

## AGENDA

### AMBLER BOROUGH PLANNING COMMISSION

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**I. CALL TO ORDER**

**June 23, 2026 (7:00 PM)**

**II. ROLL CALL**

**III. APPROVAL OF: May 26, 2026 minutes**

**IV. CORRESPONDENCE / MEETINGS / COORIDINATION AND OUTREACH**

**V. OLD BUSINESS:**

1. Input is requested on updating the 2013 Borough Comprehensive Plan. Draft goals and proposed themes / outline to be discussed.
2. 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*

**VI. NEW BUSINESS**

1. Review "Ambler Crossings Phase II (South Chestnut Street) preliminary and final land development application proposing construction of a 92-unit residential apartment building with associated driveways, parking, utilities, and stormwater management design. *Motion Requested*

**VII. ADJOURNMENT**



**via Email**

May 20, 2026

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

**RE:** Preliminary/Final Land Development Application  
Ambler Crossings Phase II, ELU Mid-Atlantic Ambler, LLC  
South Chestnut Avenue  
Tax Parcel #01-00-01157-30-9

Mr. Detweiler,

GFT has completed a review of a resubmission of a preliminary/final land development application for the above-referenced project.

The following documents were submitted for our review:

- Preliminary and Final Land Development Plans for Ambler Crossings – Phase II, prepared by Holmes Cunningham, LLC, dated 7/11/2025, last revised 2/6/2026.
- Post Construction Stormwater Management Plan Narrative for Ambler Crossings – Phase II, prepared by Holmes Cunningham, LLC, dated 7/11/2025, last revised 2/6/2026.
- Transportation Impact Study, prepared by TPD, dated 7/23/2025, last revised 3/18/2026.
- Waiver Request Letter, prepared by Holmes Cunningham, LLC, dated 3/2/2026.
- Comment Response Letter, prepared by Holmes Cunningham, LLC, dated 3/20/2026.
- Easement Exhibits, prepared by Holmes Cunningham, LLC, dated 1/22/2026.
- Parking Analysis - Ambler Crossings Phase II, prepared by TPD, dated 11/14/2025.
- Property Exception No.12 – Right of Access Agreement, made on 2/27/1989.
- Will-Serve Letter for Public Water, prepared by the Borough of Ambler, dated 11/12/2025.
- Review Letter, prepared by Montgomery County Planning Commission (MCPC), dated 5/18/2026.

The applicant, ELU Mid-Atlantic Ambler, LLC, proposes a transit-oriented development (TOD) on the vacant property adjacent to Ambler Crossings Phase I. The existing, irregularly shaped, 4.61-acre flag lot with access to South Chestnut Street is within the OC – Office Campus and RO – Redevelopment Overlay Districts. A TOD is permitted in the RO when authorized as a conditional use (§27-2703.E(3)(a)). The proposed development includes a 4-story, 92-dwelling unit building with 184 parking spaces. Access to the development is proposed to be through Ambler Crossings Phase I, which has access to South Chestnut Street and South Maple Avenue. An underground stormwater facility connected to the existing stone arch culvert on Phase I is proposed to manage runoff from the development.



Preliminary & Final Land Development Plans - Ambler Crossings Phase II

Plans Prepared By: Holmes Cunningham, LLC

Dated: 7/11/2025, last revised 2/6/2026

The applicant requests the following waivers:

- a) §22-308.C – To allow the plan to be considered for simultaneous preliminary and final approval. The Applicant has stated that the project has been extensively coordinated with the Township, such that there will be minimal difference between a preliminary and final plan.
- b) §22B-100.2.2.A – A to allow more than 10 contiguous parking stalls in a row without a planting island. The Applicant has stated that the proposed project and the surrounding uses utilize shared parking spaces to comply with parking requirements. Stormwater for the proposed impervious coverage is proposed to be managed in compliance with Borough requirements.
- c) §22B-100.4.3.G – A partial waiver from providing landscape buffering. The Applicant has stated that the project site is adjoined to the northeast by an existing railroad, to the northwest by existing parking areas and a proposed retaining wall, and to the south by existing vegetation.

**Zoning (Chapter 27)**

1. §27-412.4.C(3) – The lighting system must be capable of extinguishing offending light sources between 11PM and dawn to mitigate glare. This is not seen noted on the lighting plan.
2. §27-2703.E(3)(a) – A TOD must be permitted with the RO Redevelopment Overlay District when authorized as a conditional use by Borough Council.
3. §27-2703.E(4)(c) – Compliance with building design standards is not included in the scope of our review and will be reviewed by others.

**Subdivision & Land Development (Chapter 22)**

4. §22-308.C – All plans filed for approval shall be submitted first as a preliminary plan and later as a final plan. It is noted that a waiver is requested to allow a concurrent preliminary and final plan review.

**Landscape Planting Requirements (Chapter 22, Appendix B)**

5. §22B-100.2.2.A – “There shall be no more than 10 contiguous parking stalls in a row without a planting island.” It is noted that a waiver is requested for relief from this requirement.
6. §22B-100.2.2.C – “Each planting island shall contain one shade tree plus shrubs and/or groundcover to cover the entire area.” It is noted that shrubs and/or ground cover to cover the entire area within the planting islands have not been provided. Additionally multiple trees appear to conflict with the underground stormwater basins. The plan must be revised.
7. §22B-100.4.3.G – “For every 100 linear feet of property line to be buffered, there must be one canopy tree and two ornamental trees.” It is noted that a partial waiver is requested from this requirement.



**Stormwater Management (Chapter 26, Part 4)**

8. §26-422 – The applicant must provide documentation that any permits required by other government agencies are in place. An NPDES permit is required.
9. Provide additional detail on the grading/drainage plan that demonstrates that water draining along the curblin between Amber Crossings I & II will not be trapped behind the several proposed landscape island bump-outs created for the entrance drives to Ambler Crossing II.
10. On drawing No. C5.1 and C5.2 both Outlet Structure details are named OS-1. One of the details must be correctly labeled as OS-2.

**Water & Sanitary Sewer**

11. The plan proposes the Ambler Crossing II property to connect to the existing water main on the Ambler Crossings I property. There is no record of the water facilities from Phase I being dedicated to the Borough. Dedication of Phase I facilities is required prior to extension of the main to serve Phase II.
12. Hydraulic information regarding required and available fire flow for the building shall be provided. If a flow test of an existing hydrant is required, the flow test must be performed by the Applicant and coordinated with the Borough. Only Borough employees may operate hydrants.
13. A single fire hydrant is proposed. The Fire Marshal should review the plan and approve the number and location of hydrants. A water main loop, additional hydrant, and connection to the existing main in Chestnut Street may be required.
14. A 1-1/2" domestic service size is proposed for the building. This is not large enough to serve 92 multi-family units. Water demand calculations shall be provided to determine domestic service size and tapping fees.
15. The Utility Plan must verify and depict the locations of all existing utilities including, but not limited to, the existing stormwater stone arch culvert and any existing storm pipes in South Chestnut Street near the sewer connection. Additionally, the sanitary sewer profile must depict all existing and proposed utility crossings.
16. The invert of the existing sanitary manhole on South Chestnut Street must be verified. The proposed sanitary connection must have a minim cover of 4' where feasible.
17. The sanitary sewer extension proposed is shown as 6" PVC on the Utility Plan and the Profiles. The sewer extension should be 8" PVC.
18. Notes should be added to the Plans that all water and sewer facilities will be owned and maintained by the Property Owner.
19. The Water Details include a residential water service and curb stop. The proposed building will require a larger service size and a fire service. These will likely require a meter pit. The details should be replaced with those applicable to the domestic and fire service sizes required for the project.

20. A Borough Road Opening Permit will be required for utilities in South Chestnut Street.
21. The Applicant must coordinate with the Borough regarding all fees required for connection to the Borough water and sewer systems.

## **General**

22. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g., PADEP, PennDOT, MCPC, Montgomery County Conservation District, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Borough and our office.
23. It is the applicant's responsibility to verify the property meets residential health standards. The applicant must provide documentation that the site meets the Statewide Health Standards for residential development.
24. Provide ADA detectable warning surface for the ADA parking area southwest of the proposed building.
25. Show the location of any utilities/utility poles in the eastern parking area that will be relocated. The location of the proposed/relocated electric service serving the development must be shown on the plan.
26. Revise the contact information on the cover sheet to be current. GFT Infrastructure, Inc. is the Borough Engineer and Sewer Collection Engineer.

If you have any questions or require any additional information, please contact me.

Very truly yours,

**GFT Infrastructure, Inc.**



Roger A. Phillips, P.E.  
Principal Project Manager

cc (via email): Glenn Kucher – *Ambler Borough* – [code@Borough.Ambler.pa.us](mailto:code@Borough.Ambler.pa.us)  
Steve Smallberger – *Ambler Borough* – [ssmallberger@borough.ambler.pa.us](mailto:ssmallberger@borough.ambler.pa.us)  
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Alex Glassman, Esq. – *Clarke Gallagher Barbiero Amuzo & Glassman Law* – [aglassman@cgbaglaw.com](mailto:aglassman@cgbaglaw.com)  
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Will Smith, P.E. – *GFT, Inc.* – [wsmith@gtinc.com](mailto:wsmith@gtinc.com)  
Tim Konetchy – *Montgomery County Planning Commission* – [timothy.konetchy@montgomerycountypa.gov](mailto:timothy.konetchy@montgomerycountypa.gov)

*Ambler Borough Planning Commission:*

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**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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**Montgomery County  
Planning Commission**

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Scott France, AICP  
Executive Director

May 18, 2026

Mr. Kyle Detweiler, Borough Manager  
Borough of Ambler  
131 Rosemary Avenue  
Ambler, Pennsylvania 19002

Re: MCPC #25-0169-002  
Plan Name: Ambler Crossing Phase II  
(92-unit multifamily development on a 4.61-acre lot)  
Situate: 201 South Maple Avenue  
Borough of Ambler

Dear Mr. Detweiler:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 14. We forward this letter as a report of our review.

## **BACKGROUND**

The applicant, John Zaharchuk, proposes to redevelop an irregularly shaped 4.61-acre lot in the Borough of Ambler. The subject property is currently accessible via South Chestnut Street; however, the submitted site plan establishes access through the existing parking area of a neighboring apartment complex (the Crossings at Ambler Station). The applicant proposes a total of 92 dwelling units throughout four floors, with a mix of one-bedroom units and two-bedroom units. The proposed development site is located within the OC Office Campus District and the RO Redevelopment Overlay District. Multifamily use is permitted within RO District. MCPC reviewed a previous iteration of this proposal under review #25-0169-002 (letter dated September 19, 2025).

## **COMPREHENSIVE PLAN COMPLIANCE**

### **BOROUGH COMPREHENSIVE PLAN**

The borough's comprehensive plan called for the creation of a Redevelopment Overlay District to promote Transit-Oriented Development adjacent to Ambler Station. The district was ultimately created via a zoning map and ordinance amendment and has seen subsequent edits at various points since its creation. The plan states that, "the intent of this district is to permit Transit-Oriented Development (TOD) that is compact, mixed-use, and pedestrian-friendly while encouraging mass-transit ridership." The proposed multifamily residential development is in conflict with goal for the Redevelopment Overlay District as a mixed-use area;

however, it would provide a substantial number of new dwelling units in close proximity to transit and, as such, should promote transit ridership. The borough is currently preparing an update to their comprehensive plan, and the forthcoming comprehensive plan may offer a new or revised vision for this area.

## COUNTY COMPREHENSIVE PLAN

Montgomery County's Comprehensive Plan, *Montco2040: A Share Vision*, designates this portion of the community as a 'Town Center' in the future land use plan. Town Centers are traditional downtown areas with a mix of retail, institutional, office, and residential uses. These centers are pedestrian-oriented, with buildings built close to sidewalks and often attached. Buildings should be designed with a wall-to-window ratio that reflects existing historic structures in the area and should generally have a vertical orientation. Parking should be located to the rear of buildings. A central park or green should be created within developments within a Town Center. When taking into account the existing Ambler Crossings with the proposed Phase II, the overall development is generally consistent with the goals for a multifamily residential development within a town center.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the borough may wish to discuss with the applicant prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### TRANSPORTATION FACILITIES & CIRCULATION

1. We commend the applicant for addressing our recommendation to add a sidewalk along the westernmost side of the building, as noted in our review letter dated September 19, 2025, and for the proposed crosswalk to create a connection to the adjacent Crossings at Ambler Station. Although we appreciate the overall pedestrian circulation plan, we wish to reiterate our desire for 5-foot sidewalks as opposed to the 4-foot sidewalks that are proposed.
2. If the applicant intends to abandon the driveway access easement that connects the lot to South Chestnut Street as appears to be indicated by the plan, the impervious surfacing should be removed and the area should be restored with suitable vegetation. If intended to remain for future use or to preserve another interested party's/parties' access to this area, the existing access should be blocked with a functional gate or removable bollards; emergency responders should be provided with a key to access any such controlled access. If the borough has an interest in maintaining access, a suitable improvement plan should be discussed with the applicant. Please note that this comment was also provided in our previous review letter dated September 19, 2025.

### EMERGENCY ACCESS

The borough should ensure that emergency response vehicles, such as ambulances and fire trucks, are able to safely access all sides of the proposed building. The provided "truck turn plan" (sheet 19) illustrates that emergency vehicles must navigate the parking areas of the existing Crossings at Ambler Station in order to access the development site. The borough may wish to request additional detail from the applicant in order to demonstrate that emergency access is adequately accommodated. Please note that this comment was also provided in our previous review letter dated September 19, 2025.

## STORMWATER MANAGEMENT

Stormwater management must take into account the underlying soil conditions, including the potential for contamination from the legacy of industry in this area of the borough. Any stormwater conveyance system must not allow contaminants to enter the public stormwater system. The borough may wish to request additional information on how the applicant intends to mitigate any such soil contamination. Please note that this comment was also provided in our previous review letter dated September 19, 2025.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve the borough's goals for residential infill development within the Redevelopment Overlay District.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0169-002) on any plans submitted for final recording.

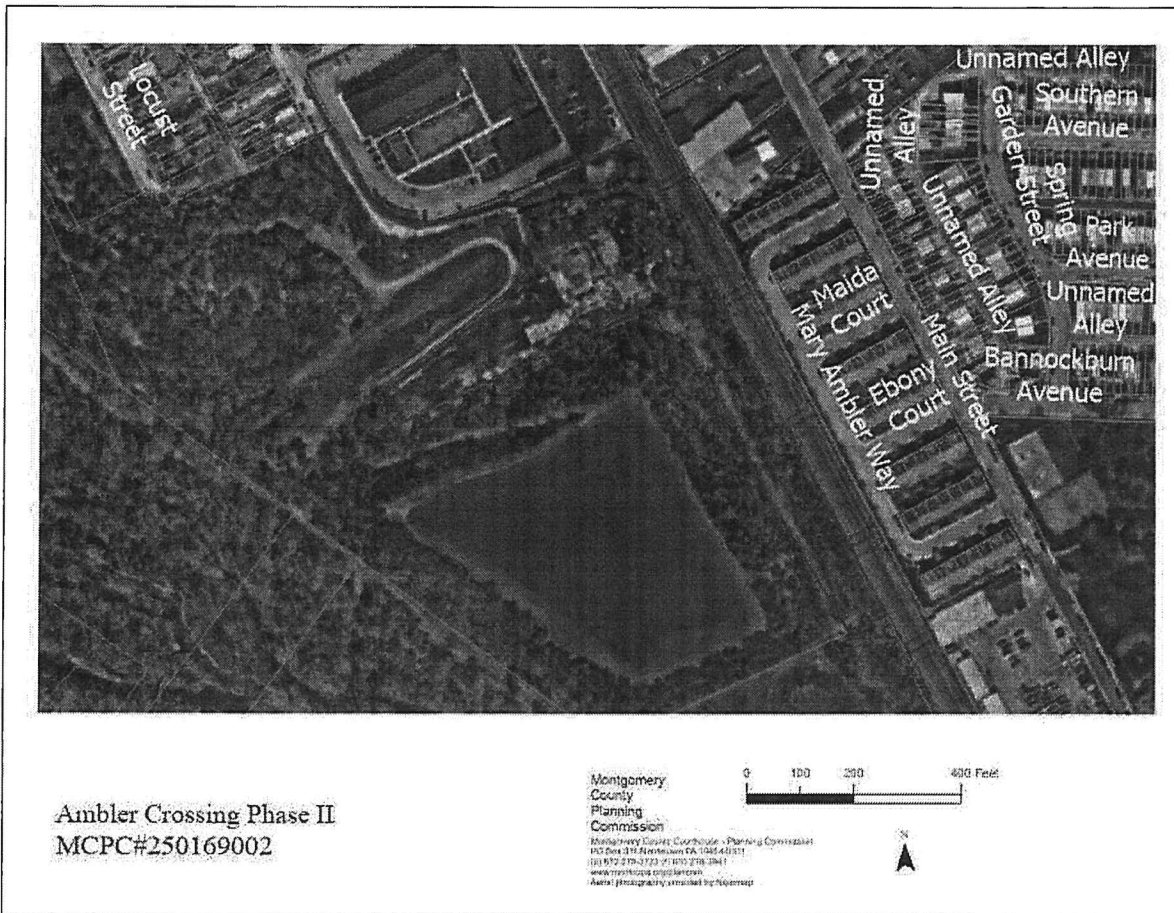
Sincerely,



Timothy Konetchy, AICP, Senior Community Planner  
[Timothy.Konetchy@montgomerycountypa.gov](mailto:Timothy.Konetchy@montgomerycountypa.gov) - 610.292.4917

c: John Zaharchuk, Applicant  
Glenn Kucher, Borough Code Officer  
John Oswald, Chair, Borough Planning Commission  
Al Comly, Vice Chair, Borough Planning Commission  
Carol DiPietro, Secretary, Borough Planning Commission  
Jessica Buck, District Manager, MCCD

Attachments: A. Aerial Image of Site  
B. Applicants' Provided Site Plan





**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 land uses containing two (2) or fewer residential dwelling units shall provide a fee in lieu of dedication in accordance with the requirements of Section 22-309.E.1.
  - 2. Residential uses and mixed land uses containing three (3) or more residential dwelling units shall offer for dedication the greater of 5% of the gross lot acreage or 2.5% of the proposed gross floor area.

3. Nonresidential land uses shall offer for dedication the greater of 5% of the gross lot acreage or 2.5% of the proposed gross floor area.

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: \_\_\_\_\_

Elizabeth M. Iovine, Council President

**ATTEST:**

\_\_\_\_\_

Jeanne Sorg, Mayor

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

Jamila H. Winder, Chair  
Neil K. Makhija, Vice Chair  
Thomas DiBello, Commissioner

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Scott France, AICP  
Executive Director

April 24, 2026

Mr. Kyle Detweiler, Borough Manager  
Borough of Ambler  
131 Rosemary Avenue  
Ambler, Pennsylvania 19002

Re: MCPC #26-0078-001  
Proposal Name: Subdivision Land Development Ordinance Amendment  
Borough of Ambler

Dear Mr. Detweiler:

We have reviewed the above-referenced subdivision and land development ordinance amendment in accordance with Section 505 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 26, 2026. We forward this letter as a report of our review.

## **BACKGROUND**

The Borough of Ambler is proposing to amend the Subdivision and Land Development Ordinance (SALDO) to establish a dedication of recreation land requirement. The requirement would affect any development with at least two dwelling units, as well as nonresidential and mixed-use developments. Under the proposed regulations, applicants would be required to set aside recreation land and offer it for dedication to the borough. The proposal also offers alternatives of providing a fee in-lieu of the requirement, improving an existing borough recreation site, privately preserving land, or using a combination of these options.

## **COMPREHENSIVE PLAN COMPLIANCE**

### **BOROUGH COMPREHENSIVE PLAN**

The borough's 2013 *Comprehensive Plan Update* builds upon the 2001 *Comprehensive Plan* by reiterating the goals of the original document. The primary parks and recreation goal included in the 2013 update is the intent to "enhance Ambler's park facilities for residents to enjoy and seek opportunities to connect with the future Wissahickon Trail." The proposed regulation would provide an

opportunity for the borough to advance this goal through continual improvements to the parks and recreational amenities in the community.

## COUNTY COMPREHENSIVE PLAN

The Comprehensive Plan for Montgomery County, *Montco 2040: A Shared Vision*, sets forth a goal to "provide more opportunities for residents to exercise and have healthy lifestyles" (pg. 52). The proposed regulation's ongoing implementation will continue to support and advance this objective.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following item that the borough may wish to consider prior to adoption. Our comments are as follows:

## REVIEW COMMENTS

### APPLICABILITY

Different types of dwelling units generally have different household compositions; for example, apartments in Montgomery County typically have fewer individuals and fewer school-aged children per unit.<sup>1</sup> With this factor in mind, the borough may wish to consider modifying Section 22-309.B. to provide different requirements based on the type of dwelling unit proposed.

If the borough is interested in addressing different types of dwelling units within this section, MCPC provides guidance in our *Model Subdivision and Land Development Ordinance*. This document recommends the following rates of recreational land:

- Single-family detached: 2,500 square feet per unit
- Two-family and single-family attached: 2,000 square feet per unit
- Multifamily apartments: 1,500 square feet per unit
- Nonresidential: 1% of the gross acreage

## CONCLUSION

We wish to reiterate that MCPC generally supports the proposal but we believe that our suggested revisions will better achieve Ambler's objective of ensuring adequate recreational facilities are provided as part of future land developments.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

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<sup>1</sup> *Who Are Our Neighbors? A Demographic Profile of the Occupants of Montgomery County's Residential Development*. Montgomery County Planning Commission, 2025.

Should the governing body adopt this proposed Subdivision and Land Development ordinance amendment, Section 505 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink that reads "Timothy Konetchy". The signature is written in a cursive, slightly slanted style.

Timothy Konetchy, AICP, Senior Community Planner  
[Timothy.Konetchy@montgomerycountypa.gov](mailto:Timothy.Konetchy@montgomerycountypa.gov) - 610.292.4917

- c: Glenn Kucher, Assistant Borough Manager & Code Enforcement Officer
- John Oswald, Chair, Borough Planning Commission
- Al Comly, Vice Chair, Borough Planning Commission
- Carol DiPietro, Secretary, Borough Planning Commission
- Jessica Buck, District Manager, MCCD