urban heat island effect. Runoff from surface parking lots often contains sediment, heavy metals, and other contaminants that adversely impact surface water quality. The negative impacts of surface parking lots can be reduced through design changes, such as incorporating naturalized drainage, maximizing tree canopy shading and vegetation, using permeable or cool paving, constructing canopies with solar energy systems (as noted in the RF100 Plan), and using LED lighting.

The borough's Subdivision and Land Development Ordinance required parking lot landscaping under Section 100.2, Parking Lot Landscaping; however, the regulations could be expanded upon and enhanced.

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[7] United States Green Building Council. LEED Rating System. N.d. https://www.usgbc.org/leed. Accessed 28 October 2025.
[8] Green Building Initiative. Green Globes for Existing Buildings. N.d. https://thegbi.org/assessment-certification/green-globes-certification/green-globes-for-existing-buildings/. Accessed 28 October 2025.
[9] [9] Green Building Initiative. Green Globes for New Construction. N.d. https://thegbi.org/assessment-certification/green-globes-certification/green-globes-for-new-construction/. Accessed 28 October 2025.
[10] https://www.dvrpc.org/announce/2008-10_greencodes/flenner_legalaspectsofgreenzoning102108.pdf

MCPC published a parking lot guidebook -- *Green Sustainable Parking Lots* – that the borough could use as a template for improving parking lot landscaping requirements. The report can be found on the county website: https://www.montgomerycountypa.gov/DocumentCenter/View/9735/Green-Sustainable-Parking-Guide-2_10_2016-Web.

Cool Pavement[11]

In addition to improving parking lots through landscaping and other design choices, requiring or incentivizing the use of cool pavement materials could be another avenue to explore. Conventional paving materials like concrete and asphalt can reach up to 150 degrees Fahrenheit and are composed of materials that trap thermal energy from solar radiation. Cool pavements use materials that remain cooler than traditional pavements by reflecting more solar radiation. Many cool pavement options are also permeable, allowing for stormwater infiltration and avoiding runoff.

Stormwater Management

The borough may also wish to consider other, small-scale initiatives to promote sustainability at the individual household level. Stormwater management through promoting naturalized landscaping and rainwater harvesting can help the entire watershed through small and disparate actions.

Traditional turf grass lawns provide very little habitat and require regular maintenance, such as mowing and watering. Naturalized lawns, often designed as meadows with native grasses and perennial flowers, require little maintenance, provide habitat for wildlife, promote pollinators, and help to prevent erosion through stormwater absorption. Some communities in Montgomery County, such as Pottstown Borough, allow for "managed meadow" lawns.[12] WeConserve PA published a Model Naturalized Landscape Ordinance on October 16th of this year – this document provides ready-to-adopt regulations to enable naturalized landscapes within the borough setting.[13]

Homeowners can also make simple choices to divert stormwater from the public conveyance system. Downspout disconnect, whether to a rain barrel, planter, or planting area, can keep water on-site during storm events. Rain barrels allow homeowners to trap and contain up to a certain amount of water, and then use it as they see fit. Many municipalities have distributed rain barrels, Ambler included. The Philadelphia Water Department has a 'rain check' program that provides free or low cost rain barrels and other stormwater management tools as well as education and training. Their website, pwdraincheck.org, offers a wealth of information on stormwater management options for residential properties.

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[11] United States Environmental Protection Agency. Reducing Urban Heat Islands: Compendium of Strategies - Cool Pavements. Published May 2017. https://www.epa.gov/sites/default/files/2017-05/documents/reducing_urban_heat_islands_ch_5.pdf. Accessed 28 October 2025.
[12] Borough of Pottstown, PA. Zoning Ordinance. Amended by Ord. 2238 13 January 2025.
[13] WeConservePA. Model Naturalized Landscape Ordinance with Commentary. Published 16 October 2025.

Ambler Environmental Advisory Council

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January 27, 2026

Ambler Environmental Advisory Council (EAC) Comments on the Borough of Ambler's Comprehensive Plan Revision (Sustainable Community Chapter)

Dear Ambler Planning Commission,

Thank you for the opportunity to provide input on Ambler's comprehensive plan revision, and specifically, the Sustainable Community chapter. We recommend the borough include the following actions as part of its comprehensive plan. The EAC has long advocated for a number of these actions. The borough should also explore additional actions.

- **Ready For 100 Resolution as chapter focus:** The EAC recommends using the Ready For 100 Resolution vision for 100% renewable energy Borough Council committed to in 2020 as a major organizing principle for the Sustainable Community chapter of the new comprehensive plan. We appreciate how the current draft begins with this context and an overview of the related plan. Now that 6 years have passed, it is a good time for the borough to take a fresh look at this goal, establish interim goals and milestones, and commit to a series of actions that can best achieve the goals. As part of the Sustainable Community chapter, the borough should formally recommit to the Ready For 100 Resolution goal for 100% renewable energy, and commit to developing an Energy Master Plan, Energy Conservation Plan, and Fleet Electrification Action Plan as implementation mechanisms to ensure the borough meaningfully advances this goal. All of these plans should include specific actions the borough can take to reach measurable intermediate objectives under specific timelines.

- **Interim renewable energy goals:** The comprehensive plan should also establish renewable energy goals for 2030 and 2040 based on the 100% goal, to ensure Ambler is progressing on the right trajectory to meet the 2050 goal.

- **Participate in a Demand Response or Virtual Power Plant program to make money and help ensure grid reliability.** These programs allow municipalities and other electricity users to get paid to use less electricity or shift when they are using it when the grid is busy or expensive. Because Ambler is located in the grid operator PJM, where capacity prices are historically high, even small, automated municipal demand response programs could yield sizable returns. Ambler should contact a certified Curtailment Service Provider (CSP), like CPower or Voltus, for more information about the benefits of participation. These providers could manage Ambler's participation in programs with the regional grid operator, PJM.

- **Community Choice Aggregation (CCA):** CCA programs allow municipalities to procure renewable electricity on behalf of all residents and small businesses. Instead of customers paying PECO for electricity produced by coal, fossil gas, and nuclear, residents would pay PECO for electricity produced by 100% local renewable energy sources. A CCA would allow our community to realize environmental benefits of cleaner air while saving residents money on electricity bills. Following the expected positive Commonwealth Court decision this Spring about the ability of municipalities to participate in these programs, the borough should revisit the opportunity to create a CCA that fits Ambler's needs.

- **Develop local solar projects on borough properties:** The borough should explore opportunities for developing rooftop or ground mount solar projects in the borough to cover the government's electricity needs, including rooftop solar on borough buildings, solar parking canopies in borough lots, and potentially ground mount systems on other parcels. The comprehensive plan could include maps showing the potential locations and feasibility of developing solar on borough properties, based on available online tools.

- **Energy benchmarking:** Energy benchmarking programs are an effective way for owners of certain sized buildings to understand how much energy their buildings use over time compared with other similarly sized buildings, and explore opportunities for making voluntary energy efficiency upgrades. Local governments can require building owners to track and publicly disclose energy usage. We encourage the borough to analyze the size, quantity, and location of the building stock in Ambler to determine the potential impact of energy efficiency in terms of savings in electric bills and reduced emissions. Ambler should develop an ordinance to require certain buildings of a specific size to disclose their energy usage. The plan could establish a timeline for the implementation of a full energy benchmarking program.

- **Solar ordinance:** According to the Ready for 100 strategic plan, "If Ambler wishes to encourage solar in the borough, allowing solar as by-right (a permitted use) in all districts should be considered. This can also be made subject to specific standards that would be

reviewed by the municipal zoning officer and planning commission. Typically, municipalities that wish to encourage solar will allow solar as by-right in all districts subject to standards outlined in the ordinance."

- **C-PACE:** Pennsylvania Commercial Property Assessed Clean Energy (C-PACE) is a financing program to connect businesses with low interest loans for clean energy and energy efficiency projects that they pay back through property taxes. For more details about how to start a municipal program, see: https://www.pa.gov/agencies/dep/programs-and-services/energy-programs-office/financial-options/c-pace.html

- **Develop an Energy Conservation Plan**
    - Perform energy audits of borough buildings every two to three years.
    - Adopt energy efficiency measures in borough buildings that reduce energy usage (e.g., smart thermostats).
    - Replace aging fossil fuel-based equipment, such as gas furnaces and gas water heaters with electric versions (e.g., heat pumps and electric water heaters).
    - Adopt a Building Energy Management Systems (BEMS) to monitor and control build energy use.

- **Create a Fleet Electrification Action Plan and encourage residential EVs**
    - Conduct an inventory of Ambler's current municipal vehicle fleet to assess the age and remaining useful life of vehicles and determine when each one needs to be replaced.
    - Perform a vehicle fleet needs assessment to determine if the number of vehicles in the fleet can be reduced in the future.
    - Develop an action plan that will transition the fleet to electric vehicles by 2030. The plan should include a strategy to replace ICE vehicles at the end of life with EVs.
    - Explore the possibility of leasing EVs as an action plan pilot to test various types.
    - Allow EV chargers in all zoning districts and require the installation of specific amounts of EV chargers for various types of new development or redevelopment.

- **Community composting:** Expand on the borough's yard waste pickup service by providing a pickup service for all compostable waste, including food-related waste.

- **Methane digester:** Explore the use of a methane digester at the wastewater treatment plant to produce renewable energy rather than venting potent greenhouse gases into the atmosphere.

- **Green Building Practices:** While the West Chester certification program is an interesting way to incentivize developers to meet stronger sustainability standards, Ambler should seriously consider green building standards requirements, such as LEED Silver or Gold, for newly constructed or renovated buildings of a certain size.

- **Chapter theme:** This chapter is framed around the 100% renewable energy goals, which we think is the right frame. However, some of the sections such as the hazard mitigation plan, green parking lots, cool pavement, and stormwater management don't fit this well and may fit better in the natural resources chapter.

Thank you for considering these comments.

Sincerely,

Matt Walker, EAC Chair, on behalf of the Ambler Environmental Advisory Council

AMBLER BOROUGH
ORDINANCE NO. 2026- _____

AN ORDINANCE OF AMBLER BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 22, "SUBDIVISION AND LAND DEVELOPMENT" AT SECTION 309 – "DEDICATION OF RECREATION LAND";

WHEREAS, Ambler Borough ("Borough") is a Borough duly organized and existing pursuant to the applicable laws of Pennsylvania; and

WHEREAS, pursuant to the Borough Code of the Commonwealth of Pennsylvania, the Council of Ambler ("Council") has the authority to enact and amend provisions of the Ambler Borough Code (the "Code") at any time it deems proper; and

WHEREAS, the authority to enact such ordinance is granted to the Borough under the Pennsylvania Borough Code, including but not limited to its general police powers; and

WHEREAS, the Borough Council is desirous of amending the Borough Code to update Chapter 22 – "Subdivision and Land Development" at Section 309 – "Dedication of Recreation Land" for the health, safety, and general welfare of the Borough and the inhabitants thereof.

NOW THEREFORE, be it **ORDAINED AND ENACTED** by the Ambler Borough Council as follows:

Section 1. The Code of Ordinances of Ambler Borough is amended to include Chapter 22 – "Subdivision and Land Development" Section 309 – "Dedication of Recreation Land" as follows, with the stricken text indicating the removed portion of the Code and the underlined text indicating the added portion of the Code:

"§22-309. Dedication of Recreation Land

A. Intent. In order to continue to provide adequate recreational opportunities for current and future residents of the borough, all new development shall be required to offset the anticipated impact on existing facilities by providing open space and recreation areas. The provisions of this section aim to maintain and expand recreational facilities within the community.

B. Applicability. Suitable recreation land shall be provided for each subdivision or land development, which shall be offered for dedication to the borough in accordance with the following:

1. Residential uses and mixed land uses containing two (2) or more residential dwelling units shall offer for dedication 3,000 square feet of land dedicated to park and recreation areas per dwelling unit.

2. Nonresidential and mixed land uses shall offer for dedication 3,000 square

feet of area dedicated to park and recreation areas per 5,000 square feet of nonresidential gross floor area or portion thereof.

C. Conformance to existing plans. The land to be used for park and recreational facilities shall be in accordance with the principles and standards contained in the duly adopted *Borough of Ambler Comprehensive Plan, Open Space Plan Update* and *Ambler Borough Parks: Vision for the Future.*

D. Park and recreational land or facilities standards.

1. The land shall be well-drained and suitable for public access.

2. The land may be for active recreation (e.g., formalized athletic fields or courts), passive recreation (e.g., walking, hiking, bird watching, etc.), or a combination thereof.

3. The average slope of the land shall be less than 6%. Notwithstanding, natural topography can remain undisturbed provided that the recreation land is suitable for active recreational purposes by a wide range of users.

4. If an existing park or trail is contiguous, the land dedicated shall connect to the existing park or trail.

5. Open space shall be connected by sidewalk, crosswalk, and/or trails to all buildings on-site and to the public sidewalk along the street.

6. The land shall not be used as stormwater management facilities or stormwater basins, unless the stormwater management facility is designed in a naturalized manner that provides recreational or aesthetic value, such as a rain garden or vegetated swale.

7. Open space may include land within utility corridors only if the utility companies having legal rights to these corridors do not prohibit their use for such purposes.

E. Alternatives to the development of recreational land. Upon agreement of both Borough Council and the applicant, the applicant may pursue the following alternatives:

1. Fee in lieu.

a. Where Borough Council and the applicant agree that a fee is to be contributed in lieu of the provision of land for recreation on the development site as required by this section. The fee in lieu of dedication shall be set forth in the Fee Schedule as duly adopted by Borough Council from time to time.

b. Any fee in lieu of dedication which is collected by the borough shall be used only for the purpose of providing park and recreational facilities within Ambler Borough. Upon receipt, the fee paid by the applicant shall be deposited in an interest-bearing account designated for Park and Recreation. Funds from the account may only be expended on specific park and recreation facilities approved by Borough Council.

2. Improvements to other recreation sites. The applicant may, when approved by Borough Council, purchase additional land for existing or proposed borough parks, or construct recreational facilities on existing borough parkland that is readily accessible to residents of the proposed development. The value of such improvements shall be comparable to the value of the fee in lieu of recreation land, in accordance with the provisions of this section.

3. Private preservation of land. The applicant may reserve land in the amount required under this chapter. The land shall meet all the standards in this section, be available for use by the general public, and managed and maintained in conformance with any adopted park and recreation plan, and any ordinances covering maintenance requirements for private ownership of common elements.

4. A combination of land dedication, fee-in-lieu payment and/or alternative approaches as listed herein may be pursued, as reflected in a written agreement between the applicant and Borough Council."

Section 2. All provisions of the Code of Ordinances of Ambler Borough unaffected by this Ordinance are declared to be in full force and effect. Any provisions of the Code of Ordinances of Ambler Borough inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

Section 3. The provisions of this Ordinance are declared to be severable and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Council hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance.

Section 4. This Ordinance shall become effective immediately upon its enactment by the Council of Ambler Borough.

DULY ENACTED on this _____ day of _____, 2026.

AMBLER BOROUGH COUNCIL

By:_____

ATTEST:

Elizabeth M. Iovine, Council President

_____

Jeanne Sorg, Mayor