

PHOENIXVILLE BOROUGH COUNCIL

Tuesday, February 11, 2025

7:00 PM

AGENDA

- I. Pledge of Allegiance/Moment of Silence
- II. Roll Call – Borough Manager
- III. Public Comment
- IV. Presentations
- V. Consent Agenda
 - A. Approval of January 14, 2025, Regular Meeting Minutes.
 - B. Items from Historical and Architectural Review Board:
 - 1. Motion to approve the Certificate of Appropriateness for renovations for 23 S. Main Street as recommended by the HARB in their Action Memo of February 3, 2025.
 - 2. Motion to approve the Certificate of Appropriateness for renovations and awning for 101 Buchanan Street as recommended by the HARB in their Action Memo of February 3, 2025.
 - 3. Motion to approve the Certificate of Appropriateness for renovations for 131 Bridge Street as recommended by the HARB in their Action Memo of February 3, 2025.
 - 4. Motion to approve the Certificate of Appropriateness for signage for 223 Prospect Street as recommended by the HARB in their Action Memo of February 3, 2025.
 - C. Items from Personnel and Public Safety Committee:
 - 1. Motion to adopt a Resolution appointing or reappointing Emergency Management and Fire Marshal duties for the Borough of Phoenixville.
 - D. Items from Parks and Recreation Committee:
 - 1. Motion to approve a Temporary Community Event Application for Earth Day Phoenixville 2025 at Reservoir Park on Saturday, April 26, 2025, from 12:00 noon to 4:00 pm. Franklin Street above Fillmore and the Reservoir Parking Lot to be closed from 10:00 am to 6:00 pm. Conditioned upon receipt of valid Certificate of Insurance, naming the Borough of Phoenixville as Additional Insured.

2. Motion to approve a Temporary Community Event Application for First Fridays on Friday, May 2, November 7, and December 5, 2025, from 5:30 pm to 8:30 pm on the 100 and 200 Block of Bridge Street and the Bridge and Main Street Parking Lot. Bridge Street to be closed between Gay Street to Main Street and Main Street to Starr Street from 3:00 to 10:00 pm. The Bridge and Main Street Parking Lot to be closed from 8:00 am to 10:00 pm each Friday.
3. Motion to approve a Temporary Community Event Application for Walk a Mile in Her Shoes on Saturday, May 3, 2025, in Reeves Park from 9:30 am to 11:00 am. No Street Closures. Conditioned upon receipt of valid Certificate of Insurance, naming the Borough of Phoenixville as Additional Insured.
4. Motion to approve a Temporary Community Event Application for the Juneteenth Celebration in the 200 Block of Bridge Street and the Bridge and Main Street Parking Lot on Sunday, June 22, 2025, from 2:00 pm to 6:00 pm. The 200 Block of Bridge Street between Gay Street and Main Street and Bridge and Main Street Parking Lot to be closed from 10:00 am to 7:00 pm. Conditioned upon receipt of valid Certificate of Insurance, naming the Borough of Phoenixville as Additional Insured.

E. Items from Finance Committee:

1. Motion to approve the 2024 pre-paid dated 11/1/2024 - 11/30/2024 in the amount of \$1,809,549.68.
2. Motion to approve the 2024 pre-paid dated 12/1/2024 - 12/31/2024 in the amount of \$1,126,689.68.
3. Motion to approve the 2024 pre-paid Credit Card Statement dated 11/1/2024 - 11/30/2024 in the amount of \$61,636.06.
4. Motion to approve the 2024 pre-paid Credit Card Statement dated 12/1/2024 - 12/31/2024 in the amount of \$64,922.83.
5. Motion to approve the 2024 pre-paid ACH dated 11/30/2024 in the amount of \$1,666,408.99.
6. Motion to approve the 2024 pre-paid ACH dated 12/31/2024 in the amount of \$45,126.43.
7. Motion to approve the Staff recommendation authorizing the Finance Director to make the necessary end of year adjustments and to provide a listing of those adjustments to the Finance Committee and the Borough's Auditor.

VI. Communications/Council Participation

VII. Mayor's Report

VIII. Appointments

- A. Call for Residents interested in being appointed to various Boards and Commissions.

IX. New Business

X. Public Hearings

XI. Resolutions/Ordinances

- A. Motion to adopt a Resolution officially granting an extension of time for the completion of the development known as “Phoenixville Plaza –Pad Sites”, previously approved by Resolution 2023-18.
- B. Motion to adopt a Resolution pursuant to 8 PA.C.S.A. §§ 1402(d)(1.1)-(1.2) affirming the nature of the emergency procurement of ammonium sulfate for the Borough’s water plant.
- C. Motion to adopt a Resolution terminating the agreement with the 2025 supplier of ammonium sulfate and authorizing the next highest bidder as the replacement supplier.

XII. Reports of Committees, Boards, and Commissions

A. Historical and Architectural Review Board – Ms. Dugan

- 1. Motion to approve the Certificate of Appropriateness for signage for 35 Bridge Street as recommended by the HARB by vote of 5-1 in their Action Memo of February 3, 2025.
- 2. Motion to approve the Certificate of Appropriateness for signage for 37 Bridge Street as recommended by the HARB by vote of 4-2 in their Action Memo of February 3, 2025.

B. Planning Commission - Mr. Moore

- 1. Motion to adopt a Resolution officially conditionally approving/denying the Preliminary/Final Subdivision and Land Development Plan for the development known as Oakwood Apartments Expansion.
- 2. Motion to adopt a Resolution officially conditionally approving/denying the Preliminary/Final Subdivision and Land Development Plan for the development known as Christman Street Subdivision.
- 3. Motion to adopt a Resolution officially conditionally approving/denying the Preliminary/Final Subdivision and Land Development Plan for the development known as 224-226 Nutt Road SDLD.

C. Phoenixville Regional Planning Committee – Mr Kirkner

- D. Recreation Board – Ms. Dugan
- E. Tree Advisory Commission – Mr. Carminito
- F. Human Relations Commission – Ms. Burckley

XIII. Council Action referred from:

- A. Personnel and Public Safety Committee- Ms. Burckley
 - 1. Motion to notify the Civil Service Commission to commence the testing process and submission of an updated Eligibility List for Sergeant and Corporal.
- B. Parks and Recreation Committee - Mr. Moore
 - 1. Motion to not make a trail connection from South Street to Reservoir Park through an existing Public Trail, Landscaping and Open Space Easement and Right-of-Way and direct the Borough Solicitor to draft the necessary documents to discharge the easement.
- C. Policy Committee - Carminito
 - 1. Motion to schedule and advertise an ordinance amendment to Chapter 2 “Animals”.
 - 2. Motion to schedule and advertise an ordinance amendment to Chapter 15 “Motor Vehicles and Traffic”.
 - 3. Motion to schedule and advertise an ordinance amendment to Chapter 16 “Parks and Recreation”.
- D. Infrastructure, Technology Transportation & Sustainability Committee - Mr. Weiss
 - 1. Motion to authorize Staff to issue a Request for Proposals (RFP) for a Feasibility Study for a Potable Reuse Project.
- E. Finance Committee - Ms. Dugan
 - 1. Motion to accept the engagement of Keystone Engineering Group pursuant to the Engineering Design Services proposal dated January 8, 2025 related to preventative odor mitigation for the wastewater treatment plant in an amount not to exceed \$58,930.00, presented pursuant to Keystone’s participation in the COSTARS bidding program, provided and subject to the Engineering Design Services Agreement prepared by the Borough Solicitor; and further authorizing SoMax Environmental, Inc. and SoMax Bioenergy, LLC to continue to operate as the general contractor for the PXV NEO project through completion, pursuant to the July 25, 2019 SoMax Proposal, including, without limitation, overseeing and coordinating with Keystone Environmental; and, in furtherance of the foregoing, further authorizing

SoMax, Keystone, and Borough staff to identify the necessary equipment and qualified manufacturers and installers thereof, required to bring the PXV NEO system online.

XIV. Public Comment

XV. Communication/Council Participation

XVI. Staff Reports

A. Manager

B. Police

C. Fire

D. Planning and Codes

E. Public Works

F. Finance

G. Human Resources

H. Recreation

XVII. Adjournment

Upcoming Meetings:

Planning Commission	February 13 – 6:00 pm
Parks and Recreation Committee	February 18 – 6:00 pm
Infrastructure Committee	February 18 – 7:00 pm
Finance Committee	February 25 – 6:00 pm
Policy Committee	February 25 – 7:00 pm
HARB	March 3 – 5:00 pm
Tree Advisory Commission	March 3 – 6:00 pm
Personnel/Public Safety Committee	March 4 – 6:00 pm
Civil Service Commission	March 4 – 7:00 pm
Borough Council	March 11 – 7:00 pm
Recreation Board	April 21 – 6:30 pm

Employee Service Anniversaries – February

Melissa Gibbons Parks & Recreation Director – 23 years

Jim Ross, Water Treatment Mechanic/Relief Operator – 21 years

Lieutenant Bryan MacIntyre, Police Department – 18 years

Corporal Anthony Duchnosky, Police Department – 9 years

Don Kline, Water Treatment Mechanic/Relief Operator – 8 years

Joe Frosch, Lead Parking Officer – 7 years

Tom Madden, Codes Permit Coordinator – 6 years

Officer Jeremy Fonseca, Police Department – 6 years
Alexis Showers, Accounts Payable Clerk – 4 years
Pat McCann, Customer Service Representative – 4 years

PHOENIXVILLE BOROUGH COUNCIL

Tuesday, January 14, 2025

7:00 PM

MINUTES

I. Pledge of Allegiance/Moment of Silence

II. Roll Call – Borough Manager

Mr. Ewald, President	Present
Ms. Burckley, Vice President	Present
Mr. Carminito	Present
Ms. Dugan	Present
Mr. Kirkner	Present
Mr. Moore	Present
Mr. Strenfel	Excused
Mr. Weiss	Present
Mayor Urscheler	Present
Mr. Krack, Borough Manager	Present
Ms. Getzfread, Asst. Borough Manager	Present
Chief Marshall, Police Chief	Present
Mr. Denlinger, Solicitor	Present

III. Public Comment

Valerie Griffiths, resident. She stated she is here tonight to oppose the project at 224-226 Nutt Road that has been before the Planning Commission. She expressed her concerns with the many facets of the project including the height, its proximity to the road way, the parking on the site and the construction of the project and its negative effects on the parking for the current residents of Milligan and Morris Streets.

Gregory Schreiner, resident. He is also opposed to the proposed project at 224-226 Nutt Road, and stated the back of his property is right across from the project site. He would love the building to be three stories and not four but honestly, he doesn't want this building. He expressed his concerns about the waiver and variance given to project that could affect the rights of the current residents, and he hopes in the future the rights of current residents would be considered before waivers of Variances are approved on projects.

Mr. Denlinger explained what the commentators are referring to is the development application for 224 Nutt Road that received a recommendation for approval from the Planning Commission this past Thursday. Borough Staff was not going to turn that around and ask Council to consider the recommendation less than a week later. He stated this project is likely going to be on the February Council Agenda, and the public will

have an opportunity to make public comments, not just during the public comment period, but during the consideration of that land development application. He encouraged residents interested in the project to check the Agenda for Council in February as well as the March Agenda as there is no guarantee this item will be on the agenda for the meeting next month.

Florence Mano, resident. She stated she is here to speak about the project at 224 - 226 Nutt Road. She expressed her concerns with the removal of two homes and replacing them with a four-story building in the Corridor Development Zone. This zone directly abuts a residential zone and will share Milligan Street as an access point where originally the plan was to use a portion of Milligan Street to occupy the sidewalk and planting buffer required for the parking at the apartment. She stated there is already not enough parking on Milligan and the addition of this project will add to the parking issues of the neighborhood. She stated other concerns including trash collection, the widening of the entrance to Milligan Street at Lincoln Avenue and the increase of residents on the current sewage infrastructure.

Regina Soltntzeff, resident. She stated the rear of her property is along Milligan Street on the corner. She has a fence around the property and a utility pole on her side of the fence. She has concerns with the trash collection, deliveries from places like Amazon and all the additional traffic on Milligan Street.

IV. Presentations

A. Square at Bridge and Main – Kristen Loughry, Ground Reconsidered.

Kristen Loughry presented the various ideas for the Square at Bridge and Main, including the lighting, seating, and entertainment sections of the park. The results of the community engagement were presented to share the ideas from the community and what potential park users would like to see in the park, of which the largest cited need was a public restroom.

V. Consent Agenda:

A. Approval of the December 10, 2024 Regular Meeting Minutes.

B. Items from Personnel and Public Safety Committee.

1. Motion to appoint Jennifer Chandler to the Tree Advisory Commission for the unexpired term of June 30, 2025.
2. Motion to appoint Jeffrey Jones to the Civil Service Commission – Alternate for the unexpired term of January 31, 2029.
3. Motion to appoint Koretta McGhee to the Human Relations Commission for the term of March 31, 2028.
4. Motion to adopt a Resolution reappointing Maureen Ahearn to the Zoning Hearing Board for a new term expiring January 31, 2030.

5. Motion to reappoint Leo Scoda as the Vacancy Board Chairperson with term expiring December 31, 2025.
6. Motion to notify the Civil Service Commission to commence the testing process and submission of an updated Eligibility List for Lieutenant.

Ms. Burckley made a Motion to approve the Consent Agenda. Seconded by Mr. Weiss.

Motion Approved 7-0.

VI. Communications/Council Participation

Ms. Burckley stated the Firebird Festival is a little bit different this year, obviously, because of the burn ban. She reported the Firebird will take place on February 1, 2025, which is the 1st Saturday of February. The committee has had a really great meetings with Borough staff to discuss crowd control, limits on the crowd and a gate entrance to the event. We will be monitoring the crowd. We will be limiting the crowd and there will be a gate entrance. There is no fee. It is a free community event, put on by volunteers and fully fundraised. Last year the decision was made to ensure the bird burn is done in a safe and appropriate way. Shuttle information and updates on the festival will be publicized on the website and she expressed her gratitude to the Borough Staff and Firebird Committee on the communication and planning for this year's event.

Mr. Kirkner stated that he has had the opportunity to utilize the newly completed sidewalks on Mowere Road that Firebird attendees will be able to use this year. He reported that the Plastic Bag Ban that began at the beginning of 2025 has already been transitioned at Acme and Giant.

Mr. Moore echoed Mr. Kirkner's appreciation for the great accomplishment with the Mowere Road reconstruction. He has seen individuals already walking with shopping bags from Westridge toward the trailhead to go downtown. He asked for some clarification on the hearing scheduled for the Ward Redistricting on February 3, 2025, at the Chester County Justice Center, specifically filing objections, contributing to the hearing and what will occur at the hearing.

Mr. Denlinger explained as Council may remember, there were certain qualifications under the statute that had to be met in proposing the Borough's reapportionment, based on the population, number of registered voters and number of voters in the most recent election. To clarify, this was not this past Presidential Election, it was the election prior to that, and the court will ensure that all those qualifications and requirements have been met at the hearing. He stated his understanding is that to participate you'd have to file an objection but doesn't know that for sure as this part of the process is required to be processed by the County Voter Services. Staff and he have been encouraging them to move this process along and his expectation would be that you need to become what's known as a party in that matter to participate. If there are objections, then the court will consider the validity of those, but he thinks it's really a credit to this Council and their use

of consultants to come up with the best ways to reapportion the Borough based on pure data. He stated you don't see that in every municipality and those are the municipalities where you're more likely to see challenges. He stated he is not saying that someone couldn't object to the Borough's reapportionment. However, this reapportionment was really data driven, and he believes an objector would have a much harder hill to climb.

Mr. Moore stated he tends to agree with Mr. Denlinger and wanted to ensure the public was aware of the hearing and that at this point the decision is now being handled by the County Board of Elections.

VII. Mayor's Report

Mayor Urscheler reported that he had the opportunity to attend a production of a Christmas Carol at the Springer Studios in Kimberton. He congratulated the Colonial Theatre on their incredible job on the New Year's Eve Party and he thanked Borough Staff, the Police Department, Fire Department and Public Works Department for their help in bringing the Eagles Bus to Phoenixville.

VIII. Appointments

- A. Call for Residents interested in being appointed to various Boards and Commissions.

Mr. Ewald encouraged residents to continue to apply for openings on the various Boards and Commissions and stated openings can be found on the Borough's Website

IX. New Business

- A. Review ZHB Application from Three Six Properties, LLC located at 472 Nutt Road appealing a notice of violation of Zoning Ordinance § 27-606.4.A.(11)(a) (Window sign shall consist of words or a logo, or both, but shall not have any painted background), to determine whether to take no action, send the Borough Solicitor to the January 15, 2025 Zoning Hearing Board Meeting, or send written statement to the Zoning Hearing Board.

Mr. Denlinger explained this Zoning Hearing Board application is the appeal of a Notice of Violation of the Zoning Ordinance. On October 16th the Borough Codes Department issued a notice of violation to the owner of 472 Nutt Road, which is the location of the Rita's Italian Ice for the installation of an impermissible window sign. There were two sections that were noted to be in violation that the windows sign shall not have a painted background obstructing the view into the building, and that window signs shall not obstruct more than 20% of the total storefront and not more than 50% of any single glass windowpane. This sign was determined by the Code Enforcement officer to have

a background that covered 100% of the glass pane. The applicant appealed these violations to the Zoning Hearing Board, stating that he thinks it's safer to have the obstructed view and the appeal of a notice of violation to the Zoning Hearing Board is slightly different than a typical zoning hearing board application, where we see for a variance or a special exception, where and in this case. The Borough Zoning Officer will attend and testify and justify the identification of the violation and the issuance of the notice of violation. So, as always, council may take a position on this Zoning Hearing Board application, or may take no action, and if Council would be interested in taking a position, he suggested that the position be to support the interest of the Borough and the application of the Zoning Ordinance.

Ms. Dugan made a Motion to send the Borough Solicitor to the January 15, 2025 Zoning Hearing Board Meeting. Seconded by Mr. Weiss.

On the Question:

Mr. Ewald asked if the recommendation is to send the Zoning Officer or the Solicitor.

Mr. Denlinger clarified the Zoning Officer always goes so a Motion is not necessary. The Motion is if the Council would like to support the Zoning Officer. Council could authorize to send the solicitor in person or to authorize him to prepare a letter to be sent to the Zoning Hearing Board.

Mr. Kirkner asked what Mr. Denlinger would prefer, to attend in person or to send a letter.

Mr. Denlinger stated he doesn't have a preference and that you accomplish the same thing with a letter, and it is likely more economical.

Mr. Kirkner stated he would like to have the Motion amended to send a letter and not the Solicitor in person.

Ms. Dugan and Mr. Weiss agreed to the amendment of the Motion to send a letter to the Zoning hearing Board and not the Solicitor in person.

Motion Approved 6-1. Mr. Carminito voting No.

- B. Motion to approve/deny the request from KSM Architects to waive Land Development for PACLC (Pennsylvania Child Learning Center) located at 310 Main Street.

Mr. Denlinger explained this is an application for the division of space in an existing building. Currently there is a daycare on the 1st floor, with administrative offices in the basement of this building, and the second and 3rd floors are

apartments. The application is to reallocate space, so that the second floor can be used for the daycare, and the 4th floor can be used to move the administrative offices to the 4th floor out of the basement, and use the basement, then as storage. Because it is the reallocation of space this does qualify as a land development project, the applicant has requested a waiver of land development because it's in an existing building. Typically, these waivers go through Planning Commission first, but because of the holidays and how things played out, the Planning Commission did not have an opportunity to review this request, but it does have consultant reviews. In order to not have the applicant wait for the February Planning Commission review and then a March Borough Council decision, this item is before you tonight. He stated he doesn't personally have a position on this, but he defers to the Zoning Officer and the Borough Engineer. He stated there was a letter in your packet regarding this request.

Mr. Moore made a Motion to deny the request from KSM Architects to waive Land Development for PACLC (Pennsylvania Child Learning Center) located at 310 Main Street. Seconded by Mr. Weiss.

On the Question:

Ms. Dugan stated it seems their major problem is the pickup of the daycare students and problems with traffic at the location. She expected someone to be present to provide an explanation of how it works and make some sort of presentation.

Mr. Denlinger stated the Council was provided with everything that was provided to the Zoning Officer.

Mr. Moore state he has confidence in Mr. Boelker's and Mr. Denlinger's assessment of the information provided by the applicant.

Motion Approved 7-0.

X. Public Hearings

XI. Resolutions/Ordinances

A. Motion to adopt a Resolution acknowledging Heather Bird for her service on the Human Relations Commission.

Ms. Burckley made a Motion to adopt a Resolution acknowledging Heather Bird for her service on the Human Relations Commission. Seconded by Mr. Weiss.

Motion Approved 7-0.

Mr. Ewald read the Resolution aloud for the record.

- B. Motion to adopt a Resolution for the sale and disposition of personal property valued at or below \$2,000.

Ms. Burckley made a Motion to adopt a Resolution for the sale and disposition of personal property valued at or below \$2,000. Seconded by Mr. Weiss.

Motion Approved 7-0.

- C. Motion to adopt an ordinance amendment to Chapter 22 “Subdivision and Land Development”, Part 6 “Impact Statements”.

Mr. Denlinger stated it was noticed when preparing for this evening’s meeting some of the procedural requirements still need to be fulfilled so Staff and he are asking the Council for a Motion to Table this item.

Ms. Burckley made a Motion to Table an ordinance amendment to Chapter 22 “Subdivision and Land Development”, Part 6 “Impact Statements”. Seconded by Mr. Weiss.

Motion to Table Approved 7-0.

XII. Reports of Committees, Boards, and Commissions

- A. Historical and Architectural Review Board – Ms. Dugan
- B. Planning Commission - Mr. Moore
- C. Phoenixville Regional Planning Committee – Mr. Kirkner

Mr. Kirkner reported the next meeting is January 29, 2025, and will be in person at the Schuylkill Township Building.

- D. Recreation Board – Ms. Dugan

Ms. Dugan reported on the current and upcoming camps and programs at the Recreation Center including Chester County Food Bank, Positive Coaching Alliance programs, sports equipment yard sale, yoga classes, Safe Sitter instruction and of course Pickleball.

- E. Tree Advisory Commission – Mr. Carminito

Mr. Carminito stated there was no meeting this month. In 2025 TAC will have more planting sites identified, and he welcomed Jennifer Chandler to the Commission.

F. Human Relations Commission – Ms. Burckley

Ms. Burckley welcomed Koretta McGhee to the Commission and thanked Heather Bird for her service on the Commission. She reported they continue to chip away at their score card and training with the PAHRC.

XIII. Council Action referred from:

A. Personnel and Public Safety Committee – Ms. Burckley

Ms. Burckley reminded the public that anyone who wants to get involved and volunteer their service and time can attend. She stated it's very important to have that engagement from our community and from those that represent our community. Interested residents with questions about any of the boards or commissions can reach out to their council person or reach out to her.

B. Parks and Recreation Committee – Mr. Moore

Mr. Moore stated there was no meeting in December and the next meeting is January 21, 2025, at 6pm.

C. Policy Committee – Mr. Carminito

Mr. Carminito stated there is nothing to report and the next meeting will be on January 28, 2025, at 7 pm.

D. Infrastructure/Technology/Transportation/Sustainability Committee – Mr. Weiss

Mr. Weiss reported there was no meeting in December and there are two major updates out of ITTS. Borough Hall has had solar panels installed on the roof and the reopening of Mowere Road.

E. Finance Committee – Ms. Dugan

1. No action to report.

XIV. Public Comment

None

XV. Communications/Council Participation

Mr. Kirkner stated he wanted to thank and acknowledge the Borough Staff for their outreach in engaging the business community to ensure a smooth transition for the Plastic Bag Ban.

XVI. Staff Reports are in the packets.

- A. Manager
- B. Police
- C. Fire
- D. Planning and Codes
- E. Public Works
- F. Finance
- G. Human Resources
- H. Recreation

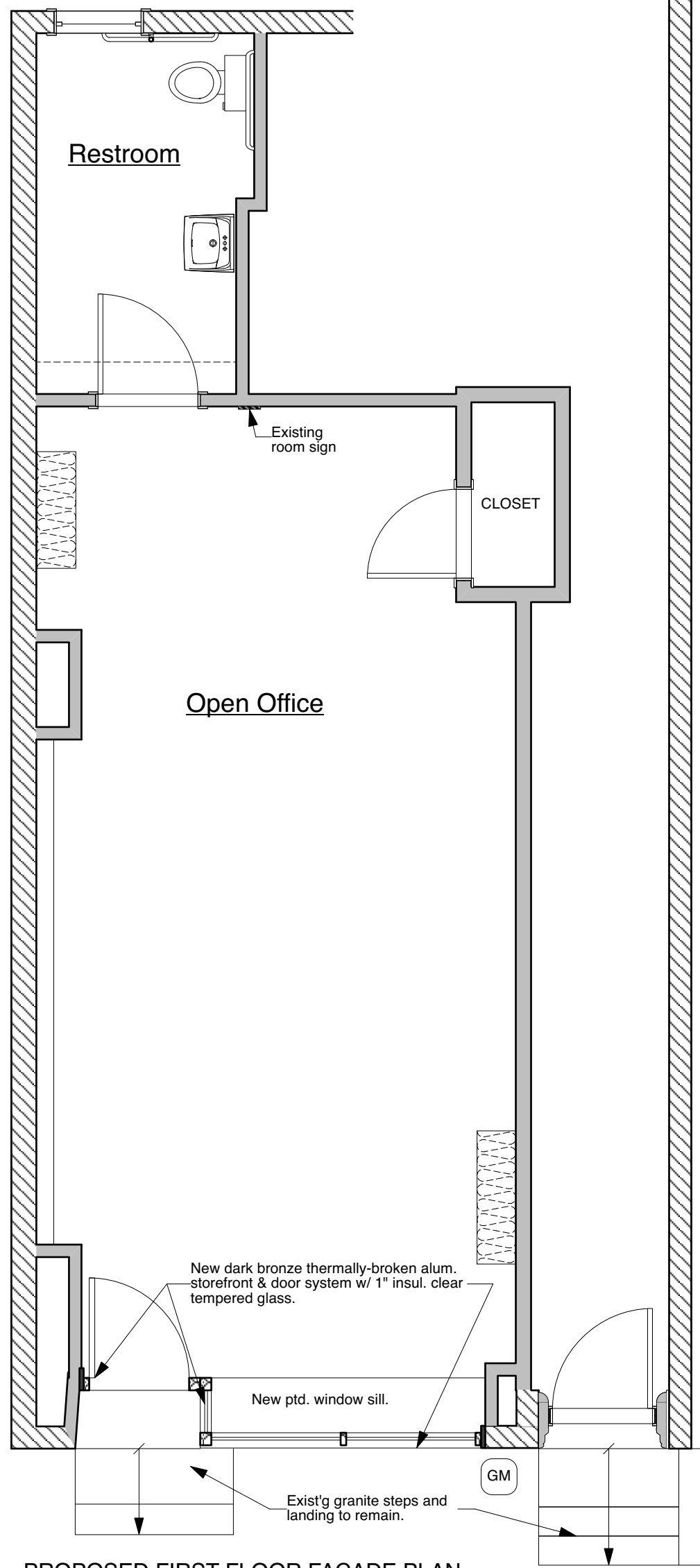
XVII. Adjournment

Mr. Ewald stated Council will be adjourning into Executive Session to discuss matters of personnel related to the Pension Plan, discussing a matter of real estate and litigation related to the condemnation of 395 Bridge Street, discussing a matter of real estate and litigation, related to the condemnation of 425 Bridge Street, and discussing a matter related to potential purchase of real estate located along Mowere Road.

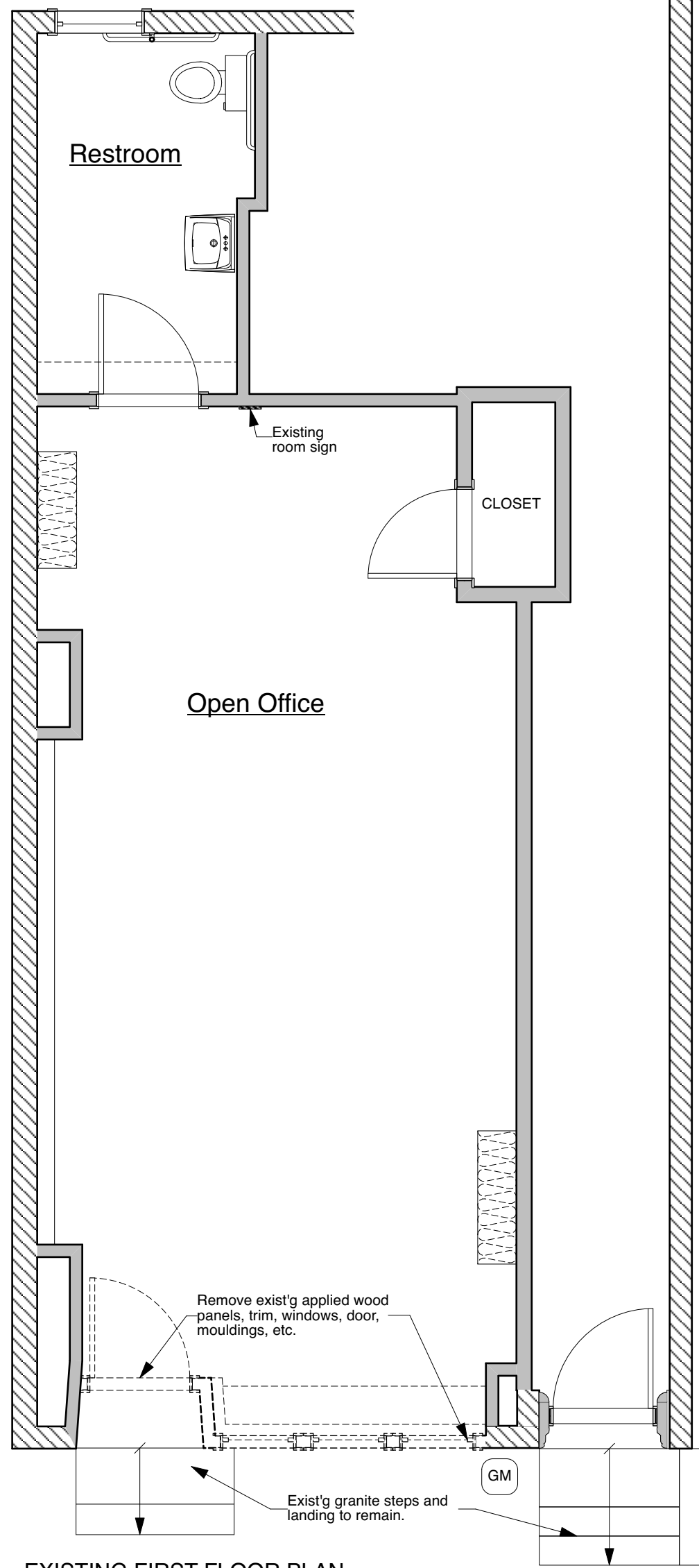
8:12 pm. Ms. Burckley made a Motion to Adjourn. Seconded by Mr. Weiss.

E. Jean Krack
Borough Manager

Transcribed by: Jennifer Logan
Administrative Assistant
January 2025



PROPOSED FIRST FLOOR FACADE PLAN
scale: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
scale: 1/4" = 1'-0"



EXISTING MAIN STREET PHOTO



EXISTING MAIN STREET PHOTO



PROPOSED MAIN STREET ELEVATION
scale: 1/4" = 1'-0"

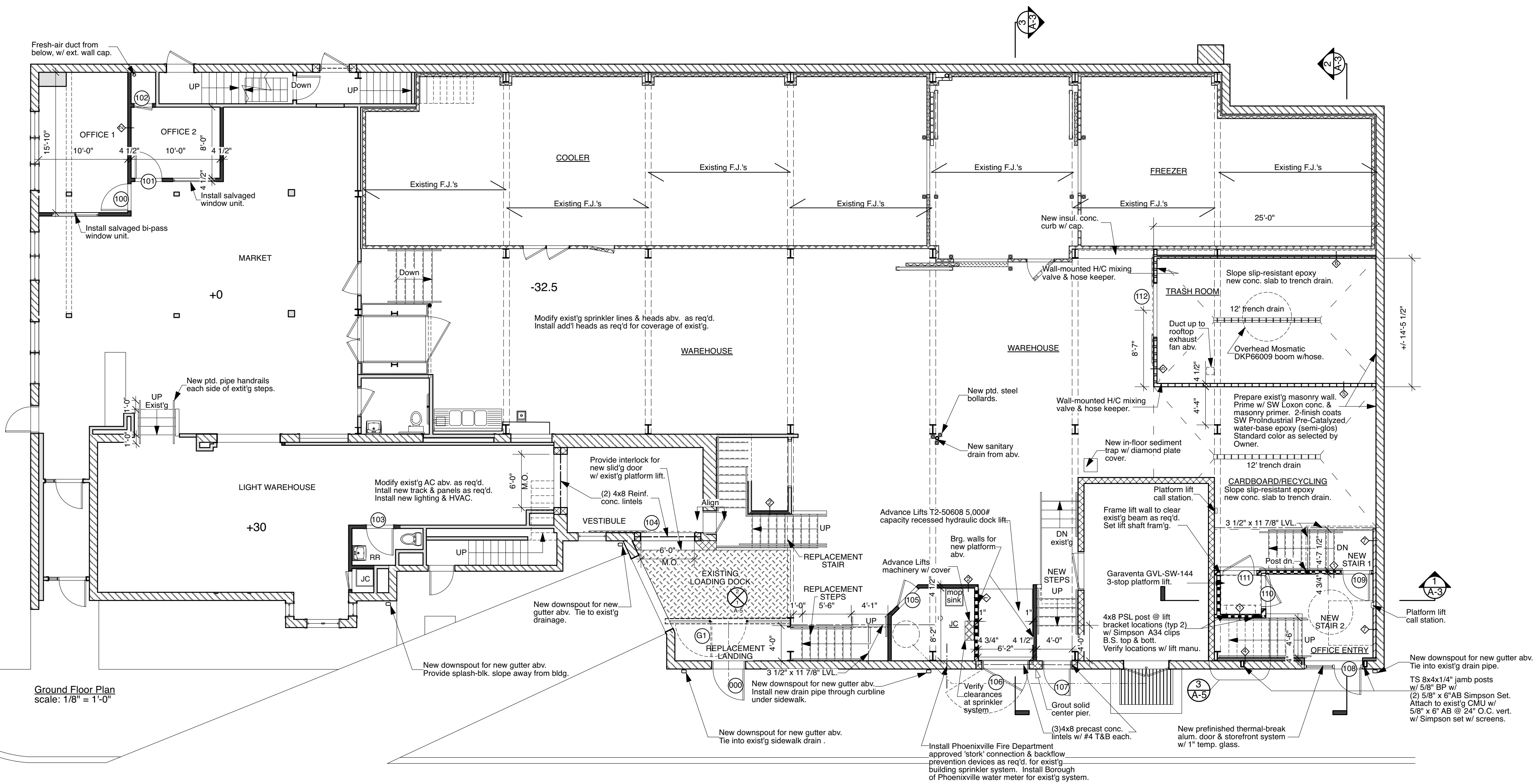


EXISTING MAIN STREET ELEVATION
scale: 1/4" = 1'-0"

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Carnevale Eustis Architects, Inc.
181 Bridge Street, Phoenixville, PA 19460
phone (610) 933-0197
www.cearchitects.com

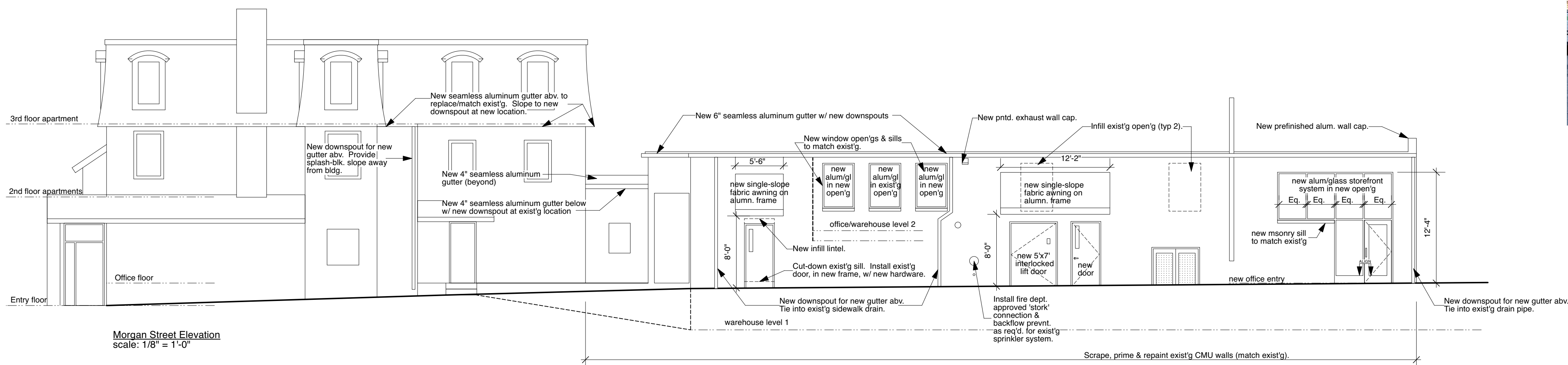
A Facade Restoration HARB Submittal for:
Sean Maloney
23 Main Street, Phoenixville Borough, PA
EXISTING CONDITIONS & PROPOSED PLAN AND FACADE



Morgan Street Photo



Morgan Street Photo



Proposed Exterior Improvements for Morgan Street Elevation

Repaint existing masonry wall with colors & design to match existing.
Cut-down existing door sill, install new exterior painted metal door in opening to match existing.
Install new single-slope fabric awning above.
Install three new aluminum/glass storefront windows at upper floor in two new openings to match existing.
Install new Fire Department sprinkler system hose connection at the same location.
Install two new exterior painted metal doors in two new openings.
Install new single-slope fabric awning above.
Remove two metal windows & infill existing openings.
Install new aluminum/glass storefront door & windows for new Accessible entry to the building in a new opening.
Remove & replace existing aluminum gutters & downspouts.

HARB SUBMITTAL FOR OFFICES & WAREHOUSE RENOVATION for:
PACS
101 Buchanan Street, Phoenixville, PA 19460
Borough of Phoenixville, Chester County
GROUND FLOOR PLAN MORGAN STREET ELEVATION

Carnegie Eustis Architects, Inc.
181 Bridge Street, Phoenixville, PA 19460
phone (610) 933-0197
www.cearchitects.com



FASTSIGNS®

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149@fastsigns.com
o: 610-296-0400



Account: Phoenixville Daily, LLC

Job # 80090, Product 1

Material:

24" w x 24" h, Qty. 2 Double sided 6mm
Max Metal signs with printed vinyl
overlaid and gloss laminate.

Store Contact Information

149@fastsigns.com
Tarrytown Plaza
257 Schuylkill Rd.
Phoenixville, PA 19460
o: 610-296-0400
www.fastsigns.com/149

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY
WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO
INSTALLATION.

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COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED
FOR ANY PURPOSE WITHOUT PERMISSION.



Example on building.



LANDLORD
OR AGENT
SIGNATURE
HERE

Please sign & Return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s

X

DATE _____

FASTSIGNS®

Make Your Statement™

Certified Sales Executive

Judy Vilcheck
149@fastsigns.com
o: 610-296-0400



Account: Phoenixville Daily, LLC

Job # 80090, Product 2

Material:

17"w x 24.43"h, Qty. 1 Single sided
contour cut white RTA with adhesive
on back for first surface application on
outside of glass.

Store Contact Information

149@fastsigns.com
Tarrytown Plaza
257 Schuylkill Rd.
Phoenixville, PA 19460
o: 610-296-0400
www.fastsigns.com/149

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY
WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO
INSTALLATION.

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www.pxvdaily.com

Example on building.



LANDLORD
OR AGENT
SIGNATURE
HERE

Please sign & Return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s

X

DATE

FASTSIGNS®

Make Your Statement™

Certified Sales Executive

Judy Vilcheck
149@fastsigns.com
o: 610-296-0400



Account: Phoenixville Daily, LLC

Job # 80090, Product 1

Material:

24" w x 24" h, Qty. 2 Double sided 6mm
Max Metal signs with printed vinyl
overlaid and gloss laminate.

Store Contact Information

149@fastsigns.com
Tarrytown Plaza
257 Schuylkill Rd.
Phoenixville, PA 19460
o: 610-296-0400
www.fastsigns.com/149

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY
WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO
INSTALLATION.

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Example on building.



LANDLORD
OR AGENT
SIGNATURE
HERE

Please sign & Return drawing/s to FASTSIGNS
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X

DATE _____

FASTSIGNS®

Make Your Statement™

Certified Sales Executive

Judy Vilcheck
149@fastsigns.com
o: 610-296-0400



Account: Phoenixville Daily, LLC

Job # 80090, Product 2

Material:

17" w x 24.43" h, Qty. 1 Single sided
contour cut white RTA with adhesive
on back for first surface application on
outside of glass.

Store Contact Information

149@fastsigns.com
Tarrytown Plaza
257 Schuylkill Rd.
Phoenixville, PA 19460
o: 610-296-0400
www.fastsigns.com/149

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Example on building.



LANDLORD
OR AGENT
SIGNATURE
HERE

Please sign & Return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s

X

DATE _____

RESOLUTION 2025 -

BOROUGH OF PHOENIXVILLE

**A RESOLUTION APPOINTING OR REAPPOINTING EMERGENCY
MANAGEMENT AND FIRE MARSHAL DUTIES FOR THE BOROUGH OF
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA.**

WHEREAS: 35 Pa. C.S. § 7502 states each local organization of emergency management shall have a coordinator who shall be responsible for the planning, administration and operation of the local organization subject to the direction and control of the executive officer or governing body; and

WHEREAS: In October 2014, the Governor of Pennsylvania, as recommended by the Borough Council of the Borough of Phoenixville, appointed Karin J. Williams as the Emergency Management Coordinator for the Borough of Phoenixville; and

WHEREAS: Borough Council wishes to support the Emergency Management Coordinator with an Assistant Emergency Management Coordinator which position does not require direct appointment by the Governor of Pennsylvania under 35 Pa. C.S. § 7502; and

WHEREAS: The Code of the Borough of Phoenixville § 7-405 requires that the office of Fire Marshal shall be appointed by the Borough Manager and confirmed by Borough Council; and

NOW, THEREFORE, be it resolved the Borough Council of the Borough of Phoenixville recognizes Emergency Management and Fire Marshal appointments as follows:

1. Karin J. Williams as Emergency Management Coordinator.
2. Assistant Borough Manager Kelly Getzfread as Assistant Emergency Management Coordinator.
3. Fire Chief Eamon Brazunas as the Fire Marshal.
4. Deputy Fire Chief Keith Bliss as the Deputy Fire Marshal.

PASSED by Borough Council this 11th day of February, 2025.

By: _____
Jonathan M. Ewald
President, Borough Council

ENACTED this 11th day of February, 2025.

By: _____
E. Jean Krack
Borough Manager/Secretary

I HEREBY CERTIFY, that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 11th day of February, 2025.

By: _____
E. Jean Krack
Borough Manager/Secretary

2/6/2025

Borough of Phoenixville
Council, Authorities, Bureaus, Commissions, and Agencies

Planning Commission - 4 Year Term	Appointed	Reappointed	Term Expiration
Josh Gould	March 12, 2024		March 31, 2028
Raffaello DiNapoli	February 14, 2017	April 13, 2021	March 31, 2025
Amanda Irwin - Vice Chairperson	March 12, 2024		March 31, 2028
Catherine Bianco - Chairperson	March 9, 2021		March 31, 2025
Joseph Sikora	March 8, 2022		March 31, 2026
Thomas Carnevale	April 12, 2011	March 8, 2022	March 31, 2026
Jahan Tavangar	November 12, 2024		March 31, 2027
Brian Moore - Council Liaison			N/A

Zoning Hearing Board - 5 Year Term	Appointed	Reappointed	Term Expiration
Jonathan Steitzer	February 14, 2023		January 31, 2028
David Petty	October 10, 2023	January 9, 2024	January 31, 2029
Maureen Ahearn - Vice Chairperson	February 11, 2020	January 14, 2025	January 31, 2030
Bryan Emmanuel - Chairperson	April 10, 2018	January 12, 2021	January 31, 2026
Carolyn Treglia	April 9, 2024		January 31, 2027

Recreation Board - 4 YR Term	Appointed	Reappointed	Term Expiration
Kathy Gill - Vice-Chairperson	May 10, 2016	April 9, 2024	April 30, 2028
Andrew Hungerbuhler	April 9, 2024		April 30, 2028
Ed Lantzy	January 1, 2006	May 11, 2021	April 30, 2025
Frank Markey	May 9, 2023		April 30, 2025
Janet Hunter - Chairperson	January 1, 2008	April 12, 2022	April 30, 2026
Allison Peffle	May 11, 2021	April 12, 2022	April 30, 2026
Dave Gill	May 10, 2010	March 14, 2023	April 30, 2027
Dana Dugan - Council Liaison	April 27, 2010		N/A

HARB - 4 Year Term	Appointed	Reappointed	Term Expiration
Brian Slater - Chairperson - Real Estate	September 11, 2007	August 13, 2024	August 31, 2028
William Felton - Contractor	August 13, 2013	August 11, 2021	August 31, 2025
Jon Ichter	November 14, 2023		August 31, 2025
Joel Bartlett - Architect		August 8, 2023	August 31, 2027
Joseph Sikora - Planning Comm	January 12, 2023		March 31, 2026
Matthew McCloskey - BCO	September 12, 2023		N/A
Dana Dugan - Borough Council			N/A

Borough Council - 4 Year Term	Appointed	Reappointed	Term Expiration
Beth Burckley - Vice President	January 2, 2018	January 3, 2022	January 5, 2026
James Carminito	January 3, 2022		January 5, 2026
Dana Dugan	January 4, 2010	January 3, 2022	January 5, 2026
Jonathan Ewald - President	January 4, 2016	January 2, 2024	January 3, 2028
Richard Kirkner	January 2, 2018	January 3, 2022	January 5, 2026
Brian Moore - Assistant Secretary	January 6, 2020	January 2, 2024	January 3, 2028
David Strenfel	January 2, 2024		January 3, 2028
Brian Weiss	January 6, 2020	January 2, 2024	January 3, 2028
Peter Urscheler - Mayor	January 2, 2018	January 3, 2022	January 3, 2026

Civil Service Commission - 6 YR Term	Appointed	Reappointed	Term Expiration
Mari Wineburg - Chairperson	September 14, 2021	August 8, 2023	January 31, 2028
Amara Thornton-Brown - Vice Chair	July 14, 2020	January 9, 2024	January 31, 2030
Beth Burckley	December 12, 2023		January 5, 2026
Alternate - J. D. Maloney	March 12, 2024		January 31, 2027
Alternate - Jeffrey Jones	January 14, 2025		January 31, 2029

Tree Advisory - 5 Year Term	Appointed	Reappointed	Term Expiration
Jennifer Chandler	January 14, 2025		June 30, 2025
Susan Di Cerchio - Chairperson	July 12, 2022		June 30, 2027
Randall Morin	April 27, 2010	May 14, 2024	June 30, 2029
Justin Gordon	August 13, 2024		June 30, 2028
Mary Foote	July 9, 2019		June 30, 2026
James Carminito - Council Liaison			N/A

Human Relations - 3 Year Term	Appointed	Reappointed	Term Expiration
Kevin Zwick	September 10, 2024		March 31, 2026
Shawn Cephas	April 9, 2024		March 31, 2026
Koretta McGhee	January 14, 2025		March 31, 2028
Rev. Lee Paczulla	March 8, 2022		March 31, 2025
Susmita Sukla	January 9, 2024		March 31, 2027
Beth Burckley - Council Liaison			N/A

Other Appointments	Appointed	Reappointed	Term Expires
Emergency Management Coordinator			
Karin Williams	January 1, 2015		N/A
Vacancy Board Chairman			
Leo Scoda	February 9, 2021	January 14, 2025	December 31, 2025

RESOLUTION NO. 2025 –
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, OFFICIALLY
GRANTING AN EXTENSION OF TIME FOR THE COMPLETION OF
THE DEVELOPMENT KNOWN AS “PHOENIXVILLE PLAZA – PAD
SITES”, PREVIOUSLY APPROVED BY RESOLUTION 2023-18.**

WHEREAS, at its meeting on May 9, 2023, the Borough Council of the Borough of Phoenixville adopted Resolution No. 2023-18 (the “2023 Resolution”), which conditionally granted approval of the final land development, as shown on the prepared by Arna Engineering, Inc., dated March 7, 2023, last revised October 27, 2023, consisting of eighteen (18) sheets, which were recorded with the Chester County Office of the Recorder of Deeds on December 20, 2021 at Plan Book 21234, Page 1, and more particularly identified as Document No. 12009376 (the “Plans”) for a certain parcel of land comprising approximately 306,227 square feet, located at 1000 Nutt Road in Phoenixville Borough, Chester County, Pennsylvania, which parcel is more particularly identified as Chester County UPI No. 15-7-17.1 (the “Tract”), in order to develop the Tract with two new pad sites as follows: (i) the first being a new drive-through restaurant building and outdoor patio area, having a two-lane drive-through, and associated parking spaces (the “Restaurant Project”); (ii) the second being a car wash facility consisting of a building area of 4,555 square feet, fourteen (14) vacuum stations, six (6) parking spaces (the “Carwash Project”); and (iii) the overall Tract being improved with an additional parking spaces, landscaping, parking islands, sidewalks, trail connections and other associated improvements, as well as a off-site public trails/sidewalks and certain other improvements (the “Tract Project”) (the Restaurant Project, Carwash Project, and Tract Project shall sometimes hereinafter be collectively referred to as the “Development” and each a “Project”); and

WHEREAS, the Nutt Road, LP, and Chesapeake Pines PA 4, LLC (collectively, “Owner/Developer”) and the Borough entered into a Land Development and Financial Security Agreement dated December 14, 2023, and recorded in the Chester County Office of the Recorder of Deeds at Book 11165, Page 359, and more particularly identified as Document No. 12009377 (the “LDFS”) and

WHEREAS, Sections 1 and 16 of the LDFSA provides that the Owner/Developer shall complete the Development within one (1) year of the date of the execution of the LDFSA; and

WHEREAS, Owner/Developer desires to extend the time for completion of improvements provided under the LDFSA for a period of one (1) year; and

WHEREAS, the Borough Council of the Borough of Phoenixville wishes to provide the requested one (1) year extension, provided that the Financial Security (as defined in the LDFSA) provided for in Section 15 of the LDFSA is extended for the same (1) year period.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. Phoenixville Borough Council hereby authorizes a one (1) year extension for Owner/Developer to complete the improvements associated with the Development, provided that Owner/Developer enters into an amendment to the LDFSA in a form substantially similar to that attached hereto as Exhibit "A" in no less than 90 days from the date of this Resolution, subject to revisions thereto deemed acceptable by the Borough Solicitor.

2. Borough Council authorizes the Borough Council President, Borough Manager and Borough Solicitor to prepare, execute and record all necessary and appropriate documents in order to complete the purchase of the Property.

ADOPTED, as a Resolution by Phoenixville Borough Council this 13th day of February, 2024.

PASSED by Borough Council, this 11th day of February, 2025.

By: _____
Jonathan M. Ewald, President, Borough Council

ENACTED, this 11th day of February, 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

I HEREBY CERTIFY, that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 11th day of February, 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

EXHIBIT “A”

Prepared By: Scott C. Denlinger, Esquire
Wisler Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422

Return To: Same as above

UPI No(s): 15-7-17.1

FIRST AMENDMENT TO
LAND DEVELOPMENT AND FINANCIAL SECURITY AGREEMENT

THIS FIRST AMENDMENT made this ____ day of _____, 2025 by and among the **BOROUGH OF PHOENIXVILLE**, 351 Bridge Street, Phoenixville, Chester County, Pennsylvania 19460 (hereinafter referred to as “Borough”), and **NUTT ROAD LP**, a Pennsylvania limited partnership, with an address of 309 Lancaster Avenue, Suite C-3, Malvern, Pennsylvania 19355 (hereinafter referred to as “Owner”), and is being consented to and joined by **CHESAPEAKE PINES PA 4, LLC**, a Delaware limited liability company, with respect to its obligations provided herein, with an address of 6211 Highland Drive #3501, Salt Lake City, UT 8412 (“Leaseholder”) (Owner and Leaseholder shall sometimes hereinafter be collectively referred to as “Obligated Parties” and each an “Obligated Party”).

WITNESSETH:

WHEREAS, Owner is the owner of a certain parcel of land comprising approximately 306,227 square feet, located at 1000 Nutt Road in Phoenixville Borough, Chester County, Pennsylvania, which parcel is more particularly identified as Chester County UPI No. 15-7-17.1 (the “Tract”), of which Leaseholder is a tenant of a portion thereof; and

WHEREAS, the Obligated Parties desires to develop the Tract with two new pad sites as follows: (i) the first being a new drive-through restaurant building and outdoor patio area, having a two-lane drive-through, and associated parking spaces (the “Restaurant Project”); (ii) the

second being a car wash facility consisting of a building area of 4,555 square feet, fourteen (14) vacuum stations, six (6) parking spaces (the “Carwash Project”); and (iii) the overall Tract being improved with an additional parking spaces, landscaping, parking islands, sidewalks, trail connections and other associated improvements, as well as a off-site public trails/sidewalks and certain other improvements (the “Tract Project”) (the Restaurant Project, Carwash Project, and Tract Project shall sometimes hereinafter be collectively referred to as the “Development” and each a “Project”); and

WHEREAS, Borough Council adopted Resolution No. 2023-18, which conditionally approved the Development of the Tract as shown on the Plans (the “Approval Resolution”); and

WHEREAS, the Borough and the Obligated Parties entered into a Land Development and Financial Security Agreement dated December 14, 2023, and recorded in the Chester County Office of the Recorder of Deeds at Book 11165, Page 359, and more particularly identified as Document No. 12009377 (the “LDFS”) and

WHEREAS, the Obligated Parties have requested an extension of the time for completion of improvements provided under the LDFS for the completion of the construction of the Development on the Tract as shown on said Plans in accordance with the Borough Subdivision and Land Development Ordinance and the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et seq.* (the “MPC”).

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants and agreements contained in the herein and in the LDFS, and intending to be legally bound hereby, agree as follows:

1. EXTENSION OF DATE OF COMPLETION.

A. Obligated Parties shall complete all of the Improvements (as that term is defined in the LDFS), as defined in the LDFS, on or before the one (1) year

anniversary date of the recording of this First Amendment. In the event that the Improvements are not completed as required hereby, or in the event that the Obligated Parties are otherwise in default of this First Amendment or the LDFSA, then any undrawn funds remaining under the Financial Security (as that term is defined in the LDFSA) shall, upon demand by Borough, be paid to Borough in accordance with the terms and conditions of the LDFSA. The failure of the Borough to immediately notify the Obligated Parties that the Obligated Parties are in default of this First Amendment or the LDFSA for failure to complete the Improvements within the time period provided herein shall not constitute a waiver by the Borough of its right to declare the Obligated Parties in default for failure to timely complete the Improvements in the future.

B. The Improvements shall not be deemed to be completed until the Borough Engineer certifies that the Improvements have been satisfactorily completed in accordance with the terms of this Agreement.

C. In the event that the Obligated Parties require more than one (1) year from the date of this First Amendment to complete the required Improvements, the provisions of Paragraph 16.C. (Date of Completion) of the LDFSA shall apply thereto.

2. REMAING FORCE AND EFFECT. The Obligated Parties hereby confirm that they continue to be bound by all of the provisions of the LDFSA, not inconsistent herewith, which shall remain in full force and in effect, including without limitation the notice provisions contained therein related to the maintenance of the financial security required by the LDFSA.

3. COVENANTS RUNNING WITH THE LAND. This First Amendment shall be recorded in the Recorder of Deeds Office in and for Chester County, Pennsylvania at the expense of the Leaseholder. The provisions of this First Amendment and/or the LDFSA shall be

binding on the heirs, assigns, grantees and successors of the parties hereto and shall constitute covenants running with the land.

4. GENERAL PROVISIONS.

A. All of the parties to this First Amendment and/or the LDFSA hereby consent to the exclusive jurisdiction of the Chester County Court of Common Pleas, Commonwealth of Pennsylvania, with respect to any dispute arising in connection with this Agreement or the enforcement thereof.

B. This First Amendment and/or the LDFSA shall be construed according to the laws of the Commonwealth of Pennsylvania.

C. This First Amendment and the LDFSA contains the entire agreement made between the parties on the matters covered by this Agreement. This First Amendment and/or the LDFSA may not be amended, altered, revoked, waived or clarified orally or by any action other than by a signed writing.

D. This First Amendment may be executed in one or more counterparts, all of which shall be considered one and the same agreement, and shall become a binding agreement when one or more counterparts have been signed and delivered to each of the parties. This First Amendment shall become binding when one or more counterparts hereof, individually or taken together, shall bear the signatures of all of the parties reflected hereon as the signatories. Any photographic or Xerox copy of this First Amendment, with all signatures reproduced on one or more set of signature pages, shall be considered for all purposes as if it were an executed counterpart of this First Amendment.

[Signature page to follow]

IN WITNESS WHEREOF, the Borough of Phoenixville, Owner and Leaseholder have caused this First Amendment to the Land Development and Financial Security Agreement to be duly executed the day and year first above written.

BOROUGH:

BOROUGH OF PHOENIXVILLE

By: _____
Jonathan M. Ewald, President
Borough Council

Attest: _____
E. Jean Krack, Secretary

OWNER:

NUTT ROAD, LP, by and through its General
Partner, **NUTT ROAD GP, LLC**

By: _____
Arnold F. Andersen, Member/Authorized Signer

LEASEHOLDER:

CHESAPEAKE PINES PA 4, LLC

By: _____
Michael Cianelli, Member/Authorized Signer

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF CHESTER :

On this, the _____ day of _____, 2025, before me, the undersigned officer, a Notary Public, personally appeared **Jonathan M. Ewald**, known to me to be the President of the Borough Council of the Borough of Phoenixville, whose name is subscribed to the within instrument, and acknowledged that he executed the same on behalf of the Borough of Phoenixville for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires:

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF CHESTER :

On this, the _____ day of _____, 2025, before me, the undersigned officer,
a Notary Public, personally appeared **Arnold F. Andersen**, known to me or satisfactorily proven
to be the Member/Authorized Signer of Nutt Road GP, LLC, whose name is subscribed to the
within instrument, and acknowledged that he/she executed the same on behalf of the corporation
for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires:

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF CHESTER :

On this, the _____ day of _____, 2025, before me, the undersigned officer, a Notary Public, personally appeared **Michael Cianelli**, known to me or satisfactorily proven to be the Member/Authorized Signer of Chesapeake Pines PA 4, LLC, whose name is subscribed to the within instrument, and acknowledged that he/she executed the same on behalf of the corporation for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires:

RESOLUTION NO. 2025 -

A RESOLUTION OF THE PHOENIXVILLE BOROUGH COUNCIL ADOPTED PURSUANT TO 8 PA.C.S.A. §§ 1402(d)(1.1)-(1.2) AFFIRMING THE NATURE OF THE EMERGENCY PROCUREMENT OF AMMONIUM SULFATE FOR THE BOROUGH'S WATER PLANT.

WHEREAS, 8 Pa. C.S.A. §1402(d) exempts certain contracts and purchases made by council from advertising, bidding, or price quotation requirements; and

WHEREAS, § 1402(d)(1.1) specifically exempts “emergency maintenance, repairs, or replacements for water, electricity or public works of the Borough, if they do not constitute new additions, extensions or enlargements of existing facilities and equipment”; and

WHEREAS, § 1402(d)(1.2) also separately and specifically exempts contracts and purchases made by council “for the mitigation of a real or potential emergency involving a clear and present danger to the health, safety and welfare of the residents of the borough”; and

WHEREAS, Brenntag Northeast LLC (“Brenntag”) was the successful bidder and awarded the contract to provide the Borough with ammonium sulfate as part of the Borough’s 2024 Chemical Bid; and

WHEREAS, On January 25, 2025, Brenntag informed the Borough that it would no longer be able to fulfill ammonium sulfate orders, and requested to be released from its contract with the Borough; and

WHEREAS, Ammonium Sulfate is critical to the Borough’s operation of its water treatment plant, and as of January 27, 2025, the Borough was down to a 10 to 14 day supply of ammonium sulfate; and

WHEREAS, The Borough then contacted the next lowest bidder from the Borough’s 2025 Chemical Bid for ammonium sulfate, Univar Solutions, and placed an order on January 3, 2025, with an expected delivery date of January 14, 2025; and

WHEREAS, the potential inability to provide safe, clean and potable water to the residents of the Borough constitutes a danger to the health, safety and public welfare of the community, and therefore, the acquisition of chemicals necessary to accomplish the water treatment process are integral thereto, thereby creating an emergency situation under the Borough Code.

NOW, THEREFORE, BE IT ENACTED AND RESOLVED by the Phoenixville Borough Council, and it is hereby enacted and resolved by the authority of same as follows:

SECTION 1. It is declared that for the reasons stated in the foregoing recitals that the emergency acquisition of ammonium sulfate from Univar Solutions on January 27, 2025

constituted an actual emergency both to the water system of the Borough, as well as to the health, safety, and welfare of the residents of the Borough, in accordance Section 1402(d) of the Borough Code, and the acquisition of ammonium sulfate by Borough staff from Univar Solutions on an emergency basis is hereby ratified.

PASSED by Borough Council this 11th day of February 2025.

By: _____
Jonathan M. Ewald
President, Borough Council

ENACTED this 11th day of February 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 11th day of February 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

RESOLUTION NO. 2025 -

A RESOLUTION OF THE PHOENIXVILLE BOROUGH COUNCIL TERMINATING THE AGREEMENT WITH THE 2025 SUPPLIER OF AMMONIUM SULFATE AND AUTHORIZING THE NEXT HIGHEST BIDDER AS THE REPLACEMENT SUPPLIER.

WHEREAS, in August and September of 2024, the Borough of Phoenixville (“Borough”) solicited bids to be opened on September 5, 2024 for the supply of eight (8) different chemicals necessary for the Borough’s public works; and

WHEREAS, Brenntag Northeast LLC (“Brenntag”) was the lowest responsible bidder for: (i) hydrated lime; (ii) soda ash; and (iii) ammonium sulfate, and entered into the required contract with the Borough for the supply of the aforementioned chemicals during the 2025 calendar year; and

WHEREAS, Univar Solutions (“Univar”) was the lowest responsible bidder for: (i) potassium permanganate, and entered into the required contract with the Borough for the supply of the aforementioned chemicals during the 2025 calendar year; and

WHEREAS, On January 25, 2025, Brenntag informed the Borough that it would no longer be able to fulfill ammonium sulfate orders, and requested to be released from its contract with the Borough in respect to only ammonium sulfate; and

WHEREAS, since Univar was the next-lowest responsible bidder for ammonium sulfate, the Borough then contacted the Univar to acquire ammonium sulfate on an emergency basis; and

WHEREAS, the Borough desires to release Brenntag from its contract to provide ammonium sulfate, subject to its continued satisfaction of its obligations related to hydrated lime and soda ash; and

WHEREAS, the Borough desires to engage Univar to provide ammonium sulfate for the remainder of 2025, at the price bid as the next lowest responsible bidder therefor, pursuant to the terms and conditions of the Chemical Bids for 2025 package, including without limitation the required contract included therein.

NOW, THEREFORE, BE IT ENACTED AND RESOLVED by the Phoenixville Borough Council, and it is hereby enacted and resolved by the authority of same as follows:

1. Partial Termination of Brenntag Contract. Brenntag shall be hereby released from the portion of its contract with the Borough to provide ammonium sulfate during the calendar year of 2025, provided that it enters into the Contract Amendment attached hereto as Exhibit “A”; and further, Borough Council President and Borough Manager are hereby authorized to execute the same on behalf of the Borough.

2. **Engagement in Additional Univar Contract.** Univar shall be hereby engaged to provide ammonium sulfate to the Borough, in addition to potassium permanganate, during the calendar year of 2025, provided that it enters into the Contract Amendment attached hereto as Exhibit “B”; and further, Borough Council President and Borough Manager are hereby authorized to execute the same on behalf of the Borough.

3. **Further Borough Authority.** Borough Council further authorizes Borough Council President, Borough Manager, Borough Director of Public Works, and the Borough Solicitor to take all actions as may be necessary to prepare, complete and execute associated documents, as may be necessary, to finalize the foregoing.

APPROVED at a public meeting of the Phoenixville Borough Council, Chester County, Pennsylvania, in lawful session duly assembled, this 11th day of February, 2025.

By: _____
Jonathan M. Ewald
President, Borough Council

ENACTED this 11th day of February, 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 11th day of February, 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

EXHIBIT “A”
BRENNTAG NORTHEAST CONTRACT AMENDMENT

**AMENDMENT TO CONTRACT
FOR
PROVISION OF CHEMICALS**

THIS AMENDMENT TO CONTRACT FOR PROVISION OF CHEMICALS (“Amendment”) is made this _____ day of _____, 2025, by and between, BRENN TAG NORTHEAST LLC, 81 W. Huller Road, Reading, PA 19605 (“Contractor”), and THE BOROUGH OF PHOENIXVILLE, Chester County, Pennsylvania (the “Borough”).

W I T N E S S E T H

WHEREAS, Contractor was the lowest bidder for supplying the following chemicals to the Borough during the 2025 calendar year: (i) hydrated lime; (ii) soda ash; and (iii) ammonium sulfate (collectively, the “Chemicals”); and

WHEREAS, Contractor and Borough entered into a Contract for Provision of Chemicals dated September 11, 2024 (the “Contract”) in order to clarify the terms and conditions related to Contractor supplying said Chemicals to the Borough; and

WHEREAS, Contractor has requested to be released from the Contract as it relates to the supplying of ammonium sulfate.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants and agreements contained in the herein and in the Contract, and intending to be legally bound hereby, agree as follows:

1. RELEASE FROM SUPPLYING AMMONIUM SULFATE. The Borough and Contractor agree that Contractor shall be released from the Contract for the limited purpose of supplying ammonium sulfate, without penalty. The table contained in Paragraph 1 (Services) of the Contract shall be amended as follows:

Chemical	Included Y/N:	Estimated Quantity	Unit	Unit Price
Liquidated Aluminum Sulfate		45,000	GAL	-
Hydroflourosilicic Acid		1,200	GAL	-
Potassium Permanganate		80	55.125 lb pails – EA	-
Zinc Orthophosphate		8	TON	-
Hydrated Lime – 1 Ton Lots		1	TON	\$850.00
Soda Ash		38	TON	\$775.00
Ammonium Sulfate		10	TON	-
Brine Salt		60	TON	-

2. REMAINING FORCE AND EFFECT. Contractor and Borough hereby confirm that they shall continue to be bound by all of the provisions of the Contract as it relates to hydrated lime and soda ash (the “Remaining Chemicals”), and that Contractor shall remain liable to provide the same pursuant to the terms and conditions thereof. The Contractor further agrees that it shall not withdraw or replace the required performance bond, even if said performance bond is now in an amount greater than necessary for the Remaining Chemicals. As a result, the terms and conditions of the Contract, not inconsistent herewith, are hereby ratified and shall remain in full force and in effect as they relate to the Remaining Chemicals. Further, notwithstanding this Amendment, the indemnification provision shall continue to apply for all of the Chemicals.

3. MISCELLANEOUS.

(a) This Amendment, the Contract, and the other Contract Documents comprise the entire agreement and understanding of the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous oral or written agreements, negotiations, representations, warranties, covenants and obligations, all of which are intended to be merged with and into this Amendment.

(b) The Contractor shall not assign or transfer, whether by an assignment or novation, any of its rights, duties, benefits, obligations, liabilities, or responsibilities under this Amendment of the Contract without the written consent of the Borough.

(c) No provision of this Amendment, the Contract, or the other Contract Documents shall be construed more strictly against or more liberally in favor of a party regardless of which party or which party's counsel prepared or aided in the preparation of this Amendment or the Contract, notwithstanding any custom or rule of construction to the contrary.

(d) No purported waiver of any right or remedy shall be valid or enforceable unless set forth in writing and signed by the party against whom enforcement thereof is or may be sought. The Contractor specifically recognizes and agrees that in addition to any rights or remedies available to Borough at law or at equity, that there are various liquidated damages available to Borough as more particularly set forth in the Contract Documents.

(e) This Amendment, the Contract, and the other Contract Documents may be amended only by a written instrument signed by both Borough and Contractor.

(f) This Amendment, the Contract, and the other Contract Documents are governed by the laws of the Commonwealth of Pennsylvania, and the parties hereto hereby agree that the Court of Common Pleas of Chester County, Pennsylvania, shall have jurisdiction over any litigation arising out of it.

(g) The Parties to this Amendment hereby state, intending to be legally bound, that all necessary approvals, authorizations, consents and governing legal requirements have been met and/or obtain by the respective party to make this Amendment binding and enforceable. The Borough states that it properly authorized the undersigned to execute this Amendment. Contractor states that it properly authorized the undersigned to execute this Amendment.

(h) Any capitalized term not herein defined shall have the definition provided in the Contract.

IN WITNESS WHEREOF, intending to be legally bound hereby, the parties hereto have caused this Agreement to be executed on the day and year first above written.

ATTEST:

CONTRACTOR:

By: Kirsten O'Donnell

By: 

PHOENIXVILLE BOROUGH

Date: _____

By: _____

EXHIBIT “B”
UNIVAR SOLUTIONS CONTRACT AMENDMENT

**AMENDMENT TO CONTRACT
FOR
PROVISION OF CHEMICALS**

THIS AMENDMENT TO CONTRACT FOR PROVISION OF CHEMICALS (“Amendment”) is made this _____ day of _____, 2025, by and between, UNIVAR SOLUTIONS INC., _____ (“Contractor”), and THE BOROUGH OF PHOENIXVILLE, Chester County, Pennsylvania (the “Borough”).

W I T N E S S E T H

WHEREAS, Contractor was the lowest bidder for supplying the potassium permanganate to the Borough during the 2025 calendar year; and

WHEREAS, Contractor and Borough entered into a Contract for Provision of Chemicals dated _____, 2024 (the “Contract”) in order to clarify the terms and conditions related to Contractor supplying said potassium permanganate to the Borough; and

WHEREAS, Contract was the second-lowest bidder for supplying ammonium sulfate; and

WHEREAS, the lowest bidder for ammonium sulfate is unable to provide it as agreed, and therefore the Borough desires to engage Contractor to supply ammonium sulfate at Contractor’s bid price for the 2025 calendar year; and

WHEREAS, Contractor agrees to provide ammonium sulfate in addition to potassium manganate (collectively, the “Chemicals”) for the 2025 calendar year pursuant to the terms and conditions of the Contract.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants and agreements contained in the herein and in the Contract, and intending to be legally bound hereby, agree as follows:

1. ADDITION OF AMMONIUM SULFATE. The Borough and Contractor agree that Contractor shall supply ammonium sulfate, in addition to potassium manganate, pursuant to the terms and conditions of the Contract. The table contained in Paragraph 1 (Services) of the Contract shall be amended as follows:

Chemical	Included Y/N:	Estimated Quantity	Unit	Unit Price
Liquidated Aluminum Sulfate		45,000	GAL	-
Hydroflourosilicic Acid		1,200	GAL	-
Potassium Permanganate		80	55.125 lb pails – EA	\$138.92
Zinc Orthophosphate		8	TON	-
Hydrated Lime – 1 Ton Lots		1	TON	-
Soda Ash		38	TON	-
Ammonium Sulfate		10	TON	\$1,729.00
Brine Salt		60	TON	-

2. REMAINING FORCE AND EFFECT. Contractor and Borough hereby confirm that they shall continue to be bound by all of the provisions of the Contract as it relates to the Chemicals, and that Contractor shall provide said Chemicals pursuant to the terms and conditions thereof. Notwithstanding the foregoing, the Borough and Contractor agree that the amount of the performance bond required by Paragraph 6 of the Contract shall not be updated to reflect the additional value of the ammonium sulfate; provided, however, that the Borough shall be entitled to exercise on the performance bond for either of the Chemicals (in the event that

the conditions to do so have been met). As a result, the terms and conditions of the Contract, not inconsistent herewith, are hereby ratified and shall remain in full force and in effect as they relate to the Chemicals.

3. MISCELLANEOUS.

(a) This Amendment, the Contract, and the other Contract Documents comprise the entire agreement and understanding of the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous oral or written agreements, negotiations, representations, warranties, covenants and obligations, all of which are intended to be merged with and into this Amendment.

(b) The Contractor shall not assign or transfer, whether by an assignment or novation, any of its rights, duties, benefits, obligations, liabilities, or responsibilities under this Amendment of the Contract without the written consent of the Borough.

(c) No provision of this Amendment, the Contract, or the other Contract Documents shall be construed more strictly against or more liberally in favor of a party regardless of which party or which party's counsel prepared or aided in the preparation of this Amendment or the Contract, notwithstanding any custom or rule of construction to the contrary.

(d) No purported waiver of any right or remedy shall be valid or enforceable unless set forth in writing and signed by the party against whom enforcement thereof is or may be sought. The Contractor specifically recognizes and agrees that in addition to any rights or remedies available to Borough at law or at equity, that there are various liquidated damages available to Borough as more particularly set forth in the Contract Documents.

(e) This Amendment, the Contract, and the other Contract Documents may be amended only by a written instrument signed by both Borough and Contractor.

(f) This Amendment, the Contract, and the other Contract Documents are governed by the laws of the Commonwealth of Pennsylvania, and the parties hereto hereby agree that the Court of Common Pleas of Chester County, Pennsylvania, shall have jurisdiction over any litigation arising out of it.

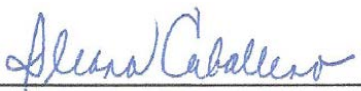
(g) The Parties to this Amendment hereby state, intending to be legally bound, that all necessary approvals, authorizations, consents and governing legal requirements have been met and/or obtain by the respective party to make this Amendment binding and enforceable. The Borough states that it properly authorized the undersigned to execute this Amendment. Contractor states that it properly authorized the undersigned to execute this Amendment.

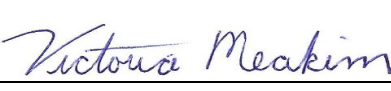
(h) Any capitalized term not herein defined shall have the definition provided in the Contract.

IN WITNESS WHEREOF, intending to be legally bound hereby, the parties hereto have caused this Agreement to be executed on the day and year first above written.

ATTEST:

CONTRACTOR: Univar Solutions USA LLC

By: 
Ileana Caballero, Municipal Specialist

By: 
Victoria Meakim, Municipal Specialist

PHOENIXVILLE BOROUGH

Date: 02/06/2025

By: _____



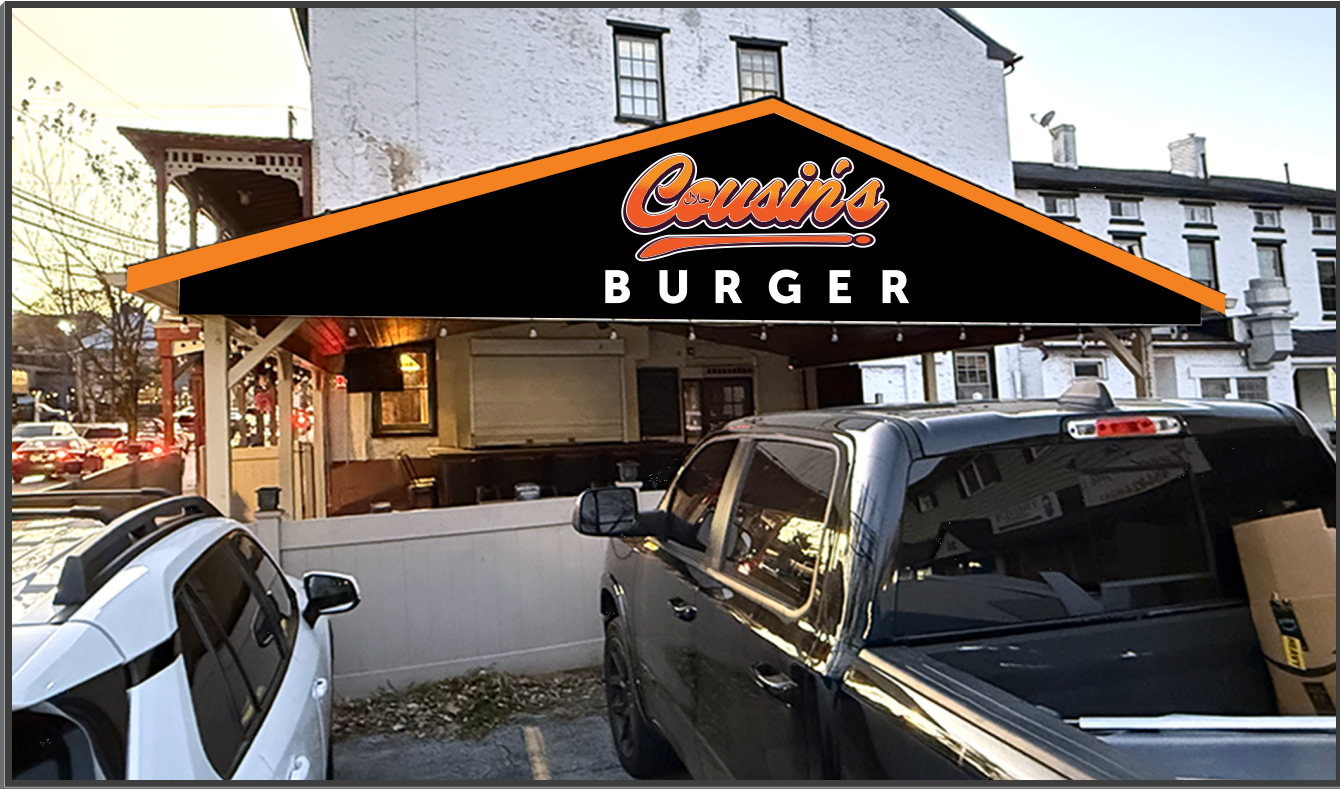
XTREME
VAPES & HOOKAH

No Change
3' x 10'
-> Existing sign is

Signage (37 Bridge St, Phoenixville, PA 19460)



Exisitng



Proposed

SIDE ELEVATION (Facing Parking)

Flat PVC Letters with Digital Print Logo

Survey Required for exact measurements



Exisitng



Proposed



STREET ELEVATION
Dibond Panel with Digital Print
Size to be verified



Exisitng

INDOOR PANEL
Dibond Panel with Digital Print

OPT 1



OPT 2



PROPOSED PROJECT:



LOCATION ADDRESS:

37 Bridge Street
Phoenixville, PA 19460

OWNER / GC CONTACT INFO:

DATE / REVISIONS:

12-19-2024

SHEET:

1 of 1

LAYOUT
DRAWING

DESIGN CRITERIA	PA
CODE: IBC 2021 ASCE 7-16	
Snow Load: Ground Snow Load - Pg = 25 lb/ft²	
Snow Exposure Factor Ce = 0.9 for fully exposed	
Snow Load Importance factor I = 1.0	
Thermal factor Ct = 1.2 (for Unheated structure)	
Wind Loads:	
Basic Wind Speed V = 125 mph	
Risk Category III	
Topographic Factor Kzt = 1.0	
Wind Exposure Category = C (Assumed open terrain),	
Force Goel Cf=	
0.5 to 2.0 depends on the shape and dimension of the sign.	
Wind Directionality Factor Kd = 0.85 Gust Factor G = 0.85	

COLORS SPEC:

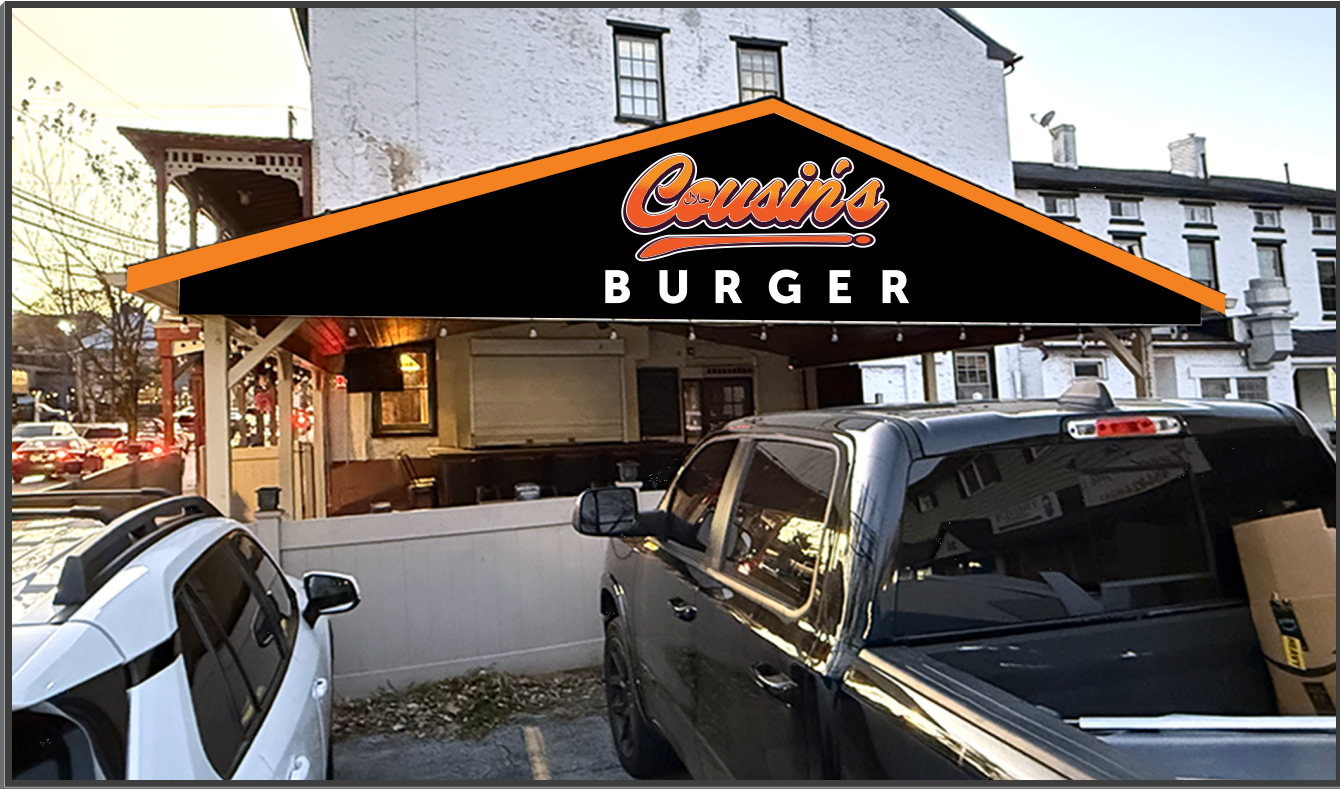
NOTE: Owner is responsible to provide access hole or entryway leading to sign, inside/behind wall sign area, and large enough for technician to enter and complete all wiring work necessary. SIGNARAMA technicians are NOT authorized for this construction work. Additional fees WILL be billed when SIGNARAMA provides.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY SIGNARAMA. IT MAY NOT BE REPRODUCED, COPIED, EXHIBITED OR UTILIZED FOR ANY PURPOSE, IN PART OR IN WHOLE BY ANY INDIVIDUAL INSIDE OR OUTSIDE WITHOUT WRITTEN CONSENT OF SIGNARAMA.

Signage (37 Bridge St, Phoenixville, PA 19460)



Exisitng



Proposed

SIDE ELEVATION (Facing Parking)

Flat PVC Letters with Digital Print Logo

Survey Required for exact measurements



Exisitng



Proposed



STREET ELEVATION
Dibond Panel with Digital Print
Size to be verified



Exisitng

INDOOR PANEL
Dibond Panel with Digital Print

OPT 1



OPT 2



Philly
Signarama
The way to grow your business.
101 East Luzerne Street Philadelphia, PA 19124
Phone: (215) 333-3337 Fax: (215) 333-7442
design@signaramaphilly.com | www.signaramaphilly.com

PROPOSED PROJECT:



LOCATION ADDRESS:

37 Bridge Street
Phoenixville, PA 19460

OWNER / GC CONTACT INFO:

DATE / REVISIONS:

12-19-2024

SHEET:

1 of 1

LAYOUT
DRAWING

DESIGN CRITERIA	PA
CODE: IBC 2021 ASCE 7-16	
Snow Load: Ground Snow Load - Pg = 25 lb/ft²	
Snow Exposure Factor Ce = 0.9 for fully exposed	
Snow Load Importance factor I = 1.0	
Thermal factor Ct = 1.2 (for Unheated structure)	
Wind Loads:	
Basic Wind Speed V = 125 mph	
Risk Category III	
Topographic Factor Kzt = 1.0	
Wind Exposure Category = C (Assumed open terrain),	
Force Goel Cf=	
0.5 to 2.0 depends on the shape and dimension of the sign.	
Wind Directionality Factor Kd = 0.85 Gust Factor G = 0.85	

COLORS SPEC:

NOTE: Owner is responsible to provide access hole or entryway leading to sign, inside/behind wall sign area, and large enough for technician to enter and complete all wiring work necessary. SIGNARAMA technicians are NOT authorized for this construction work. Additional fees WILL be billed when SIGNARAMA provides.

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RESOLUTION NO. 2025 -

**BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, OFFICIALLY
APPROVING THE PRELIMINARY/FINAL SUBDIVISION AND LAND
DEVELOPMENT PLAN FOR THE DEVELOPMENT KNOWN AS
“OAKWOOD APARTMENTS EXPANSION”**

WHEREAS, SYT Oakwood Apartments, LLC and SYT Bridge Street LLC (hereinafter collectively referred to as “Owner/Developer”) is the legal owner and developer of four (4) contiguous existing parcels located at 1042, 1044, 1050 W. Bridge Street and 623 Deger Avenue in the Borough of Phoenixville, Chester County, Pennsylvania, comprised in the aggregate of approximately 3.91 acres, being zoned Residential Infill (RI) District, which parcels are more particularly identified as Chester County UPI Nos. 15-12-196, 15-12-197, 15-12-197.2 and 15-12-197.4 (hereinafter collectively referred to as “Site”); and

WHEREAS, the Site is improved with four (4) existing three-story apartment buildings on site housing 96 units, three (3) detached single-family dwellings, , and one (1) single-story masonry structure, as well as and two paved parking lots, a through-driveway with access to W. Bridge Street and Deger Avenue, concrete walkways and sidewalks, and related facilities (collectively, the “Existing Improvements”); and

WHEREAS, Owner/Developer proposes the consolidation of the four (4) parcels, demolition of the three (3) existing detached single-family structures and the through-driveway, and the development of the Site with two (2) new multi-family residential buildings containing thirty-two (32) new apartment dwelling units in the aggregate, restriping and improvements to the parking lot resulting in 149 parking spaces, sanitary sewer main extension, sidewalk and crosswalk improvements, landscaping, lighting, storm water management and related improvements (collectively the “Development”); and

WHEREAS, Owner/Developer intends to complete the Development as more particularly shown on plans prepared by Bercek & Associates, consisting of eighteen (18) sheets, dated April 21, 2023, last revised November 25, 2024 (the “Plans”); and

WHEREAS, Owner/Developer has previously obtained and supplied or will obtain and supply to the Borough all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development, and any necessary offsite easements to legally provide access, allow for construction, discharge stormwater or connect to utilities; and

WHEREAS, at this time, the Owner/Developer desires to obtain preliminary/final land development approval of the Plans from the Borough of Phoenixville in accordance with Section 508 of the Pennsylvania Municipalities Planning Code and the Borough’s Subdivision and Land Development Ordinance (“SALDO”); and

WHEREAS, the Phoenixville Borough Planning Commission has reviewed the Plans and has recommended the approval of the Plans by a vote of 4-0, at its meeting of October 10, 2024, subject to the terms of its action memorandum dated October 21, 2024 (the “PC Action Memo”); and

NOW, THEREFORE, BE IT RESOLVED, the Borough Council of the Borough of Phoenixville hereby grants preliminary/final approval of the subdivision and land development shown on the Plans described herein, subject, however, to the following conditions:

1. At this time, the Phoenixville Borough Council waives strict compliance with the following provisions of the Borough’s Subdivision and Land Development Ordinance (“SALDO”):
 - A. §§22-500.3.A.(1) & 22-500.7 – a waiver from the requirement to dedicate recreation space to the Borough or pay a fee in lieu, to instead permit the payment by Owner/Developer to the Borough and/or non-profits of funds to be applied to Affordable Housing and the Downtown Economic Revitalization Program, as further described in Paragraphs 15 and 16, below.
2. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough Engineer’s review letter dated December 24, 2024, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit “A”.
3. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough Planner’s review letter dated January 2, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit “B”.
4. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough Planning Commission’s Action Memo dated October 21, 2024, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit “C”, subject to and in consideration of the Borough Traffic Engineer’s review letter dated November 11, 2024, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit “D”.
5. To the extent that any conditions or comments of this Resolution, the Borough Engineer Review Letter or the Borough Planner Review Letter conflict with contents of the PC Action Memo, then such contents of the PC Action Memo shall be superseded thereby. To the extent of any inconsistencies with the terms of the above-mentioned Review Letters and the terms of this Resolution, the terms of this Resolution shall prevail.
6. The Development shall require an additional twenty-seven (27) Equivalent Dwelling Units (EDUs). As a result, Owner/Developer shall pay to the Borough the sewer tapping fees (§18-302) and water connection fees (§26-401) based on the twenty-seven (27) additionally required Equivalent Dwelling Units (EDUs) for the Development, all of which shall be paid in full prior to the issuance of the first building permit for the Development.

7. Prior to recording the Plans, Owner/Developer shall enter into a Land Development and Financial Security Agreement (“Agreement”) with the Borough of Phoenixville. The Agreement shall be prepared by and satisfactory to the Borough Solicitor and Owner/Developer shall obligate itself to complete all of the required improvements shown on the Plans in accordance with Borough criteria and specifications as well as to secure the completion of the said required improvements by posting financial security as required by the Pennsylvania Municipalities Planning Code satisfactory to the Borough. In order to complete the Agreement, Owner/Developer shall provide to the Borough an estimation of costs for the completion of the public improvements, which shall be satisfactory to the Borough Engineer.
8. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Owner/Developer, its successors and assigns, the underlying landowner shall, prior to the recording of the Plans, execute a Stormwater Management BMP Operation and Maintenance Agreement (“O&M Agreement”) with the Borough to reserve easements in favor of the Borough so that the stormwater facilities may be maintained by the Borough (with all expenses charged to Owner/Developer, its successors and assigns) in the event that the maintenance responsibilities of the stormwater facilities are not fulfilled after reasonable notice to do so. The terms and conditions of the O&M Agreement shall be prepared by and satisfactory to the Borough Solicitor, and the O&M Agreement shall be recorded simultaneously with the Plans.
9. Prior to recording the Plans, Owner/Developer shall enter into a Stormwater Management Maintenance & Drainage Easement Agreement (“Drainage Easement Agreement”) with the Borough of Phoenixville for the portion of the stormwater management system connecting to and draining into the Borough’s stormwater drainage system located in the public right-of-way in the vicinity of the intersection of Tyler Avenue and Cherry Street. The Agreement shall be prepared by and satisfactory to the Borough Solicitor. In furtherance of the foregoing, the Plans shall be revised to depict the area of such Drainage Easement to the satisfaction of the Borough Engineer.
10. Prior to recording the Plans, Owner/Developer shall enter into a Sanitary Sewer Easement Agreement (“Sewer Easement Agreement”) with the Borough of Phoenixville for the portion of the public sanitary sewer system crossing the eastern corner of the Site in the vicinity of the intersection of Deger Avenue and Cherry Street. The Agreement shall be prepared by and satisfactory to the Borough Solicitor. In furtherance of the foregoing, the Plans shall be revised to depict the area of such Sanitary Sewer Easement to the satisfaction of the Borough Engineer.
11. The Development was proposed, discussed and examined pursuant to Owner/Developer’s representations that the Development and Site shall be held in single ownership and the residential units held as apartments. In the event that the Development, or portion thereof, is intended to be converted at any time to a planned community or condominium, Owner/Developer shall first submit to the Borough Solicitor for review and approval the draft common interest community formation documentation (the “Declaration”) for review

and approval. Said Declaration shall contain all of the conditions, covenants, easements and restrictions required by the Act, the SALDO, and this Resolution, including, but not limited to:

- A. The Association shall be responsible for the maintenance, repair and restoration of all of the privately-owned curbing, sidewalks, parking areas, subsurface and surface storm water management facilities and BMPs, open space areas, and other recreational amenities, lights, signage, street trees, lawn areas and landscaping constructed or installed on the Site.
12. Prior to the issuance of any construction or earth disturbance for the Development, Owner/Developer shall provide the Borough with all required approvals from the Chester County Conservation District and the Pennsylvania Department of Environmental Protection, as may be required.
13. The Development shall be constructed in strict accordance with the content of the Plans, the notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.
14. Upon certification of completion by the Borough Engineer of any and all Development improvements located in the Borough's right-of-way, Owner/Developer, or underlying landowner, as appropriate, shall offer to dedicate such improvements to the Borough, pursuant to an executed bill of sale. The terms of the bill of sale shall be subject to the approval of the Borough Engineer and Borough Solicitor. Such bill of sale and easement shall be executed and recorded prior to the release by the Borough of the financial security held for the Development.
15. In support of the Borough's Council on Affordable Housing, the Owner/Developer, its heirs, successors and/or assigns agrees to voluntarily contribute the Phoenixville Community Health Foundation, a 501(c)(3) corporation, a contribution in the amount of \$5,000, prior to or at the time of recording the Plans.
16. Owner/Developer, on the behalf of itself and its successors and assigns, hereby agrees to voluntarily contribute in perpetuity an annual donation of Five Hundred and 00/100 Dollars (\$500.00) to the Borough for its Downtown Economic Revitalization Program. Owner/Developer agrees that the initial donation shall be submitted to the Borough prior to the recording of the Plans, which will satisfy the donation requirement for the year 2024. Beginning in January 2025 and each January thereafter, the annual contribution shall be submitted to the Borough. Owner/Developer agrees on the behalf of itself and its heirs, successors and assigns that in the event that the plans are recorded in 2025 or later, the payment required to be contributed to the Borough prior to the recording of the Plans shall be in an amount of the aggregate of the 2024 contribution, the then-current year, and any additional years there-between. In the event that the Downtown Economic Revitalization Program is discontinued, the annual contribution shall no longer be required.

17. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans and this Final Approval Resolution shall be borne entirely by Owner/Developer and shall be at no cost to the Borough, including, without limitation, reimbursement to Phoenixville Borough for any and all outstanding Planning Commission and/or Borough escrow amounts.
18. Prior to the start of construction, Owner/Developer shall contact the Borough Engineer to request the scheduling of a preconstruction meeting with the Borough, and shall provide the Director of Planning and Code Enforcement and the Borough Engineer with a digital copy of a pre-construction video showing the project site and surrounding area, and shall provide the Borough Engineer with five (5) hard copies of the Plans to be stamped "Approved for Construction."
19. Prior to the start of construction, Owner/Developer shall notify the Borough Manager and the Borough Engineer and schedule a preconstruction meeting with the Borough. Developer shall provide the Borough Manager and the Borough Engineer with at least seventy-two (72) hours' notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or public improvements) so that the Borough may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Borough) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.
20. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by the Borough of Phoenixville. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.
21. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owner/Developer has the right to accept or reject conditions imposed by Borough Council upon final approval. If, for any reason, the Owner/Developer fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of receipt of this Resolution, then this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1 and the conditions set forth above, including but not limited to those more specifically described in consultant review letters identified in Paragraphs 2 and 3. Further, if the Borough receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this

approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraphs 1 and the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

APPROVED and **RESOLVED** at a public meeting of the Phoenixville Borough Council, Chester County, Pennsylvania, in lawful session duly assembled, this 11th day of February, 2025.

PHOENIXVILLE BOROUGH COUNCIL

By: _____
Jonathan M. Ewald
President, Borough Council

ENACTED this 11th day of February, 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 11th day of February, 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

ACCEPTANCE

The undersigned states that they are authorized to execute this Acceptance which is the subject matter of this Resolution, that they have reviewed the conditions imposed by Borough Council in the foregoing Resolution and that they accept the conditions and agree to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

SYT OAKWOOD APARTMENTS, LLC

By: _____

Print Name

Print Title

Date

SYT BRIDGE STREET, LLC

By: _____

Print Name

Print Title

Date

Exhibit "A"
Engineer's Review Letter



**REMINGTON
& VERNICK
ENGINEERS**

Croton Road Corporate Center
555 Croton Road, Suite 401
King of Prussia, PA 19406
O: (610) 940-1050
F: (610) 940-1161

December 24, 2024

Mr. E. Jean Krack
Borough Manager
Borough of Phoenixville
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

**Re: Preliminary / Final Land Development Application – Review #3
Oakwood Apartments (UPI #15-12-196, 15-12-197, 15-12-197.2, & 15-12-197.4)
Borough of Phoenixville
RVE File #PCPBP146**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville (Borough), has reviewed the following submission materials in connection with the above referenced land development application:

- Plans entitled “Oakwood Apartments – Preliminary / Final Land Development” (19 sheets), dated 4/21/2023, last revised 11/25/2024, prepared by Bercek & Associates of Royersford, PA;
- Plan sheet entitled “Record Lot Consolidation Plan” (1 sheet), dated 11/25/2024, prepared by Bercek & Associates of Royersford, PA;
- Response Letter #2, dated 11/26/2024, prepared by Bercek & Associates of Royersford, PA;
- Post Construction Stormwater Management Report for SYT Oakwood Apartments, LLC, dated 4/21/2023, last revised 11/7/2024, prepared by Bercek & Associates of Royersford, PA;
- Legal Description and Easement Plan for Sanitary Sewer Easement, dated 11/5/2024, prepared by Bercek & Associates of Royersford, PA;
- Domestic Water Sizing Calculations, dated 12/21/2023, prepared by Martarano Engineering, Inc. of Wyomissing, PA.
- Community, Fiscal, & Market Impact Assessment for Oakwood Apartments, dated 8/13/2024, last revised 10/23/2024, prepared by Seidel Planning & Design, of Pottstown, PA;
- Environmental Impact Analysis for Oakwood Apartments, dated April 2024, prepared by Warmkessel Geo-Environmental, Inc. of Oley, PA;
- PennDOT CS-4401 ADA Curb Ramp Forms for four (4) ramps, dated 10/18/2024;

I. GENERAL INFORMATION

Owner & Applicant:	SYT Bridge Street, LLC (UPI #15-12-197, 15-12-197.2 & 15-12-197.4) 2015 Locust Street, Suite 100 Philadelphia, PA 19103 (347) 265-6270 Attn: Steve Drebin sdrebin@sytholdings.com
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Owner & Applicant: SYT Oakwood Apartments, LLC (UPI #15-12-196)
Oakwood Apartments II, LLC
Greenzang Properties IX, LLC
2015 Locust Street, Suite 100
(347) 265-6270
Attn: Steve Drebin
sdrebin@sytholdings.com

Plan Preparer: Bercek & Associates
112 North Lewis Road
Royersford, PA 19468
(610) 948-8947
Attn: Glen E. Kelczewski, P.E.
gkelczewski@bercekassociates.com

Proposal: The applicant proposes to consolidate four (4) adjacent parcels, preserve five (5) existing buildings with ninety-six (96) multifamily dwelling units, demolish three (3) existing single-family detached dwelling units, construct two (2) new 3-story apartment buildings with thirty-two (32) multifamily dwelling units (resulting in a combined 128 multifamily dwelling units, existing and proposed). Also included in the development are proposed utilities, grading, lighting, landscaping, stormwater management and erosion control.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. The plans must include the signature and seal of the professional land surveyor responsible for the plan (§22-304.2.A). *The applicant states that the plans will be signed and sealed prior to final plan recording.*
2. Identify York Street (§22-304.2.A). *Item satisfied.*
3. On the Land Development Title Plan (Sheet 1), adjust the location map scale to 1"=200' (§22-304.2.A). *Item satisfied.*
4. On the Land Development Title Plan (Sheet 1), the location map is being used to show zoning boundaries and should identify the Residential Infill (RI) zoning district (§22-304.2.A). *Item satisfied.*
5. Provide the percentage of uses by Gross Floor Area on the plans (§22-304.2.A). *The applicant indicates that 100% of the proposed use on the project tract will be multi-family residential. Item satisfied.*
6. Show the existing water main in West Bridge St. (S.R. 1019) (§22-304.2.A). Records show a 12" cast iron water main on W. Bridge St. and a 6" transite water main on Deger Avenue (§22-304.2.A). RVE will provide historical plans under separate cover. *Item satisfied.*

7. Show the existing fire hydrant along W. Bridge St., near the municipal boundary (§22-304.2.A). *Item satisfied.*
8. Show the existing crosswalk(s) along W. Bridge St, including mid-block locations and at the intersection of Deger Avenue. *Item satisfied.*
9. Show and identify all existing signage along W. Bridge St., Deger Ave., and Cherry St. *Item satisfied.*
10. Revise the sanitary main shown along Cherry Street and Deger Avenue based on available records (§22-304.2.A). RVE will provide historical plans under separate cover. *Item satisfied.*
11. The existing sanitary main cuts across the property corner on the west corner of the intersection of Deger Avenue and Cherry Street. Provide a 20' utility easement along this sanitary main (§22-407.2). *The applicant has shown an acceptable easement on Sheet 4 with bearing, distance and areas information on Sheet 1. The easement boundaries, bearing, distance and area information should be depicted on the Lot Consolidation, Existing Features & Demolition plan (sheet 3) as well.*
12. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show all steep slope (>15% to 25%) and very steep slope (>25%) areas (§22-304.2.A). Some steep grades appear to be present along Cherry Street. *Note #17 has been added to Sheet 1. Item satisfied.*
13. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show all existing trees over 6" caliper (§22-304.2.A). *Item satisfied.*
14. Provide a delineation of freshwater wetlands as determined by the criteria of the U.S. Army Corps of Engineers. If no such lands exist on the tract, the plan must include a statement so indicating (§22-304.2.A). *Item satisfied.*
15. Provide floodplain information based on the current effective FEMA FIRM for the project area (§22-304.2.A). *Item satisfied.*
16. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), provide dimensions from each building to the roadway curblin, rear yard setbacks, side yard setbacks, and separation from other existing and/or proposed buildings. *Item satisfied.*
17. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4) and others, adjust the weight of the existing contours to differentiate them from proposed contours. *Item satisfied.*
18. Provide new property corner monumentation at all property corners where no existing monumentation exists (§22-406.1). *Item satisfied.*
19. Provide a note on the plan indicating that all utilities shall be installed underground (§22-407.5). *Item satisfied.*
20. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), show the proposed limits of roadway restoration work. *The applicant has shown a boundary around roadway excavation areas. However, PennDOT has commented that the eastbound travel lane of W Bridge St. (S.R. 1019) must be resurfaced. Due to the significant work proposed, the full width of Deger Avenue must be resurfaced between W. Bridge St. and Cherry St. as part of this project. Resurfacing includes a 1.5" mill and overlay of the existing asphalt pavement. Provide notes on*

the plan indicating that this pavement resurfacing work will be performed. On Sheet 1, Note #29 has been added. However, the note should be revised to state “..., from W. Bridge St. to Cherry St.” or the area shall be clearly shown with hatching on the plan.

21. The plan shall be reviewed by the Phoenixville Fire Department (§22-304.2.A). *The Phoenixville Fire Department issued a review letter dated 7/20/2024. Among other comments, the letter required installation of a new fire hydrant at the corner of W. Bridge St. and Deger Ave. The applicant has added the fire hydrant to the plan. The applicant must add a detail for the proposed fire hydrant. Item satisfied.*
22. On the Site Grading, Construction Improvements & PCSM Plan and Landscaping Plan (Sheets 4 & 11), show the 75' clear site triangle at the intersection of Deger Avenue with W. Bridge St. (S.R. 1019) and Cherry Street (§22-411.3.B). *Item satisfied.*
23. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), a total of ~~162~~ 149 parking spaces are proposed, including 9 8 ADA parking spaces. At least 1 of the ADA parking spaces shall be van accessible with a 96" wide access aisle (§22-417.2.G). Indicate which space(s) are van accessible. *Item satisfied.*
24. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), there are proposed striped islands being added within the existing parking lot. These striped islands shall be changed to curbed landscaped islands to reduce impervious coverage and heat island effect (§22-417.3.C). *Item satisfied.*
25. In conjunction with this development, install a new electrical switchgear capable of accommodating Level 2 EVCS for at least 20% of the parking spaces, with a dedicated branch circuit and overcurrent protection for each Level 2 EVCS (§22-417.7.A.(1)). *Item satisfied.*
26. For any land development proposing at least ten (10) parking spaces serving residential uses, at least 10% of the parking spaces shall be EVPS served by a Level 2 EVCS connection (§22-417.7.D.(1)). *Item satisfied.*
27. Reconstruct the ADA curb ramps at the intersection of Deger Avenue with W. Bridge Street (S.R. 1019) and Cherry Street to comply with current ADA standards (§22-419.3.C). *The applicant is proposing to reconstruct the ADA curb ramps on the south corner of the intersection of W. Bridge St. and Deger Ave. However, the ADA curb ramp on the east corner of the intersection of W. Bridge St. and Deger Ave. should also be reconstructed. Also, the diagonal slope for the turning areas appears to be greater than 2.0%. Contour labels for the ADA ramp views on Sheet 7 shall be relocated to better callout the corresponding contour line. Item satisfied.*
28. Provide a streetlight at the intersection of W. Bridge Street & Deger Avenue (§22-423.2). *Item satisfied.*
29. Provide a detail for the proposed trash enclosure and associated concrete pad (§22-426.1). *No trash enclosure is being proposed and the one that was to be removed now will remain. Item satisfied.*
30. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), indicate whether additional pavement will be installed for trash truck access to the proposed trash enclosure. *The proposed trash enclosure has been removed. Item satisfied.*

31. In residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes (§22-500.3.A.(1)). *The applicant is requesting a waiver from this requirement and offers to provide a fee in lieu of providing the required open space area. At the Planning Commission meeting on 10/10/2024, it was determined that a waiver is not required when the applicant is proposing to provide a fee in lieu of required open space area.*
32. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), show proposed grading from the proposed apartment building finished floor elevations to nearby sidewalk and pavement grades. *Contour labels shall be provided for all proposed contour lines. Additional spot elevations shall be shown at proposed sidewalk connections. Consider a separate Grading Plan for clarity. Item satisfied.*
33. On the Land Development Title Plan (Sheet 1), Parking Calculations – Proposed Conditions – 216 total bedrooms X 0.82 parking spaces per bedroom = 178 required parking spaces. Our office found 151 parking spaces. *Per RVE's email dated 8/9/24, an average rate of 0.75 parking spaces per bedroom shall be utilized. This project will result in a total of 197 bedrooms which results in the need for 148 parking spaces. This project will result in a total of 149 parking spaces. Item satisfied.*
34. On the Land Development Title Plan (Sheet 1), Affidavit of Ownership – provide two signature blocks for the two LLCs. *Item satisfied.*
35. On the Land Development Title Plan (Sheet 1), Signature Blocks – revise, modify, and / or add the signature blocks that are attached to this review letter. *The Pennsylvania Professional Land Surveyor Title Signature block states that the error of closure is 1 : 4,084,930; however, the error of closure can not be greater than 1 : 10,000 as stated in the standard signature block. All signature blocks must be signed, sealed and dated as applicable prior to final plan recording. The applicant has provided an acceptable response regarding survey accuracy. The applicant states that the plans will be signed and sealed prior to final plan recording.*
36. On the Land Development Title Plan (Sheet 1), Location Map – provide a North Arrow. *Item satisfied.*
37. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show the location and size of the water main, water lateral, sanitary main, sanitary lateral and the location of the nearest fire hydrant (§22-304.2.A). *There are no water lines shown to the fire hydrant. Item satisfied.*
38. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), the south corner of the tract boundary line does not close. *Item satisfied.*
39. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show demolition of the smaller existing dumpster along the southwest property line. Both existing dumpsters are to be replaced with the proposed 15' X 28' dumpster location. *The plans have been revised and the existing dumpsters will remain and no new dumpsters are being proposed. Item satisfied.*
40. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Site Construction Sequence 23 – remove 'and proposed landscape plantings'. Only trees are proposed. *Additional landscaping has been proposed and provided on the Landscaping Plan (Sheet 17). Item satisfied.*

41. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – along the SW property line – restripe the parking spaces. Some of the parking spaces are not nine (9) feet wide. *A typical dimension or parking space striping detail shall be provided to indicate the length and width for all standard parking spaces. The applicant has verified the width of existing parking spaces to be 9', has agreed to restripe existing parking spaces and has provided details for ADA accessible parking spaces and EV parking spaces on Sheet 5. However, an additional dimension or callout should be provided on the plans dimensioning the width of standard parking stalls.*
42. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – along the SW property line – there is a hanging 20' dimension line. Remove this dimension or realign it. *Item satisfied.*
43. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – in the SW property line area – the five (5) space parking should have an eight (8) foot wide ADA parking access aisle. The corner parking stall will conflict with the extension of parking stalls with the removal of the trash dumpster enclosure. Revise the total parking stalls in each run. *Item satisfied.*
44. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – in the center front row of parking spaces – the two ADA spaces cannot stand alone without a striped access aisle. Move both spaces to the sides of the new proposed striped island to satisfy this requirement. *Striping locations have been revised. Item satisfied.*
45. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – in the existing NE parking lot – the first ADA parking space in a lot requires an eight (8) foot wide striped aisle (Van Accessible). Reline the row and revise the total of spaces. *Item satisfied.*
46. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – the proposed dumpster location is thirteen (13) feet offset from the existing apartment building. A northwest wind will carry the dumpster odor directly to the apartment building. The second and third floor apartments will look down directly into the dumpsters. Provide a dumpster enclosure with three (3) CMU sides, front swinging doors and a roof to contain the potential odors and provide a visual obstruction to the contents. *The existing dumpster location on the northeastern end of the primary parking lot will be approximately 15' from the proposed apartment building. These comments still apply for this dumpster location. The applicant anticipates that the existing dumpster enclosure will be replaced with a new masonry wall enclosure with a roof and swinging gates. Provide a note on the plans stating that "The existing dumpster enclosure will be replaced with a new masonry wall enclosure, gates and roof. Plans for the new enclosure shall be provided for Borough review and approval prior to construction."*
47. On the PCSM Details & Notes Plan (Sheet 5), add Snouts to Inlets A5, A7 and A8. *Item satisfied.*
48. On the PCSM Details & Notes Plan (Sheet 5), Flex Storm Inlet Filters – highlight filters for the twelve-inch yard drains also. *The applicant is proposing NDS square catch basins for yard drains #9, 13, 14, 16, 17 & 18. Item satisfied.*
49. On the PCSM Details & Notes Plan (Sheet 6), provide a detail for the twelve-inch yard drains. *Item satisfied.*

50. On the PCSM Details & Notes Plan (Sheet 6), provide details for Bicycle Safe Grates for the Type M Inlets and the twelve-inch Yard Drains. *Item satisfied.*
51. On the E&S Details & Notes Plan (Sheet 9), provide Standard Construction Detail #4-4. *Item satisfied.*
52. On Plan Sheet 10 – provide a statement that the proposed lighting shall meet IESNA full-cut-off criteria (§27-601.4.B(2)). *The applicant states that Note #13 has been provided, however no Note #13 is shown on the plan. A Note has been added to the Lighting Plan (Sheet 16). Item satisfied.*
53. On the Lighting Plan (Sheet 10), show a lighting distribution pattern and label the footcandle lines. As shown, parts of the driveway entrance are not illuminated however there are other existing lights on the plan. The applicant notes that there are existing cobra head lights near each of the existing driveways. These lights can be added to the lighting plan to demonstrate compliance with lighting requirements.
54. On the Lighting Plan (Sheet 10), Installation Notes 6 – change CITY to BOROUGH. *Item satisfied.*
55. On Plan Sheet 11 – Plan View – along W. Bridge Street – the proposed street trees (classified as large) are within ten (10) feet of existing overhead wires. Only medium trees are permitted where overhead wires exist (§25-106.2). Trees should be offset ten (10) feet from buildings (§22 – Attachment 3 – Landscape Guidelines). These same trees are seven (7) feet off of the building. Please select medium trees for this location. *There are trees to the northeast that appear to be closer than 10' to the buildings, verify these distances. Item satisfied.*
56. On the Landscaping Plan (Sheet 11), Plan View – along Deger Avenue – three trees are within the ten (10) foot minimum offset to utilities (3', 4' & 5' off the proposed sanitary main extension) (Plan Sheet 12- General Landscape Notes 5 – Line 1). *Trees have been moved greater than 10' away from the utilities, but other plantings are being proposed directly on top of utility lines. Item satisfied.*
57. On the Landscaping Details & Notes Plan (Sheet 12), General Landscape Notes 26 – remove this note. The Landscape Details are shown on this sheet. *Item satisfied.*
58. On the Landscaping Details & Notes Plan (Sheet 12), label the Paver Patio Detail. *A label is still needed for this detail. Item satisfied.*
59. On the Landscaping Details & Notes Plan (Sheet 12), provide a Concrete Sidewalk Detail. *Item satisfied.*
60. On the Landscaping Details & Notes Plan (Sheet 12), provide a Dumpster Detail. *The plans have been revised and the existing dumpsters will remain and no new dumpsters are being proposed. Item satisfied.*
61. The plans must state that there are no wetlands on the property (§22-304.2.A). *Item satisfied.*
62. The plans must state that the project does not fall within the French Creek 100 year floodplain (§22-304.2.A). *Item satisfied.*
63. Section §23-402.2.A(3) - Add a statement signed by the owner that shall prohibit any revision to the approved SWM plan unless approved by the Borough in writing. *Item satisfied.*

64. ~~Provide a Chester County Conservation District Letter of Adequacy for earth disturbance less than one acre (§23-303.1.A(1); §23-402.2.G). The applicant states that an approval letter will be provided prior to final plan approval. Since this plan now require an NPDES permit, this comment is no longer applicable (See comment #73).~~
65. Provide final as-built plans of all BMPs and stormwater conveyance and facilities (§23-502.1). *The applicant states that they will be provided and Note #22 on Sheet 1 has been provided. Item satisfied.*
66. Provide a Market Analysis impact statement (§22-600). *Item satisfied.*
67. Provide an Environmental Impact Analysis impact statement (§22-601). *Item satisfied.*
68. Provide a Traffic Impact Study (§22-602). *Item satisfied.*
69. Provide a Community and Fiscal Impact Analysis (§22-603). *Item satisfied.*
70. Provide a stand-alone Lot Consolidation Plan to be recorded separately. *Setback lines shall be shown on this plan. This should be a separate plan and shall show the proposed improvements as to show the final conditions of the project. The applicant has provided a lot consolidation plan showing consolidation of four (4) parcels, without proposed improvements. Item satisfied.*
71. Provide concrete monuments at the property perimeter corners and at any changes in direction (§22-406.1). *Item satisfied.*
72. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3) and others, there is a property boundary type line crossing Cherry Street diagonally. Please review and revise as necessary. The line still exists that crosses Cherry Street. The applicant notes that this diagonal line appears on ChescoViews, Chester County's GIS database, and is accurate. However, the plan currently shows this diagonal line disconnected from the project tract.
73. The Limit of Disturbance for Phase 2 has been revised and is now greater than one acre. This will require a PADEP NPDES Permit. The applicant states that an approval letter will be provided prior to final plan approval.
74. Show 220' contours on the new islands. *Item satisfied.*
75. On the Parking Lot Cross-Walks Plan (Sheet 8), provide spot elevations for the proposed sidewalk tie-in. *Item satisfied.*
76. The Landscaping Plan (Sheet 47 18) shows a patio and block seat wall overtop of a proposed sidewalk. Any improvements should be shown on the Site Grading, Construction Improvements & PCSM Plan. The proposed sidewalk runs directly through the patio and shall be revised.
77. The Landscaping Plan (Sheet 47 18) shows plantings on proposed sidewalk near the northeast property boundary. *Item satisfied.*
78. On the Phase – 2 Erosion and Sediment Control Plan (Sheet 13), provide inlet protection for the proposed inlets. *Item satisfied.*
79. The Post-Construction peak discharge rates on the PADEP Rate Control Sheet do not match what is shown for POI #1 in the tables shown on what is labeled sheet 81 of the PCSM Report. *Item satisfied.*

80. *On the Lighting Plan (Sheet 10), there is a proposed street light that is projecting light onto nearby residential properties greater than 0.1 footcandle. Item satisfied.*
81. *The “Typical EV Charging Station Detail” shall have dimensions for the bollards to show how close they are to the charging stations and to show how much parking length is left. Item satisfied.*
82. *Provide a detail for the bollards to be placed in front of the EV charging stations. Item satisfied.*
83. *On the Land Development Title Plan (Sheet 1), Zoning Regulations, update the proposed lot area to subtract the area of the proposed sewer easement. Item satisfied.*
84. *On the Land Development Title Plan (Sheet 1), provide a listing of all waivers being requested. Waiver requests have been removed. Item satisfied.*
85. *On the Site Grading, Construction Improvements, and PCSM plan, provide a note indicating that handrails shall be provided for all steps with more than 3 risers. Provide a construction detail for handrails. Item satisfied.*
86. *PennDOT’s comment letter, dated 8/23/2024, indicates that the two (2) existing mid-block crossings on W. Bridge St. ~~should be eliminated~~ “are under review and if found unwarranted, will need to be removed.” Considering that there is already a crosswalk at the intersection of W. Bridge St. and Deger Ave., RVE agrees with this determination by PennDOT. If found to be unwarranted, the mid-block crossings should be eliminated, and appropriate curb and sidewalk should be installed on each side of W. Bridge St. PennDOT’s comment letter, dated 10/25/2024, states that the existing mid-block crosswalk near Sta. 200+39 (nearest to the northeast driveway along W. Bridge St.) should be removed, and does not make any statement about the other existing mid-block crosswalk. The applicant has revised the plan accordingly. Item satisfied.*
87. *On the Landscaping Plan (Sheet 17), show the location of any mechanical equipment that might be visible from public streets. Provide screening to ensure that any mechanical equipment is not visible from the public street. The Applicant states that for the proposed buildings, all mechanical equipment will be provided in the interior of the buildings. On Sheet 1, Note #28 has been added regarding the screening requirement. Item satisfied.*
88. *From the Traffic Impact Study, completed January 2024, recommendations for bike racks are made. Provide bike racks on the plan and provide a construction detail. Item satisfied.*
89. *From the Traffic Impact Study, completed January 2024, recommendations for signage at mid-block crosswalks along W. Bridge Street are made. Since it is our recommendation to eliminate the two (2) existing mid-block crosswalks, we suggest that warning and advanced warning signage only be provided for approaches to the crosswalk at the intersection of W. Bridge St. and Deger Ave. Item satisfied.*
90. *~~On the General Details & Notes Plan, provide a construction detail for concrete driveway aprons. Item satisfied.~~*
91. *The observation ports for the Underground Stormtank System shall be shown on a plan view to show that there are no conflicts with the proposed sidewalk and patio or if they will be within these areas.*

92. The applicant has provided a separate legal description and exhibit plan for a proposed sanitary sewer easement. RVE will review these materials and provide any comments under separate cover.
93. Provide a new legal description for the consolidated tract.
94. For parking lots with 101 to 150 parking spaces, only 5 ADA accessible parking spaces (including 1 ADA van accessible parking space) are required. Currently, the plan shows 8 ADA accessible parking spaces. Consider converting 3 ADA accessible parking spaces to standard parking spaces to maximize parking flexibility.
95. On the Land Development Title Plan (Sheet 1), reference the Record Lot Consolidation Plan (1 sheet), dated 11/25/2024, prepared by Bercek & Associates of Royersford, PA.

III. WATER & SEWER

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). Applicant acknowledged. This letter must be provided prior to Council consideration.
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). Applicant acknowledged. This letter must be provided prior to Council consideration.
3. The plans shall indicate the size and material of all proposed water services and sewer laterals. *Item satisfied.*
4. If any existing water services or sewer laterals are to be abandoned or reused, add the following note to the utility plan: The existing water services and sewer laterals to be abandoned shall be shown capped directly at the mains. Any service lines intended to be reused shall be cut and capped prior to the demolition of the existing building. Per conversations between the applicant and the Borough, sewer laterals along W Bridge Street shall be capped at the right-of-way. Provide a note on the Lot Consolidation, Existing Features & Demolition Plan indicating this.
5. New water services for both proposed apartment buildings shall be connected to the existing water main on W. Bridge St. (S.R. 1019). Water service piping is currently proposed to be shared between both buildings. Water and fire services should be unique to each building proposed. The applicant has provided separate domestic and fire services from the water main to the proposed combination water meter vault, splitting downstream to each building. Item satisfied.
6. Provide an external combination water meter vault for both domestic and fire water services. The private domestic and fire water services from a single combination water meter vault can serve both proposed apartment buildings. *Item satisfied.*
7. The existing sanitary line along Deger Avenue to Cherry Street must be replaced with a new 8” diameter SDR-35 PVC sewer main. Installation shall include capping the old 4” connection in Cherry Street, new tie-in manhole, new terminal sewer manholes, and reinstatement of all existing sewer laterals. Applicant shall provide a legal description and exhibit of sanitary sewer to be dedicated to the Borough. Applicant should consider extending sanitary sewer main for both buildings to connect directly in Deger, rather than installing sewer laterals along the frontage of the adjacent building. Item satisfied.

8. Include calculations to support the sizing of the proposed water services (both domestic and fire). *Applicant states calculations will be provided in a future submission. Item satisfied.*
9. Add the following note to the utility plan: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code.” *Comment could not be located on Sheet 1, Note 25. Item satisfied.*
10. The following standard detail shall be added to the plans. A copy is attached to this letter. *Item satisfied.*
 - Detail S-1: Sanitary Lateral 3’ to 10’ Depth
 - Detail S-6: Standard Sanitary Manhole Section Detail
 - Detail S-8: Sanitary Manhole Frame and Cover
 - Detail S-9: Connection to Existing Sanitary Manhole
11. RVE has reviewed and will recommend the provided Sewage Facilities Planning Module Mailer Application for signature by the Borough, who will submit the application to DEP. A copy of the exemption status letter, once received from DEP, shall be forwarded to RVE. *Project has been deemed exempt from Sewer Planning.*
12. The plans shall show all existing sewers and water mains and shall call out the size and materials of construction (if known). *Item satisfied.*
13. The plans shall show all existing water services and sanitary laterals and shall call out the size and materials of construction (if known). *A note should be added to the project plans describing locating of unknown services and appropriately capping as necessary. Item satisfied.*
14. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *Applicant acknowledged. The applicant shall be responsible for providing any necessary background information on previous usage if requesting any credits for connection fees.*
15. Utility plan should denote all water or sewer mains that are proposed to be dedicated to the Borough. *Comment was noted on Sheet 1, Note 26. Legal description and exhibit should be provided as detailed in Comment 7. Item satisfied.*
16. Provide a profile for the sewer main extension including all known conflicts, utilities, slope, pipe materials and sizes. *Item satisfied.*
17. If the buildings will be sprinklered, there must be a dedicated fire service which is metered separately from the domestic water service, and all meters shall be placed in outside meter pits. *Applicant shall provide appropriate meter pit detail as necessary. Item satisfied.*

IV. REQUESTED WAIVERS

The following waiver have been requested:

96. ~~Section §22-500.3.A.(1) — In residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes.~~ *At the Planning Commission meeting on 10/10/2024, it was determined*

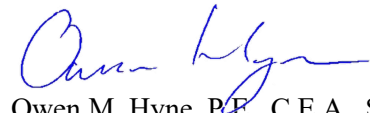
that a waiver is not required when the applicant is proposing to provide a fee in lieu of required open space area.

Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 “Impact Statements” of the Borough’s Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and the update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study.

Our approval is contingent upon the applicant addressing the items in the letter and responding using the numbering system in this review letter and the applicant obtaining all other permits and approvals required for this project. Additional comments may arise when the submission and design is more complete.

Should you have any questions, please feel free to contact our King of Prussia office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



Owen M. Hyne, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/rag

Enclosure

cc: SYT Bridge Street, LLC, Owner & Applicant
SYT Oakwood Apartments, LLC, Owner & Applicant
Oakwood Apartments II, LLC
Greenzang Properties IX, LLC
Bercek & Associates, Plan Preparer
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine (via email)
John Yurick, P.E., McMahon Associates
Adrianne Blank, R.L.A., Gilmore & Associates, Inc.
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (via email)
James Bulicki, P.E. (via email)

Exhibit “B”
Planner’s Review Letter



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 2, 2025

File No. 2023-05026

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final LD Plan - Third Plan Review
Oakwood Apartments
Tax Map Parcel Number: 15-12-196, 15-12-197, 15-12-197.2 & 15-12-197.4

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Preliminary/Final Land Development plan for Oakwood Apartments, dated April 21, 2023, revised November 25, 2024, prepared by Bercek & Associates and Community, Fiscal & Market Impact Assessment dated August 13, 2024, prepared by Seidel Planning & Design. The site, consisting of TMP 15-12-196, 15-12-197, 15-12-197.2, 15-12-197.4, is approximately 3.72 Acres and is in the Residential Infill (RI) District. The land development plan proposes to consolidate all four parcels to construct two (2) new three-story apartment buildings with thirty-two (32) multi-family apartment units along with associated parking and site improvements by combining adjacent parcels and removing three (3) existing residential dwellings. Four (4) existing three-story apartment buildings on site housing 96 units will remain the same. The site is currently served with public water and public sewer.

We offer the following comments for your consideration. This is the third review of the Preliminary/Final Plans.

1. Existing Conditions and Surrounding Land Use

- a. The site currently consists of single-family and multi-family residential dwellings with four (4) existing three-story apartment buildings, two (2) two-story dwellings, a three-story dwelling, a masonry structure and two existing parking lots, with entrance drives and concrete walkways connecting parking to apartment buildings.
- b. The site is surrounded by commercial and apartment uses across West Bridge Street to the north, single family residential and apartment uses to the south and single-family residential uses to the east across Deger Avenue. Schuylkill Township borders the site to the southwest consisting of commercial uses.

2. Compliance with Phoenixville Regional Comprehensive Plan (PRPC) 2021 and Chester County Comprehensive Plan

- a. The proposed land use is generally consistent with PRCP 2021, as it "concentrates growth within established development zones" and cooperating regionally, "counteracts the various pathologies of sprawl".
- b. As per the Future Land Use Map of the *Phoenixville Regional Comprehensive Plan* dated 2021, the site is categorized as Residential Infill. The proposed land use of the development is generally consistent with the Phoenixville Regional Comprehensive Plan.
- c. The proposed land use is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018, as it concentrates growth in the most appropriate areas and calls for reinvestment in urban centers with a diversified mix of land use.

4. Open Space

- a. As per SALDO §22-500.3. A (1), in residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes. One acre per twenty (20) units would require 1.6 Ac. of open space for the thirty-two (32) proposed apartment units. On Sheet 1 the applicant indicates that they will “provide a fee in lieu of required open space.” The applicant also indicates on Sheet 1 that the “proposed patio area with block seat wall is available for public use.”

5. Natural Resources

- a. As per Tree Ordinance §25-110.1. A and B, protecting trees during construction shall apply to all street trees, including reconstruction of parking lots. To the maximum extent possible all trees within the limit of disturbance shall be preserved and the loss or damage to trees existing on-site which are to remain shall be protected by a six-foot high tree protection barrier to prevent encroachment into the tree protection zone (TPZ), extending to the dripline of the tree. Protection fencing is provided around trees to remain on the Erosion and Sediment Control Plans (Sheet 14) and the Landscape Plan (Sheet 18); however, it is not shown outside of the dripline of the trees to protect the critical root zone as required per §25-110. 1.B(2). The plans should be revised to demonstrate compliance with the requirements of the ordinance by either relocating the TPF or including sufficient site-specific tree protection measures to adequately protect the tree, or a waiver would be required.

6. Design Observations/Building Placement

- a. As per ZO §27-403.5, the primary façade of buildings shall be oriented parallel to/facing existing streets when present. Both proposed apartment buildings appear to be oriented internally, with entrances facing towards each other rather than facing surrounding streets. Additionally, architectural and site design standards typically recommend that the front elevation face the street, and the overall massing should communicate emphasis on the human scale and the pedestrian environment. Wrap around porches, and/or architectural elements should be incorporated on all building facades visible from W. Bridge Street and Deger Avenue.
 - i. As per the Bercek & Associates Response Letter, dated November 26, 2024, “the two new buildings are situated so that the primary entrance to both buildings is from the courtyard which will provide a sense of community for the tenants of those buildings who will enjoy the intimacy of the semi-public space which will be open to the parking lot and Deger Avenue. There is an entrance from West Bridge Street to the building facing that street similar to the existing buildings. Additionally, the overwhelming majority of the tenants will be accessing the buildings from the parking area to the south rather than from the street-side sidewalks. Both buildings have decks and patios streetside along Deger and West Bridge which will provide a sense of community inclusion of passing pedestrians to the life-scale elements of the outdoor space of those apartments.” Also, “on Sheet 18, additional landscape plantings have been provided on the northwest side of the proposed apartment building façade closest to W. Bridge Street.”
 - ii. The Applicant should provide additional information and documentation demonstrating how the applicant addresses the emphasis on human scale and the pedestrian environment, particularly along the building facing West Bridge Street.

7. Landscape and Buffer Requirements/Lighting

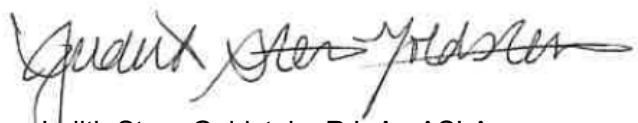
- a. As per SALDO §22-428.9, a high priority shall be placed on diversity of plant material and plantings along buildings shall have no less than forty-percent evergreen shrub material. We note the following discrepancies on the Landscape Plan:
 - i. The Landscape Schedule does not include the 12 ITEV shown on the Landscape Plans.

- ii. The Landscape Schedule indicates 30 AUCJP Petite Jade Aucuba. However, 39 AUCJP are shown on the plans.
- iii. The Landscape Schedule indicates 45 ILEGG Green Box Inkberry. However, only 44 are shown on the plans.
- iv. The Landscape Schedule indicates that the *Spirea japonica* 'little princess' and *Clethra alnifolia* are evergreen shrubs; however, these are deciduous shrubs.

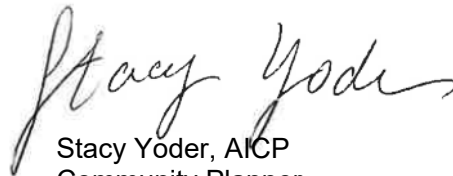
The plans should be revised to correct these discrepancies and demonstrate compliance with the requirements of the ordinance.

In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each comment has been satisfactorily addressed. If you have any questions or require additional information, please contact me.

Sincerely,



Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.



Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

JSG/sjy/sl

cc: David Boelker, dboelker@phoenixville.org
Owen Hyne, P.E., C.E.A., Remington & Vernick Engineers (Owen.Hyne@rve.com)
Glen E. Kelczewski, P.E., Bercek & Associates gkelczewski@bercekassociates.com
Steve Drebin, SYT Oakwood Apartments, LLC

Exhibit "C"
Planning Commission Action Memorandum



Borough of Phoenixville

CHESTER COUNTY, PENNSYLVANIA

351 Bridge Street, 2nd Floor, Phoenixville, PA 19460

Phone: (610) 933-8801

DATE: October 21, 2024

MEMO TO: Borough Council

MEMO FROM: Planning Commission

APPLICATION TYPE: Preliminary/Final Land Development Plan

PROJECT NAME: Oakwood Apartments Expansion

ZONING DISTRICT: Residential Infill (RI)

LOCATION: 1042, 1044, 1050 W. Bridge Street, 623 Deger Avenue

UPI#: 15-12-196, 15-12-197, 15-12-197.2, 15-12-197.4

ACTION MEMO

The Borough Planning Commission, at its October 10, 2024 regular meeting, recommended by a vote of 4 to 0, that Borough Council approve, as a Preliminary/Final and Subdivision and Land Development Plan, pursuant to the Subdivision and Land Development Ordinance, the Plan first submitted and dated April 21, 2023 and last revised July 8, 2024, as part of the above-referenced application.

The land development and lot consolidation application and plan propose the demolition of three (3) existing residential structures, the construction of two (2) multi-family residential buildings containing thirty-two (32) new apartment dwelling units; parking supply, location and designation changes; associated site improvements including lighting, storm water management and landscaping.

The Commission recommends the approval be subject to the following conditions:

1. Satisfactorily addressing all comments in the Borough Engineer and Land Planner review letters accompanying this Action Memo and incorporated herein;
2. The applicant shall adhere to PennDOT's recommendation for Bridge Street crosswalks; if they are to remain, additional lighting and advance warning signage shall be included as suggested in consultant review letters, which shall be resolved prior to Council consideration;

3. The northwest entrance/exit shall be limited to entrance-only, if the Borough Traffic Engineer provides supporting analysis and recommendation of such, which shall be resolved prior to Council consideration;
4. The development site plan and the Post-Construction Stormwater Management/Grading plan be separated onto their own sheets prior to Council consideration.

The Borough's Standard Action Memo Terms, the Application and the referenced review letters accompanying this Action Memo are incorporated herein. Council may impose conditions on any approval.

Thomas Carnevale
Planning Commission Chair

TC:dgb



Borough of Phoenixville
351 Bridge Street - 2nd Floor
Phoenixville, PA 19460
Phone (610) 933-8801
www.phoenixville.org

Application Fee:	_____
Escrow Deposit:	_____
Plan Number:	_____
Escrow Number:	_____
Total Remitted:	_____

Subdivision and Land Development Application

Project Information:

Project Name: SYT Oakwood Apartments, LLC

Tax Parcel Number(s): 15-12-196, 15-12-197, 15-12-197.2 & 15-12-197.4

Legal Owner Name: SYT Oakwood Apartments, LLC

Mailing Address: 2105 Locust Street, Suite 100, Philadelphia, PA 19103

Phone: (347) 265-6270 Email: sdrebin@sytholdings.com

Applicant Information:

Name: SYT Oakwood Apartments c/o Steve Drebin

Mailing Address: 2105 Locust Street, Suite 100, Philadelphia, PA 19103

Phone: (347) 265-6270 Email: sdrebin@sytholdings.com

Applicant Type: (Please see signatures section regarding required documents)

☒ Owner	☐ Architect/Engineer	☐ Corporate Officer	☐ Owner's Representative
☐ Attorney	☐ Business Operator	☐ Equitable Owner	

Project Engineer:

Company/Contact: Bercek & Associates c/o Glen E. Kelczewski, P.E.

Mailing Address: 112 North Lewis Road, Royersford, PA 19468

Phone: (610) 948-8947 Email: gkelczewski@bercekassociates.com

Project Surveyor:

Company/Contact: Bercek & Associates c/o Michael A. Bercek, PLS

Mailing Address: 112 North Lewis Road, Royersford, PA 19468

Phone: (610) 948-8947 Email: mbercek@bercekassociates.com

Project Attorney:

Company/Contact: _____

Mailing Address: _____

Phone: _____ Email: _____

Submission Type: (please check ALL that apply in each column)

☐ Minor Subdivision	☐ Sketch Plan	☒ Lot Consolidation	☒ New Proposal
☐ Major Subdivision	☐ Preliminary Plan	☐ Lot Line Change	☐ Revised Submission
☒ Land Development	☒ Preliminary/Final Plan		
	☐ Final Plan		

Land Use Proposed:

- ☒ Residential
- ☐ Commercial
- ☐ Industrial
- ☐ Institutional
- ☐ Other

Number of Units:

Existing - 96, Proposed - 126

Intended Uses:

Apartments

Existing Zoning:

RI - Residential Infill District

Proposed Zoning Change:

N/A

Total Tract Area: 3.91 Acres

Proposed Density: 0.74 (126/170,119)

Narrative Project Description ("see attached plan is insufficient)

Remove 3 existing residential dwellings. Construct 2 three story apartment buildings.

On August 9, 2011, Phoenixville Borough Council adopted the "Neighborhood Blight Protections and Enforcement" Ordinance 2180, that enables Borough Staff to deny any permit or governmental approval application if the owner of said property, on that or any other property owned in the Commonwealth, (1) has Tax and/or Municipal Services delinquencies on account of the actions of the Owner; or (2) has a Serious Violation with having no corrective, Substantial Steps in place. A printed copy of this ordinance is available upon request at the Borough Code Enforcement Department.

All applications shall include true and correct copies of the property deed(s).

I hereby certify that the proposed application and subsequent actions or uses are authorized by the owner. As the owner or authorized representative, I agree to conform to all applicable laws of the jurisdiction. Construction shall comply with all Borough Codes and the most current ICC Building Codes as adopted by the Commonwealth of Pennsylvania. I have examined this application, its requirements and to my knowledge and belief, it is a true, correct and complete application.

Applicant Printed Name: SYT Oakwood Apartments, LLC

Applicant Signature:

Date: 05/02/2023

Owner Printed Name: SYT Oakwood Apartments, LLC

Owner Signature:

Date: 05/02/2023

In lieu of an owner's signature, an Agreement of Sale and documentation evidencing equitable ownership shall be attached to the application, acknowledging the owner's understanding of the applicant's intent to subdivide or develop the property.



Standard Action Memo Terms

1. The Applicant shall provide all information identified as to be provided and/or necessary in all Letters from Borough consultants and all Letters from Borough Department representatives.
2. The Plan shall be revised so that it complies with all the comments and requirements of the Borough Fire Department, which may complete its review after the Borough Engineer approves all plan revisions and/or additions and all specifications and details therefor, as required by the terms of the Borough's plan approval.
3. The Plan shall satisfy and comply with all comments issued by Borough consultants, including but not limited to, the Borough Engineer, the Borough Planner, the Borough Zoning Officer, the Borough Planning Director, the Borough Solicitor, and/or the Borough Public Works Department.
4. The Applicant, at its sole expense, shall provide all the improvements ("Improvements"), required by the Borough's final approval of the Plan. The Applicant shall provide the Borough with security for all such Improvements, as determined by the Borough Engineer. The security shall secure, for the Borough's benefit, all the developer's obligations under the Development Agreement. The Borough may require that the security not be provided by a bond.
5. If applicable, the Applicant shall obtain all zoning relief necessary for the Plan as finally and completely approved (in compliance with the conditions of approval and the Plans to be Approved). All such zoning relief must be final and unappealable before the Plan is recorded and before any building permits are issued for new work shown on the Plan.
6. The Applicant shall acquire, at its sole cost, all rights, easements and rights-of-way necessary to construct, use and maintain the improvements shown on the Plan, as finally and completely approved, and perpetually offer to dedicate to the Borough, in a form acceptable to the Borough, all such interests and rights, which are shown on such Plan and/or required by any condition of its approval to be so dedicated. Such improvements include, but are not limited to, all rights, as identified on the Plan, as finally and completely approved, for sanitary sewers, water supply facilities, stormwater management facilities, roads and all other public facilities. The Borough shall have the right, but not the obligation, to accept dedication and/or any other responsibility for such facilities and/or rights.
7. To the extent not expressly and specifically changed by the terms of these conditions, all conditions of all prior approvals of the preliminary land development plan, and all conditional use, special exception and/or variance application(s) are incorporated into this Plan approval as conditions.
8. The Plan's approval shall be made by written Resolution and shall include all the terms and conditions of the Borough form plan approval Resolution, modified as the Borough shall determine to fit this Application. The Resolution shall be the Borough decision on the Application as required by the Pennsylvania Municipalities Planning Code ("MPC"). Council's determination that it should approve the Application, with conditions, pursuant to this Action Memo, shall not be the decision required by the MPC (unless Council, pursuant to this section, makes the terms of this Action

Memo its final decision) and shall not be a limitation on the scope and/or terms of such a decision. The Borough shall have an additional 15 days, after rendering its decision, to mail such final decision, in writing, to the Applicant. For all purposes, the Borough shall be deemed to have effectively communicated its written decision to the Applicant when the decision is mailed, by first class U.S. mail, to the Applicant at the address shown on the Application, on this Memo, or any new address that the Planning Director has received prior written notice of from the Applicant. Notwithstanding anything else in these conditions (including but not limited to the provisions of this Section), if the Borough does not adopt and/or communicate to the Applicant a different final plan approval decision and/or Resolution, the terms of this Action Memo, as amended and/or adopted by Council, shall be the Council's decision on the Application and shall, for all purposes, be treated as communicated to the Applicant on the date the Applicant receives a copy of the Action Memo (including any modifications made by Council). If such communication to the Applicant is made within the MPC's required time period for decisions, as extended by the Applicant, the communication shall be treated as a timely decision for all purposes and there shall be no deemed approval of the Application for any purpose.

9. After approval by Council and before transferring any parcel created by the Plan and/or doing any work and/or improvements shown on the Plan, the Applicant must record the Plan. The record plan must be recorded before any permits to implement the Plan will be issued by the Borough. The Plan may be recorded only upon completion, to the Borough's satisfaction, of all conditions of approval which require plan amendments and the Borough Engineer's written certification, on the Plan, of such completion. The Borough may require any or all the Plan sheets, as finally approved, to be recorded.
10. Prior to the issuance of any building permits to implement the Plan, the Applicant and, if the Borough requires, the property owner, must enter into a Development Agreement, with the Borough, with terms and conditions satisfactory to the Borough, and must provide the requisite improvement security as identified by the Borough Engineer. The improvement security shall secure, for the Borough's benefit, the proper and timely completion of the developer's obligations under the Development Agreement. The Development Agreement may provide that the Borough may withhold and/or revoke permits if the developer is in default of its obligations thereunder.
11. No work shall be done to implement the Plan and no building permits shall be issued for any such purpose until the Development Agreement is executed, the agreements concerning sanitary sewer and water supply fees and sanitary sewer infiltration and inflow remediation are made, the Plans are finally approved in all respects and the requisite improvement security is posted to the Borough's satisfaction.
12. The Applicant and the property owner and all their respective heirs, successors and assigns (collectively the "Responsible Party[ies]") shall be responsible jointly and severally for all Borough review and other costs associated with achieving compliance with the conditions of final plan approval, as though the application for plan approval was pending, final approval had not been given and the conditions were required for final approval. All these conditions must be completed, to the Borough's satisfaction, before the Plan is recorded, before any work is begun and/or any permits issued to implement the Plan. In addition, all Borough review fees shall be paid in full prior to releasing the Final Plans for recording.
13. Where applicable, the Applicant shall submit HOA documents, condominium declarations or other similar documents to the Borough for review and approval prior to the recording of the Final Plans.



October 4, 2024

Mr. E. Jean Krack
Borough Manager
Borough of Phoenixville
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

**Re: Preliminary / Final Land Development Application – Review #2
Oakwood Apartments (UPI #15-12-196, 15-12-197, 15-12-197.2, & 15-12-197.4)
Borough of Phoenixville
RVE File #PCBPB146**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville (Borough), has reviewed the following submission materials in connection with the above referenced land development application:

- Plans entitled “Oakwood Apartments – Preliminary / Final Land Development” (18 sheets), dated 4/21/2023 and last revised 7/8/2024, prepared by Bercek & Associates of Royersford, PA.
- Traffic Impact Study Oakwood Apartments Expansion, dated January 2024, prepared by Bowman Consulting Group, Ltd. of Exton PA.
- Community, Fiscal, & Market Impact Assessment for Oakwood Apartments, dated 8/13/2024, prepared by Seidel Planning & Design, of Pottstown, PA.
- Environmental Impact Analysis for Oakwood Apartments, dated April 2024, prepared by Warmkessel Geo-Environmental, Inc. of Oley, PA.
- Response Letter #1, dated 9/6/2024, prepared by Bercek & Associates of Royersford, PA.
- Waiver Request Letter #1, dated 9/6/2024, prepared by Bercek & Associates of Royersford, PA.
- Post Construction Stormwater Management Report for SYT Oakwood Apartments, LLC, dated 4/21/2023, last revised 6/27/2024, prepared by Bercek & Associates of Royersford, PA.
- CS-4401 Handicap Ramp Forms for three (3) ramps, dated 12/6/2023.

I. GENERAL INFORMATION

Owner & Applicant:	SYT Bridge Street, LLC (UPI #15-12-197, 15-12-197.2 & 15-12-197.4) 2015 Locust Street, Suite 100 Philadelphia, PA 19103 (347) 265-6270 Attn: Steve Drebin sdrebin@sytholdings.com
Owner & Applicant:	SYT Oakwood Apartments, LLC (UPI #15-12-196) Oakwood Apartments II, LLC Greenzang Properties IX, LLC

2015 Locust Street, Suite 100
(347) 265-6270
Attn: Steve Drebin
sdrebin@sytholdings.com

Plan Preparer: Bercek & Associates
112 North Lewis Road
Royersford, PA 19468
(610) 948-8947
Attn: Glen E. Kelczewski, P.E.
gkelczewski@bercekassociates.com

Proposal: The consolidation of four (4) adjacent parcels, demolish three (3) existing residential dwellings, construct two (2) three (3) story apartment buildings with fifteen (15) units each. Also included in the development are proposed utilities, grading, lighting, landscaping, stormwater management and erosion control.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. The plans must include the signature and seal of the professional land surveyor responsible for the plan (§22-304.2.A). *The applicant states that the plans will be signed and sealed prior to final plan recording.*
2. Identify York Street (§22-304.2.A). *Item satisfied.*
3. On the Land Development Title Plan (Sheet 1), adjust the location map scale to 1"=200' (§22-304.2.A). *Item satisfied.*
4. On the Land Development Title Plan (Sheet 1), the location map is being used to show zoning boundaries and should identify the Residential Infill (RI) zoning district (§22-304.2.A). *Item satisfied.*
5. Provide the percentage of uses by Gross Floor Area on the plans (§22-304.2.A). *The applicant indicates that 100% of the proposed use on the project tract will be multi-family residential. Item satisfied.*
6. Show the existing water main in West Bridge St. (S.R. 1019) (§22-304.2.A). Records show a 12" cast iron water main on W. Bridge St. and a 6" transite water main on Deger Avenue (§22-304.2.A). RVE will provide historical plans under separate cover. *Item satisfied.*
7. Show the existing fire hydrant along W. Bridge St., near the municipal boundary (§22-304.2.A). *Item satisfied.*
8. Show the existing crosswalk(s) along W. Bridge St, including mid-block locations and at the intersection of Deger Avenue. *Item satisfied.*

9. Show and identify all existing signage along W. Bridge St., Deger Ave., and Cherry St. *Item satisfied.*
10. Revise the sanitary main shown along Cherry Street and Deger Avenue based on available records (§22-304.2.A). RVE will provide historical plans under separate cover. *Item satisfied.*
11. The existing sanitary main cuts across the property corner on the west corner of the intersection of Deger Avenue and Cherry Street. Provide a 20' utility easement along this sanitary main (§22-407.2). *The applicant has shown an acceptable easement on Sheet 4 with bearing, distance and area information on Sheet 1. The easement boundaries, bearing, distance and area information should be depicted on the Lot Consolidation, Existing Features & Demolition plan (Sheet 3) as well.*
12. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show all steep slope (>15% to 25%) and very steep slope (>25%) areas (§22-304.2.A). Some steep grades appear to be present along Cherry Street. *Note #17 has been added to Sheet 1 indicating there are no steep slope or very steep slope natural resource areas on the tract. Item satisfied.*
13. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show all existing trees over 6" caliper (§22-304.2.A). *Item satisfied.*
14. Provide a delineation of freshwater wetlands as determined by the criteria of the U.S. Army Corps of Engineers. If no such lands exist on the tract, the plan must include a statement so indicating (§22-304.2.A). *Item satisfied.*
15. Provide floodplain information based on the current effective FEMA FIRM for the project area (§22-304.2.A). *Item satisfied.*
16. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), provide dimensions from each building to the roadway curblin, rear yard setbacks, side yard setbacks, and separation from other existing and/or proposed buildings. *Item satisfied.*
17. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4) and others, adjust the weight of the existing contours to differentiate them from proposed contours. *Item satisfied.*
18. Provide new property corner monumentation at all property corners where no existing monumentation exists (§22-406.1). *Item satisfied.*
19. Provide a note on the plan indicating that all utilities shall be installed underground (§22-407.5). *Item satisfied.*
20. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), show the proposed limits of roadway restoration work. The applicant has shown a boundary around roadway excavation areas. However, PennDOT has commented that the eastbound lane of W Bridge St. (S.R. 1019) must be resurfaced. Due to the significant work proposed, the full width of Deger Avenue must be resurfaced between W. Bridge St. and Cherry St. as part of this project. Resurfacing includes a 1.5" mill and overlay of the existing asphalt pavement. Provide notes on the plan indicating that this pavement resurfacing work will be performed.
21. The plan shall be reviewed by the Phoenixville Fire Department (§22-304.2.A). *The Phoenixville Fire Department issued a review letter dated 7/20/2024. Among other comments, the letter*

required installation of a new fire hydrant at the corner of W. Bridge St. and Deger Ave. The applicant has added the fire hydrant to the plan. The applicant must add a detail for the proposed fire hydrant.

22. On the Site Grading, Construction Improvements & PCSM Plan and Landscaping Plan (Sheets 4 & 11), show the 75' clear site triangle at the intersection of Deger Avenue with W. Bridge St. (S.R. 1019) and Cherry Street (§22-411.3.B). *Item satisfied.*
23. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), a total of 162 parking spaces are proposed, including 9 ADA parking spaces. At least 1 of the ADA parking spaces shall be van accessible with a 96" wide access aisle (§22-417.2.G). Indicate which space(s) are van accessible. *Item satisfied.*
24. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), there are proposed striped islands being added within the existing parking lot. These striped islands shall be changed to curbed landscaped islands to reduce impervious coverage and heat island effect (§22-417.3.C). *Item satisfied.*
25. In conjunction with this development, install a new electrical switchgear capable of accommodating Level 2 EVCS for at least 20% of the parking spaces, with a dedicated branch circuit and overcurrent protection for each Level 2 EVCS (§22-417.7.A.(1)). *Item satisfied.*
26. For any land development proposing at least ten (10) parking spaces serving residential uses, at least 10% of the parking spaces shall be EVPS served by a Level 2 EVCS connection (§22-417.7.D.(1)). *Item satisfied.*
27. Reconstruct the ADA curb ramps at the intersection of Deger Avenue with W. Bridge Street (S.R. 1019) and Cherry Street to comply with current ADA standards (§22-419.3.C). *The applicant is proposing to reconstruct the ADA curb ramps on the south corner of the intersection of W. Bridge St. and Deger Ave. However, the ADA curb ramp on the east corner of the intersection of W. Bridge St. and Deger Ave. should also be reconstructed. Also, the diagonal slope for the turning areas appears to be greater than 2.0%. Contour labels for the ADA ramp views on Sheet 7 shall be relocated to better callout the corresponding contour line.*
28. Provide a streetlight at the intersection of W. Bridge Street & Deger Avenue (§22-423.2). *Item satisfied.*
29. Provide a detail for the proposed trash enclosure and associated concrete pad (§22-426.1). *No trash enclosure is being proposed and the one that was to be removed now will remain. Item satisfied.*
30. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), indicate whether additional pavement will be installed for trash truck access to the proposed trash enclosure. *The proposed trash enclosure has been removed. Item satisfied.*
31. In residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes (§22-500.3.A.(1)). The applicant is requesting a waiver from this requirement and offers to provide a fee in lieu of providing the required open space area.

32. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), show proposed grading from the proposed apartment building finished floor elevations to nearby sidewalk and pavement grades. Contour labels shall be provided for all proposed contour lines. Additional spot elevations shall be shown at proposed sidewalk connections. Consider a separate Grading Plan for clarity.
33. On the Land Development Title Plan (Sheet 1), Parking Calculations – Proposed Conditions – 216 total bedrooms X 0.82 parking spaces per bedroom = 178 required parking spaces. Our office found 151 parking spaces. *Per RVE's email dated 8/9/24, an average rate of 0.75 parking spaces per bedroom shall be utilized. This project will result in a total of 197 bedrooms which results in the need for 148 parking spaces. This project will result in a total of 149 parking spaces. Item satisfied.*
34. On the Land Development Title Plan (Sheet 1), Affidavit of Ownership – provide two signature blocks for the two LLCs. *Item satisfied.*
35. On the Land Development Title Plan (Sheet 1), Signature Blocks – revise, modify, and / or add the signature blocks that are attached to this review letter. The Pennsylvania Professional Land Surveyor Title Signature block states that the error of closure is 1 : 4,084,930; however, the error of closure can not be greater than 1 : 10,000 as stated in the standard signature block. All signature blocks must be signed, sealed and dated as applicable prior to final plan recording.
36. On the Land Development Title Plan (Sheet 1), Location Map – provide a North Arrow. *Item satisfied.*
37. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show the location and size of the water main, water lateral, sanitary main, sanitary lateral and the location of the nearest fire hydrant (§22-304.2.A). There are no water lines shown to the fire hydrant.
38. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), the south corner of the tract boundary line does not close. *Item satisfied.*
39. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show demolition of the smaller existing dumpster along the southwest property line. Both existing dumpsters are to be replaced with the proposed 15' X 28' dumpster location. *The plans have been revised and the existing dumpsters will remain and no new dumpsters are being proposed. Item satisfied.*
40. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Site Construction Sequence 23 – remove 'and proposed landscape plantings'. Only trees are proposed. *Additional landscaping has been proposed and provided on the Landscaping Plan (Sheet 17). Item satisfied.*
41. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – along the SW property line – restripe the parking spaces. Some of the parking spaces are not nine (9) feet wide. A typical dimension or parking space striping detail shall be provided to indicate the length and width for all standard parking spaces.
42. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – along the SW property line – there is a hanging 20' dimension line. Remove this dimension or realign it. *Item satisfied.*

43. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – in the SW property line area – the five (5) space parking should have an eight (8) foot wide ADA parking access aisle. The corner parking stall will conflict with the extension of parking stalls with the removal of the trash dumpster enclosure. Revise the total parking stalls in each run. *Item satisfied.*
44. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – in the center front row of parking spaces – the two ADA spaces cannot stand alone without a striped access aisle. Move both spaces to the sides of the new proposed striped island to satisfy this requirement. *Striping locations have been revised. Item satisfied.*
45. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – in the existing NE parking lot – the first ADA parking space in a lot requires an eight (8) foot wide striped aisle (Van Accessible). Reline the row and revise the total of spaces. *Item satisfied.*
46. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – the proposed dumpster location is thirteen (13) feet offset from the existing apartment building. A northwest wind will carry the dumpster odor directly to the apartment building. The second and third floor apartments will look down directly into the dumpsters. Provide a dumpster enclosure with three (3) CMU sides, front swinging doors and a roof to contain the potential odors and provide a visual obstruction to the contents. The existing dumpster location on the northeastern end of the primary parking lot will be approximately 15' from the proposed apartment building. These comments still apply for this dumpster location.
47. On the PCSM Details & Notes Plan (Sheet 5), add Snouts to Inlets A5, A7 and A8. *Item satisfied.*
48. On the PCSM Details & Notes Plan (Sheet 5), Flex Storm Inlet Filters – highlight filters for the twelve-inch yard drains also. *The applicant is proposing NDS square catch basins for yard drains #9, 13, 14, 16, 17 & 18. Item satisfied.*
49. On the PCSM Details & Notes Plan (Sheet 6), provide a detail for the twelve-inch yard drains. *Item satisfied.*
50. On the PCSM Details & Notes Plan (Sheet 6), provide details for Bicycle Safe Grates for the Type M Inlets and the twelve-inch Yard Drains. *Item satisfied.*
51. On the E&S Details & Notes Plan (Sheet 9), provide Standard Construction Detail #4-4. *Item satisfied.*
52. On Plan Sheet 10 – provide a statement that the proposed lighting shall meet IESNA full-cut-off criteria (§27-601.4.B(2)). The applicant states that Note #13 has been provided, however no Note #13 is shown on the plan.
53. On the Lighting Plan (Sheet 10), show a lighting distribution pattern and label the footcandle lines. As shown, parts of the driveway entrance are not illuminated however there are other existing lights on the plan.
54. On the Lighting Plan (Sheet 10), Installation Notes 6 – change CITY to BOROUGH. *Item satisfied.*

55. On Plan Sheet 11 – Plan View – along W. Bridge Street – the proposed street trees (classified as large) are within ten (10) feet of existing overhead wires. Only medium trees are permitted where overhead wires exist (§25-106.2). Trees should be offset ten (10) feet from buildings (§22 – Attachment 3 – Landscape Guidelines). These same trees are seven (7) feet off of the building. Please select medium trees for this location. *There are trees to the northeast that appear to be closer than 10' to the buildings, verify these distances.*
56. On the Landscaping Plan (Sheet 11), Plan View – along Deger Avenue – three trees are within the ten (10) foot minimum offset to utilities (3', 4' & 5' off the proposed sanitary main extension) (Plan Sheet 12- General Landscape Notes 5 – Line 1). *Trees have been moved greater than 10' away from the utilities, but other plantings are being proposed directly on top of utility lines.*
57. On the Landscaping Details & Notes Plan (Sheet 12), General Landscape Notes 26 – remove this note. The Landscape Details are shown on this sheet. *Item satisfied.*
58. On the Landscaping Details & Notes Plan (Sheet 12), label the Paver Patio Detail. *A label is still needed for this detail.*
59. On the Landscaping Details & Notes Plan (Sheet 12), provide a Concrete Sidewalk Detail. *Item satisfied.*
60. On the Landscaping Details & Notes Plan (Sheet 12), provide a Dumpster Detail. *The plans have been revised and the existing dumpsters will remain and no new dumpsters are being proposed. Item satisfied.*
61. The plans must state that there are no wetlands on the property (§22-304.2.A). *Item satisfied.*
62. The plans must state that the project does not fall within the French Creek 100 year floodplain (§22-304.2.A). *Item satisfied.*
63. Section §23-402.2.A(3) - Add a statement signed by the owner that shall prohibit any revision to the approved SWM plan unless approved by the Borough in writing. *Item satisfied.*
64. Provide a Chester County Conservation District Letter of Adequacy for earth disturbance less than one acre (§23-303.1.A(1); §23-402.2.G). *The applicant states that an approval letter will be provided prior to final plan approval.*
65. Provide final as-built plans of all BMPs and stormwater conveyance and facilities (§23-502.1). *The applicant states that they will be provided and Note #22 on Sheet 1 has been provided. Item satisfied.*
66. Provide a Market Analysis impact statement (§22-600). *Item satisfied.*
67. Provide an Environmental Impact Analysis impact statement (§22-601). *Item satisfied.*
68. Provide a Traffic Impact Study (§22-602). *Item satisfied.*
69. Provide a Community and Fiscal Impact Analysis (§22-603). *Item satisfied.*
70. Provide a stand-alone Lot Consolidation Plan to be recorded separately. *Setback lines shall be shown on this plan. This should be a separate plan and shall show the proposed improvements as to show the final conditions of the project.*

71. Provide concrete monuments at the property perimeter corners and at any changes in direction (§22-406.1). *Item satisfied.*
72. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3) and others, there is a property boundary type line crossing Cherry Street diagonally. Please review and revise as necessary. The line still exists that crosses Cherry Street.
73. The Limit of Disturbance for Phase 2 has been revised and is now greater than one acre. This will require a PADEP NPDES Permit.
74. Show 220' contours on the new islands.
75. On the Parking Lot Cross-Walks Plan (Sheet 8), provide spot elevations for the proposed sidewalk tie-in.
76. The Landscaping Plan (Sheet 17) shows a patio and block seat wall overtop of a proposed sidewalk. Any improvements should be shown on the Site Grading, Construction Improvements & PCSM Plan.
77. The Landscaping Plan (Sheet 17) shows plantings on proposed sidewalk near the northeast property boundary.
78. On the Phase – 2 Erosion and Sediment Control Plan (Sheet 13), provide inlet protection for the proposed inlets.
79. The Post-Construction peak discharge rates on the PADEP Rate Control Sheet do not match what is shown for POI #1 in the tables shown on what is labeled sheet 81 of the PCSM Report.
80. On the Lighting Plan (Sheet 10), there is a proposed street light that is projecting light onto nearby residential properties greater than 0.1 footcandle.
81. The “Typical EV Charging Station Detail” shall have dimensions for the bollards to show how close they are to the charging stations and to show how much parking length is left.
82. Provide a detail for the bollards to be placed in front of the EV charging stations.
83. On the Land Development Title Plan (Sheet 1), Zoning Regulations, update the proposed lot area to subtract the area of the proposed sewer easement.
84. On the Land Development Title Plan (Sheet 1), provide a listing of all waivers being requested.
85. On the Site Grading, Construction Improvements, and PCSM plan, provide a note indicating that handrails shall be provided for all steps with more than 3 risers. Provide a construction detail for handrails.
86. PennDOT’s comment letter, dated 8/23/2024, indicates that the two (2) existing mid-block crossings on W. Bridge St. should be eliminated. Considering that there is already a crosswalk at the intersection of W. Bridge St. and Deger Ave., RVE agrees with this determination by PennDOT. The mid-block crossings should be eliminated, and appropriate curb and sidewalk should be installed on each side of W. Bridge St.

87. On the Landscaping Plan (Sheet 17), show the location of any mechanical equipment that might be visible from public streets. Provide screening to ensure that any mechanical equipment is not visible from the public street.
88. From the Traffic Impact Study, completed January 2024, recommendations for bike racks are made. Provide bike racks on the plan and provide a construction detail.
89. From the Traffic Impact Study, completed January 2024, recommendations for signage at mid-block crosswalks along W. Bridge Street are made. Since it is our recommendation to eliminate the two (2) existing mid-block crosswalks, we suggest that warning and advanced warning signage only be provided for approaches to the crosswalk at the intersection of W. Bridge St. and Deger Ave.
90. On the General Details & Notes Plan, provide a construction detail for concrete driveway aprons.

III. WATER & SEWER

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). Applicant acknowledged. This letter must be provided prior to Council consideration.
2. Provide --a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). Applicant acknowledged. This letter must be provided prior to Council consideration.
3. The plans shall indicate the size and material of all proposed water services and sewer laterals. *Item satisfied.*
4. If any existing water services or sewer laterals are to be abandoned or reused, add the following note to the utility plan: The existing water services and sewer laterals to be abandoned shall be shown capped directly at the mains. Any service lines intended to be reused shall be cut and capped prior to the demolition of the existing building. Per conversations between the applicant and the Borough, sewer laterals along W Bridge Street shall be capped at the right-of-way.
5. New water services for both proposed apartment buildings shall be connected to the existing water main on W. Bridge St. (S.R. 1019). Water service piping is currently proposed to be shared between both buildings. Water and fire services should be unique to each building proposed.
6. Provide an external combination water meter vault for both domestic and fire water services. The private domestic and fire water services from a single combination water meter vault can serve both proposed apartment buildings. *Item satisfied.*
7. The existing sanitary line along Deger Avenue to Cherry Street must be replaced with a new 8" diameter SDR-35 PVC sewer main. Installation shall include capping the old 4" connection in Cherry Street, new tie-in manhole, new terminal sewer manholes, and reinstatement of all existing sewer laterals. Applicant shall provide a legal description and exhibit of sanitary sewer to be dedicated to the Borough. Applicant should consider extending sanitary sewer main for both buildings to connect directly in Deger, rather than installing sewer laterals along the frontage of the adjacent building.

8. Include calculations to support the sizing of the proposed water services (both domestic and fire). Applicant states calculations will be provided in a future submission.
9. Add the following note to the utility plan: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code.” Comment could not be located on Sheet 1, Note 25.
10. The following standard detail shall be added to the plans. A copy is attached to this letter. *Item satisfied.*
 - Detail S-1: Sanitary Lateral 3’ to 10’ Depth
 - Detail S-6: Standard Sanitary Manhole Section Detail
 - Detail S-8: Sanitary Manhole Frame and Cover
 - Detail S-9: Connection to Existing Sanitary Manhole
11. RVE has reviewed and will recommend the provided Sewage Facilities Planning Module Mailer Application for signature by the Borough, who will submit the application to DEP. A copy of the exemption status letter, once received from DEP, shall be forwarded to RVE. *Project has been deemed exempt from Sewer Planning.*
12. The plans shall show all existing sewers and water mains and shall call out the size and materials of construction (if known). *Item satisfied.*
13. The plans shall show all existing water services and sanitary laterals and shall call out the size and materials of construction (if known). A note should be added to the project plans describing locating of unknown services and appropriately capping as necessary.
14. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. Applicant acknowledged. The applicant shall be responsible for providing any necessary background information on previous usage if requesting any credits for connection fees.
15. Utility plan should denote all water or sewer mains that are proposed to be dedicated to the Borough. Comment was noted on Sheet 1, Note 26. Legal description and exhibit should be provided as detailed in Comment 7.
16. Provide a profile for the sewer main extension including all known conflicts, utilities, slope, pipe materials and sizes. *Item satisfied.*
17. If the buildings will be sprinklered, there must be a dedicated fire service which is metered separately from the domestic water service, and all meters shall be placed in outside meter pits. Applicant shall provide appropriate meter pit detail as necessary.

IV. REQUESTED WAIVERS

The following waiver have been requested:

1. Section §22-500.3.A.(1) – In residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes.

The waiver request is to not provide the required open space area and to allow a fee in lieu of providing the required open space.

Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 “Impact Statements” of the Borough’s Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and the update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study

Our approval is contingent upon the applicant addressing the items in the letter and responding using the numbering system in this review letter and the applicant obtaining all other permits and approvals required for this project. Additional comments may arise when the submission and design is more complete.

Should you have any questions, please feel free to contact our King of Prussia office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



Owen M. Hyne, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/jrw

Enclosure

cc: SYT Bridge Street, LLC, Owner & Applicant
SYT Oakwood Apartments, LLC, Owner & Applicant
Oakwood Apartments II, LLC
Greenzang Properties IX, LLC
Bercek & Associates, Plan Preparer
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine (via email)
John Yurick, P.E., McMahon Associates
Adrianne Blank, R.L.A., Gilmore & Associates, Inc.
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (via email)
James Bulicki, P.E. (via email)



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 1, 2024

File No. 2023-05026

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final LD Plan - Second Plan Review
Oakwood Apartments
Tax Map Parcel Number: 15-12-196, 15-12-197, 15-12-197.2 & 15-12-197.4

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Preliminary/Final Land Development plan for Oakwood Apartments, dated April 21, 2023, **revised July 8, 2024**, prepared by Bercek & Associates **and Community, Fiscal & Market Impact Assessment dated August 13, 2024, prepared by Seidel Planning & Design**. The site consisting of TMP 15-12-196, 15-12-197, 15-12-197.2, 15-12-197.4 is approximately 3.72 Acres and is in the Residential Infill (RI) District. The land development plan proposes to consolidate all four parcels to construct two (2) new three-story apartment buildings with thirty-two (**32**) multi-family apartment units along with associated parking and site improvements by combining adjacent parcels and removing three (3) existing residential dwellings. Four (4) existing three-story apartment buildings on site housing 96 units will remain the same. The site is currently served with public water and public sewer.

We offer the following comments for your consideration. This is the **second** review of the Preliminary/Final Plans. Any previous comments which have been addressed have been removed and any **new comments are in bold**.

1. Existing Conditions and Surrounding Land Use

- a. The site currently consists of single-family and multi-family residential with four (4) existing three-story apartment buildings, two (2) two-story dwellings, a three-story dwelling, a masonry structure and two existing parking lots, with entrance drives and concrete walkways connecting parking to apartment buildings.
- b. The site is surrounded by commercial and apartment use across West Bridge Street to the north, single family residential and apartment use to the south and single-family residential use to the east across Deger Avenue. Schuylkill Township borders the site to the southwest with commercial use.

2. Compliance with Phoenixville Regional Comprehensive Plan (PRPC) 2021 and Chester County Comprehensive Plan

- a. The proposed land use is generally consistent with PRCP 2021, as it "concentrates growth within established development zones" and cooperating regionally, "counteracts the various pathologies of sprawl".
- b. As per the Future Land Use Map of the *Phoenixville Regional Comprehensive Plan* dated 2021, the site is categorized as Residential Infill. The proposed land use of the development is generally consistent with the Phoenixville Regional Comprehensive Plan.

- c. The proposed land use is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018, as it concentrates growth in the most appropriate areas and calls for reinvestment in urban centers with a diversified mix of land use.

3. Use Regulations

- a. As per ZO §27-302, the site is in the Residential Infill (RI) District which is described as “areas that are essentially built out and new development shall generally consist of the development of a single vacant lot with existing development patterns and densities shall be used to guide/regulate new development.” Development in this area shall “maintain the existing neighborhood qualities and streetscape characteristics.” The applicant should be prepared to demonstrate how this project addresses these objectives. **The response indicates that the applicant proposes to expand the current residential use which is a by right use in the Residential Infill (RI) district. The applicant should be prepared to demonstrate how the proposal “maintains the existing neighborhood qualities and streetscape characteristics” along West Bridge Street and Deger Avenue to demonstrate compliance with the objectives in this section of the ordinance.**

4. Dimensional Requirements

- a. As per ZO §27-302, the maximum building height is thirty (35) feet, with no vertical dimension of the building measuring more than 10% of the maximum building height. **A note should be added to the zoning regulations table on the record plan indicating “that no vertical dimension of the building shall measure more than 10% of the maximum building height” to demonstrate compliance with the requirements of this ordinance or relief would be required.**
- b. As per ZO §27-302., the minimum side and rear yard setback is 20 feet. The existing three-story apartment building along the southern property line is located within the required setback area and is considered ‘existing non-conforming’.
- c. As per ZO §27-403.6., mechanical equipment, such as air conditioning and heating units, shall not be located in the front yard and in all other cases shall be screened from public views of the property through the use of fencing, walls, landscaping, or a combination thereof. Plans shall be revised to include notes and details demonstrating compliance with the requirements of the ordinance. **The response indicates that “the required mechanical equipment will be provided inside of the proposed buildings, with each individual apartment unit having its own mechanical space.” A note that includes “mechanical equipment shall not be located in the front yard and in all other cases shall be screened from public views of the property through the use of fencing, walls, landscaping, or a combination thereof” should be added to the Record Plan to demonstrate compliance with this section of the ordinance.**

5. Open Space

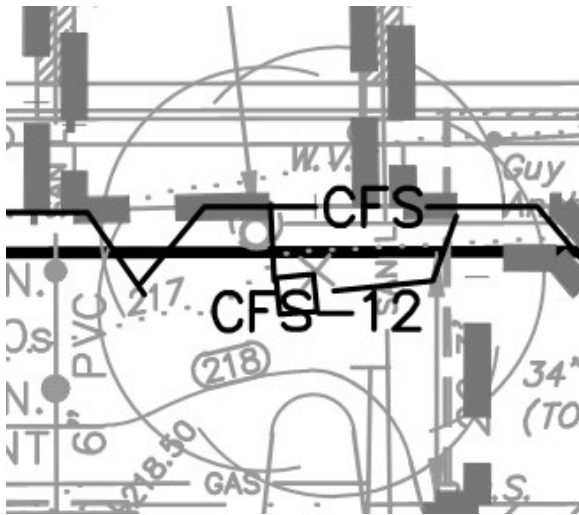
- a. As per SALDO §22-500.3. A (1), in residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes. One acre per twenty (20) units would require 1.6 Ac. of open space for the thirty-two (32) proposed apartment units. **A waiver is being requested to not provide the required open space area on site and to offer a fee in lieu of providing the required 1.6 Acres of open space.**

6. Natural Resources

- a. As per Tree Ordinance §25-110.1. A and B, protecting trees during construction shall apply to all street trees, including reconstruction of parking lots. To the maximum extent possible all trees within the limit of disturbance shall be preserved and the loss or damage to trees existing on-site which are

to remain shall be protected by a six-foot high tree protection barrier to prevent encroachment into the tree protection zone (TPZ), extending to the dripline of the tree. **Orange safety/protection fencing is provided around trees to remain on the Erosion and Sediment Control Plans (Sheet 13); however, it is not shown outside of the dripline of the trees to protect the critical root zone as required per §25-110. 1.B(2). Plans shall be revised to demonstrate compliance with this section of the ordinance, or a waiver would be required.**

Additionally, tree protection fencing should be included on the Landscaping Plan (Sheet 17) to demonstrate compliance with §22-428.1.C.(4) of the ordinance or a waiver would be required.



- b. As per Tree Ordinance §25-110.1.B.(2) the tree protection zone shall extend to the dripline of the tree or one inch of DBH equals one foot of tree protection zone radius, whichever is greater. A tree protection detail should be included on the plans to demonstrate that the tree protection zone is protected and fencing shall consist of six-foot welded wire, (not orange construction fence) with “T” posts at eight-foot intervals, to demonstrate compliance with this section of the ordinance, or a waiver would be required.
- c. As per Tree Ordinance §25-110.1.B.(8), a note should be added to the plan *“Should any tree on the development site not scheduled to be removed be irreparably damaged during the site development or building construction activities to the extent that the tree will not survive as determined by the Borough Arborist, the tree shall be removed by the developer or the permit holder. The developer or permit holder shall plant three (3) replacement trees, a minimum of one inch and maximum three inch in caliper listed on the approved Public Tree List”* to demonstrate compliance with this section of the ordinance.

7. Design Observations/Building Placement

- a. As per ZO §27-403.5, the primary façade of buildings shall be oriented parallel to/facing existing streets when present. Both proposed apartment buildings appear to be oriented internally, with entrances facing towards each other rather than facing surrounding streets. Plans should be revised to demonstrate compliance with this requirement, or relief would be required. **The response indicates that “the proposed building closest to W. Bridge Street, the primary façade will be facing W. Bridge Street. For the proposed building farthest from W. Bridge Street, the primary façade will be facing Deger Avenue.”** The architectural drawings do not demonstrate that there is a primary entrance to the façade facing Deger Avenue. Further documentation should be provided to demonstrate compliance with the ordinance requirements or relief would be required.

Additionally, architectural and site design standards typically recommend that the front elevation face the street, and the overall massing should communicate emphasis on the human scale and the pedestrian environment. Wrap around porches, and/or architectural elements should be incorporated on all building facades visible from W. Bridge Street and Deger Avenue. **Architectural plans have been provided. Plantings have been left out of the design along the façade facing W. Bridge Street. Further documentation is needed with the Borough to determine how the applicant addresses the emphasis on human scale and the pedestrian environment, particularly along the building facing West Bridge Street.**

8. Landscape and Buffer Requirements/Lighting

- a. As per ZO §27-406.2. F, buffering/screening/street trees, permanent or pad-mounted mechanical equipment, such as air conditioning and heating units, shall be screened from public views of the property using fencing, walls, landscaping, or a combination thereof. **The response indicates that “each individual apartment unit will have its own mechanical space, and the required mechanical equipment will be provided inside of the building. A note stating the screening requirement should be added to the record plan to demonstrate compliance with the requirements of the ordinance.**
- b. As per ZO §27-406.2. G, views of plumbing vent pipes, electric/phone/cable terminals, and utility meters in front yards and on front building facades shall be screened or partially screened to help mitigate views of this equipment. Plans should be revised to demonstrate compliance with this requirement or relief would be required. **Planting has been excluded along the building facing W. Bridge Street, where open views of utility boxes/spigots and other terminals appear to be proposed. Plans should be revised to demonstrate compliance with the requirements of the ordinance, or relief would be required.**
- c. As per SALDO §22-428.9, a high priority shall be placed on diversity of plant material and plantings along buildings shall have no less than forty-percent evergreen shrub material. Plans should be revised to include additional plant material around the buildings to demonstrate compliance with this requirement, or a waiver would be required. **Plantings have been excluded along the building façade facing West Bridge Street. Plans should be revised to include plantings, with forty-percent evergreen shrub material in this area to demonstrate compliance with the requirements of the ordinance, or a waiver would be required.**
- d. As per ZO §27-601.4.C. (1-2) all outdoor lighting on residential or municipal property shall be aimed, located, fitted and maintained so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or into the windows of neighboring residences. The proposed lighting appears to be projected onto the neighboring property at 1030 W. Bridge Street to the north across Deger Street at an intensity of 0.5 footcandles. Plans should be revised to demonstrate compliance with this section of the ordinance or relief would be required.
- e. As per SALDO §22-417.3. D., for residential parking lots, the entire parking lot perimeter shall be buffered and landscaped in accordance with §22-428. The plant material used to create the buffer shall include deciduous and evergreens with evergreens a minimum of 6 feet high at the time of planting. Plans propose low evergreen shrubs (Chicagolan Green Boxwood) along West Bridge Street that are less than one foot high when planted and are considered a low evergreen shrub with a mature height of two (2) feet high. A species selection that will meet the minimum size requirement for screening the parking lot is required to demonstrate compliance with this section of the ordinance, or a waiver would be required.

9. Impact Statements

- a. Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 "Impact Statements" of the Borough's Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and the update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study.
- b. If the applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, the following shall be addressed:
 - 1) The Environmental Impact Analysis is titled "Oakwood Apartments Proposed Land Development Phoenixville Borough, Berks County, PA" and should be revised to "Phoenixville Borough, Chester County, PA."
 - 2) On page 2, the Fiscal Impact Analysis indicates that the PASD Millage Rate for the 2023-2024 Fiscal Year is 0.0320283; however, the 2023-2024 PASD Millage is 33.0283, (which equals a millage rate of 0.0330283) per the Phoenixville Area School District. The plan should be revised to indicate correct data.

10. General Comments

- a. Consideration for plantings and/or planting beds behind the proposed block seat walls should be incorporated to protect the wall from trimmers/mowing during future maintenance.
- b. A note should be included on the plans indicating whether the patio/seat wall area is proposed as private or public open space.
- c. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each comment has been satisfactorily addressed.

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

Sincerely,



Adrienne L. Blank, R.L.A.
Landscape Architect
Gilmore & Associates, Inc.

ALB/sl

cc: Owen Hyne, P.E., C.E.A., Remington & Vernick Engineers (Owen.Hyne@rve.com)

Exhibit "D"
Traffic Engineer Review Letter



November 11, 2024

Mr. E. Jean Krack, Manager
Phoenixville Borough
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

**RE: Traffic Evaluation | Updated Access Scenario
Oakwoods Apartments
Phoenixville Borough, Chester County, Pennsylvania
Bowman Project No: 310889-01-001**

Dear Mr. Kelczewski:

As requested, Bowman has completed an evaluation of the modified site access configuration of the Oakwoods Apartments expansion. The proposed expansion includes an additional 30 units located on the southern corner of Bridge Street and Deger Avenue in Phoenixville Borough, Chester County, Pennsylvania. A Transportation Impact Study (TIS) was submitted in January 2024 for the expansion of the apartments with the existing site access configuration to remain unchanged (i.e., both site driveways functioning as full movement accesses). This letter evaluates a reconfigured access scenario where the southern site access operates as a full-movement driveway and the northern site access operating as an exit-only driveway.

The purpose of the updated site access configuration would be to simplify the vehicle circulation in the parking lot and reduce the amount of traffic along the circulation aisle adjacent to the new buildings where pedestrians will be crossing from the parking field.

Access Configuration

Under the existing access configuration (as evaluated in the original TIS), both site driveways operate at acceptable levels of service. The overall level of service for both site accesses is an LOS A. The southbound left-turn entering in the weekday morning peak hour is LOS A for both site accesses and the southbound left-turn entering in the weekday afternoon peak hour is LOS B for the southern access and LOS A for the northern access. The exiting level of service for the weekday morning peak hour and weekday afternoon peak hour for both site accesses are LOS B and LOS C, respectively.

To evaluate the potential reconfigured access scenario, as described above, existing and future turning movements into the northern site driveway were rerouted to enter at the southern driveway. The northern driveway was assumed to provide one egress lane (in order to eliminate sight distance issues caused by side-by-side vehicles exiting at the same time), as typically required by PennDOT. No further changes were made to either of the site driveways. With the potential new site access configuration, there was no degradation in the levels of service for entering or exiting movements at either driveway.

Turn lane warrants were also analyzed for the potential new access scenario based on PennDOT guidelines. It is noted that under the existing access scenario, no turn lanes along Bridge Street were warranted at either of the site accesses because the vehicles were split between the two driveways. In the potential new access configuration, a southbound Bridge Street left-turn lane is warranted in the afternoon peak hour and requires a 75-foot turn lane plus taper at the southern site driveway. Since all the left-turn entering traffic is concentrated at this single driveway, the amount of turning traffic becomes high enough to warrant an auxiliary left-turn lane. The turn lane warrants for the new access configuration are included in **Attachment 1**.

Based on the existing cartway of Bridge Street in the vicinity of the site, there is not sufficient cartway width to accommodate a separate left-turn lane without widening of the roadway, which would have significant implications. Since the initial goal that prompted the request for the driveway reconfiguration was to reduce the pedestrian/vehicle conflicts internal to the site, we recommend other measures such as signage, consideration of crosswalks and/or traffic calming features to reduce pedestrian/vehicle concerns on-site.

If you should have any questions, or require further information, please do not hesitate to reach out to our office.

Sincerely,



John. J. Yurick, P.E., PTOE, PTP
Senior Project Manager

Attachment

cc: David Boelker, Director of Planning and Code Enforcement, Phoenixville Borough
Owen Hyne, PE, CEA, Remington & Vernick Engineers
Michael Bercek, PLS, Bercek & Associates, Inc.
Glen E. Kelczewski, P.E., Bercek & Associates, Inc.

Q:\PA-EXTO-MC\mcm\eng\PHOENBO1\822348 - Oakwoods\Reports\Traffic\2024-11 Exit Only Northern Access\2024-11-11 Exit Only Northern Access Letter.docx

The top of the page features a dark green triangular shape on the left containing the word "Bowman" in white. To the right, a collage of three images is visible: a bridge with arches, a residential street with houses, and a roundabout with a central tree. The background of the rest of the page is white.

Bowman

Attachment 1

Turn Lane Warrants

Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

Municipality:	Phoenixville Borough	Analysis Date:	11/5/2024
County:	Chester County	Conducted By:	VSA
PennDOT Engineering District:	6	Checked By:	JDG
		Agency/Company Name:	Bowman
Intersection & Approach Description: Bridge Street and South Site Access - Northbound Right Turn			
Analysis Period:	2026	Number of Approach Lanes:	1
Design Hour:	AM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	35	Type of Analysis	
Type of Terrain:	Level	Left or Right-Turn Lane Analysis?:	Right Turn Lane

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations					
Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes			N/A
	Through	-			N/A
	Right	Yes			N/A
Opposing	Left	Yes			N/A
	Through	-			N/A
	Right	Yes			N/A

Advancing Volume:

N/A

Opposing Volume:

N/A

Left Turn Volume:

N/A

% Left Turns in Advancing Volume:

N/A

Right Turn Lane Volume Calculations					
Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	0	0.0%	0
	Through	-	268	10.0%	282
	Right	-	4	50.0%	5

Advancing Volume:

287

Right Turn Volume:

5

TURN LANE WARRANT FINDINGS

Left Turn Lane Warrant Findings	Right Turn Lane Warrant Findings
Applicable Warrant Figure: N/A	Applicable Warrant Figure: Figure 9
Warrant Met?: N/A	Warrant Met?: No

TURN LANE LENGTH CALCULATIONS

Intersection Control:	Unsignalized	
Design Hour Volume of Turning Lane:	5	
Cycles Per Hour (Assumed):	60	
Cycles Per Hour (If Known):	60	
		Average # of Vehicles/Cycle: N/A

PennDOT Publication 46, Exhibit 11-6

Type of Traffic Control	Speed (MPH)					
	25-35		40-45		50-60	
	Turn Demand Volume					
	High	Low	High	Low	High	Low
Signalized	A	A	B or C	B or C	B or C	B or C
Unsignalized	A	A	C	B	B or C	B

Right Turn Lane Storage Length, Condition A:

N/A

Feet

Condition B:

N/A

Feet

Condition C:

N/A

Feet

Required Right Turn Lane Storage Length:

N/A

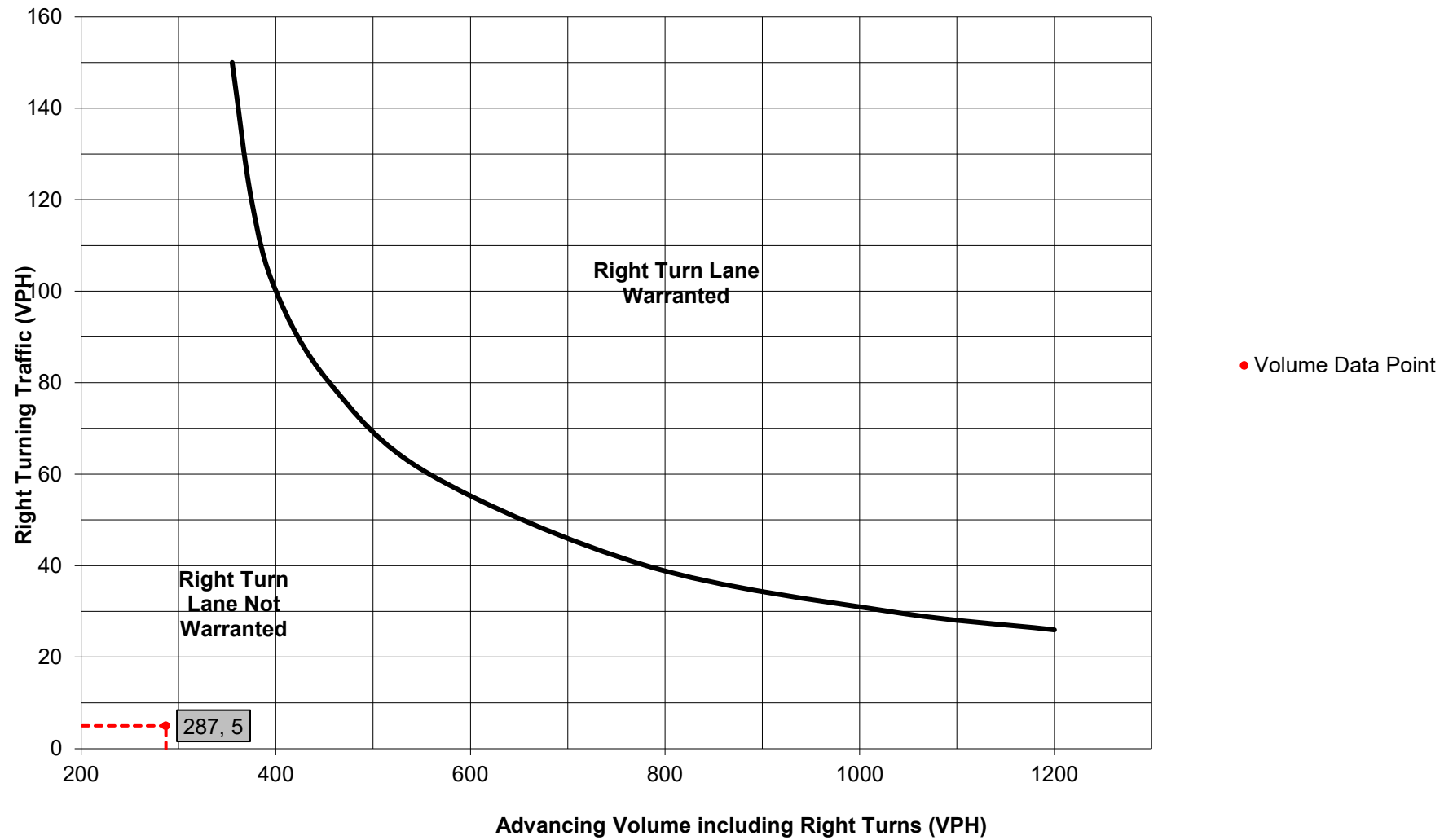
Feet

Additional Findings:

N/A

Additional Comments / Justifications:

**Figure 9. Warrant for right turn lanes on two-lane roadways
(40 mph or lower speeds, unsignalized and signalized intersections)**



Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

Municipality: Phoenixville Borough	Analysis Date: 11/5/2024
County: Chester County	Conducted By: VSA
PennDOT Engineering District: 6	Checked By: JDG
	Agency/Company Name: Bowman
Intersection & Approach Description: Bridge Street and South Site Access - Southbound Left Turn	
Analysis Period: 2026	Number of Approach Lanes: 1
Design Hour: AM Peak Hour	Undivided or Divided Highway: Undivided
Intersection Control: Unsignalized	
Posted Speed Limit (MPH): 35	Type of Analysis: Left Turn Lane
Type of Terrain: Level	Left or Right-Turn Lane Analysis?: Left Turn Lane

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations					
Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	15	0.0%	15
	Through	-	563	2.0%	569
	Right	Yes	0	0.0%	0
Opposing	Left	Yes	0	0.0%	0
	Through	-	268	10.0%	282
	Right	Yes	4	50.0%	5

Advancing Volume: 584

Opposing Volume: 287

Left Turn Volume: 15

% Left Turns in Advancing Volume: 2.57%

Right Turn Lane Volume Calculations					
Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes			N/A
	Through	-			N/A
	Right	-			N/A

Advancing Volume: N/A

Right Turn Volume: N/A

TURN LANE WARRANT FINDINGS

Left Turn Lane Warrant Findings	Right Turn Lane Warrant Findings
Applicable Warrant Figure: Figure 1	Applicable Warrant Figure: N/A
Warrant Met?: No	Warrant Met?: N/A

TURN LANE LENGTH CALCULATIONS

Intersection Control: Unsignalized	
Design Hour Volume of Turning Lane: 15	
Cycles Per Hour (Assumed): 60	
Cycles Per Hour (If Known): 60	
	Average # of Vehicles/Cycle: N/A

PennDOT Publication 46, Exhibit 11-6

Speed (MPH)						
Type of Traffic Control	25-35		40-45		50-60	
	Turn Demand Volume					
	High	Low	High	Low	High	Low
Signalized	A	A	B or C	B or C	B or C	B or C
Unsignalized	A	A	C	B	B or C	B

Left Turn Lane Storage Length, Condition A: N/A Feet

Condition B: N/A Feet

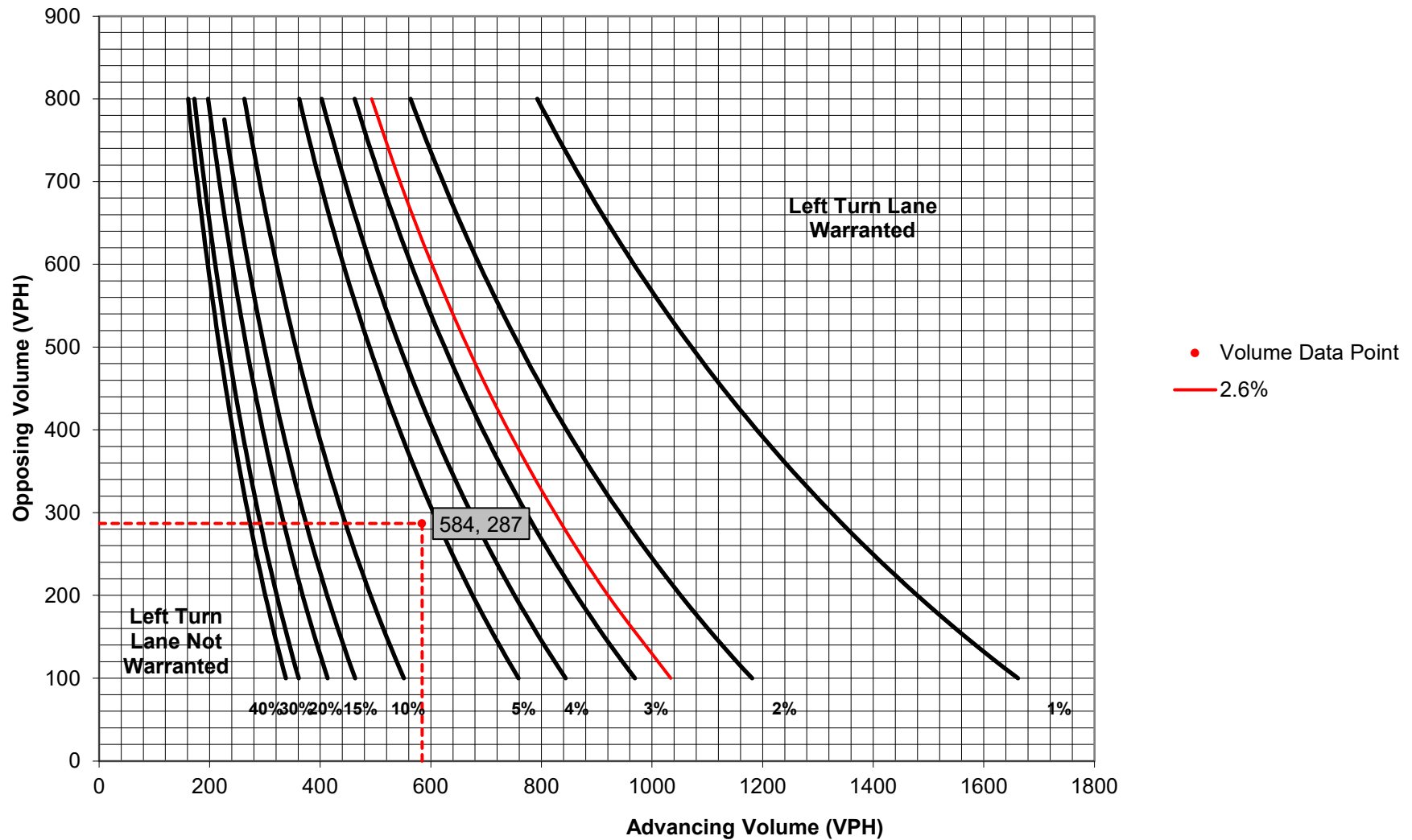
Condition C: N/A Feet

Required Left Turn Lane Storage Length: N/A Feet

Additional Findings: N/A

Additional Comments / Justifications:

Figure 1. Warrant for left turn lanes on two-lane roadways
(speeds to 35 mph, unsignalized and signalized intersections)
 (L = % Left Turns in Advancing Volume)



Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

Municipality:	Phoenixville Borough	Analysis Date:	11/5/2024
County:	Chester County	Conducted By:	VSA
PennDOT Engineering District:	6	Checked By:	JDG
		Agency/Company Name:	Bowman
Intersection & Approach Description:		Bridge Street and South Site Access - Northbound Right Turn	
Analysis Period:	2026	Number of Approach Lanes:	1
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	35	Type of Analysis:	Right Turn Lane
Type of Terrain:	Level	Left or Right-Turn Lane Analysis?:	Right Turn Lane

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations					
Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes			N/A
	Through	-			N/A
	Right	Yes			N/A
Opposing	Left	Yes			N/A
	Through	-			N/A
	Right	Yes			N/A

Advancing Volume: N/A
Opposing Volume: N/A
Left Turn Volume: N/A
% Left Turns in Advancing Volume: N/A

Right Turn Lane Volume Calculations					
Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	0	0.0%	0
	Through	-	531	1.0%	534
	Right	-	14	0.0%	14

Advancing Volume: 548
Right Turn Volume: 14

TURN LANE WARRANT FINDINGS

Left Turn Lane Warrant Findings	Right Turn Lane Warrant Findings
Applicable Warrant Figure: N/A	Applicable Warrant Figure: Figure 9
Warrant Met?: N/A	Warrant Met?: No

TURN LANE LENGTH CALCULATIONS

Intersection Control:	Unsignalized
Design Hour Volume of Turning Lane:	14
Cycles Per Hour (Assumed):	60
Cycles Per Hour (If Known):	60

Average # of Vehicles/Cycle: N/A

PennDOT Publication 46, Exhibit 11-6

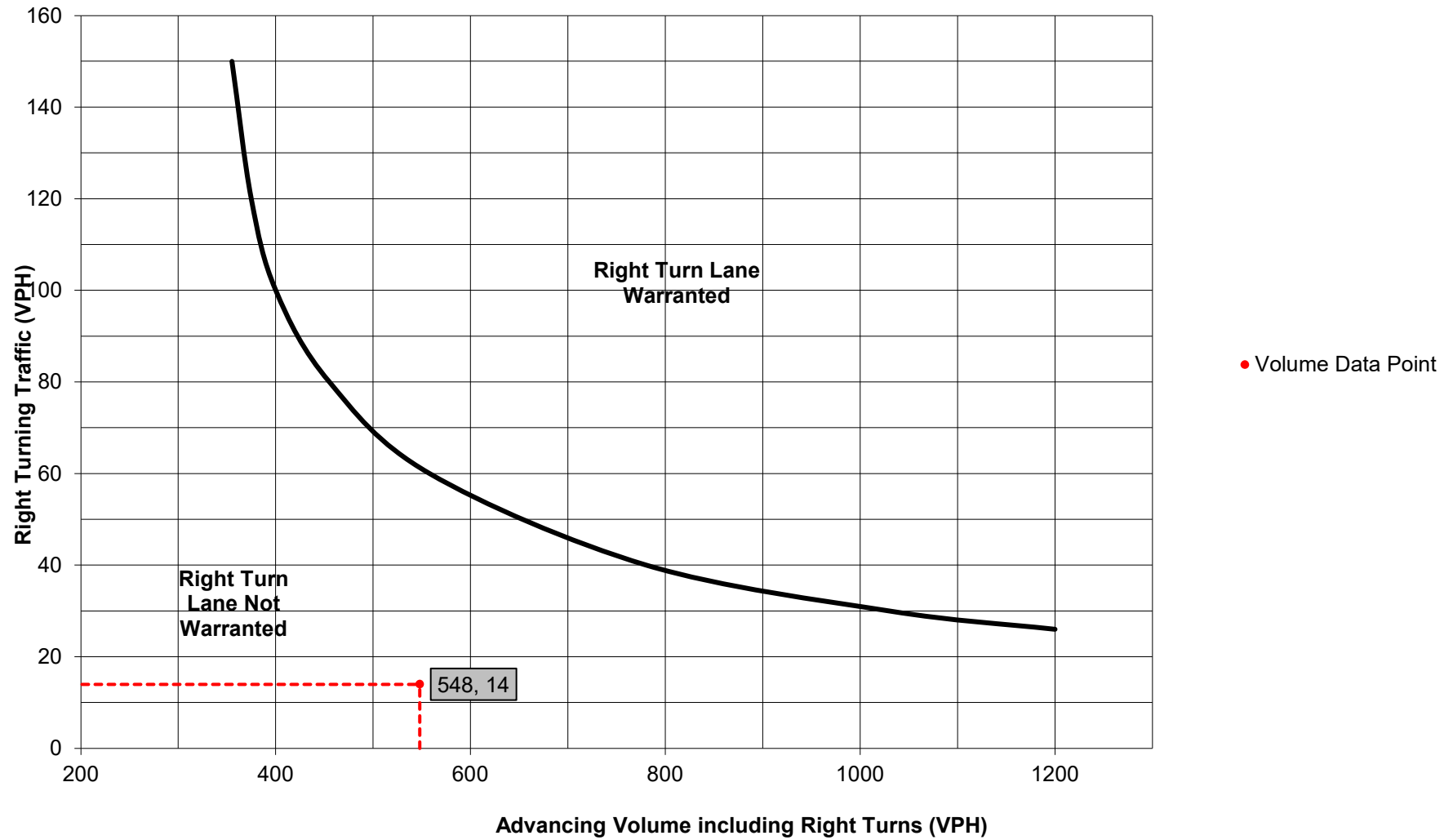
Type of Traffic Control	Speed (MPH)					
	25-35		40-45		50-60	
	Turn Demand Volume					
	High	Low	High	Low	High	Low
Signalized	A	A	B or C	B or C	B or C	B or C
Unsignalized	A	A	C	B	B or C	B

Right Turn Lane Storage Length, Condition A: N/A Feet
Condition B: N/A Feet
Condition C: N/A Feet
Required Right Turn Lane Storage Length: N/A Feet

Additional Findings: N/A

Additional Comments / Justifications:

**Figure 9. Warrant for right turn lanes on two-lane roadways
(40 mph or lower speeds, unsignalized and signalized intersections)**



Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

Municipality:	Phoenixville Borough	Analysis Date:	1/16/2024
County:	Chester County	Conducted By:	VSA
PennDOT Engineering District:	6	Checked By:	JDG
		Agency/Company Name:	Bowman
Intersection & Approach Description: Bridge Street and South Site Access - Southbound Left Turn			
Analysis Period:	2026	Number of Approach Lanes:	1
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	35	Type of Analysis:	Left Turn Lane
Type of Terrain:	Level	Left or Right-Turn Lane Analysis?:	Left Turn Lane

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations					
Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	33	0.0%	33
	Through	-	406	2.0%	411
	Right	Yes	0	0.0%	0
Opposing	Left	Yes	0	0.0%	0
	Through	-	531	1.0%	534
	Right	Yes	14	0.0%	14

Advancing Volume: 444
Opposing Volume: 548
Left Turn Volume: 33
% Left Turns in Advancing Volume: 7.43%

Right Turn Lane Volume Calculations					
Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes			N/A
	Through	-			N/A
	Right	-			N/A

Advancing Volume: N/A
Right Turn Volume: N/A

TURN LANE WARRANT FINDINGS

Left Turn Lane Warrant Findings	Right Turn Lane Warrant Findings
Applicable Warrant Figure: Figure 1	Applicable Warrant Figure: N/A
Warrant Met?: Yes	Warrant Met?: N/A

TURN LANE LENGTH CALCULATIONS

Intersection Control:	Unsignalized
Design Hour Volume of Turning Lane:	33
Cycles Per Hour (Assumed):	60
Cycles Per Hour (If Known):	60
Average # of Vehicles/Cycle:	1.0

Type of Traffic Control	PennDOT Publication 46, Exhibit 11-6					
	Speed (MPH)					
	25-35		40-45		50-60	
	Turn Demand Volume					
	High	Low	High	Low	High	Low
Signalized	A	A	B or C	B or C	B or C	B or C
Unsignalized	A	A	C	B	B or C	B

Left Turn Lane Storage Length, Condition A:	75	Feet
Condition B:	N/A	Feet
Condition C:	N/A	Feet
Required Left Turn Lane Storage Length:	75	Feet

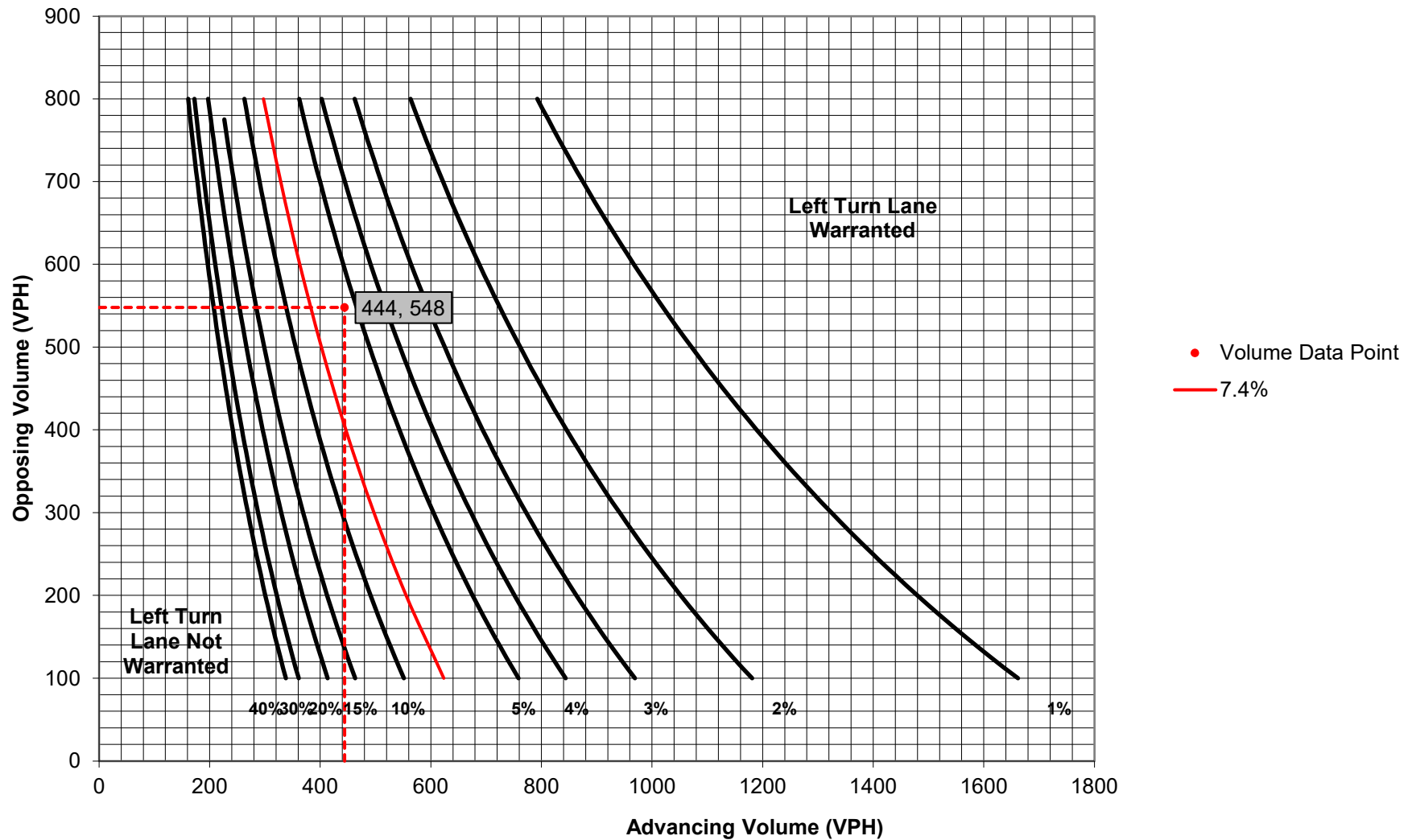
Additional Findings:

N/A

Additional Comments / Justifications:

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Figure 1. Warrant for left turn lanes on two-lane roadways
(speeds to 35 mph, unsignalized and signalized intersections)
 (L = % Left Turns in Advancing Volume)



RESOLUTION NO. 2025 -

**BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, OFFICIALLY
APPROVING THE PRELIMINARY/FINAL SUBDIVISION AND LAND
DEVELOPMENT PLAN FOR THE DEVELOPMENT KNOWN AS
“CHRISTMAN STREET DEVELOPMENT”**

WHEREAS, Providence Capital Group LLC (hereinafter referred to as “Owner/Developer”) is the legal owner and developer of two (2) contiguous parcels of land located at 10 and 17 Christman Street in the Borough of Phoenixville, Chester County, Pennsylvania, comprised in the aggregate of approximately 22,347 square feet, being zoned Residential Infill (RI) District, which parcels are more particularly identified as Chester County UPI Nos. 15-5-336 and 15-5-338 (hereinafter collectively referred to as “Site”); and

WHEREAS, the Site is currently improved with one (1) single-family detached dwelling and abutting paved driveway with an entrance off of Christman Street (the “Existing Residential Improvements”), as well as a second paved driveway leading to a detached garage, shed, brick patio, and several stone walls (the “Additional Existing Improvements”); and

WHEREAS, Owner/Developer proposes to consolidate the Site (i.e. reverse subdivide) and subdivide it into five (5) lots, with Lot 1 will retaining the Existing Residential Improvements, and the development of Lots 2 through 5 each with a residential duplex dwelling unit, paved driveway accommodating the parking of not less than four (4) vehicles, retaining walls, concrete sidewalk, landscaping, lighting, stormwater management facilities, and related improvements (collectively the “Development”); and

WHEREAS, Owner/Developer intends to construct the Development as more particularly shown on plans prepared by Inland Design, consisting of twelve (12) sheets, dated August 8, 2024, last revised December 12, 2024 (the “Plans”); and

WHEREAS, Owner/Developer has previously obtained and supplied or will obtain and supply to the Borough all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development, and any necessary offsite easements to legally provide access, allow for construction, discharge stormwater or connect to utilities; and

WHEREAS, at this time, the Owner/Developer desires to obtain preliminary/final land development approval of the Plans from the Borough of Phoenixville in accordance with Section 508 of the Pennsylvania Municipalities Planning Code and the Borough’s Subdivision and Land Development Ordinance (“SALDO”); and

WHEREAS, the Phoenixville Borough Planning Commission has reviewed the Plans and has recommended the approval of the Plans by a vote of 6-0, at its meeting of January 9, 2025, subject to the terms of its action memorandum dated January 15, 2025 (the “PC Action Memo”).

NOW, THEREFORE, BE IT RESOLVED, the Borough Council of the Borough of Phoenixville hereby grants preliminary/final approval of the subdivision and land development shown on the Plans described herein, subject, however, to the following conditions:

1. At this time, the Phoenixville Borough Council waives strict compliance with the following provisions of the Borough's Subdivision and Land Development Ordinance ("SALDO"):
 - A. Section 22-414.10.E – Requiring driveways to be not less than 60 feet from street intersections, in order to allow the driveway for Lot 5 to be less than 43.2 feet from the curb radius of the street intersection.
 - B. Section 22-418.1.A – Requiring curbs along common driveways, in order to allow Owner/Developer to not install curb along the shared driveways.
 - C. Section 22-502.1.C.(3)(a) – Prohibiting the removal of trees over six (6) inches in DBH (except in certain circumstances), in order to allow removal of trees over 6" in DBH, provided that the Development preserves the existing 14" diameter tree at the rear (north) of Lot 2 using tree protection methods deemed adequate and satisfactory by the Borough Planner, and provides not less than nine (9) street trees and additional landscaping to compensate for the removal of the aforementioned trees.
2. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough Engineer's review letter dated January 6, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "A".
3. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough Planner's review letter dated January 6, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "B".
4. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough PC Action Memo dated January 15, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "C".
5. To the extent that any conditions or comments of this Resolution, the Borough Engineer Review Letter or the Borough Planner Review Letter conflict with contents of the PC Action Memo, then such contents of the PC Action Memo shall be superseded thereby. To the extent of any inconsistencies with the terms of the above-mentioned Review Letters and the terms of this Resolution, the terms of this Resolution shall prevail.
6. The Development shall require an additional four (4) Equivalent Dwelling Units (EDUs). As a result, Owner/Developer shall pay to the Borough the sewer tapping fees (§18-302) and water connection fees (§26-401) based on the four (4) additionally required Equivalent

Dwelling Units (EDUs) for the Development, all of which shall be paid in full prior to the issuance of the first building permit for the Development.

7. Prior to recording the Plans, Owner/Developer shall enter into a Land Development and Financial Security Agreement (“Agreement”) with the Borough of Phoenixville. The Agreement shall be prepared by and satisfactory to the Borough Solicitor and Owner/Developer shall obligate itself to complete all of the required improvements shown on the Plans in accordance with Borough criteria and specifications as well as to secure the completion of the said required improvements by posting financial security as required by the Pennsylvania Municipalities Planning Code satisfactory to the Borough. In order to complete the Agreement, Owner/Developer shall provide to the Borough an estimation of costs for the completion of the public improvements, which shall be satisfactory to the Borough Engineer.
8. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Owner/Developer, its successors and assigns, the underlying landowner shall, prior to the recording of the Plans, execute a Stormwater Management BMP Operation and Maintenance Agreement (“O&M Agreement”) with the Borough to reserve easements in favor of the Borough so that the stormwater facilities may be maintained by the Borough (with all expenses charged to Owner/Developer, its successors and assigns) in the event that the maintenance responsibilities of the stormwater facilities are not fulfilled after reasonable notice to do so. The terms and conditions of the O&M Agreement shall be prepared by and satisfactory to the Borough Solicitor, and the O&M Agreement shall be recorded simultaneously with the Plans.
9. Prior to recording the Plans, Owner/Developer shall enter into a Stormwater Management Maintenance & Drainage Easement Agreement (“Drainage Easement Agreement”) with the Borough of Phoenixville for the portion of the stormwater management system connecting to, running in, and draining into the Borough’s stormwater drainage system located in the public right-of-way of Christman Street. The Agreement shall be prepared by and satisfactory to the Borough Solicitor. In furtherance of the foregoing, the Plans shall be revised to depict the area of such Drainage Easement to the satisfaction of the Borough Engineer.
10. Prior to recording the Plans, Owner/Developer shall enter into a Sidewalk Public Access & Maintenance Easement Agreement (“Sidewalk Easement Agreement”) with the Borough of Phoenixville for the portion of the sidewalk located on the Site. The Agreement shall be prepared by and satisfactory to the Borough Solicitor and shall be recorded simultaneously with the Plans. In furtherance of the foregoing, a note satisfactory to the Borough Solicitor shall be added to Sheet 1 of the Plans reflecting the offer of such Sidewalk Easement.
11. Prior to recording the Plans, Owner/Developer shall enter into a Temporary Construction Easement Agreement (“TCE Agreement”) with the owner of 46 Evergreen Lane (UPI No. 15-5-336.1C) for the construction of the sidewalk connection depicted on the Plans. The

Agreement shall be prepared by and satisfactory to the Borough Solicitor and shall be recorded simultaneously with the Plans.

12. The Development was proposed, discussed, and examined pursuant to Owner/Developer's representations that the Development and Site shall be held in single ownership and the residential units held as apartments. In the event that the Development, or portion thereof, is intended to be converted at any time to a planned community or condominium, Owner/Developer shall first submit to the Borough Solicitor the draft common interest community formation documentation (the "Declaration") for review and approval. Said Declaration shall contain all of the conditions, covenants, easements and restrictions required by the Act, the SALDO, and this Resolution, including, but not limited to:
 - A. The Association shall be responsible for the maintenance, repair and restoration of all of the privately-owned curbing, sidewalks, parking areas, subsurface and surface storm water management facilities and BMPs, open space areas, and other recreational amenities, lights, signage, retaining walls, street trees, lawn areas and landscaping constructed or installed on the Site.
13. Prior to the issuance of any construction or earth disturbance for the Development, Owner/Developer shall provide the Borough with all required approvals, as may be required, from the Chester County Conservation District, the Pennsylvania Department of Environmental Protection, and any other all authorities, agencies or entities having jurisdiction in any way over the Development.
14. The Development shall be constructed in strict accordance with the content of the Plans, the notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.
15. Upon certification of completion by the Borough Engineer of any and all Development improvements located in the Borough's right-of-way, Owner/Developer, or underlying landowner, as appropriate, shall offer to dedicate such improvements to the Borough, pursuant to an executed bill of sale. The terms of the bill of sale shall be subject to the approval of the Borough Engineer and Borough Solicitor. Such bill of sale and easement shall be executed and recorded prior to the release by the Borough of the financial security held for the Development.
16. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans and this Final Approval Resolution shall be borne entirely by Owner/Developer and shall be at no cost to the Borough, including, without limitation, reimbursement to Phoenixville Borough for any and all outstanding Planning Commission and/or Borough escrow amounts and consultant fees.
17. Prior to the start of construction, Owner/Developer shall contact the Borough Engineer to request the scheduling of a preconstruction meeting with the Borough, and shall provide the Director of Planning and Code Enforcement and the Borough Engineer with a digital copy of a pre-construction video showing the project site and surrounding area, and shall

provide the Borough Engineer with five (5) hard copies of the Plans to be stamped "Approved for Construction."

18. Prior to the start of construction, Owner/Developer shall notify the Borough Manager and the Borough Engineer and schedule a preconstruction meeting with the Borough. Developer shall provide the Borough Manager and the Borough Engineer with at least seventy-two (72) hours' notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or public improvements) so that the Borough may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Borough) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.
19. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by the Borough of Phoenixville. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.
20. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owner/Developer has the right to accept or reject conditions imposed by Borough Council upon final approval. If, for any reason, the Owner/Developer fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of receipt of this Resolution, then this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1 and the conditions set forth above, including but not limited to those more specifically described in consultant review letters identified in Paragraphs 2 and 3. Further, if the Borough receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraphs 1 and the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

[Signature page to follow]

[Continued Resolution No. 2025-__ on 10-17 Christman SDLD]

APPROVED and **RESOLVED** at a public meeting of the Phoenixville Borough Council, Chester County, Pennsylvania, in lawful session duly assembled, this 11th day of February 2025.

PHOENIXVILLE BOROUGH COUNCIL

By: _____
Jonathan M. Ewald
President, Borough Council

ENACTED this 11th day of February 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 11th day of February 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

ACCEPTANCE

The undersigned states that they are authorized to execute this Acceptance which is the subject matter of this Resolution, that they have reviewed the conditions imposed by Borough Council in the foregoing Resolution and that they accept the conditions and agree to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

PROVIDENCE CAPITAL GROUP LLC

By: _____

Print Name

Print Title

Date

Exhibit "A"
Engineer's Review Letter



**REMINGTON
& VERNICK
ENGINEERS**

Croton Road Corporate Center
555 Croton Road, Suite 401
King of Prussia, PA 19406
O: (610) 940-1050
F: (610) 940-1161

January 6, 2025

Mr. E. Jean Krack
Borough Manager
Borough of Phoenixville
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

**Re: Preliminary/Final Major Subdivision and L D Application – Review #2
Christman Street Subdivision (UPI # 15-05-338 & 15-05-336)
Borough of Phoenixville
RVE File# PCPBP165**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville, has reviewed the following submission materials in connection with the application referenced above:

- Preliminary/Final Major Subdivision Plan for Providence Capital Group Christman Street Subdivision (12 sheets), dated 8/8/2024 and last revised 12/12/2024, prepared by InLand Design of West Chester, PA.
- Post Construction Stormwater Management Report for Christman Street Subdivision, dated 8/8/2024 and last revised 12/12/2024, prepared by InLand Design of West Chester, PA.
- Transmittal Letter, dated 12/12/2024, prepared by InLand Design of West Chester, PA.
- Response Letter, dated 12/12/2024, prepared by InLand Design of West Chester, PA.
- Waiver Request Letter, dated 12/12/2024, prepared by InLand Design of West Chester, PA.

I. GENERAL INFORMATION

Owners: Nicola Dellaquila, Andrew & Brunetta Dellaquila
1075 Balfour Circle
Phoenixville, PA 19460

Applicant: Providence Capital Group, LLC
153 Persimmon Drive
Collegeville, PA 19426
(484) 886-2266
Attn: Mark Geraghty
mgeraghty@provcapitalgroup.com

Plan Preparer: InLand Design+
16 Hagerty Boulevard
West Chester, PA 19382
(484) 947-2928
Attn: Joel D. Comanda, P.E.
joel@inlanddesign.net

Proposal: The proposed development consolidates two (2) existing residential parcels and then subdivides the new parcel into five (5) lots. Lot 1 will contain the existing dwelling and each of the four (4) new lots will contain detached duplex units. This project also includes grading, utilities, landscaping, stormwater management and erosion control.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. Provide the name, address and seal of the registered professional land surveyor responsible for the plan (§22-304.2.A). The applicant states that this information has been added to the Cover Sheet. Add the seal of the professional land surveyor.
2. On the Existing Conditions and Demolition Plan (Sheet 3), the existing boundary of UPI 15-5-338 is shown having a radius at the intersection of Heckle St. with Christman St. However, a radius is not referenced in the effective property deed. The property boundary should be shown to reflect the current effective deed, unless there is record of a prior right-of-way dedication. This will form the basis of right-of-way dedications for this current development plan. *The applicant states that the existing deed did not close and that new legal descriptions will be provided to reflect the additional right-of-way being dedicated. Item satisfied.*
3. On the Existing Conditions and Demolition Plan (Sheet 3), indicate where the nearest fire hydrant is located. *Item satisfied.*
4. On the Cover Sheet (Sheet 1), show the parcel boundary and ownership, deed book and page number for UPI 15-5-334 (§22-304.2.A). *Item satisfied.*
5. On the Cover Sheet (Sheet 1), show the current parcel owner, deed book and page number for UPI 15-5-333 (§22-304.2.A). *Item satisfied.*
6. On the Cover Sheet (Sheet 1), show the current parcel owner, deed book and page number for UPI 15-5-332 (§22-304.2.A). *Item satisfied.*
7. On the Cover Sheet (Sheet 1), show the current parcel owner, deed book and page number for UPI 15-5-330 (§22-304.2.A). *Item satisfied.*
8. On the Title Plan (Sheet 2), Zoning Table, Build To Line, Christman St, the existing built to line for Christman St should reflect the existing structures on UPI 15-5-335 (435 Freemont St.) that have proximity to Christman St. In the Zoning Table, revise Note 6 to reference 435 Freemont St.
9. On the Title Plan (Sheet 2), Zoning Table, Note 5, it is incorrect to say that there are no other structures on the block face. Revise the note as follows: “In no case shall the side yard be less than 5’ or structures closer than 10’ (§27-301.1.A.(3)). *Item satisfied.*

10. On the Title Plan (Sheet 2), Zoning Table, Minimum Lot Depth, “Required” column, revise to state existing lot depth. List the lot depth of each proposed lot. Add a reference note beneath the Zoning Table indicating that these lot depths are an existing nonconformity. *Item satisfied.*
11. Provide the size of units (in bedrooms), if known (§22-304.2.A). *Item satisfied.*
12. On the Existing Conditions and Demolition Plan (Sheet 3), identify all Steep Slope (15%-25%) and Very Steep Slope (>25%) areas on the project tract (§22-304.2.A). Revise Note 11 as appropriate. *Item satisfied.*
13. Where developments abut existing streets, the Borough may require dedication of additional right-of-way (§22-408.1.C). On the Title Plan (Sheet 2), Christman St. has an existing legal right-of-way width of 20’. The applicant should offer the strip of land along Christman St. between the property boundary and a 25’ ultimate right-of-way (12.5’ half-width). *Item satisfied.*
14. On the Proposed Layout & Geometry Plan (Sheet 4), the required 75’ clear site triangle should be redrawn based on the extension of the linear centerlines of both Christman St. and Heckle St. It appears that the corner of the dwelling shown on Lot 5 will be very close to this revised clear site triangle. On the Landscaping Plan, remove any proposed trees from this clear site triangle area. *Item satisfied.*
15. On the Existing Conditions & Demolition Plan (Sheet 3), the plan shows 6 existing trees in excess of 12” diameter. All land development shall be laid out in a manner as to minimize the removal of healthy trees and shrubs (§22-428.1.C.(1) & §22-502.1.C). The applicant notes that a retaining wall has been added to Lot 2 to preserve an existing 14” dia. tree. The applicant was not able to preserve other trees due to the building and site grading conditions. The applicant is requesting a waiver from this requirement.
16. On the Proposed Layout & Geometry Plan (Sheet 4), label the curb radius at the intersection of Heckle St. and Christman St. Note that the minimum radius for street curbs shall be 20’ at intersections involving only local access streets (§22-411.6). *Item satisfied.*
17. On the Grading & Utilities Plan (Sheet 5), provide a sidewalk crossing within the right-of-way that includes an ADA compliant pedestrian access route with a maximum cross-slope of 2% (§22-414.8.D). *The applicant is providing a new ADA crosswalk. Due to the lack of ADA curb ramps or sidewalks at other corners of this intersection, a crosswalk is not necessary at this time. Item satisfied.*
18. On the Proposed Layout & Geometry Plan (Sheet 4) and others, the driveway for Lot #5 is located close to the end of the curb radius at the intersection of Christman St. and Heckle St. The edge of any driveway shall be located at least 60’ from the curb radius at an intersection (§22-414.10.E). The applicant has requested a waiver from this requirement.
19. For any new development with at least 10 parking spaces serving residential uses, at least 10% of the parking spaces shall be EVPS served by a Level 2 EVCS connection (§22-417.7.D.(1)). *On Sheet 5, Grading & Utilities Plan, Note 13, the applicant states that 2 EVPS will be provided. Item satisfied.*

20. Curb shall be installed along common driveways and parking areas (§22-418.1.A)). The applicant has requested a waiver from this requirement.
21. On the Proposed Layout & Geometry Plan (Sheet 4), proposed curbs along Christman St. and Heckle St. shall be vertical concrete curbs in accordance with the Borough Standard Construction Details (§22-418.2.A). Provide appropriate construction details on the plans. *Item satisfied.*
22. Sidewalks shall be provided along Christman St. (§22-419.1.A & §27-401). *Item satisfied.*
23. ADA curb ramps shall be provided where curbs and/or sidewalks are replaced at existing intersections (§22-419.3.C). Design a new ADA curb ramp at the Northwest corner of the intersection of Christman St. and Heckle St. *Item satisfied.*
24. Provide streetlighting (§22-423.2). ~~The applicant has requested a waiver from this requirement.~~ *At the applicant's request, RVE prepared a memo regarding existing lighting conditions. The memo indicates that there is a need for additional street lighting.*
25. On the Existing Conditions & Demolition Plan (Sheet 3), the plan shows 6 existing trees with a diameter at breast height greater than 6" diameter. All land development shall be laid out in a manner as to minimize the removal of healthy trees and shrubs (§22-428.1.C). Trees over 6" DBH within a tract...shall not be removed unless any of the following conditions exist: immediate danger to life or property, or affliction by disease which threatens to injure or destroy other trees (§22-502.1.C.(3).(a)). *The applicant notes that a retaining wall has been added to Lot 2 to preserve an existing 14" dia. tree. The applicant was not able to preserve other trees due to the building and site grading conditions. The applicant is requesting a waiver from this requirement.*
26. On the Grading & Utilities Plan (Sheet 5), provide additional information for the proposed retaining wall shown between Lot 1 and Lot 2, including corresponding Top of Wall and Bottom of Wall elevations along the length of the wall. If the retaining wall height is in excess of 4', then include a note stating that detailed plans and structural calculations for retaining walls shall be provided to the Borough Engineer for review and approval prior to construction. *The applicant has provided a construction detail and confirmed that all retaining walls will be less than 4' high. Item satisfied.*
27. On the Proposed Layout & Geometry Plan (Sheet 4), provide fencing to serve as fall protection along the top of the proposed retaining wall. The applicant indicates that fall protection fencing is not proposed since the retaining walls are less than 4' high. However, fall protection is required wherever there is a walking surface within 3' of a vertical drop of that's 2.5' or more. The retaining wall between Lot 1 & Lot 2 falls under this criterion.
28. On the Grading & Utilities Plan (Sheet 5), a large portion of the rear yards in Lot No. 2-5 are sloped at 3:1. Consider the use of retaining walls or landscaping walls to increase the utility of the rear yards. *Item satisfied.*
29. On the Grading & Utilities Plan (Sheet 5), provide spot elevations at apparent high points in driveways to result in at least 1% slope for paved areas and 2% slope for lawn areas. *Item satisfied.*
30. On the Grading & Utilities Plan (Sheet 5), the grate elevation for Yard Drain 3.1 should be revised to be consistent with the proposed grading. *Item satisfied.*

31. The property owner shall enter into a Stormwater Best Management Practices (BMPs) and Conveyances Operations and Maintenance Agreement (O&M Agreement) with the Borough (§23-703.1). *The applicant has acknowledged this requirement.*
32. On the PCSWM Details (Sheet 7), the bottom of the proposed recharge beds are lower than where infiltration testing was performed by Ingram Engineering Services. On the Typical Infiltration Facility Construction Sequence, indicate that upon excavation to the bottom of bed elevation for each proposed recharge bed, infiltration testing shall be performed to confirm availability of acceptable infiltration at the required depth. If acceptable infiltration is not confirmed, then a revised design for the recharge beds shall be submitted and approved by the Borough Engineer. *On Sheet 6, the applicant has updated the Infiltration Facility Sequence of Construction to include infiltration testing during construction. Item satisfied.*
33. For each underground infiltration bed, add a note to the plan indicating the tributary area and the volume of stormwater permanently managed. *Item satisfied.*
34. On the PCSWM Plan (Sheet 6), show proposed roof drain collector piping and clean outs routed to the proposed recharge beds. The applicant shows roof drain collection reaching the rear of each proposed duplex. However, the Post Development Drainage Area Plans show that the entire roof must be collected and routed to the BMPs. Accordingly, show proposed roof drain collector piping to the front corners of each proposed duplex.
35. On the PCSWM Plan (Sheet 6), provide new storm sewer along the curb line on the north side of Christman St. (§22-408.2.G). Provide a storm inlet in the new curb line at the upstream end of the storm sewer, in front of Lot 2. Connect all discharges from proposed BMPs into new storm sewer. Tie-in storm sewer to existing storm inlet at the northwest corner of Christman St. and Heckle St. *Item satisfied.*
36. On the PCSWM Plan (Sheet 6), replace the existing Type M inlet at the intersection Christman St. and Heckle St. with a new Type C inlet. The applicant has shown the storm inlet replacement on the plan. On the PCSWM Profiles & Details (Sheet 8), profile for Storm Inlet #2 to #1, show the existing 18" RCP discharging and show associated invert information.
37. On the PCSWM Plan (Sheet 6), the proposed underground recharge bed on Lot 2 is within 8' of the existing building on Lot 1. Maintain 10' separation from the existing building or provide an analysis from a structural engineer certifying that the infiltration facilities will not have any negative effect on the foundations of the existing building. *The applicant has adjusted the location of the BMP. Item satisfied.*
38. On the PCSWM Details (Sheet 7), modify the 24" Nyloplast Yard Inlet / Manhole Riser Installation Detail to include a min. 12" sump to provide pre-treatment for runoff routed into the recharge beds. *Item satisfied.*
39. On the PCSWM Details (Sheet 7), modify the Typical Downspout Configuration Detail to include a wye clean out. The applicant shows a surcharge pipe discharging to a splash block, but there should be an upturned wye fitting that acts as both an overflow and clean-out. There is no need for a surcharge pipe discharging to a splash block.

40. Provide legal descriptions for each of the newly created lots. *The applicant indicates that this will be provided prior to plan recording.*
41. Add a note to the plans that the Borough is granted a blanket easement to enter the site and inspect the stormwater BMPs (§23-402.2.B(18)(c)[2]). *On the PCSWM Plan (Sheet 6), the applicant has added PCSWM Note #6 granting the Borough a blanket easement. Item satisfied.*
42. Add a statement signed by the owner that shall prohibit any revision to the approved SWM plan unless approved by the Borough in writing (§23-402.2.A(3)). *Item satisfied.*
43. Provide specific dust control measures (PADEP Erosion and Sediment Pollution Control Program Manual – Appendix H). *On the Erosion & Sediment Control Notes and Details (Sheet 10), the applicant has added Note 34 addressing this requirement. Item satisfied.*
44. On the Cover Sheet (Sheet 1) – Borough Planning Commission Signature Block – change the Chair Person from William Davidson to Tom Carnevale. *Item satisfied.*
45. On the Title Plan (Sheet 2) – provide the bearing and distance information for the boundary of the proposed sidewalk easement (2 sides missing). *The applicant has added bearing and distance information. However, distances are missing along the westerly tract boundary and at each common lot line. Provide missing distance information.*
46. On the Existing Conditions and Demolition Plan (Sheet 3) – show the existing sidewalk on UPI 15-5-336.1C along Heckle Street. *Item satisfied.*
47. On the Proposed Layout & Geometry Plan (Sheet 4) – show the existing mill and overlay limit on Heckle Street. *The applicant has added this information to the Existing Conditions & Demolition Plan (Sheet 3). Item satisfied.*
48. On the Proposed Layout & Geometry Plan (Sheet 4) – show the proposed mill and overlay limits at the intersection of Christman and Heckle Streets. *On the Proposed Lot & Geometry Plan (Sheet 4), Site Note #1 has been added that states that full-width resurfacing will be performed along Christman St. and Heckle St. Item satisfied.*
49. ~~On the Proposed Layout & Geometry Plan (Sheet 4) – provide an ingress / egress agreement between UPI 15-5-336.1 (N/L Evergreen Lane Properties LLC) and Lot 1.~~ *The applicant notes that ingress/egress for UPI 15-5-336.1 through Lot 1 is being eliminated. This comment is no longer applicable.*
50. On the Proposed Layout & Geometry Plan (Sheet 4) – provide concrete monuments at the proposed property corners along Christman Street (§22-406). *Item satisfied.*
51. ~~On the Proposed Layout & Geometry Plan (Sheet 4) – show the limit of the proposed mill and overlay for Christman Street to match the proposed rolled curb limit.~~ *Rolled curb is no longer proposed. This comment is no longer applicable.*

52. On Plan Sheet 5 (Grading & Utilities Plan) – the 24” Yard Drain grate elevations in the Yard Drain call-out for Lots 3, 4 & 5 do not match the plan view elevations shown. *Yard drain inlet grate elevations are now only shown on the storm profiles. Item satisfied.*
53. On the PCSWM Details (Sheet 7) – Standard Rolled Concrete Curb Detail – move this detail to the Construction Details (Sheet 11). *Rolled curb is no longer proposed. This comment is no longer applicable.*
54. On the PCSWM Details (Sheet 7) – BMP Dimension Chart – the overflow pipe (spillway) elevation is to be at the full capacity of the storage BMP. All four BMPs start to drain prior to reaching the maximum elevations shown in this chart and in the Post Construction Stormwater Management Report. *Item satisfied.*
55. On the PCSWM Details (Sheet 7) – provide profiles of the outlet pipes showing the utility crossings. *On the PCSWM Profiles and Details (Sheet 7), the applicant has added profiles for each of the storm discharges. On the profile for Cleanout 1.3 to Inlet 5, show the proposed water services.*
56. On the Landscaping Plan (Sheet 10) – Plant Schedule – Street Trees – add the three (3) TS trees. *Item satisfied.*
57. On the Construction Details (Sheet 11) – replace Construction Detail Sheet G6 (Type 1 Driveway Apron) with Construction Detail G9 (Type 4A Curb Ramp). *Item satisfied.*
58. On the Construction Details (Sheet 11) – remove Construction Detail Sheet G5 (Concrete Driveway Apron & Curb Depression). They are not being proposed. *This element is now being used and the detail remains on the plan. Item satisfied.*
59. ~~On the Cover Sheet (Sheet 1), Waivers Requested, correct the waiver reference to §23-306.Q.(4) (not §23-306.R.(4)).~~ *The applicant has withdrawn this waiver request. This comment is no longer applicable.*
60. On the Proposed Layout & Geometry Plan (Sheet 4), provide NO PARKING signs (R7-1) with double arrows along the north side of Christman St. Parking is already restricted by ordinance along the south side of Christman St. (§15-402). A Borough ordinance will be necessary to restrict parking along the north side of Christman St. *Item satisfied.*
61. On the Landscaping Plan (Sheet 10), show the 75’ clear site triangle (§22-411.3.B). *Item satisfied.*
62. This plan must be provided to the Phoenixville Fire Department for their comment.
63. On the Cover Sheet (Sheet 1) and others, the proposed sidewalk connection along Heckle St. extends beyond the tract boundary. Provide written authorization from the owner of UPI #15-5-336.1C (Evergreen Properties, LLC) to construct the sidewalk connection.
64. On the PCSWM Profiles & Details (Sheet 8), profile for Storm Inlet #2 to #1, show all water services and sewer lateral crossings and identify potential conflicts.

III. WATER SEWER COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). This letter must be provided prior to Council consideration. Will serve letters will not be issued until after an exemption status letter has been issued by PA DEP.
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). This letter must be provided prior to Council consideration. Will serve letters will not be issued until after an exemption status letter has been issued by PA DEP.
3. On the Grading and Utility Plan each proposed duplex unit shall a unique water later connection and sanitary sewer connection to their respective main. *The applicant has a Typical Utility Connection Blow-up Detail showing separate water services and sewer laterals to each unit of the duplex. The sewer laterals from a duplex combine into a single sewer lateral connecting to the sewer main. Item satisfied.*
4. Specify the sizes and materials of existing water and sanitary sewer mains on the Utility Plan. *On the Grading & Utilities Plan (Sheet 5), water service and sewer lateral materials and sizes are shown. Item satisfied.*
5. Include calculations to support sizing of water services and sewer laterals. Note that the Borough's standard details are intended mainly for residential connections and that multi-family buildings may require larger services and laterals. *Since each dwelling unit has its own water service and each duplex (2 dwelling units) has its own sewer lateral, sizing per Borough Stadard details is sufficient. Item satisfied.*
6. The matter of sewer and water tapping fees shall be coordinated directly with the Borough. *The applicant has acknowledged this requirement.*
7. RVE has reviewed and will recommend the provided Sewage Facilities Planning Module Mailer Application for signature by the Borough, who will submit the application to DEP. A copy of the exemption status letter, once received from DEP, shall be forwarded to RVE.
8. Provide sanitary sewer inverts at the connection point of the sanitary sewer main. *Item satisfied.*

IV. REQUESTED WAIVERS

The Applicant has requested the following waivers:

1. Section §22-414.10.E – To allow the driveway for Lot 5 to be located closer than sixty (60) feet from the radius of the intersection. The applicant notes that the driveway has been located the maximum possible distance from the curb radius (43.2 feet). RVE has no objection to this waiver request.

2. Section §22-418.1.A – To not install curb along the shared driveways. RVE has no objection to this waiver request.
3. Section §22-502.1.C.(3).(a) – To allow removal of trees over 6” in DBH. On the Existing Conditions and Demolition Plan (Sheet 3), there are 6 trees shown with a diameter at breast height greater than 6”. The applicant is preserving an existing 14” dia. tree and providing street trees and additional landscaping to compensate for the removal of other trees.

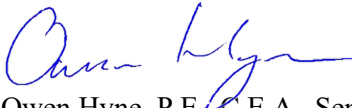
RVE’s recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each underlined comment has been satisfactorily addressed.

Should you have any questions, please feel free to contact our office at (610) 940-1050

Sincerely,

REMINGTON & VERNICK ENGINEERS

By



Owen Hyne, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/jb/jrw

cc: Providence Capital Group, LLC
InLand Design
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine
Judith Stern Goldstein, R.L.A., Gilmore & Associates
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.

Exhibit “B”
Planner’s Review Letter



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 6, 2025

File No. 2024-00850

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final Major Subdivision and Land Development Plan – Review #2
17 Christman Street Subdivision and Land Development Plan
Tax Map Parcel Numbers: 15-5-336 and 15-5-338

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Major Subdivision and Land Development plan for Christman Street Subdivision, dated August 8, 2024 and revised December 12, 2024, prepared by InLand Design for the equitable owner/ applicant Providence Capital Group, LLC.

The site, consisting of TMP Nos. 15-5-336 and 15-5-338, is approximately 0.513 acres and is located in the Residential Infill (RI) District. TMP No. 15-5-336 contains an existing duplex structure and garage. The plan proposes to subdivide TMP 15-5-336 and 15-5-338 into five (5) lots. Lot 1 will be approximately 4,577 square feet in area and will contain the existing duplex unit. The accessory garage is proposed to be removed. Lots 2 through 5 will each contain a newly constructed duplex dwelling unit. The site has frontage along Christman Street and each lot will have an access drive onto Christman Street. The site is currently served by public water and public sewer.

We offer the following comments for your consideration:

1. Existing Conditions and Surrounding Land Use

- a. As per the Phoenixville Borough Zoning Map, the site is located within the Residential Infill District. The site currently contains an existing dwelling, garage, shed, patio, and stone and fence walls.
- b. The site is surrounded by residential uses.

2. Compliance with Phoenixville Regional Comprehensive Plan (PRPC) 2021 and Chester County Comprehensive Plan

- a. The proposed land use is generally consistent with PRCP 2021, as it “promotes context-sensitive infill development within existing development areas, neighborhoods, and villages,” (page 3.1), and per the Future Land Use Map, the site is designated as the high-density residential.
- b. As per the Future Land Use Map of the *Phoenixville Borough Comprehensive Plan* dated June 2022, the site is categorized as Residential Infill. The proposed development is generally consistent with the Phoenixville Regional Comprehensive Plan.

- c. The proposed use is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018. According to the Landscapes Map (page 30), the site is within a designated Growth Area, an Urban Center, and aligns with the land use patterns of 'medium to high intensity mixed use redevelopment and infill development,' (page 34).

3. Use Regulations

- a. As per ZO §27-301.2.C.(1) the proposed residential uses are permitted by right.

4. Dimensional Requirements

- a. ZO Section 27-301.1.A(1) requires that the front build-to line shall be within the range of front built-to lines of existing buildings on the same street frontage of the block. The plan indicates a build to line of 9.5-21.3 feet, based on the accessory buildings at 535 Freemont Street and the principal structure at 17 Christman Street. 535 Freemont Street is not located on the same street frontage of the block. However, 435 Freemont Street may be the correct property the applicant is referring to. The plans should be revised to correct this discrepancy.

5. Parking

- a. As per ZO Section 27-405.1, "off-street parking shall be provided to meet the demand for the proposed land use. The applicant shall calculate this demand based on accepted standards, such as published in the Institute of Transportation Engineer's Parking Generation Reports. The Parking Tabulation on Sheet 4 indicates the required number of spaces was calculated using 1.38 spaces per dwelling for residential condominium/townhouse per the ITE Parking Generation Manual, 4th Edition. The plan proposes four (4) off-street parking for each duplex dwelling.

6. Landscape and Buffer Requirements

- a. As per ZO Section 27-403.6, "Mechanical equipment, such as air conditioning and heating units, shall not be located in the front yard and in all other cases shall be screened from public views of the property through the use of fencing, walls, landscaping or a combination thereof." General Note 10 on Sheet 11 indicates all equipment is screened in accordance with ordinance requirements. However, the location of any proposed equipment is not clearly indicated on the plans. The plans should be revised to demonstrate compliance with the requirements of this ordinance.
- b. As per ZO Section 27-406.2.G, "Views of plumbing vent pipes, electric/phone/cable terminals and utility meters in front yards and on front building facades shall be screened or partially screened to help mitigate views of this equipment." General Note 10 on Sheet 11 indicates all equipment is screened in accordance with ordinance requirements. However, the location of any proposed equipment is not clearly indicated on the plans. The plans should be revised to demonstrate compliance with the requirements of this ordinance.
- c. SALDO Section 22-428.1.C requires the preservation of existing vegetation. It shall be the responsibility of the applicant to demonstrate that existing healthy vegetation removal is minimized by showing that no alternative layouts are possible and that no alternative clearing or grading plan would reduce the loss of mature trees, tree masses and woodlands. On Lot 2, one tree appears to be preserved through the use of a tree well/retaining wall. Additional information should be provided including the location of the tree dripline, and specifications for tree protection demonstrating compliance with the requirements of this ordinance.

- d. As per SALDO Section 22-502.1.C.(3)(a), trees over six inches in DBH within a tract proposed for subdivision or land development shall not be removed unless any of the following conditions exist: immediate danger to life or property, or affliction by disease which threatens to injure or destroy other trees. The plan proposes the removal of eight (8) trees which are 6 inches or larger in DBH. A waiver is being requested.
- e. As per SALDO Section 22-502.1.C.(4), existing vegetation to remain shall be identified "To Remain" on the landscape plan and the erosion and sediment control plan and in the field prior to any clearing and shall be physically protected during construction. The plan does not indicate which trees are to remain. The plans should be revised to include additional information demonstrating compliance with the requirements of this ordinance.
- f. As per SALDO Section 22-502.1.C.(4)(a), a temporary physical barrier such as a snow fence shall be shown on the plan and erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, and woodlands prior to clearing and construction. The barrier shall be placed to prevent disturbance to or compaction of soil inside the barrier and shall remain until construction is complete. No construction materials or equipment shall be stored within the tree protection zone. The plan provides Tree Protection details on Sheet 11; however, the plan does not indicate the location of the Tree Protection Fencing on the plan. The plans should be revised to demonstrate compliance with the requirements of this ordinance.
- g. As per ZO Section 27-401, along residential streets, street trees shall be planted 40 feet OC, in planting strips.
 - i. The plans indicate gaps significantly greater than 40 feet along Christman Street and Heckle Street.
 - ii. The provided street trees are not within the 4 feet minimum planting strip.
 - iii. The plans should be revised to demonstrate compliance with the requirements of this ordinance.
- h. Overall notes from the Tree Advisory Committee (TAC) to be addressed:
 - i. Although the current site lacks trees in the right-of-way, the decrease of existing tree cover through the construction process will be significant and will not recover for decades.
 - ii. All new trees onsite look to be outside of the public right of way.
 - iii. With the current design it appears possible to add a minimum of two trees.
 - iv. Please update planting specifications to ANSI A300 Clause 10: Planting and Transplanting, and the International Society of Arboriculture, Best Management Practices - Tree Planting, Second Edition (2014). Update drawing details to represent these specifications.
 - v. Add language "Trees shall be staked with 2x2 wooden stakes and loosely affixed with arbor tape ties. The ties should only be knotted on the stake end to allow movement during wind events and not girdle the tree in three growing seasons."
 - vi. Update Tree Protection details to reflect current standards on future projects.

7. Pedestrian Circulation

- a. As per SALDO Section 22-420.1., "crosswalks shall be clearly delineated at all intersections and maintain the width of the largest contributing sidewalk or trail. In no case shall the crosswalk be less than five feet." The plans indicate a Type 4A ADA Ramp; however, the plans do not include any information regarding crosswalks at the intersection of Christman Street and Heckle Street. The plans should be revised to demonstrate compliance with the requirements of this ordinance.

8. Lighting

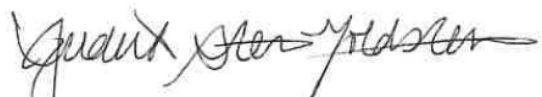
- a. As per SALDO Section 22-423, streetlighting shall be required for all land developments, and shall adhere to the provisions of ZO Section 27-601 Lighting. As per the Remington & Vernick Engineers (RVE) Christman Street SD &LD Light Readings Memorandum, dated December 12, 2024, "Streetlighting is required for this project as there is no measurable light along portions of frontages for this land development project. Cobra heads on existing or new utility poles or Phoenixville's standard decorative streetlights can be utilized to provide the required lighting. Any lighting improvements located in the right-of-way should be included in the improvements dedicated to the Borough." The plans should be revised to demonstrate compliance with the requirements of this ordinance.

9. General Comments

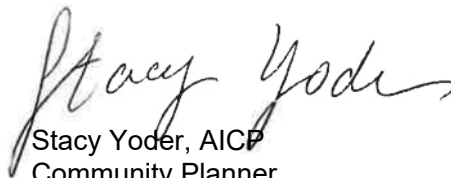
- a. Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 "Impact Statements" of the Borough's Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and the update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study.
 - i. It is our understanding that the applicant has determined that the SALDO Amendment is beneficial to their Application.
 - ii. In addition, the applicant has indicated that their application is below the threshold that would require a Traffic Impact Study and an Environmental Impact Study.
- b. The applicant should address the safety of the proposed retaining walls in the rear yards of Lots 2, 3, and 4.
- c. A detailed response letter addressing the above noted comments and any changes to the plan should be included with future submissions.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,



Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.



Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

JSG/sjy/sl

cc: David Boelker, Zoning Officer

Exhibit "C"
Planning Commission Action Memorandum



Borough of Phoenixville

CHESTER COUNTY, PENNSYLVANIA

351 Bridge Street, 2nd Floor, Phoenixville, PA 19460

Phone: (610) 933-8801

DATE: January 15, 2025

MEMO TO: Borough Council

MEMO FROM: Planning Commission

APPLICATION TYPE: Preliminary/Final Land Development Plan

PROJECT NAME: Christman Street SDLD

ZONING DISTRICT: Residential Infill (RI)

LOCATION: 17 Christman Street

UPI(s)#: 15-5-336, 15-5-338

ACTION MEMO

The Borough Planning Commission, at its January 9, 2025 regular meeting, recommended by a vote of 6 to 0, that Borough Council approve, as a Preliminary/Final and Land Development Plan, pursuant to the Subdivision and Land Development Ordinance, the Plan first submitted and dated August 8, 2024 and last revised December 12, 2024, as part of the above-referenced application.

The plan proposes to subdivide two (2) existing lots into five (5) lots. Lot 1 will retain the existing 2-unit dwelling and lots 2-4 will each be improved with a 2-unit duplex, parking, site improvements and stormwater management facilities.

If Borough Council decides to approve the Plan, the Commission recommends the approval be subject to the following conditions:

1. Standard Action Memo Terms;
2. Satisfying all comments of the Borough Engineer (RVE) and Land Planner (Gilmore) reviews;
3. That two (2) street lights as referenced and discussed in the meeting be installed to the satisfaction of the Borough Engineer;
4. The stormwater conveyance main be relocated south in the cartway as discussed to provide for street trees to be placed in the planting strip;
5. Installation of fall protection as referenced in Borough Engineer review comment #27;

6. That all roof leaders be shown connecting to the stormwater bmp system except front porch roofs;
7. That all mechanical equipment and associated meters and utilities be shown on the plan and with associated required screening;

The applicant is requesting, and the Planning Commission also recommends, that three (3) waivers from the applicable Subdivision and Land Development Ordinance be granted under the following condition:

1. The tree on Lot 2 shown as to be preserved is adequately protected in accordance with Borough requirements and to the satisfaction of the Borough Planner.

Waivers recommended:

1. Section §22-414.10.E – To allow the driveway for Lot 5 to be located closer than sixty (60) feet from the radius of the intersection. The applicant notes that the driveway has been located the maximum possible distance from the curb radius (43.2 feet).
2. Section §22-418.1.A – To not install curb along the shared driveways.
3. Section §22-502.1.C.(3).(a) – To allow removal of trees over 6” in DBH. On the Existing Conditions and Demolition Plan (Sheet 3), there are 6 trees shown with a diameter at breast height greater than 6”. The applicant is preserving an existing 14” dia. tree and providing street trees and additional landscaping to compensate for the removal of other trees.

The Borough’s Standard Action Memo Terms, the Application and the referenced review letters accompanying this Action Memo are incorporated herein. Council may impose conditions on any approval.

Catherine Bianco
Planning Commission Chair

CB:dgb

Waiver Request Regulations

1. Section §22-414.10.E - *The edge of any driveway shall be at least 60 feet from the nearest end of the paving radius at a street intersection.*

2. Section §22-418.1.A - *Regardless of the size of a land development proposal, curbs shall be required along all existing and proposed public streets within the right-of-way, private streets, common driveways, and common parking areas.*

3. Section §22-502.1.C.(3).(a) - *Trees over six inches in DBH[1] within a tract proposed for subdivision or land development shall not be removed unless any of the following conditions exist: Immediate danger to life or property, or affliction by disease which threatens to injure or destroy other trees.*



Standard Action Memo Terms

1. The Applicant shall provide all information identified as to be provided and/or necessary in all Letters from Borough consultants and all Letters from Borough Department representatives.
2. The Plan shall be revised so that it complies with all the comments and requirements of the Borough Fire Department, which may complete its review after the Borough Engineer approves all plan revisions and/or additions and all specifications and details therefor, as required by the terms of the Borough's plan approval.
3. The Plan shall satisfy and comply with all comments issued by Borough consultants, including but not limited to, the Borough Engineer, the Borough Planner, the Borough Zoning Officer, the Borough Planning Director, the Borough Solicitor, and/or the Borough Public Works Department.
4. The Applicant, at its sole expense, shall provide all the improvements ("Improvements"), required by the Borough's final approval of the Plan. The Applicant shall provide the Borough with security for all such Improvements, as determined by the Borough Engineer. The security shall secure, for the Borough's benefit, all the developer's obligations under the Development Agreement. The Borough may require that the security not be provided by a bond.
5. If applicable, the Applicant shall obtain all zoning relief necessary for the Plan as finally and completely approved (in compliance with the conditions of approval and the Plans to be Approved). All such zoning relief must be final and unappealable before the Plan is recorded and before any building permits are issued for new work shown on the Plan.
6. The Applicant shall acquire, at its sole cost, all rights, easements and rights-of-way necessary to construct, use and maintain the improvements shown on the Plan, as finally and completely approved, and perpetually offer to dedicate to the Borough, in a form acceptable to the Borough, all such interests and rights, which are shown on such Plan and/or required by any condition of its approval to be so dedicated. Such improvements include, but are not limited to, all rights, as identified on the Plan, as finally and completely approved, for sanitary sewers, water supply facilities, stormwater management facilities, roads and all other public facilities. The Borough shall have the right, but not the obligation, to accept dedication and/or any other responsibility for such facilities and/or rights.
7. To the extent not expressly and specifically changed by the terms of these conditions, all conditions of all prior approvals of the preliminary land development plan, and all conditional use, special exception and/or variance application(s) are incorporated into this Plan approval as conditions.
8. The Plan's approval shall be made by written Resolution and shall include all the terms and conditions of the Borough form plan approval Resolution, modified as the Borough shall determine to fit this Application. The Resolution shall be the Borough decision on the Application as required by the Pennsylvania Municipalities Planning Code ("MPC"). Council's determination that it should approve the Application, with conditions, pursuant to this Action Memo, shall not be the decision required by the MPC (unless Council, pursuant to this section, makes the terms of this Action

Memo its final decision) and shall not be a limitation on the scope and/or terms of such a decision. The Borough shall have an additional 15 days, after rendering its decision, to mail such final decision, in writing, to the Applicant. For all purposes, the Borough shall be deemed to have effectively communicated its written decision to the Applicant when the decision is mailed, by first class U.S. mail, to the Applicant at the address shown on the Application, on this Memo, or any new address that the Planning Director has received prior written notice of from the Applicant. Notwithstanding anything else in these conditions (including but not limited to the provisions of this Section), if the Borough does not adopt and/or communicate to the Applicant a different final plan approval decision and/or Resolution, the terms of this Action Memo, as amended and/or adopted by Council, shall be the Council's decision on the Application and shall, for all purposes, be treated as communicated to the Applicant on the date the Applicant receives a copy of the Action Memo (including any modifications made by Council). If such communication to the Applicant is made within the MPC's required time period for decisions, as extended by the Applicant, the communication shall be treated as a timely decision for all purposes and there shall be no deemed approval of the Application for any purpose.

9. After approval by Council and before transferring any parcel created by the Plan and/or doing any work and/or improvements shown on the Plan, the Applicant must record the Plan. The record plan must be recorded before any permits to implement the Plan will be issued by the Borough. The Plan may be recorded only upon completion, to the Borough's satisfaction, of all conditions of approval which require plan amendments and the Borough Engineer's written certification, on the Plan, of such completion. The Borough may require any or all the Plan sheets, as finally approved, to be recorded.
10. Prior to the issuance of any building permits to implement the Plan, the Applicant and, if the Borough requires, the property owner, must enter into a Development Agreement, with the Borough, with terms and conditions satisfactory to the Borough, and must provide the requisite improvement security as identified by the Borough Engineer. The improvement security shall secure, for the Borough's benefit, the proper and timely completion of the developer's obligations under the Development Agreement. The Development Agreement may provide that the Borough may withhold and/or revoke permits if the developer is in default of its obligations thereunder.
11. No work shall be done to implement the Plan and no building permits shall be issued for any such purpose until the Development Agreement is executed, the agreements concerning sanitary sewer and water supply fees and sanitary sewer infiltration and inflow remediation are made, the Plans are finally approved in all respects and the requisite improvement security is posted to the Borough's satisfaction.
12. The Applicant and the property owner and all their respective heirs, successors and assigns (collectively the "Responsible Party[ies]") shall be responsible jointly and severally for all Borough review and other costs associated with achieving compliance with the conditions of final plan approval, as though the application for plan approval was pending, final approval had not been given and the conditions were required for final approval. All these conditions must be completed, to the Borough's satisfaction, before the Plan is recorded, before any work is begun and/or any permits issued to implement the Plan. In addition, all Borough review fees shall be paid in full prior to releasing the Final Plans for recording.
13. Where applicable, the Applicant shall submit HOA documents, condominium declarations or other similar documents to the Borough for review and approval prior to the recording of the Final Plans.



Borough of Phoenixville
351 Bridge Street - 2nd Floor
Phoenixville, PA 19460
Phone (610) 933-8801
www.phoenixville.org

Application Fee:	3000
Escrow Deposit:	8000
Plan Number:	2024-06
Escrow Number:	264
Total Remitted:	11,000

Subdivision and Land Development Application

10/3/2024
AUG 8 '24 AM 9:17

Project Information:

Project Name: CHRISTMAN STREET SUBDIVISION
Tax Parcel Number(s): ~~15-12-495 & 15-12-497~~ 15-5-336, 15-5-338 (JAB)
Legal Owner Name: NICOLA DELLAQUILLA (336) ANDREW & BRUNETTA DELLAQUILLA (338)
Mailing Address: 1075 BALFOUR CIR., PHOENIXVILLE, PA 19460
Phone: _____ Email: _____

Applicant Information:

Name: PROVIDENCE CAPITAL GROUP (MARK GERAGHTY)
Mailing Address: 153 PERSIMMON DRIVE, COLLEGEVILLE, PA 19426
Phone: 484-886-2266 Email: MGERAGHTY@PROVCAPITALGROUP.COM

Applicant Type: (Please see signatures section regarding required documents)

☐ Owner ☐ Architect/Engineer ☐ Corporate Officer ☐ Owner's Representative
☐ Attorney ☐ Business Operator ☒ Equitable Owner

Project Engineer:

Company/Contact: INLAND DESIGN / JOEL D. COMANDA
Mailing Address: 16 HAGERTY BLVD. WEST CHESTER, PA 19382
Phone: 484-947-2928 Email: JOEL@INLANDDESIGN.NET

Project Surveyor:

Company/Contact: _____
Mailing Address: _____
Phone: _____ Email: _____

Project Attorney:

Company/Contact: _____
Mailing Address: _____
Phone: _____ Email: _____

Submission Type: (please check ALL that apply in each column)

☐ Minor Subdivision	☐ Sketch Plan	☐ Lot Consolidation	☒ New Proposal
☒ Major Subdivision	☐ Preliminary Plan	☐ Lot Line Change	☐ Revised Submission
☒ Land Development	☒ Preliminary/Final Plan		
	☐ Final Plan		

Land Use Proposed:

- ☒ Residential
☐ Commercial
☐ Industrial
☐ Institutional
☐ Other

Number of Units:

10

Intended Uses:

RESIDENTIAL - DUPLEX

Existing Zoning:

Proposed Zoning Change:

NA

Total Tract Area: 0.260 AC

Proposed Density: 0.042AC/UNIT

Narrative Project Description ("see attached plan is insufficient)

THE APPLICANT PROPOSES TO SUBDIVIDE THE EXISTING LOT INTO 5 PROPOSED LOTS.

LOT 1 WILL CONTAIN THE EXISTING DWELLING AND THE REMANING LOTS WILL BE DEVELOPED WITH DUPLEX UNITS.

On August 9, 2011, Phoenixville Borough Council adopted the "Neighborhood Blight Protections and Enforcement" Ordinance 2180, that enables Borough Staff to deny any permit or governmental approval application if the owner of said property, on that or any other property owned in the Commonwealth, (1) has Tax and/or Municipal Services delinquencies on account of the actions of the Owner; or (2) has a Serious Violation with having no corrective, Substantial Steps in place. A printed copy of this ordinance is available upon request at the Borough Code Enforcement Department.

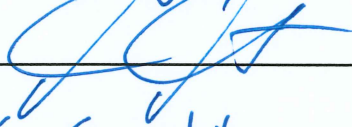
All applications shall include true and correct copies of the property deed(s).

I hereby certify that the proposed application and subsequent actions or uses are authorized by the owner. As the owner or authorized representative, I agree to conform to all applicable laws of the jurisdiction. Construction shall comply with all Borough Codes and the most current ICC Building Codes as adopted by the Commonwealth of Pennsylvania. I have examined this application, its requirements and to my knowledge and belief, it is a true, correct and complete application.

Applicant Printed Name:

Mark Geraghty

Applicant Signature:



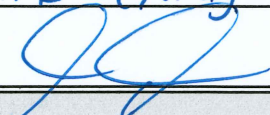
Date:

8/7/24

Owner Printed Name:

Mark Geraghty

Owner Signature:



Date:

8/7/24

In lieu of an owner's signature, an Agreement of Sale and documentation evidencing equitable ownership shall be attached to the application, acknowledging the owner's understanding of the applicant's intent to subdivide or develop the property.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 6, 2025

File No. 2024-00850

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final Major Subdivision and Land Development Plan – Review #2
17 Christman Street Subdivision and Land Development Plan
Tax Map Parcel Numbers: 15-5-336 and 15-5-338

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Major Subdivision and Land Development plan for Christman Street Subdivision, dated August 8, 2024 and revised December 12, 2024, prepared by InLand Design for the equitable owner/ applicant Providence Capital Group, LLC.

The site, consisting of TMP Nos. 15-5-336 and 15-5-338, is approximately 0.513 acres and is located in the Residential Infill (RI) District. TMP No. 15-5-336 contains an existing duplex structure and garage. The plan proposes to subdivide TMP 15-5-336 and 15-5-338 into five (5) lots. Lot 1 will be approximately 4,577 square feet in area and will contain the existing duplex unit. The accessory garage is proposed to be removed. Lots 2 through 5 will each contain a newly constructed duplex dwelling unit. The site has frontage along Christman Street and each lot will have an access drive onto Christman Street. The site is currently served by public water and public sewer.

We offer the following comments for your consideration:

1. Existing Conditions and Surrounding Land Use

- a. As per the Phoenixville Borough Zoning Map, the site is located within the Residential Infill District. The site currently contains an existing dwelling, garage, shed, patio, and stone and fence walls.
- b. The site is surrounded by residential uses.

2. Compliance with Phoenixville Regional Comprehensive Plan (PRPC) 2021 and Chester County Comprehensive Plan

- a. The proposed land use is generally consistent with PRCP 2021, as it “promotes context-sensitive infill development within existing development areas, neighborhoods, and villages,” (page 3.1), and per the Future Land Use Map, the site is designated as the high-density residential.
- b. As per the Future Land Use Map of the *Phoenixville Borough Comprehensive Plan* dated June 2022, the site is categorized as Residential Infill. The proposed development is generally consistent with the Phoenixville Regional Comprehensive Plan.

- c. The proposed use is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018. According to the Landscapes Map (page 30), the site is within a designated Growth Area, an Urban Center, and aligns with the land use patterns of 'medium to high intensity mixed use redevelopment and infill development,' (page 34).

3. Use Regulations

- a. As per ZO §27-301.2.C.(1) the proposed residential uses are permitted by right.

4. Dimensional Requirements

- a. ZO Section 27-301.1.A(1) requires that the front build-to line shall be within the range of front built-to lines of existing buildings on the same street frontage of the block. The plan indicates a build to line of 9.5-21.3 feet, based on the accessory buildings at 535 Freemont Street and the principal structure at 17 Christman Street. 535 Freemont Street is not located on the same street frontage of the block. However, 435 Freemont Street may be the correct property the applicant is referring to. The plans should be revised to correct this discrepancy.

5. Parking

- a. As per ZO Section 27-405.1, "off-street parking shall be provided to meet the demand for the proposed land use. The applicant shall calculate this demand based on accepted standards, such as published in the Institute of Transportation Engineer's Parking Generation Reports. The Parking Tabulation on Sheet 4 indicates the required number of spaces was calculated using 1.38 spaces per dwelling for residential condominium/townhouse per the ITE Parking Generation Manual, 4th Edition. The plan proposes four (4) off-street parking for each duplex dwelling.

6. Landscape and Buffer Requirements

- a. As per ZO Section 27-403.6, "Mechanical equipment, such as air conditioning and heating units, shall not be located in the front yard and in all other cases shall be screened from public views of the property through the use of fencing, walls, landscaping or a combination thereof." General Note 10 on Sheet 11 indicates all equipment is screened in accordance with ordinance requirements. However, the location of any proposed equipment is not clearly indicated on the plans. The plans should be revised to demonstrate compliance with the requirements of this ordinance.
- b. As per ZO Section 27-406.2.G, "Views of plumbing vent pipes, electric/phone/cable terminals and utility meters in front yards and on front building facades shall be screened or partially screened to help mitigate views of this equipment." General Note 10 on Sheet 11 indicates all equipment is screened in accordance with ordinance requirements. However, the location of any proposed equipment is not clearly indicated on the plans. The plans should be revised to demonstrate compliance with the requirements of this ordinance.
- c. SALDO Section 22-428.1.C requires the preservation of existing vegetation. It shall be the responsibility of the applicant to demonstrate that existing healthy vegetation removal is minimized by showing that no alternative layouts are possible and that no alternative clearing or grading plan would reduce the loss of mature trees, tree masses and woodlands. On Lot 2, one tree appears to be preserved through the use of a tree well/retaining wall. Additional information should be provided including the location of the tree dripline, and specifications for tree protection demonstrating compliance with the requirements of this ordinance.

- d. As per SALDO Section 22-502.1.C.(3)(a), trees over six inches in DBH within a tract proposed for subdivision or land development shall not be removed unless any of the following conditions exist: immediate danger to life or property, or affliction by disease which threatens to injure or destroy other trees. The plan proposes the removal of eight (8) trees which are 6 inches or larger in DBH. A waiver is being requested.
- e. As per SALDO Section 22-502.1.C.(4), existing vegetation to remain shall be identified "To Remain" on the landscape plan and the erosion and sediment control plan and in the field prior to any clearing and shall be physically protected during construction. The plan does not indicate which trees are to remain. The plans should be revised to include additional information demonstrating compliance with the requirements of this ordinance.
- f. As per SALDO Section 22-502.1.C.(4)(a), a temporary physical barrier such as a snow fence shall be shown on the plan and erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, and woodlands prior to clearing and construction. The barrier shall be placed to prevent disturbance to or compaction of soil inside the barrier and shall remain until construction is complete. No construction materials or equipment shall be stored within the tree protection zone. The plan provides Tree Protection details on Sheet 11; however, the plan does not indicate the location of the Tree Protection Fencing on the plan. The plans should be revised to demonstrate compliance with the requirements of this ordinance.
- g. As per ZO Section 27-401, along residential streets, street trees shall be planted 40 feet OC, in planting strips.
 - i. The plans indicate gaps significantly greater than 40 feet along Christman Street and Heckle Street.
 - ii. The provided street trees are not within the 4 feet minimum planting strip.
 - iii. The plans should be revised to demonstrate compliance with the requirements of this ordinance.
- h. Overall notes from the Tree Advisory Committee (TAC) to be addressed:
 - i. Although the current site lacks trees in the right-of-way, the decrease of existing tree cover through the construction process will be significant and will not recover for decades.
 - ii. All new trees onsite look to be outside of the public right of way.
 - iii. With the current design it appears possible to add a minimum of two trees.
 - iv. Please update planting specifications to ANSI A300 Clause 10: Planting and Transplanting, and the International Society of Arboriculture, Best Management Practices - Tree Planting, Second Edition (2014). Update drawing details to represent these specifications.
 - v. Add language "Trees shall be staked with 2x2 wooden stakes and loosely affixed with arbor tape ties. The ties should only be knotted on the stake end to allow movement during wind events and not girdle the tree in three growing seasons."
 - vi. Update Tree Protection details to reflect current standards on future projects.

7. Pedestrian Circulation

- a. As per SALDO Section 22-420.1., "crosswalks shall be clearly delineated at all intersections and maintain the width of the largest contributing sidewalk or trail. In no case shall the crosswalk be less than five feet." The plans indicate a Type 4A ADA Ramp; however, the plans do not include any information regarding crosswalks at the intersection of Christman Street and Heckle Street. The plans should be revised to demonstrate compliance with the requirements of this ordinance.

8. Lighting

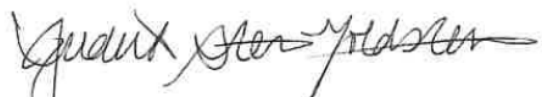
- a. As per SALDO Section 22-423, streetlighting shall be required for all land developments, and shall adhere to the provisions of ZO Section 27-601 Lighting. As per the Remington & Vernick Engineers (RVE) Christman Street SD &LD Light Readings Memorandum, dated December 12, 2024, "Streetlighting is required for this project as there is no measurable light along portions of frontages for this land development project. Cobra heads on existing or new utility poles or Phoenixville's standard decorative streetlights can be utilized to provide the required lighting. Any lighting improvements located in the right-of-way should be included in the improvements dedicated to the Borough." The plans should be revised to demonstrate compliance with the requirements of this ordinance.

9. General Comments

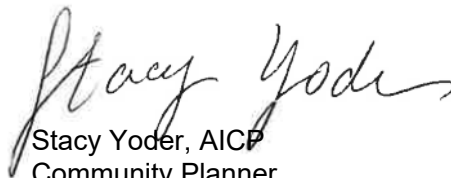
- a. Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 "Impact Statements" of the Borough's Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and the update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study.
 - i. It is our understanding that the applicant has determined that the SALDO Amendment is beneficial to their Application.
 - ii. In addition, the applicant has indicated that their application is below the threshold that would require a Traffic Impact Study and an Environmental Impact Study.
- b. The applicant should address the safety of the proposed retaining walls in the rear yards of Lots 2, 3, and 4.
- c. A detailed response letter addressing the above noted comments and any changes to the plan should be included with future submissions.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,



Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.



Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

JSG/sjy/sl

cc: David Boelker, Zoning Officer



**REMINGTON
& VERNICK
ENGINEERS**

Croton Road Corporate Center
555 Croton Road, Suite 401
King of Prussia, PA 19406
O: (610) 940-1050
F: (610) 940-1161

January 6, 2025

Mr. E. Jean Krack
Borough Manager
Borough of Phoenixville
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

**Re: Preliminary/Final Major Subdivision and L D Application – Review #2
Christman Street Subdivision (UPI # 15-05-338 & 15-05-336)
Borough of Phoenixville
RVE File# PCPBP165**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville, has reviewed the following submission materials in connection with the application referenced above:

- Preliminary/Final Major Subdivision Plan for Providence Capital Group Christman Street Subdivision (12 sheets), dated 8/8/2024 and last revised 12/12/2024, prepared by InLand Design of West Chester, PA.
- Post Construction Stormwater Management Report for Christman Street Subdivision, dated 8/8/2024 and last revised 12/12/2024, prepared by InLand Design of West Chester, PA.
- Transmittal Letter, dated 12/12/2024, prepared by InLand Design of West Chester, PA.
- Response Letter, dated 12/12/2024, prepared by InLand Design of West Chester, PA.
- Waiver Request Letter, dated 12/12/2024, prepared by InLand Design of West Chester, PA.

I. GENERAL INFORMATION

Owners: Nicola Dellaquila, Andrew & Brunetta Dellaquila
1075 Balfour Circle
Phoenixville, PA 19460

Applicant: Providence Capital Group, LLC
153 Persimmon Drive
Collegeville, PA 19426
(484) 886-2266
Attn: Mark Geraghty
mgeraghty@provcapitalgroup.com

Plan Preparer: InLand Design+
16 Hagerty Boulevard
West Chester, PA 19382
(484) 947-2928
Attn: Joel D. Comanda, P.E.
joel@inlanddesign.net

Proposal: The proposed development consolidates two (2) existing residential parcels and then subdivides the new parcel into five (5) lots. Lot 1 will contain the existing dwelling and each of the four (4) new lots will contain detached duplex units. This project also includes grading, utilities, landscaping, stormwater management and erosion control.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. Provide the name, address and seal of the registered professional land surveyor responsible for the plan (§22-304.2.A). The applicant states that this information has been added to the Cover Sheet. Add the seal of the professional land surveyor.
2. On the Existing Conditions and Demolition Plan (Sheet 3), the existing boundary of UPI 15-5-338 is shown having a radius at the intersection of Heckle St. with Christman St. However, a radius is not referenced in the effective property deed. The property boundary should be shown to reflect the current effective deed, unless there is record of a prior right-of-way dedication. This will form the basis of right-of-way dedications for this current development plan. *The applicant states that the existing deed did not close and that new legal descriptions will be provided to reflect the additional right-of-way being dedicated. Item satisfied.*
3. On the Existing Conditions and Demolition Plan (Sheet 3), indicate where the nearest fire hydrant is located. *Item satisfied.*
4. On the Cover Sheet (Sheet 1), show the parcel boundary and ownership, deed book and page number for UPI 15-5-334 (§22-304.2.A). *Item satisfied.*
5. On the Cover Sheet (Sheet 1), show the current parcel owner, deed book and page number for UPI 15-5-333 (§22-304.2.A). *Item satisfied.*
6. On the Cover Sheet (Sheet 1), show the current parcel owner, deed book and page number for UPI 15-5-332 (§22-304.2.A). *Item satisfied.*
7. On the Cover Sheet (Sheet 1), show the current parcel owner, deed book and page number for UPI 15-5-330 (§22-304.2.A). *Item satisfied.*
8. On the Title Plan (Sheet 2), Zoning Table, Build To Line, Christman St, the existing built to line for Christman St should reflect the existing structures on UPI 15-5-335 (435 Freemont St.) that have proximity to Christman St. In the Zoning Table, revise Note 6 to reference 435 Freemont St.
9. On the Title Plan (Sheet 2), Zoning Table, Note 5, it is incorrect to say that there are no other structures on the block face. Revise the note as follows: “In no case shall the side yard be less than 5’ or structures closer than 10’ (§27-301.1.A.(3)). *Item satisfied.*”

10. On the Title Plan (Sheet 2), Zoning Table, Minimum Lot Depth, “Required” column, revise to state existing lot depth. List the lot depth of each proposed lot. Add a reference note beneath the Zoning Table indicating that these lot depths are an existing nonconformity. *Item satisfied.*
11. Provide the size of units (in bedrooms), if known (§22-304.2.A). *Item satisfied.*
12. On the Existing Conditions and Demolition Plan (Sheet 3), identify all Steep Slope (15%-25%) and Very Steep Slope (>25%) areas on the project tract (§22-304.2.A). Revise Note 11 as appropriate. *Item satisfied.*
13. Where developments abut existing streets, the Borough may require dedication of additional right-of-way (§22-408.1.C). On the Title Plan (Sheet 2), Christman St. has an existing legal right-of-way width of 20’. The applicant should offer the strip of land along Christman St. between the property boundary and a 25’ ultimate right-of-way (12.5’ half-width). *Item satisfied.*
14. On the Proposed Layout & Geometry Plan (Sheet 4), the required 75’ clear site triangle should be redrawn based on the extension of the linear centerlines of both Christman St. and Heckle St. It appears that the corner of the dwelling shown on Lot 5 will be very close to this revised clear site triangle. On the Landscaping Plan, remove any proposed trees from this clear site triangle area. *Item satisfied.*
15. On the Existing Conditions & Demolition Plan (Sheet 3), the plan shows 6 existing trees in excess of 12” diameter. All land development shall be laid out in a manner as to minimize the removal of healthy trees and shrubs (§22-428.1.C.(1) & §22-502.1.C). The applicant notes that a retaining wall has been added to Lot 2 to preserve an existing 14” dia. tree. The applicant was not able to preserve other trees due to the building and site grading conditions. The applicant is requesting a waiver from this requirement.
16. On the Proposed Layout & Geometry Plan (Sheet 4), label the curb radius at the intersection of Heckle St. and Christman St. Note that the minimum radius for street curbs shall be 20’ at intersections involving only local access streets (§22-411.6). *Item satisfied.*
17. On the Grading & Utilities Plan (Sheet 5), provide a sidewalk crossing within the right-of-way that includes an ADA compliant pedestrian access route with a maximum cross-slope of 2% (§22-414.8.D). *The applicant is providing a new ADA crosswalk. Due to the lack of ADA curb ramps or sidewalks at other corners of this intersection, a crosswalk is not necessary at this time. Item satisfied.*
18. On the Proposed Layout & Geometry Plan (Sheet 4) and others, the driveway for Lot #5 is located close to the end of the curb radius at the intersection of Christman St. and Heckle St. The edge of any driveway shall be located at least 60’ from the curb radius at an intersection (§22-414.10.E). The applicant has requested a waiver from this requirement.
19. For any new development with at least 10 parking spaces serving residential uses, at least 10% of the parking spaces shall be EVPS served by a Level 2 EVCS connection (§22-417.7.D.(1)). *On Sheet 5, Grading & Utilities Plan, Note 13, the applicant states that 2 EVPS will be provided. Item satisfied.*

20. Curb shall be installed along common driveways and parking areas (§22-418.1.A)). The applicant has requested a waiver from this requirement.
21. On the Proposed Layout & Geometry Plan (Sheet 4), proposed curbs along Christman St. and Heckle St. shall be vertical concrete curbs in accordance with the Borough Standard Construction Details (§22-418.2.A). Provide appropriate construction details on the plans. *Item satisfied.*
22. Sidewalks shall be provided along Christman St. (§22-419.1.A & §27-401). *Item satisfied.*
23. ADA curb ramps shall be provided where curbs and/or sidewalks are replaced at existing intersections (§22-419.3.C). Design a new ADA curb ramp at the Northwest corner of the intersection of Christman St. and Heckle St. *Item satisfied.*
24. Provide streetlighting (§22-423.2). ~~The applicant has requested a waiver from this requirement.~~ *At the applicant's request, RVE prepared a memo regarding existing lighting conditions. The memo indicates that there is a need for additional street lighting.*
25. On the Existing Conditions & Demolition Plan (Sheet 3), the plan shows 6 existing trees with a diameter at breast height greater than 6" diameter. All land development shall be laid out in a manner as to minimize the removal of healthy trees and shrubs (§22-428.1.C). Trees over 6" DBH within a tract...shall not be removed unless any of the following conditions exist: immediate danger to life or property, or affliction by disease which threatens to injure or destroy other trees (§22-502.1.C.(3).(a)). *The applicant notes that a retaining wall has been added to Lot 2 to preserve an existing 14" dia. tree. The applicant was not able to preserve other trees due to the building and site grading conditions. The applicant is requesting a waiver from this requirement.*
26. On the Grading & Utilities Plan (Sheet 5), provide additional information for the proposed retaining wall shown between Lot 1 and Lot 2, including corresponding Top of Wall and Bottom of Wall elevations along the length of the wall. If the retaining wall height is in excess of 4', then include a note stating that detailed plans and structural calculations for retaining walls shall be provided to the Borough Engineer for review and approval prior to construction. *The applicant has provided a construction detail and confirmed that all retaining walls will be less than 4' high. Item satisfied.*
27. On the Proposed Layout & Geometry Plan (Sheet 4), provide fencing to serve as fall protection along the top of the proposed retaining wall. The applicant indicates that fall protection fencing is not proposed since the retaining walls are less than 4' high. However, fall protection is required wherever there is a walking surface within 3' of a vertical drop of that's 2.5' or more. The retaining wall between Lot 1 & Lot 2 falls under this criterion.
28. On the Grading & Utilities Plan (Sheet 5), a large portion of the rear yards in Lot No. 2-5 are sloped at 3:1. Consider the use of retaining walls or landscaping walls to increase the utility of the rear yards. *Item satisfied.*
29. On the Grading & Utilities Plan (Sheet 5), provide spot elevations at apparent high points in driveways to result in at least 1% slope for paved areas and 2% slope for lawn areas. *Item satisfied.*
30. On the Grading & Utilities Plan (Sheet 5), the grate elevation for Yard Drain 3.1 should be revised to be consistent with the proposed grading. *Item satisfied.*

31. The property owner shall enter into a Stormwater Best Management Practices (BMPs) and Conveyances Operations and Maintenance Agreement (O&M Agreement) with the Borough (§23-703.1). *The applicant has acknowledged this requirement.*
32. On the PCSWM Details (Sheet 7), the bottom of the proposed recharge beds are lower than where infiltration testing was performed by Ingram Engineering Services. On the Typical Infiltration Facility Construction Sequence, indicate that upon excavation to the bottom of bed elevation for each proposed recharge bed, infiltration testing shall be performed to confirm availability of acceptable infiltration at the required depth. If acceptable infiltration is not confirmed, then a revised design for the recharge beds shall be submitted and approved by the Borough Engineer. *On Sheet 6, the applicant has updated the Infiltration Facility Sequence of Construction to include infiltration testing during construction. Item satisfied.*
33. For each underground infiltration bed, add a note to the plan indicating the tributary area and the volume of stormwater permanently managed. *Item satisfied.*
34. On the PCSWM Plan (Sheet 6), show proposed roof drain collector piping and clean outs routed to the proposed recharge beds. The applicant shows roof drain collection reaching the rear of each proposed duplex. However, the Post Development Drainage Area Plans show that the entire roof must be collected and routed to the BMPs. Accordingly, show proposed roof drain collector piping to the front corners of each proposed duplex.
35. On the PCSWM Plan (Sheet 6), provide new storm sewer along the curb line on the north side of Christman St. (§22-408.2.G). Provide a storm inlet in the new curb line at the upstream end of the storm sewer, in front of Lot 2. Connect all discharges from proposed BMPs into new storm sewer. Tie-in storm sewer to existing storm inlet at the northwest corner of Christman St. and Heckle St. *Item satisfied.*
36. On the PCSWM Plan (Sheet 6), replace the existing Type M inlet at the intersection Christman St. and Heckle St. with a new Type C inlet. The applicant has shown the storm inlet replacement on the plan. On the PCSWM Profiles & Details (Sheet 8), profile for Storm Inlet #2 to #1, show the existing 18" RCP discharging and show associated invert information.
37. On the PCSWM Plan (Sheet 6), the proposed underground recharge bed on Lot 2 is within 8' of the existing building on Lot 1. Maintain 10' separation from the existing building or provide an analysis from a structural engineer certifying that the infiltration facilities will not have any negative effect on the foundations of the existing building. *The applicant has adjusted the location of the BMP. Item satisfied.*
38. On the PCSWM Details (Sheet 7), modify the 24" Nyloplast Yard Inlet / Manhole Riser Installation Detail to include a min. 12" sump to provide pre-treatment for runoff routed into the recharge beds. *Item satisfied.*
39. On the PCSWM Details (Sheet 7), modify the Typical Downspout Configuration Detail to include a wye clean out. The applicant shows a surcharge pipe discharging to a splash block, but there should be an upturned wye fitting that acts as both an overflow and clean-out. There is no need for a surcharge pipe discharging to a splash block.

40. Provide legal descriptions for each of the newly created lots. *The applicant indicates that this will be provided prior to plan recording.*
41. Add a note to the plans that the Borough is granted a blanket easement to enter the site and inspect the stormwater BMPs (§23-402.2.B(18)(c)[2]). *On the PCSWM Plan (Sheet 6), the applicant has added PCSWM Note #6 granting the Borough a blanket easement. Item satisfied.*
42. Add a statement signed by the owner that shall prohibit any revision to the approved SWM plan unless approved by the Borough in writing (§23-402.2.A(3)). *Item satisfied.*
43. Provide specific dust control measures (PADEP Erosion and Sediment Pollution Control Program Manual – Appendix H). *On the Erosion & Sediment Control Notes and Details (Sheet 10), the applicant has added Note 34 addressing this requirement. Item satisfied.*
44. On the Cover Sheet (Sheet 1) – Borough Planning Commission Signature Block – change the Chair Person from William Davidson to Tom Carnevale. *Item satisfied.*
45. On the Title Plan (Sheet 2) – provide the bearing and distance information for the boundary of the proposed sidewalk easement (2 sides missing). *The applicant has added bearing and distance information. However, distances are missing along the westerly tract boundary and at each common lot line. Provide missing distance information.*
46. On the Existing Conditions and Demolition Plan (Sheet 3) – show the existing sidewalk on UPI 15-5-336.1C along Heckle Street. *Item satisfied.*
47. On the Proposed Layout & Geometry Plan (Sheet 4) – show the existing mill and overlay limit on Heckle Street. *The applicant has added this information to the Existing Conditions & Demolition Plan (Sheet 3). Item satisfied.*
48. On the Proposed Layout & Geometry Plan (Sheet 4) – show the proposed mill and overlay limits at the intersection of Christman and Heckle Streets. *On the Proposed Lot & Geometry Plan (Sheet 4), Site Note #1 has been added that states that full-width resurfacing will be performed along Christman St. and Heckle St. Item satisfied.*
49. ~~On the Proposed Layout & Geometry Plan (Sheet 4) – provide an ingress / egress agreement between UPI 15-5-336.1 (N/L Evergreen Lane Properties LLC) and Lot 1.~~ *The applicant notes that ingress/egress for UPI 15-5-336.1 through Lot 1 is being eliminated. This comment is no longer applicable.*
50. On the Proposed Layout & Geometry Plan (Sheet 4) – provide concrete monuments at the proposed property corners along Christman Street (§22-406). *Item satisfied.*
51. ~~On the Proposed Layout & Geometry Plan (Sheet 4) – show the limit of the proposed mill and overlay for Christman Street to match the proposed rolled curb limit.~~ *Rolled curb is no longer proposed. This comment is no longer applicable.*

52. On Plan Sheet 5 (Grading & Utilities Plan) – the 24” Yard Drain grate elevations in the Yard Drain call-out for Lots 3, 4 & 5 do not match the plan view elevations shown. *Yard drain inlet grate elevations are now only shown on the storm profiles. Item satisfied.*
53. On the PCSWM Details (Sheet 7) – Standard Rolled Concrete Curb Detail – move this detail to the Construction Details (Sheet 11). *Rolled curb is no longer proposed. This comment is no longer applicable.*
54. On the PCSWM Details (Sheet 7) – BMP Dimension Chart – the overflow pipe (spillway) elevation is to be at the full capacity of the storage BMP. All four BMPs start to drain prior to reaching the maximum elevations shown in this chart and in the Post Construction Stormwater Management Report. *Item satisfied.*
55. On the PCSWM Details (Sheet 7) – provide profiles of the outlet pipes showing the utility crossings. *On the PCSWM Profiles and Details (Sheet 7), the applicant has added profiles for each of the storm discharges. On the profile for Cleanout 1.3 to Inlet 5, show the proposed water services.*
56. On the Landscaping Plan (Sheet 10) – Plant Schedule – Street Trees – add the three (3) TS trees. *Item satisfied.*
57. On the Construction Details (Sheet 11) – replace Construction Detail Sheet G6 (Type 1 Driveway Apron) with Construction Detail G9 (Type 4A Curb Ramp). *Item satisfied.*
58. On the Construction Details (Sheet 11) – remove Construction Detail Sheet G5 (Concrete Driveway Apron & Curb Depression). They are not being proposed. *This element is now being used and the detail remains on the plan. Item satisfied.*
59. ~~On the Cover Sheet (Sheet 1), Waivers Requested, correct the waiver reference to §23-306.Q.(4) (not §23-306.R.(4)).~~ *The applicant has withdrawn this waiver request. This comment is no longer applicable.*
60. On the Proposed Layout & Geometry Plan (Sheet 4), provide NO PARKING signs (R7-1) with double arrows along the north side of Christman St. Parking is already restricted by ordinance along the south side of Christman St. (§15-402). A Borough ordinance will be necessary to restrict parking along the north side of Christman St. *Item satisfied.*
61. On the Landscaping Plan (Sheet 10), show the 75’ clear site triangle (§22-411.3.B). *Item satisfied.*
62. This plan must be provided to the Phoenixville Fire Department for their comment.
63. On the Cover Sheet (Sheet 1) and others, the proposed sidewalk connection along Heckle St. extends beyond the tract boundary. Provide written authorization from the owner of UPI #15-5-336.1C (Evergreen Properties, LLC) to construct the sidewalk connection.
64. On the PCSWM Profiles & Details (Sheet 8), profile for Storm Inlet #2 to #1, show all water services and sewer lateral crossings and identify potential conflicts.

III. WATER SEWER COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). This letter must be provided prior to Council consideration. Will serve letters will not be issued until after an exemption status letter has been issued by PA DEP.
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). This letter must be provided prior to Council consideration. Will serve letters will not be issued until after an exemption status letter has been issued by PA DEP.
3. On the Grading and Utility Plan each proposed duplex unit shall a unique water later connection and sanitary sewer connection to their respective main. *The applicant has a Typical Utility Connection Blow-up Detail showing separate water services and sewer laterals to each unit of the duplex. The sewer laterals from a duplex combine into a single sewer lateral connecting to the sewer main. Item satisfied.*
4. Specify the sizes and materials of existing water and sanitary sewer mains on the Utility Plan. *On the Grading & Utilities Plan (Sheet 5), water service and sewer lateral materials and sizes are shown. Item satisfied.*
5. Include calculations to support sizing of water services and sewer laterals. Note that the Borough's standard details are intended mainly for residential connections and that multi-family buildings may require larger services and laterals. *Since each dwelling unit has its own water service and each duplex (2 dwelling units) has its own sewer lateral, sizing per Borough Stadard details is sufficient. Item satisfied.*
6. The matter of sewer and water tapping fees shall be coordinated directly with the Borough. *The applicant has acknowledged this requirement.*
7. RVE has reviewed and will recommend the provided Sewage Facilities Planning Module Mailer Application for signature by the Borough, who will submit the application to DEP. A copy of the exemption status letter, once received from DEP, shall be forwarded to RVE.
8. Provide sanitary sewer inverts at the connection point of the sanitary sewer main. *Item satisfied.*

IV. REQUESTED WAIVERS

The Applicant has requested the following waivers:

1. Section §22-414.10.E – To allow the driveway for Lot 5 to be located closer than sixty (60) feet from the radius of the intersection. The applicant notes that the driveway has been located the maximum possible distance from the curb radius (43.2 feet). RVE has no objection to this waiver request.

2. Section §22-418.1.A – To not install curb along the shared driveways. RVE has no objection to this waiver request.
3. Section §22-502.1.C.(3).(a) – To allow removal of trees over 6” in DBH. On the Existing Conditions and Demolition Plan (Sheet 3), there are 6 trees shown with a diameter at breast height greater than 6”. The applicant is preserving an existing 14” dia. tree and providing street trees and additional landscaping to compensate for the removal of other trees.

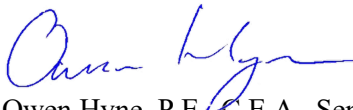
RVE’s recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each underlined comment has been satisfactorily addressed.

Should you have any questions, please feel free to contact our office at (610) 940-1050

Sincerely,

REMINGTON & VERNICK ENGINEERS

By



Owen Hyne, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/jb/jrw

cc: Providence Capital Group, LLC
InLand Design
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine
Judith Stern Goldstein, R.L.A., Gilmore & Associates
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.

RESOLUTION NO. 2025 -

**BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, OFFICIALLY
APPROVING THE PRELIMINARY/FINAL SUBDIVISION AND LAND
DEVELOPMENT PLAN FOR THE DEVELOPMENT KNOWN AS “224-
226 NUTT ROAD SDLD”**

WHEREAS, Craig L. Lander, Jr. and Jessica Ann Lander (hereinafter collectively referred to as “224 Owner”) are the legal owners of a certain parcel of land located at 224 Nutt Road in the Borough of Phoenixville, Chester County, Pennsylvania, comprised of approximately 11,325 square feet, being zoned Corridor Development (CD) District, which parcel is more particularly identified as Chester County UPI No. 15-13-666 (hereinafter “224 Nutt Rd”); and

WHEREAS, 226 Nutt Road LLC (hereinafter referred to as “Applicant”) is the legal owner of a certain parcel of land located at 226 Nutt Road in the Borough of Phoenixville, Chester County, Pennsylvania, comprised of approximately 3,675 square feet, being zoned Corridor Development (CD) District, which parcel is more particularly identified as Chester County UPI No. 15-13-665 (hereinafter “226 Nutt Rd”); and

WHEREAS, the Applicant is also the equitable owner of 224 Nutt Rd (224 Nutt Rd and 226 Nutt Rd shall sometimes hereinafter be collectively referred to as the “Site”); and

WHEREAS, 224 Nutt Rd is currently improved with a two-story single-family semi-detached dwelling with a shed and detached garage accessible from Milligan Street (collectively, the “224 Existing Improvements”); and

WHEREAS, 226 Nutt Rd is currently improved with a two-story single-family semi-detached dwelling with paved off-street parking accessible from Milligan Street (collectively, the “226 Existing Improvements”) (the 224 Existing Improvements and the 226 Existing Improvements shall sometimes hereinafter be collectively referred to as the “Existing Improvements”); and

WHEREAS, the Applicant and/or 224 Owner (hereinafter, collectively “Owner/Developer”) proposes to demolish the Existing Improvements, consolidate the Site (i.e. reverse subdivide), and the construct a four-story multi-family building with sixteen (16) apartment units, a paved parking area comprised of twenty (20) parking spaces (including two (2) EV parking spaces), a five (5) foot wide concrete sidewalks, trash enclosure area, landscaping, lighting, storm water management facilities, and related improvements (collectively the “Development”); and

WHEREAS, Owner/Developer intends to construct the Development as more particularly shown on plans prepared by Hopkins & Scott, Inc. Professional Land Surveyors, consisting of nine (9) sheets, dated April 1, 2024, last revised December 18, 2024 (the “Plans”); and

WHEREAS, Owner/Developer has previously obtained and supplied or will obtain and supply to the Borough all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development, and any necessary offsite easements to legally provide access, allow for construction, discharge stormwater or connect to utilities; and

WHEREAS, at this time, the Owner/Developer desires to obtain preliminary/final land development approval of the Plans from the Borough of Phoenixville in accordance with Section 508 of the Pennsylvania Municipalities Planning Code and the Borough's Subdivision and Land Development Ordinance ("SALDO"); and

WHEREAS, the Phoenixville Borough Planning Commission has reviewed the Plans and has recommended the approval of the Plans by a vote of 5-0-1, at its meeting of January 9, 2025, subject to the terms of its action memorandum dated January 15, 2025 (the "PC Action Memo"); and

NOW, THEREFORE, BE IT RESOLVED, the Borough Council of the Borough of Phoenixville hereby grants preliminary/final approval of the subdivision and land development shown on the Plans described herein, subject, however, to the following conditions:

1. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough Engineer's review letter dated January 3, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "A".
2. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough Planner's review letter dated January 3, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "B".
3. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough PC Action Memo dated January 15, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "C".
4. To the extent that any conditions or comments of this Resolution, the Borough Engineer Review Letter or the Borough Planner Review Letter conflict with contents of the PC Action Memo, then such contents of the PC Action Memo shall be superseded thereby. To the extent of any inconsistencies with the terms of the above-mentioned Review Letters and the terms of this Resolution, the terms of this Resolution shall prevail.
5. The Development shall require an additional fourteen (14) Equivalent Dwelling Units (EDUs). As a result, Owner/Developer shall pay to the Borough the sewer tapping fees (§18-302) and water connection fees (§26-401) based on the fourteen (14) additionally required Equivalent Dwelling Units (EDUs) for the Development, all of which shall be paid in full prior to the issuance of the first building permit for the Development.

6. Prior to recording the Plans, Owner/Developer shall enter into a Land Development and Financial Security Agreement (“Agreement”) with the Borough of Phoenixville. The Agreement shall be prepared by and satisfactory to the Borough Solicitor and Owner/Developer shall obligate itself to complete all of the required improvements shown on the Plans in accordance with Borough criteria and specifications as well as to secure the completion of the said required improvements by posting financial security as required by the Pennsylvania Municipalities Planning Code satisfactory to the Borough. In order to complete the Agreement, Owner/Developer shall provide to the Borough an estimation of costs for the completion of the public improvements, which shall be satisfactory to the Borough Engineer.
7. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Owner/Developer, its successors and assigns, the underlying landowner shall, prior to the recording of the Plans, execute a Stormwater Management BMP Operation and Maintenance Agreement (“O&M Agreement”) with the Borough to reserve easements in favor of the Borough so that the stormwater facilities may be maintained by the Borough (with all expenses charged to Owner/Developer, its successors and assigns) in the event that the maintenance responsibilities of the stormwater facilities are not fulfilled after reasonable notice to do so. The terms and conditions of the O&M Agreement shall be prepared by and satisfactory to the Borough Solicitor, and the O&M Agreement shall be recorded simultaneously with the Plans.
8. Prior to recording the Plans, Owner/Developer shall enter into a Sidewalk Public Access & Maintenance Easement Agreement (“Sidewalk Easement Agreement”) with the Borough of Phoenixville for the portion of the sidewalk located on the Site. The Agreement shall be prepared by and satisfactory to the Borough Solicitor, and shall be recorded simultaneously with the Plans. In furtherance of the foregoing, a note satisfactory to the Borough Solicitor shall be added to Sheet 1 of the Plans reflecting the offer of such Sidewalk Easement.
9. Prior to recording the Plans, Owner/Developer shall enter into an Access Easement Agreement (“Access Easement Agreement”) with the owner of 228 Nutt Road (UPI No. 15-13-664) which extinguishes the prior access easement and establishes a new access easement to the side entrance of the building on 228 Nutt Road. The Agreement shall be prepared by and satisfactory to the Borough Solicitor, and shall be recorded simultaneously with the Plans. To the extent that said easement area different than that shown on the Plans, then the Plans shall be updated to reflect the actual easement area, subject to the satisfaction of the Borough Engineer.
10. The Development was proposed, discussed, and examined pursuant to Owner/Developer’s representations that the Development and Site shall be held in single ownership and the residential units held as apartments. In the event that the Development, or portion thereof, is intended to be converted at any time to a planned community or condominium, Owner/Developer shall first submit to the Borough Solicitor the draft common interest community formation documentation (the “Declaration”) for review and approval. Said

Declaration shall contain all of the conditions, covenants, easements and restrictions required by the Act, the SALDO, and this Resolution, including, but not limited to:

- A. The Association shall be responsible for the maintenance, repair and restoration of all of the privately-owned curbing, sidewalks, parking areas, subsurface and surface storm water management facilities and BMPs, open space areas, and other recreational amenities, lights, signage, street trees, lawn areas and landscaping constructed or installed on the Site.
11. Prior to the issuance of any construction or earth disturbance for the Development, Owner/Developer shall provide the Borough with all required approvals, as may be required, from the Pennsylvania Department of Transportation, Chester County Conservation District, Pennsylvania Department of Environmental Protection and any other all authorities, agencies or entities having jurisdiction in any way over the Development.
12. The Development shall be constructed in strict accordance with the content of the Plans, the notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.
13. Upon certification of completion by the Borough Engineer of any and all Development improvements located in the Borough's right-of-way, Owner/Developer, or underlying landowner, as appropriate, shall offer to dedicate such improvements to the Borough, pursuant to an executed bill of sale. The terms of the bill of sale shall be subject to the approval of the Borough Engineer and Borough Solicitor. Such bill of sale and easement shall be executed and recorded prior to the release by the Borough of the financial security held for the Development.
14. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans and this Final Approval Resolution shall be borne entirely by Owner/Developer and shall be at no cost to the Borough, including, without limitation, reimbursement to Phoenixville Borough for any and all outstanding Planning Commission and/or Borough escrow amounts and consultant fees.
15. Prior to the start of construction, Owner/Developer shall contact the Borough Engineer to request the scheduling of a preconstruction meeting with the Borough, and shall provide the Director of Planning and Code Enforcement and the Borough Engineer with a digital copy of a pre-construction video showing the project site and surrounding area, and shall provide the Borough Engineer with five (5) hard copies of the Plans to be stamped "Approved for Construction."
16. Prior to the start of construction, Owner/Developer shall notify the Borough Manager and the Borough Engineer and schedule a preconstruction meeting with the Borough. Developer shall provide the Borough Manager and the Borough Engineer with at least seventy-two (72) hours' notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or

public improvements) so that the Borough may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Borough) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

17. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by the Borough of Phoenixville. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.
18. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owner/Developer has the right to accept or reject conditions imposed by Borough Council upon final approval. If, for any reason, the Owner/Developer fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of receipt of this Resolution, then this approval shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the terms and conditions described in consultant review letters identified in Paragraphs 2 and 3. Further, if the Borough receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with the aforementioned review letters set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

[Signature page to follow]

[Continued Resolution No. 2025-__ on 224-226 Nutt Road SDLD]

APPROVED and **RESOLVED** at a public meeting of the Phoenixville Borough Council, Chester County, Pennsylvania, in lawful session duly assembled, this 11th day of February, 2025.

PHOENIXVILLE BOROUGH COUNCIL

By: _____
Jonathan M. Ewald
President, Borough Council

ENACTED this 11th day of February, 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 11th day of February, 2025.

By: _____
E. Jean Krack, Borough Manager/Secretary

ACCEPTANCE

The undersigned states that they are authorized to execute this Acceptance which is the subject matter of this Resolution, that they have reviewed the conditions imposed by Borough Council in the foregoing Resolution and that they accept the conditions and agree to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

226 NUTT ROAD LLC

By: _____

Print Name

Print Title

Date

Exhibit "A"
Engineer's Review Letter



January 3, 2025

Mr. E. Jean Krack
Borough Manager
Borough of Phoenixville
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

**Re: Preliminary / Final Land Development – Review #4
224-226 Nutt Road Redevelopment
Borough of Phoenixville
RVE File #PCBP164**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville (Borough), has reviewed the following submission materials in connection with the above referenced land development application:

- Plans entitled “Preliminary/Final Major Land Development Plan of 224-226 Nutt Road” (9 sheets), dated 4/1/2024, last revised 12/28/2024, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Response letter to Remington & Vernick Engineers (5 pages), dated 12/18/2024, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Response letter to Gilmore & Associates (3 pages), dated 12/18/2024, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Deed of Consolidation Letter (2 pages), dated 12/18/2024, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Sewage Facilities Planning Module (page 4 only), undated.
- Stormwater Report Excerpt (1 page), dated 10/16/2024, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.

I. GENERAL INFORMATION

**Applicant & Owner
(226 Nutt Rd):** 226 Nutt Road LLC
18 Putter Lane
Pottstown, PA 19464
(484) 332-4505
zhoffmann@hotmail.com

**Owner (224 Nutt
Road):** Craig L Jr & Jessica A. Lander
1802 Hares Hill Road
Phoenixville, PA 19460

Plan Preparer: Hopkins and Scott, Inc.
207 Franklin Avenue
Phoenixville, PA 19460
(610) 933-1754
Attn: Jerry L. Miller, P.L.S.
hands6@verizon.net

Stormwater Engineer: Edward B. Walsh & Assoc., Inc.
855 Springdale Drive, Suite 102
Exton, PA 19341
(610) 903-0060
Attn: Adam J. Bower, P.E.

Proposal: The consolidation of two (2) parcels into one (1) parcel. Demolition of the existing dwellings, accessory structures and utilities. Construction of a four (4) story apartment building with associated parking, walkways, and utilities. Also included in the development are proposed erosion control and stormwater management.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. The printed plans are not all printed at the scale listed on the plan sheet, some of the printed sheets are not at the correct scale. The electronic PDFs of the sheets are shown at the correct scale (§22-304.2.A). *For example, the property boundary line along Nutt Road is labeled as 100', but a scaled measurement of this boundary is 98.2'. Item satisfied.*
2. On the Layout Plan / Reverse Subdivision Plan (Sheet 1) and others, the tract boundary should be shown as a weighted line (§22-304.2.A). In addition, the property boundary and right-of-way lines shown on the plans do not match the legend. The right-of-way lines should not be solid line types. The easement line in the Consolidation Plan viewport does not match the legend. *Item satisfied.*
3. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), in the titleblock, provide the addresses for the owners of the two (2) parcels to be consolidated (§22-304.2.A). *Item satisfied.*
4. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), Zoning Requirements, provide existing, required and proposed zoning requirements for comparison. Columns for existing zoning parameters should be provided for both of the existing parcels. The proposed lot area should be renamed as Tract Area. *Item satisfied.*
5. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), revise the location map to be at a scale of 1"=200' per the SALDO checklist (§22-304.2.A). *Item satisfied.*
6. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), verify and list the owner of the center 25.50' parcel in the Consolidation Plan viewport. Per the supplied deed, it appears the owner is Craig L. Jr & Jessica A. Lander. Revise the owner names on the 50.00' wide lot to match the

owner information in the titleblock (§22-304.2.A). *Item satisfied.*

7. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), in the Consolidation Plan viewport for the adjacent lot at 228 Nutt Road, revise the Deed Book to be 11150 and Deed Page to be 81 per the Chester County ChescoViews GIS Website (§22-304.2.A). *Item satisfied.*
8. On the Layout/Reverse Subdivision Plan (Sheet 1), the zoning requirements table should be modified to include columns for required, existing and proposed conditions (§22-304.2.A). *Item satisfied.*
9. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), display the proposed site area in the main site viewport (§22-304.2.A). *Item satisfied.*
10. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), revise the proposed impervious cover to be 68.01% in the Impervious Area Calculation and the Zoning Requirements (§22-304.2.A). *Item satisfied.*
11. On the Layout/Reverse Subdivision Plan (Sheet 1), provide a breakdown of proposed uses by gross floor area (§22-304.2.A). *Item satisfied.*
12. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide a parking analysis (§22-304.2.A). Use the ITE Parking Generation Manual to display a parking calculation listing the proposed number of apartment units along with the proposed amount of parking spaces. The parking analysis should show existing and proposed conditions. (§27-405). *Per ITE Parking Generation Manual, 6th Ed., average parking rate for Land Use Code 221 is 1.23 parking spaces per dwelling unit. Revise accordingly. Item satisfied.*
13. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), list the size of the units (in bedrooms) (§22-304.2.A). *Item satisfied.*
14. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), display the roadway centerlines (§22-304.2.A). *Item satisfied.*
15. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide a note on the plan which states “A highway occupancy permit is required from PennDOT before any work can be performed within the state-right-of-way.” (§22-304.3.B). *Item satisfied.*
16. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide verification that property corners have been set per the monuments listed in the Consolidation Plan viewport. Revise the plan to note that monuments are to be set at property corners as opposed to the pins displayed (§22-406). *Item satisfied.*
17. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), dimension the proposed driveway width (§22-417.2.E.(2)). *Item satisfied.*
18. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), show compliance with the maximum residential parking lot section of 20 cars pending the parking calculation verification (§22-417.3). *Item satisfied.*
19. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), label the proposed materials for the parking area and walkways (§22-417.3.E). *Item satisfied.*

20. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide curb for the common parking area (§22-418). *Item satisfied.*
21. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan that the applicant shall provide financial security for the land development prior to recording of the plan (§22-700 & 702). *Item satisfied.*
22. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan that the developer shall provide as-built plans after completion of construction (§22-707). *Item satisfied.*
23. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan in conformance for the maintenance of improvements (§22-709). *Item satisfied.*
24. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan in conformance for the required contracts with the Borough (§22-710). *Item satisfied.*
25. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), do not display the existing and proposed contour lines or spot elevations. This will help highlight the site layout information, as the contours and spot elevations are already displayed on the Grading Plan. *Item satisfied.*
26. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), do not display the proposed stormwater features, those features are already displayed on the Stormwater Management Plan. *Item satisfied.*
27. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), revise the label for the existing passage, utility, and alley easement to include the area of the easement. *Revise area of easement, listed as 281 sf, the easement is noted as 2.81 ft wide along the 150 ft long property line, therefore area should be 421.50 sf. Item satisfied.*
28. On the Grading/E&S/Utilities (Sheet 2), the property boundary does not match the legend (§22-304.2.A). *Item satisfied.*
29. On the Grading/E&S/Utilities (Sheet 2), move the scale bar to not overlap the plan information (§22-304.2.A). *Item satisfied.*
30. On the Grading/E&S/Utilities (Sheet 2), move the E&S features to a separate sheet to highlight the temporary E&S controls that are to be removed at the end of construction (§22-304.2.A). *Create a new sheet for E&S and only show the temporary E&S features on the E&S sheet. Move all sequence/seeding notes/E&S notes/etc. to the E&S sheet. Rename the Grading/Utility sheet to remove “E&S”. Revise the Sheet Index on Sheet 1. Revise the titleblock for the total number of plan sheets. Item satisfied.*
31. On the Grading/E&S/Utilities (Sheet 2), provide compliance with the stopping area, maximum grade, and sight distance for the proposed driveway (§22-414.7 & .8 & .9). *Item satisfied.*
32. On the Grading/E&S/Utilities (Sheet 2), no parking lot shall have a slope in excess of 5%, revise the parking grading accordingly (§22-417.2.D). *Item satisfied.*
33. On the Grading/E&S/Utilities (Sheet 2), demonstrate compliance with topsoil requirements (§22-505). *Item satisfied.*
34. On the Grading/E&S/Utilities (Sheet 2), update the limit of disturbance line and area to include

all construction including for example, the proposed electric line that is within the tree protection area. *Item satisfied.*

35. On the Grading/E&S/Utilities (Sheet 2), update the Sequence of Construction to include typical notes including placing a One-Call, notifying the Conservation District/Borough/Township Engineer, installing the Rock Construction Entrance, etc. *Adjust the sequence to have the Rock Construction Entrance installed as item #2 prior to any work being completed on the site. The applicant notes that they have coordinated the Sequence of Construction with the Chester County Conservation District. Item satisfied.*
36. On the Stormwater Management Plan (Sheet 3), the property boundary does not match the legend (§22-304.2.A). *Item satisfied.*
37. On the Stormwater Management Plan (Sheet 3), move the scale bar to not overlap the plan information (§22-304.2.A). *Item satisfied.*
38. On the Stormwater Management Plan (Sheet 3), add a note to the plans that the Borough is granted a blanket easement to enter the site and inspect the stormwater BMPs (§23-402.1.B.(18).(c).2). *Item satisfied.*
39. On the Stormwater Management Plan (Sheet 3), provide alteration of BMPs notes (§23-805). *Provide the notes from §23-805 on the plan. Item satisfied.*
40. On the Stormwater Management Plan (Sheet 3), provide slopes of all stormwater pipes, for example, the roof drain pipe and basin overflow pipes. *Item satisfied.*
41. On the Stormwater Management Plan (Sheet 3), show connection of the stormwater basin outflow pipe to the existing stormwater drainage main. Run additional storm pipe as necessary in Nutt Road to connect to the existing stormwater main. *Item satisfied.*
42. On the Existing Conditions Plan/Demo Plan (Sheet 4), the sheet title does not match the sheet index on Sheet 1 (§22-304.2.A). *Item satisfied.*
43. On the Existing Conditions Plan/Demo Plan (Sheet 4), the property boundary does not match the legend by linetype or color. The easement line does not match the legend (§22-304.2.A). *Item satisfied.*
44. On the Existing Conditions Plan/Demo Plan (Sheet 4), the labels for the zoning districts need to be adjusted to match the zoning map. Display a zoning line in the plan and legend to show the zoning boundary along Milligan Street and Gay Street (§22-304.2.A). *Display the zoning boundary line running south down Gay Street. The actual zoning boundary needs to be shown in accordance with the Borough's Zoning Map. For simplicity, we recommend eliminating zoning boundaries and labels from plan and instead including a scaled inset of the Borough's Zoning Map (scaled 1":200') with the project site marked. Item satisfied.*
45. On the Existing Conditions Plan/Demo Plan (Sheet 4), list the ultimate right-of-way size for both streets (§22-304.2.A). Add "Ultimate" to the right-of-way labels. *Note: Per deeds and other records, the 60' right-of-way associated with Nutt Road and the 30' right-of-way associated with Milligan St are existing legal right-of-ways. Change right-of-way labeling from "ULTIMATE" to "LEGAL" (also see PennDOT Plan Presentation Comment #4). Item satisfied.*

46. On the Existing Conditions Plan/Demo Plan (Sheet 4), show the existing property lines within 100 feet of the tract boundaries (§22-304.2.A). *Add property lines to the north and south within 100 feet. Item satisfied.*
47. On the Existing Conditions Plan/Demo Plan (Sheet 4), show the soil type symbol in the plan view (§22-304.2.A). *Item satisfied.*
48. On the Existing Conditions Plan/Demo Plan (Sheet 4), as no wetlands are shown on the plan, provide a statement on the plan that freshwater wetlands as determined by the criteria of the U.S. Army Corps of Engineers do not exist on the tract (§22-304.2.A). *Item satisfied.*
49. On the Existing Conditions Plan/Demo Plan (Sheet 4), list the FEMA zone for the site. It appears the site is within Zone X, Area of Minimal Flood Hazard (§22-304.2.A). *Item satisfied.*
50. On the Details Plan (Sheet 5), the sheet title does not match the sheet index on Sheet 1 (§22-304.2.A). *Item satisfied.*
51. On the Details Plan (Sheet 5), provide details for the EV Charging stations (§22-417.7). *Item satisfied.*
52. On the Details Plan (Sheet 5), provide a detail for the proposed concrete aprons for the driveway and dumpster pad. Provide appropriate details from the Borough Standard Construction Details. *Item satisfied.*
53. Note the plans as “Major Land Development” (§22-301.2.B.(2)). *Item satisfied.*
54. Provide a landscaping plan (§22-304.2.A & §22-428.1.A). *Item satisfied.*
55. Provide a Market Analysis per the SALDO checklist (§22-304.2.A & §22-600). The applicant has requested a waiver from this requirement. *Market Analysis provided; waiver no longer requested. Item satisfied.*
56. ~~Provide an Environmental Impact Analysis per the SALDO checklist (§22-304.2.A & §22-601). The applicant has requested a waiver from this requirement.~~ *Comment no longer applicable.*
57. ~~Provide a Community and Fiscal Impact Analysis per the SALDO checklist (§22-304.2.A & §22-603). It appears the applicant has listed some features of the Community and Fiscal Impact Analysis on page 6 of the Stormwater Narrative. An example of items not addressed are, an analysis of the potential cost/benefits of the development.~~ *Comment no longer applicable.*
58. Provide a letter of adequacy from the Chester County Conservation District (§22-304.3.B). The applicant indicates that this is addressed per e-mail from CCCD on 8/4/2024. The applicant should provide RVE with a copy of this correspondence.
59. Nutt Road (S.R. 0023) is a state route. The applicant must obtain a highway occupancy permit for any improvements within a state highway. Once an HOP is issued, a copy of the HOP permit shall be provided to the Borough and RVE (§22-304.3.B). The applicant has submitted a HOP permit application to PennDOT. On 9/13/2024, PennDOT issued comments on the application.
60. The applicant shall address any comments from the Chester County Planning Commission (§22-304.3.B). *Item satisfied.*
61. The applicant shall address any comments from the Borough Planning Commission (§22-

304.3.C). *The applicant indicates that plans have been revised to address comments from the Planning Commission. There are items that have not yet been satisfactorily addressed, but which are discussed by other comments in consultant review letters.*

62. Provide calculations showing adherence to the Water Quality and Runoff Volume Requirements (§23-305). *Item satisfied.*
63. Provide calculations showing adherence to the Infiltration Requirements (§23-306). *Item satisfied.*
64. Provide a detailed soils evaluation showing infiltration rates, limiting zones, and the elevation of the water table. Display the soil test locations on the plans (§23-306.H). *Item satisfied.*
65. Display the recharge bed meets the separation to the limiting zone and dewater time (§23-306.I). *Item satisfied.*
66. In the Stormwater Management Narrative – Page 5 – Add a row to show the required storm runoff for each year for Predevelopment considering Redevelopment Activities (§23-308.A – Table 308.1). *Provide a table listing the allowable storm event year/flow with the proposed year/flow. It appears that edits were made to Page 4 of the report, but they are not legible. Item satisfied.*
67. In the Stormwater Management Narrative – Page 9 & 10 – there are notes on these pages stating “Need to modify below”. Revise the narrative accordingly. *Item satisfied.*
68. Provide pre-development and post-development drainage area plans to support the drainage areas listed in the stormwater calculations. The drainage area to the basin should consider all off-site drainage to size the basin properly, do not cutoff the basin drainage area at the property lines. Further review of the stormwater calculations is pending receipt of the drainage area plans (§23-308.E). *Revise the final page of the stormwater report to show the post drainage area lines separate from the pre-drainage area lines, remove the pre-drainage lines from the post-drainage map. Also provide a pre-development drainage area map displaying the pre-development drainage area lines showing the existing site features. Item satisfied.*
69. Provide NOAA Atlas 14 rainfall data (§23-309.2). *Provide the rainfall data report used in modeling the stormwater. Item satisfied.*
70. Provide conveyance calculations for all of the proposed stormwater conveyance pipes (§23-311). *Item satisfied.*
71. Provide a note on the plans if karst topography exists on the site (§23-402.1.B.(8).(1)). *Item satisfied.*
72. Display the time of concentration paths on the pre-development and post-development drainage area plans (§23-402.1.B.(14)). *Create Pre-Development and Post-Development Drainage Plans for the stormwater report and display the time of concentration path lines. The applicant has added time of concentration to “Drainage Plan Pre Site” and “Drainage Plan Post Site” attachments to the Stormwater Report. Item satisfied.*
73. The property owner shall sign and record an Operations and Maintenance Agreement with the Borough (§23-402.1.F.(2)). *The applicant has acknowledged this requirement.*

74. Provide a landscaping plan that shows screening of the parking area through the use of landscaping, fencing and/or walls (§27-406.2). *Remove the tree protection fence from the Landscape plan, only display tree protection fence on the E&S plan. Item satisfied.*
75. Provide a lighting plan showing illumination levels and adherence to the lighting requirements of the zoning ordinance (§27-601.6). Reduce the off-site foot candles to 0.1 maximum (§27-601.4.C.(8)). Add the notes listed in §27-601.6.C to the Lighting plan. On the Layout Plan / Reverse Subdivision Plan (Sheet 1), move text for proposed lighting to the Lighting Plan and ensure legibility. Revise the lighting plan to include adequate illumination of the public sidewalk along Nutt Rd. Revise the lighting plan to show the entire site in a single viewport with scale shown. If multiple viewports are used, a key plan is required. The applicant states that they are working with a lighting designer to provide a single lighting plan and details.
76. The applicant shall note the location of any proposed signs for the proposed apartment building. All signage shall be in accordance with the zoning ordinance (§27-606). *Provide details for the signage showing dimensions, area, etc. Add a plan note indicating that a sign permit shall be obtained from the Borough. Item Satisfied.*
77. If fencing is to be proposed to meet the screening requirement, all fencing shall be in accordance with the zoning ordinance (§27-607). *Item satisfied.*
78. Provide a new legal description for the consolidated property. *Add the easement to the description. The applicant has provided a new legal description for the consolidated property. RVE will provide any comments on the legal description under separate cover.*
79. The land development plans and stormwater reports are engineering work which must be signed and sealed by a licensed professional engineer. The law delineates that a professional engineer is required for work involving engineering judgement. It is our determination that the stormwater management design for this project requires engineering judgement (a complex recharge bed, and complex stormwater O&M requirements). *Item satisfied.*
80. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), clarify where all building entrances are located. Entries appear to be located at all four corners of the building and mid-way along the westerly side of the building. *Item satisfied.*
81. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), offset the 6' sidewalk along Nutt Road to provide a uniform 4' grass strip (§27-401). This will eliminate the need to carve out an area of sidewalk around the existing 36" Sycamore tree. *Item satisfied.*
82. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide curbing around the parking lot perimeter. *Item satisfied.*
83. Provide details for the proposed EV Charging Stations and associated signage. *Show the signage for each EV parking space on the Layout plan. Adjust the EV Charging detail on the Detail plan to show signage for each parking space. Item satisfied.*
84. Provide a Lighting Plan with light specifications, mounting heights, photometric data. *Item satisfied.*
85. Verify that the space allocated for the proposed electrical transformer is sufficient. Recent applications have required 12'x12' areas for placement of a transformer. *The applicant has*

provided correspondence indicating an 8'x'8 area will be required, but also indicating that PECO will not permit screening. The transformer should be located to that it's accessible from on-site parking lot or driveways, so the transformer can still be screened from the public street. Item satisfied.

86. Provide screening to prevent mechanical equipment, including any condensing units and transformers, from being visible from the public streets. *Revise the transformer location to provide tree/shrub screening between the transformer and the street. As noted above, PECO has indicated that they will not permit screening that interfered with their access to the transformer. The transformer should be located so that it's accessible from on-site parking lot or driveways, so the transformer can still be screened from the public street. Item satisfied.*
87. *On the Stormwater Management Plan (Sheet 3), provide dimensions for the infiltration bed. Item satisfied.*
88. *It appears that the proposed ramp/landing/railing will be in conflict with the existing 2.81 ft easement, revise accordingly. As noted, the 5' wide concrete ramp, railing, bollard lights encroach into the easement. The improvements should be shifted east, closer to the proposed building, so that they do not encroach into the easement. Possibly, the illuminated bollards could be shifted to the east side of the ramp. The applicant indicates that the existing easement will be amended and/or a new easement will be created to accommodate the proposed improvements. Provide a copy of the revised easement.*
89. *List the waivers on the Layout plan (Sheet 1) in numerical order. The applicant has withdrawn all requested waivers. This comment is no longer applicable.*
90. *Add a new note for variances requested from the Zoning Ordinance on the Layout plan (Sheet 1). Move the requested variance for 27-401 from the waiver requests to the variance requests. The applicant has withdrawn all variance waivers. This comment is no longer applicable.*
91. *Plant the second street tree closer to the property line along Milligan Street as shown on the Landscape Plan (Sheet 7). Item satisfied.*
92. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), there are 2 ADA parking spaces currently shown. Based on the total number of parking spaces provided, only 1 ADA parking space is required. To maximize parking flexibility on the site, convert the non-van accessible ADA parking space to a standard parking space. Item satisfied.*
93. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), 4 of the standard parking spaces are proposed in a "stacked" configuration. This configuration is acceptable. However, the applicant must note how these parking spaces will be managed. Each set of stacked parking spaces should be assigned to a single apartment unit. RVE notes that even when discounting the stacked parking spaces, there are 18 on-site parking spaces so that each of the 16 apartments can have parking access. Item Satisfied.*
94. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), the applicant is proposing a separate driveway apron for the solid waste storage. Properties with frontages of 100' or less may be permitted not more than one driveway intersection with the street (§22-414.3). Please configure*

access to solid waste storage from proposed parking lots or driveways. This will also result in more on-street parking availability along Milligan St. Item satisfied.

- 95. On the Layout Plan / Reverse Subdivision Plan (Sheet 1), label proposed signage and striping. Provide a STOP sign (R1-1) and stop bar to control traffic exiting from the parking lot. Provide a ONE WAY sign (R6-1) on the south side of Milligan St to direct traffic exiting from the parking lot. Item satisfied.*
- 96. On the Layout Plan / Reverse Subdivision Plan (Sheet 1), provide a note indicating that the new main electrical switchgear will provide sufficient space and capacity to support the operation of Level 2 EVCS for at least 20% of the parking spaces, with a dedicated branch circuit and overcurrent protection for each Level 2 EVCS (§22-417.7.A.(1)). Item satisfied.*
- 97. On the Layout Plan / Reverse Subdivision Plan (Sheet 1), provide an additional EVPS. For any land development proposing at least 10 parking spaces serving residential uses, at least 10% of the parking spaces shall be EVPS served by a Level 2 EVCS connection (§22-417.7.D.(1)). For the 22 parking spaces being proposed, 3 EVPS are required (2 currently shown on the plan). The applicant has reduced the number of proposed parking spaces to 20, with 2 being EVPS. Item satisfied.*
- 98. On the Layout Plan / Reverse Subdivision Plan (Sheet 1) and others, there is a “Future Patio/Walk Common Area” shown on the plans. The applicant should clarify whether this as a proposed feature and provide associated construction details. Otherwise, this area must be removed from the plan. The applicant has eliminated the future patio from the plan. Item satisfied.*
- 99. On the Stormwater Management Plan (Sheet 4), the applicant shows a level spreader device to discharge stormwater from the proposed underground recharge bed. Per the PA BMP Manual, the minimum length of a Level Spreader is 10'. Also, the slope below the level spreader should be evenly graded to avoid channelization (currently shown with a minor swale). Provide erosion control matting downstream from the level spreader to mitigate erosion. Item satisfied.*
- 100. This project will result in additional vehicular and pedestrian traffic along Milligan Street between Lincoln Ave. and Gay St. Due to the tight radii at the existing northeast and southeast corners at the intersection of Lincoln Ave and Milligan St., the applicant should reconstruct the ADA curb ramps at these corners with larger radii to facilitate vehicle turning (§22-408.1.D). The applicant has indicated that ADA ramp designs with larger radii will be provided, but these improvements are not shown or noted on the current plan. Provide a plan note stating that “The developer shall improve the southeast and northeast corners of the intersection of Milligan Street and Lincoln Avenue with larger radii and new ADA curb ramps. Prior to construction, the developer shall provide a plan to the Borough Engineer for review and approval.”*
- 101. At the end of the construction, the applicant shall resurface the full width of the existing roadway pavement along their project’s frontage to Milligan Street. Include a note on the project plans indicating that this work will be performed. Item satisfied.*
- 102. On the the Layout Plan / Reverse Subdivision Plan (Sheet 1), the plan shows curb-adjacent sidewalk along Milligan St. This configuration matches other existing sidewalk along*

Milligan St. However, this configuration does not include a planting strip (§22-419.1.A). Item satisfied.

III. WATER & SEWER

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). Applicant has acknowledged the requirement and is working with the Borough to provide. This letter must be provided prior to Council consideration.
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). Applicant has acknowledged the requirement and is working with the Borough to provide. This letter must be provided prior to Council consideration.
3. Add the following note to the utility plan: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code.” *Note that there is a typo on the word “compliance”. Item satisfied.*
4. Specify the sizes and materials of construction of the existing water mains on the Utility Plan. *Item satisfied.*
5. Specify the sizes and materials of construction of the proposed service connections on the Utility Plan. *Water services proposed are 4” domestic water line and 6” fire service line though one water service line is shown. Applicant shall clarify if two separate lines are being tapped onto the existing water main or one line will be tapped and split. If the line is proposed to be split, it should be indicated where that would be. Item satisfied.*
6. Include calculations to support sizing of water services and sewer laterals. Note that the Borough’s standard details are intended mainly for residential connections and that multi-family buildings may require larger services and laterals. *Applicant has stated that lines are sized appropriately, though give little indication how that was concluded. Additional information is provided to justify this conclusion. Item satisfied.*
7. The matter of sewer and water tapping fees shall be coordinated directly with the Borough. *Applicant has acknowledged this requirement.*
8. Replace all water and sewer details with current Borough Standard Details. *Details provided do not seem to reflect current Borough Standards. Applicant should review and replace as necessary. Both S1 and S2 are either out of date, or appear to have been modified from their original CAD file. Plans should include only pdf copies of those provided by RVE or the Borough. Water service details should be included and other Borough Standard details are not reflected in the Details sheet. Item satisfied.*
9. Provide a water meter vault and appropriate plan details. *Internal meter rooms shall be made available to Borough staff at all times via an external access point. Provide confirmation that this requirement is to be met and reflect these changes on the plan set. The Borough does not have a standard meter room detail. The applicant should provide the detail, which would reflect the layout and orientation of fittings, valves, meters, etc. as shown in the Borough Water Details. The applicant is now proposing an exterior water meter vault. Item satisfied.*
10. The Sewage Facilities Planning Module Application Mailer must be completed prior to endorsement. Applicant stated that they had revised mailer and issued to the PA DEP. Any

submissions for sewer planning should be submitted by the Borough Engineer. This comment will persist until sewer planning approval has been received by PA DEP. Applicant should provide status of existing mailer that was submitted to PA DEP.

a. # of lots	<u>1</u>
b. # of EDUs	<u>16</u>
c. # of lots since 5/15/72	<u>2</u>
d. Sewage Flows	<u>3816 gpd</u>
e. Existing (connection only)	<u>checked</u>
f. Name of existing system being extended	<u>Borough of Phoenixville</u>
g. Interceptor Name	<u>N/A</u>
h. Treatment Facility Name	<u>Borough of Phoenixville WWTP</u>
i. NPDES Permit	<u>PA0027154</u>
j. Section 8a.	<u>Provide answer</u>

IV. REQUESTED WAIVERS

1. ~~Section 22-417.2.B—Design Standards for Parking Lots—Parking areas shall not be located closer than two feet from any tract boundary line or less than two feet from any ultimate right-of-way line. A waiver is requested to propose parking curbing to be setback 0.33 feet from the right-of-way line of Milligan Street. RVE has no objection to this waiver request. The applicant has withdrawn this waiver request.~~
2. ~~Section 22-417.3.D—Vehicular Parking, Residential Parking Lots—The entire parking lot perimeter shall be buffered and landscaped in accordance with 22-428. The applicant has withdrawn this waiver request.~~
3. ~~Section 22-428.3—Landscaping and Plantings. The plant materials used to create the buffer shall be of a minimum six feet in height. A waiver is requested to not install six foot high plantings for the southern property line to assist with sight distance and the size of the planting bed. The applicant has withdrawn this waiver request.~~
4. ~~Section 22-601—Environmental Impact Analysis—A waiver is requested to not provide the Environmental Impact Analysis. RVE has no objection to this waiver request. The applicant has withdrawn this waiver request.~~

~~V. REQUESTED VARIANCES~~

1. ~~Section 27-401—Streets, Alleys, and Sidewalks—Street trees shall be planted in planting strips along residential streets at intervals of forty (40) feet on center. A variance is requested to plant two (2) trees 25 feet apart along Milligan Street and 70 feet from the property line. The applicant will need to apply to the Zoning Hearing Board. The applicant has withdrawn this variance request.~~

Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 “Impact Statements” of the Borough’s Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and the update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study.

Our approval is contingent upon the applicant addressing the items in the letter and responding using the numbering system in this review letter and the applicant obtaining all other permits and approvals required for this project. Additional comments may arise when the submission and design is more complete.

Should you have any questions, please feel free to contact our King of Prussia office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



Owen M. Hyne, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/pd/jls

cc: Craig L. Jr. & Jessica A. Lander, Owner
226 Nutt Road LLC, Owner & Applicant
Hopkins and Scott, Inc., Plan Preparer
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine
John Yurick, P.E., Bowman Consulting Group Ltd.
Judith Stern Goldstein, R.L.A., Gilmore & Associates, Inc.
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.

Exhibit "B"
Planner's Review Letter



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 3, 2025

File No. 2024-00539

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final Land Development Plan - Fourth Plan Review
224-226 Nutt Road
Tax Map Parcel Number: 15-13-665, and 15-13-666.

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Preliminary/Final Land Development plan for 224-226 Nutt Road, dated March 1, 2024, revised December 19, 2024, prepared by Hopkins and Scott, Inc.

The site consists of TMP 15-9-665 and 15-9-666, is approximately 0.344 Acres and is in the Corridor Development (CD) District. The site has frontage along Nutt Road and Milligan Street, with an existing access and garage entrance in the rear of the site from Milligan Street. The land development plan proposes to remove two (2) attached buildings fronting Nutt Road and the existing garage/shed along Milligan Street, consolidate the lots, and construct a new 4-story apartment building with a total of (16) residential units, associated parking, and site improvements. The site will be served with public water and public sewer.

We offer the following comments for your consideration. This is the third review of the Preliminary/Final Plans.

1. Existing Conditions and Surrounding Land Use

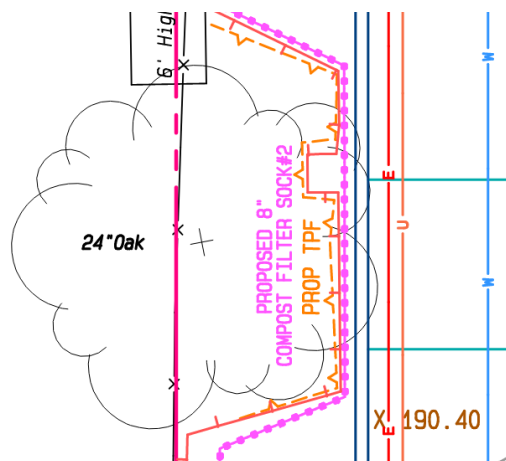
- a. The existing land use is currently residential. The site consists of two (2) attached 2-story buildings fronting Nutt Road, with a garage and shed in the rear of the property, landscaping and macadam parking. There is an existing 2.81-foot-wide passage alley along the western property line.
- b. The site is surrounded by commercial and residential use. Directly to the east is commercial use. To the south across Milligan Street is residential use. Directly to the west is residential use. To the north there is commercial and residential use, including apartments across Nutt Road.

2. Compliance with Phoenixville Regional Comprehensive Plan (PRPC) 2021 and Chester County Comprehensive Plan

- a. The proposed land use is generally consistent with PRCP 2021, as it “concentrates growth within established development zones” and cooperating regionally, “counteracts the various pathologies of sprawl”.

- b. As per the Future Land Use Map of the *Phoenixville Regional Comprehensive Plan* dated 2021, the site is categorized as Medium Density Residential and is in the Phoenixville Hospital Economic Development Area. The proposed land use of the development is generally consistent with the Phoenixville Regional Comprehensive Plan.
 - c. The proposed land use is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018, as it concentrates growth in the most appropriate areas and calls for reinvestment in urban centers with a diversified mix of land use.
3. Use Regulations – As per ZO Section 27-301.2.C(1), the proposed multi-family residential use is permitted by right in the CD District.
4. Landscaping and Buffer Requirements
- a. The Planting Schedule indicates that there are three (3) *Nyssa sylvatica*; however, the plan only indicates two (2) *Nyssa sylvatica*. The planting schedule should be revised to accurately reflect the plans.
 - b. ZO Section 27-406.G requires that views of plumbing vent pipes, electric/phone/cable terminal and utility meters in front yards and on front building facades shall be screened or partially screened to help mitigate views of this equipment.
 - i. The plans show limited screening plantings in the vicinity of the proposed transformers, but a height of only 24”.
 - ii. The plans should be revised to accurately show the size and location of the electrical transformer and include appropriate screening to demonstrate compliance with the ordinance or relief would be required.
 - c. SLDO Section 22-426 specifies requirements for the location and design of a central trash and recyclable storage area. The plans show a dumpster located adjacent to the proposed macadam paving in close proximity to the sidewalk along Milligan Street. Sheet 1 Note 15 provides information regarding anticipated trash accumulation. However, the EPA guidelines are based on persons while the applicant provides calculations based on number of bedrooms. This discrepancy should be addressed and demonstrate that the dumpster size/area is of sufficient size to accommodate both the trash and recycling needs of the residents.

Additionally, the plans indicate a proposed 6’ solid PVC fence with double 5’ wide gate. The detail on Sheet 7 should be revised to include a detail for the proposed gate.
 - d. As per SLDO Section 22-428, a temporary physical barrier, such as a snow fence, shall be shown on the plan and erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, and woodlands prior to clearing and construction. The tree protection fence is within the canopy of the proposed 24” Oak tree, labeled to remain, on the northern side of the plan. The plans should be revised to include tree protection notes and specifications indicating how the existing tree will be preserved should there be any construction encroachment.



- e. Overview notes from the Tree Advisory Committee (TAC) to be addressed:
- There are notes on existing trees onsite that are “to remain” however there are no design specifications for tree protection for existing tree infrastructure. It is the preference of the Tree Advisory Committee to have a tree preservation site plan to outline tree protection zones. The plans have been revised to include a tree protection detail which refers to specifications. However, tree protection specifications are not included on the plans. The plans should be revised accordingly.
 - The replanting specifications are appropriate with a few exceptions. It is the preference of the TAC to plant a higher proportion of trees native to the region. Although there is no particular issue with tree, shrub and herbaceous species selection it would be preferable to maintain an 80 percent native planting scheme. The plans should be revised accordingly.
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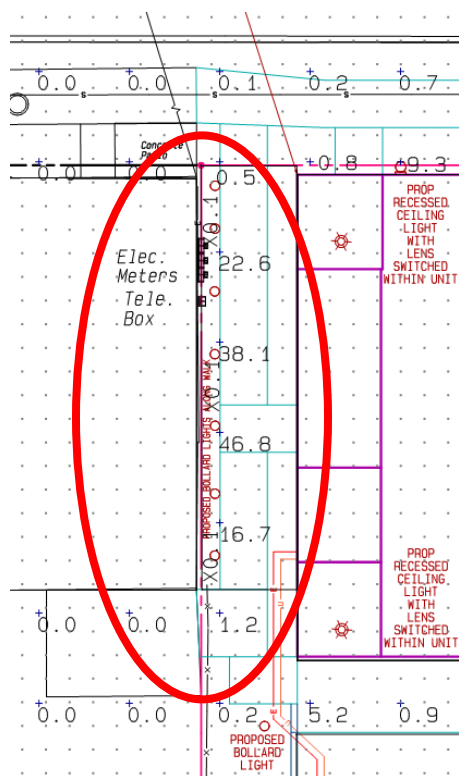
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- a. Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 “Impact Statements” of the Borough’s Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and to update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study.

As per the Hopkins & Scott Inc. response letter, dated October 17, 2024, the applicant is indicating that they “want to follow the new ordinance above and according to the above ordinance the project is not required to have a market analysis and community & fiscal impact study, traffic impact study and environmental impact study. The project meets and is under the maximum requirements of the ordinance.”

6. General Comments

- a. As per ZO Section 27-601.4.C(8) the intensity of illumination projected onto a residential property from another property shall not exceed 0.1 vertical footcandle measured line of sight, from any point on the adjacent residential property. It appears that proposed lighting may exceed this intensity along the northern property line bordering the existing residential use. Plans should be revised to demonstrate compliance with the requirements of the ordinance or relief will be required.



- b. ZO Section 27-606 regulates signs. The plans indicate on Sheet 1 Note 11 "at a later date a sign permit shall be obtained from the Borough, all sign details will be submitted with the building permit plan." The note should be revised to also indicate that all proposed signage will be in compliance with ordinance requirements.
- c. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each comment has been satisfactorily addressed.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.

Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

JSG/sjy/sl

cc: David Boelker, Zoning Officer

Exhibit "C"
Planning Commission Action Memorandum



Borough of Phoenixville

CHESTER COUNTY, PENNSYLVANIA

351 Bridge Street, 2nd Floor, Phoenixville, PA 19460

Phone: (610) 933-8801

DATE: January 15, 2025

MEMO TO: Borough Council

MEMO FROM: Planning Commission

APPLICATION TYPE: Preliminary/Final Land Development Plan

PROJECT NAME: 224-226 Nutt Road SDLD

ZONING DISTRICT: Corridor Development (CD)

LOCATION: 224-226 Nutt Road

UPI(s)#: 15-13-665, 15-13-666

ACTION MEMO

The Borough Planning Commission, at its January 9, 2025 regular meeting, recommended by a vote of 5-0-1, that Borough Council approve, as a Preliminary/Final and Land Development Plan, pursuant to the Subdivision and Land Development Ordinance, the Plan first submitted and dated April 1, 2024 and last revised December 18, 2024, as part of the above-referenced application.

The application and plan propose to consolidate two parcels, demolish the existing dwellings, accessory structures, impervious surfaces and utilities and construct a 4-story apartment building with sixteen (16) dwelling units, improved walkways, utilities, parking a stormwater management facilities.

If Borough Council decides to approve the Plan, the Commission recommends the approval be subject to the following conditions:

1. Standard Action Memo Terms;
2. Satisfying all comments of the Borough Engineer (RVE) and Land Planner (Gilmore) reviews;
3. That the existing easement between 226 Nutt Road and 228 Nutt Road be extinguished and a new easement provided for access to 228 Nutt Road as referenced in RVE review comment #88;
4. On Sheet 1, add Note #16 offering a Public Access and Maintenance Easement for the portion of on-site sidewalk along Milligan Street to the Borough in perpetuity.

The applicant is not requesting any waivers from the applicable Subdivision and Land Development Ordinance.

The Borough's Standard Action Memo Terms, the Application and the referenced review letters accompanying this Action Memo are incorporated herein. Council may impose conditions on any approval.

Catherine Bianco
Planning Commission Chair

CB:dgb



Standard Action Memo Terms

1. The Applicant shall provide all information identified as to be provided and/or necessary in all Letters from Borough consultants and all Letters from Borough Department representatives.
2. The Plan shall be revised so that it complies with all the comments and requirements of the Borough Fire Department, which may complete its review after the Borough Engineer approves all plan revisions and/or additions and all specifications and details therefor, as required by the terms of the Borough's plan approval.
3. The Plan shall satisfy and comply with all comments issued by Borough consultants, including but not limited to, the Borough Engineer, the Borough Planner, the Borough Zoning Officer, the Borough Planning Director, the Borough Solicitor, and/or the Borough Public Works Department.
4. The Applicant, at its sole expense, shall provide all the improvements ("Improvements"), required by the Borough's final approval of the Plan. The Applicant shall provide the Borough with security for all such Improvements, as determined by the Borough Engineer. The security shall secure, for the Borough's benefit, all the developer's obligations under the Development Agreement. The Borough may require that the security not be provided by a bond.
5. If applicable, the Applicant shall obtain all zoning relief necessary for the Plan as finally and completely approved (in compliance with the conditions of approval and the Plans to be Approved). All such zoning relief must be final and unappealable before the Plan is recorded and before any building permits are issued for new work shown on the Plan.
6. The Applicant shall acquire, at its sole cost, all rights, easements and rights-of-way necessary to construct, use and maintain the improvements shown on the Plan, as finally and completely approved, and perpetually offer to dedicate to the Borough, in a form acceptable to the Borough, all such interests and rights, which are shown on such Plan and/or required by any condition of its approval to be so dedicated. Such improvements include, but are not limited to, all rights, as identified on the Plan, as finally and completely approved, for sanitary sewers, water supply facilities, stormwater management facilities, roads and all other public facilities. The Borough shall have the right, but not the obligation, to accept dedication and/or any other responsibility for such facilities and/or rights.
7. To the extent not expressly and specifically changed by the terms of these conditions, all conditions of all prior approvals of the preliminary land development plan, and all conditional use, special exception and/or variance application(s) are incorporated into this Plan approval as conditions.
8. The Plan's approval shall be made by written Resolution and shall include all the terms and conditions of the Borough form plan approval Resolution, modified as the Borough shall determine to fit this Application. The Resolution shall be the Borough decision on the Application as required by the Pennsylvania Municipalities Planning Code ("MPC"). Council's determination that it should approve the Application, with conditions, pursuant to this Action Memo, shall not be the decision required by the MPC (unless Council, pursuant to this section, makes the terms of this Action

Memo its final decision) and shall not be a limitation on the scope and/or terms of such a decision. The Borough shall have an additional 15 days, after rendering its decision, to mail such final decision, in writing, to the Applicant. For all purposes, the Borough shall be deemed to have effectively communicated its written decision to the Applicant when the decision is mailed, by first class U.S. mail, to the Applicant at the address shown on the Application, on this Memo, or any new address that the Planning Director has received prior written notice of from the Applicant. Notwithstanding anything else in these conditions (including but not limited to the provisions of this Section), if the Borough does not adopt and/or communicate to the Applicant a different final plan approval decision and/or Resolution, the terms of this Action Memo, as amended and/or adopted by Council, shall be the Council's decision on the Application and shall, for all purposes, be treated as communicated to the Applicant on the date the Applicant receives a copy of the Action Memo (including any modifications made by Council). If such communication to the Applicant is made within the MPC's required time period for decisions, as extended by the Applicant, the communication shall be treated as a timely decision for all purposes and there shall be no deemed approval of the Application for any purpose.

9. After approval by Council and before transferring any parcel created by the Plan and/or doing any work and/or improvements shown on the Plan, the Applicant must record the Plan. The record plan must be recorded before any permits to implement the Plan will be issued by the Borough. The Plan may be recorded only upon completion, to the Borough's satisfaction, of all conditions of approval which require plan amendments and the Borough Engineer's written certification, on the Plan, of such completion. The Borough may require any or all the Plan sheets, as finally approved, to be recorded.
10. Prior to the issuance of any building permits to implement the Plan, the Applicant and, if the Borough requires, the property owner, must enter into a Development Agreement, with the Borough, with terms and conditions satisfactory to the Borough, and must provide the requisite improvement security as identified by the Borough Engineer. The improvement security shall secure, for the Borough's benefit, the proper and timely completion of the developer's obligations under the Development Agreement. The Development Agreement may provide that the Borough may withhold and/or revoke permits if the developer is in default of its obligations thereunder.
11. No work shall be done to implement the Plan and no building permits shall be issued for any such purpose until the Development Agreement is executed, the agreements concerning sanitary sewer and water supply fees and sanitary sewer infiltration and inflow remediation are made, the Plans are finally approved in all respects and the requisite improvement security is posted to the Borough's satisfaction.
12. The Applicant and the property owner and all their respective heirs, successors and assigns (collectively the "Responsible Party[ies]") shall be responsible jointly and severally for all Borough review and other costs associated with achieving compliance with the conditions of final plan approval, as though the application for plan approval was pending, final approval had not been given and the conditions were required for final approval. All these conditions must be completed, to the Borough's satisfaction, before the Plan is recorded, before any work is begun and/or any permits issued to implement the Plan. In addition, all Borough review fees shall be paid in full prior to releasing the Final Plans for recording.
13. Where applicable, the Applicant shall submit HOA documents, condominium declarations or other similar documents to the Borough for review and approval prior to the recording of the Final Plans.



Borough of Phoenixville
351 Bridge Street - 2nd Floor
Phoenixville, PA 19460
Phone (610) 933-8801
www.phoenixville.org

Application Fee:	_____
Escrow Deposit:	_____
Plan Number:	_____
Escrow Number:	_____
Total Remitted:	_____

Subdivision and Land Development Application

Project Information:

Project Name: _____
Tax Parcel Number(s): UPI#15-13-665/ UPI#15-13-666
Legal Owner Name: 226 NUTT ROAD LLC/ LANDER CRAIG L SR,CRAIG L JR & LINDA A.
Mailing Address: 18 PUTTER LANEPOTTSTOWN, PA. 19464
Phone: (484) 332-4505 Email: ZHOFFMANN@HOTMAIL.COM

Applicant Information:

Name: ZACHARY HOFFMAN/ 226 NUTT ROAD, LLC
Mailing Address: 18 PUTTER LANEPOTTSTOWN, PA. 19464
Phone: (484) 332-4505 Email: ZHOFFMANN@HOTMAIL.COM

Applicant Type: (Please see signatures section regarding required documents)

☒ Owner	☐ Architect/Engineer	☒ Corporate Officer	☐ Owner's Representative
☐ Attorney	☐ Business Operator	☐ Equitable Owner	

Project Engineer:

Company/Contact: _____
Mailing Address: _____
Phone: _____ Email: _____

Project Surveyor:

Company/Contact: HOPKINS & SCOTT INC. PROFESSIONAL LAND SURVEYORS
Mailing Address: 207 Franklin Avenue, Phoenixville, Pa. 19460
Phone: 610-933-1754 Email: hasland@verizon.net

Project Attorney:

Company/Contact: _____
Mailing Address: _____
Phone: _____ Email: _____

Submission Type: (please check ALL that apply in each column)

☐ Minor Subdivision	☐ Sketch Plan	☒ Lot Consolidation	☒ New Proposal
☐ Major Subdivision	☐ Preliminary Plan	☐ Lot Line Change	☐ Revised Submission
☒ Land Development	☒ Preliminary/Final Plan		
	☐ Final Plan		

Land Use Proposed:☒ Residential☐ Commercial☐ Industrial☐ Institutional☐ Other**Number of Units:**

16

Intended Uses:

Residential Apartments

Existing Zoning:

CD- CORRIDOR DEVELOPMENT

Proposed Zoning Change:

N/A

Total Tract Area: 15,000 SF

Proposed Density:

Narrative Project Description (*"see attached plan is insufficient"*)

The applicant is proposing to consolidate the above Parcels into one Parcel 100 ' wide x 150 ' deep.

The proposed lot consolidation will be owned by 226 NUTT ROAD, LLC. After approval.

The applicant is proposing to demolish the existing dwellings, accessory structures, impervious, and utilities.

The applicant is proposing to construct a 4 Story Apartment Building with Parking

Improved Walks, Water, Sewer, Electric, Cable/Telephone, and Stormwater Management.

On August 9, 2011, Phoenixville Borough Council adopted the "Neighborhood Blight Protections and Enforcement" Ordinance 2180, that enables Borough Staff to deny any permit or governmental approval application if the owner of said property, on that or any other property owned in the Commonwealth, (1) has Tax and/or Municipal Services delinquencies on account of the actions of the Owner; or (2) has a Serious Violation with having no corrective, Substantial Steps in place. A printed copy of this ordinance is available upon request at the Borough Code Enforcement Department.

All applications shall include true and correct copies of the property deed(s).

I hereby certify that the proposed application and subsequent actions or uses are authorized by the owner. As the owner or authorized representative, I agree to conform to all applicable laws of the jurisdiction. Construction shall comply with all Borough Codes and the most current ICC Building Codes as adopted by the Commonwealth of Pennsylvania. I have examined this application, its requirements and to my knowledge and belief, it is a true, correct and complete application.

Applicant Printed Name:

Applicant Signature:

Date:

Owner Printed Name:

Owner Signature:

Date:

In lieu of an owner's signature, an Agreement of Sale and documentation evidencing equitable ownership shall be attached to the application, acknowledging the owner's understanding of the applicant's intent to subdivide or develop the property.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 3, 2025

File No. 2024-00539

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
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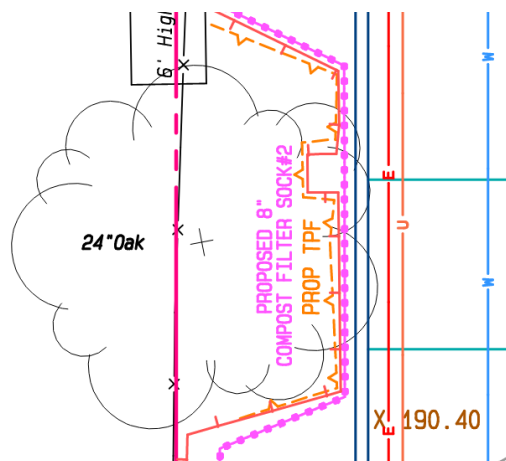
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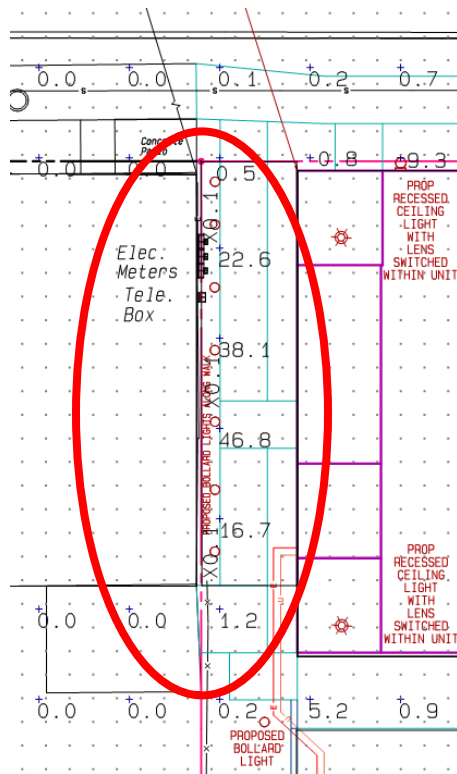
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Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager

Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

cc: David Boelker, Zoning Officer



January 3, 2025

Mr. E. Jean Krack
Borough Manager
Borough of Phoenixville
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

**Re: Preliminary / Final Land Development – Review #4
224-226 Nutt Road Redevelopment
Borough of Phoenixville
RVE File #PCBPB164**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville (Borough), has reviewed the following submission materials in connection with the above referenced land development application:

- Plans entitled “Preliminary/Final Major Land Development Plan of 224-226 Nutt Road” (9 sheets), dated 4/1/2024, last revised 12/28/2024, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Response letter to Remington & Vernick Engineers (5 pages), dated 12/18/2024, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Response letter to Gilmore & Associates (3 pages), dated 12/18/2024, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Deed of Consolidation Letter (2 pages), dated 12/18/2024, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Sewage Facilities Planning Module (page 4 only), undated.
- Stormwater Report Excerpt (1 page), dated 10/16/2024, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.

I. GENERAL INFORMATION

**Applicant & Owner
(226 Nutt Rd):** 226 Nutt Road LLC
18 Putter Lane
Pottstown, PA 19464
(484) 332-4505
zhoffmann@hotmail.com

**Owner (224 Nutt
Road):** Craig L Jr & Jessica A. Lander
1802 Hares Hill Road
Phoenixville, PA 19460

Plan Preparer: Hopkins and Scott, Inc.
207 Franklin Avenue
Phoenixville, PA 19460
(610) 933-1754
Attn: Jerry L. Miller, P.L.S.
hands6@verizon.net

Stormwater Engineer: Edward B. Walsh & Assoc., Inc.
855 Springdale Drive, Suite 102
Exton, PA 19341
(610) 903-0060
Attn: Adam J. Bower, P.E.

Proposal: The consolidation of two (2) parcels into one (1) parcel. Demolition of the existing dwellings, accessory structures and utilities. Construction of a four (4) story apartment building with associated parking, walkways, and utilities. Also included in the development are proposed erosion control and stormwater management.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. The printed plans are not all printed at the scale listed on the plan sheet, some of the printed sheets are not at the correct scale. The electronic PDFs of the sheets are shown at the correct scale (§22-304.2.A). *For example, the property boundary line along Nutt Road is labeled as 100', but a scaled measurement of this boundary is 98.2'. Item satisfied.*
2. On the Layout Plan / Reverse Subdivision Plan (Sheet 1) and others, the tract boundary should be shown as a weighted line (§22-304.2.A). In addition, the property boundary and right-of-way lines shown on the plans do not match the legend. The right-of-way lines should not be solid line types. The easement line in the Consolidation Plan viewport does not match the legend. *Item satisfied.*
3. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), in the titleblock, provide the addresses for the owners of the two (2) parcels to be consolidated (§22-304.2.A). *Item satisfied.*
4. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), Zoning Requirements, provide existing, required and proposed zoning requirements for comparison. Columns for existing zoning parameters should be provided for both of the existing parcels. The proposed lot area should be renamed as Tract Area. *Item satisfied.*
5. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), revise the location map to be at a scale of 1"=200' per the SALDO checklist (§22-304.2.A). *Item satisfied.*
6. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), verify and list the owner of the center 25.50' parcel in the Consolidation Plan viewport. Per the supplied deed, it appears the owner is Craig L. Jr & Jessica A. Lander. Revise the owner names on the 50.00' wide lot to match the

owner information in the titleblock (§22-304.2.A). *Item satisfied.*

7. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), in the Consolidation Plan viewport for the adjacent lot at 228 Nutt Road, revise the Deed Book to be 11150 and Deed Page to be 81 per the Chester County ChescoViews GIS Website (§22-304.2.A). *Item satisfied.*
8. On the Layout/Reverse Subdivision Plan (Sheet 1), the zoning requirements table should be modified to include columns for required, existing and proposed conditions (§22-304.2.A). *Item satisfied.*
9. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), display the proposed site area in the main site viewport (§22-304.2.A). *Item satisfied.*
10. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), revise the proposed impervious cover to be 68.01% in the Impervious Area Calculation and the Zoning Requirements (§22-304.2.A). *Item satisfied.*
11. On the Layout/Reverse Subdivision Plan (Sheet 1), provide a breakdown of proposed uses by gross floor area (§22-304.2.A). *Item satisfied.*
12. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide a parking analysis (§22-304.2.A). Use the ITE Parking Generation Manual to display a parking calculation listing the proposed number of apartment units along with the proposed amount of parking spaces. The parking analysis should show existing and proposed conditions. (§27-405). *Per ITE Parking Generation Manual, 6th Ed., average parking rate for Land Use Code 221 is 1.23 parking spaces per dwelling unit. Revise accordingly. Item satisfied.*
13. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), list the size of the units (in bedrooms) (§22-304.2.A). *Item satisfied.*
14. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), display the roadway centerlines (§22-304.2.A). *Item satisfied.*
15. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide a note on the plan which states “A highway occupancy permit is required from PennDOT before any work can be performed within the state-right-of-way.” (§22-304.3.B). *Item satisfied.*
16. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide verification that property corners have been set per the monuments listed in the Consolidation Plan viewport. Revise the plan to note that monuments are to be set at property corners as opposed to the pins displayed (§22-406). *Item satisfied.*
17. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), dimension the proposed driveway width (§22-417.2.E.(2)). *Item satisfied.*
18. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), show compliance with the maximum residential parking lot section of 20 cars pending the parking calculation verification (§22-417.3). *Item satisfied.*
19. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), label the proposed materials for the parking area and walkways (§22-417.3.E). *Item satisfied.*

20. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide curb for the common parking area (§22-418). *Item satisfied.*
21. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan that the applicant shall provide financial security for the land development prior to recording of the plan (§22-700 & 702). *Item satisfied.*
22. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan that the developer shall provide as-built plans after completion of construction (§22-707). *Item satisfied.*
23. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan in conformance for the maintenance of improvements (§22-709). *Item satisfied.*
24. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan in conformance for the required contracts with the Borough (§22-710). *Item satisfied.*
25. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), do not display the existing and proposed contour lines or spot elevations. This will help highlight the site layout information, as the contours and spot elevations are already displayed on the Grading Plan. *Item satisfied.*
26. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), do not display the proposed stormwater features, those features are already displayed on the Stormwater Management Plan. *Item satisfied.*
27. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), revise the label for the existing passage, utility, and alley easement to include the area of the easement. *Revise area of easement, listed as 281 sf, the easement is noted as 2.81 ft wide along the 150 ft long property line, therefore area should be 421.50 sf. Item satisfied.*
28. On the Grading/E&S/Utilities (Sheet 2), the property boundary does not match the legend (§22-304.2.A). *Item satisfied.*
29. On the Grading/E&S/Utilities (Sheet 2), move the scale bar to not overlap the plan information (§22-304.2.A). *Item satisfied.*
30. On the Grading/E&S/Utilities (Sheet 2), move the E&S features to a separate sheet to highlight the temporary E&S controls that are to be removed at the end of construction (§22-304.2.A). *Create a new sheet for E&S and only show the temporary E&S features on the E&S sheet. Move all sequence/seeding notes/E&S notes/etc. to the E&S sheet. Rename the Grading/Utility sheet to remove “E&S”. Revise the Sheet Index on Sheet 1. Revise the titleblock for the total number of plan sheets. Item satisfied.*
31. On the Grading/E&S/Utilities (Sheet 2), provide compliance with the stopping area, maximum grade, and sight distance for the proposed driveway (§22-414.7 & .8 & .9). *Item satisfied.*
32. On the Grading/E&S/Utilities (Sheet 2), no parking lot shall have a slope in excess of 5%, revise the parking grading accordingly (§22-417.2.D). *Item satisfied.*
33. On the Grading/E&S/Utilities (Sheet 2), demonstrate compliance with topsoil requirements (§22-505). *Item satisfied.*
34. On the Grading/E&S/Utilities (Sheet 2), update the limit of disturbance line and area to include

all construction including for example, the proposed electric line that is within the tree protection area. *Item satisfied.*

35. On the Grading/E&S/Utilities (Sheet 2), update the Sequence of Construction to include typical notes including placing a One-Call, notifying the Conservation District/Borough/Township Engineer, installing the Rock Construction Entrance, etc. *Adjust the sequence to have the Rock Construction Entrance installed as item #2 prior to any work being completed on the site. The applicant notes that they have coordinated the Sequence of Construction with the Chester County Conservation District. Item satisfied.*
36. On the Stormwater Management Plan (Sheet 3), the property boundary does not match the legend (§22-304.2.A). *Item satisfied.*
37. On the Stormwater Management Plan (Sheet 3), move the scale bar to not overlap the plan information (§22-304.2.A). *Item satisfied.*
38. On the Stormwater Management Plan (Sheet 3), add a note to the plans that the Borough is granted a blanket easement to enter the site and inspect the stormwater BMPs (§23-402.1.B.(18).(c).2). *Item satisfied.*
39. On the Stormwater Management Plan (Sheet 3), provide alteration of BMPs notes (§23-805). *Provide the notes from §23-805 on the plan. Item satisfied.*
40. On the Stormwater Management Plan (Sheet 3), provide slopes of all stormwater pipes, for example, the roof drain pipe and basin overflow pipes. *Item satisfied.*
41. On the Stormwater Management Plan (Sheet 3), show connection of the stormwater basin outflow pipe to the existing stormwater drainage main. Run additional storm pipe as necessary in Nutt Road to connect to the existing stormwater main. *Item satisfied.*
42. On the Existing Conditions Plan/Demo Plan (Sheet 4), the sheet title does not match the sheet index on Sheet 1 (§22-304.2.A). *Item satisfied.*
43. On the Existing Conditions Plan/Demo Plan (Sheet 4), the property boundary does not match the legend by linetype or color. The easement line does not match the legend (§22-304.2.A). *Item satisfied.*
44. On the Existing Conditions Plan/Demo Plan (Sheet 4), the labels for the zoning districts need to be adjusted to match the zoning map. Display a zoning line in the plan and legend to show the zoning boundary along Milligan Street and Gay Street (§22-304.2.A). *Display the zoning boundary line running south down Gay Street. The actual zoning boundary needs to be shown in accordance with the Borough's Zoning Map. For simplicity, we recommend eliminating zoning boundaries and labels from plan and instead including a scaled inset of the Borough's Zoning Map (scaled 1":200') with the project site marked. Item satisfied.*
45. On the Existing Conditions Plan/Demo Plan (Sheet 4), list the ultimate right-of-way size for both streets (§22-304.2.A). Add "Ultimate" to the right-of-way labels. *Note: Per deeds and other records, the 60' right-of-way associated with Nutt Road and the 30' right-of-way associated with Milligan St are existing legal right-of-ways. Change right-of-way labeling from "ULTIMATE" to "LEGAL" (also see PennDOT Plan Presentation Comment #4). Item satisfied.*

46. On the Existing Conditions Plan/Demo Plan (Sheet 4), show the existing property lines within 100 feet of the tract boundaries (§22-304.2.A). *Add property lines to the north and south within 100 feet. Item satisfied.*
47. On the Existing Conditions Plan/Demo Plan (Sheet 4), show the soil type symbol in the plan view (§22-304.2.A). *Item satisfied.*
48. On the Existing Conditions Plan/Demo Plan (Sheet 4), as no wetlands are shown on the plan, provide a statement on the plan that freshwater wetlands as determined by the criteria of the U.S. Army Corps of Engineers do not exist on the tract (§22-304.2.A). *Item satisfied.*
49. On the Existing Conditions Plan/Demo Plan (Sheet 4), list the FEMA zone for the site. It appears the site is within Zone X, Area of Minimal Flood Hazard (§22-304.2.A). *Item satisfied.*
50. On the Details Plan (Sheet 5), the sheet title does not match the sheet index on Sheet 1 (§22-304.2.A). *Item satisfied.*
51. On the Details Plan (Sheet 5), provide details for the EV Charging stations (§22-417.7). *Item satisfied.*
52. On the Details Plan (Sheet 5), provide a detail for the proposed concrete aprons for the driveway and dumpster pad. Provide appropriate details from the Borough Standard Construction Details. *Item satisfied.*
53. Note the plans as “Major Land Development” (§22-301.2.B.(2)). *Item satisfied.*
54. Provide a landscaping plan (§22-304.2.A & §22-428.1.A). *Item satisfied.*
55. Provide a Market Analysis per the SALDO checklist (§22-304.2.A & §22-600). The applicant has requested a waiver from this requirement. *Market Analysis provided; waiver no longer requested. Item satisfied.*
56. ~~Provide an Environmental Impact Analysis per the SALDO checklist (§22-304.2.A & §22-601). The applicant has requested a waiver from this requirement.~~ *Comment no longer applicable.*
57. ~~Provide a Community and Fiscal Impact Analysis per the SALDO checklist (§22-304.2.A & §22-603). It appears the applicant has listed some features of the Community and Fiscal Impact Analysis on page 6 of the Stormwater Narrative. An example of items not addressed are, an analysis of the potential cost/benefits of the development.~~ *Comment no longer applicable.*
58. Provide a letter of adequacy from the Chester County Conservation District (§22-304.3.B). The applicant indicates that this is addressed per e-mail from CCCD on 8/4/2024. The applicant should provide RVE with a copy of this correspondence.
59. Nutt Road (S.R. 0023) is a state route. The applicant must obtain a highway occupancy permit for any improvements within a state highway. Once an HOP is issued, a copy of the HOP permit shall be provided to the Borough and RVE (§22-304.3.B). The applicant has submitted a HOP permit application to PennDOT. On 9/13/2024, PennDOT issued comments on the application.
60. The applicant shall address any comments from the Chester County Planning Commission (§22-304.3.B). *Item satisfied.*
61. The applicant shall address any comments from the Borough Planning Commission (§22-

304.3.C). *The applicant indicates that plans have been revised to address comments from the Planning Commission. There are items that have not yet been satisfactorily addressed, but which are discussed by other comments in consultant review letters.*

62. Provide calculations showing adherence to the Water Quality and Runoff Volume Requirements (§23-305). *Item satisfied.*
63. Provide calculations showing adherence to the Infiltration Requirements (§23-306). *Item satisfied.*
64. Provide a detailed soils evaluation showing infiltration rates, limiting zones, and the elevation of the water table. Display the soil test locations on the plans (§23-306.H). *Item satisfied.*
65. Display the recharge bed meets the separation to the limiting zone and dewater time (§23-306.I). *Item satisfied.*
66. In the Stormwater Management Narrative – Page 5 – Add a row to show the required storm runoff for each year for Predevelopment considering Redevelopment Activities (§23-308.A – Table 308.1). *Provide a table listing the allowable storm event year/flow with the proposed year/flow. It appears that edits were made to Page 4 of the report, but they are not legible. Item satisfied.*
67. In the Stormwater Management Narrative – Page 9 & 10 – there are notes on these pages stating “Need to modify below”. Revise the narrative accordingly. *Item satisfied.*
68. Provide pre-development and post-development drainage area plans to support the drainage areas listed in the stormwater calculations. The drainage area to the basin should consider all off-site drainage to size the basin properly, do not cutoff the basin drainage area at the property lines. Further review of the stormwater calculations is pending receipt of the drainage area plans (§23-308.E). *Revise the final page of the stormwater report to show the post drainage area lines separate from the pre-drainage area lines, remove the pre-drainage lines from the post-drainage map. Also provide a pre-development drainage area map displaying the pre-development drainage area lines showing the existing site features. Item satisfied.*
69. Provide NOAA Atlas 14 rainfall data (§23-309.2). *Provide the rainfall data report used in modeling the stormwater. Item satisfied.*
70. Provide conveyance calculations for all of the proposed stormwater conveyance pipes (§23-311). *Item satisfied.*
71. Provide a note on the plans if karst topography exists on the site (§23-402.1.B.(8).(1)). *Item satisfied.*
72. Display the time of concentration paths on the pre-development and post-development drainage area plans (§23-402.1.B.(14)). *Create Pre-Development and Post-Development Drainage Plans for the stormwater report and display the time of concentration path lines. The applicant has added time of concentration to “Drainage Plan Pre Site” and “Drainage Plan Post Site” attachments to the Stormwater Report. Item satisfied.*
73. The property owner shall sign and record an Operations and Maintenance Agreement with the Borough (§23-402.1.F.(2)). *The applicant has acknowledged this requirement.*

74. Provide a landscaping plan that shows screening of the parking area through the use of landscaping, fencing and/or walls (§27-406.2). *Remove the tree protection fence from the Landscape plan, only display tree protection fence on the E&S plan. Item satisfied.*
75. Provide a lighting plan showing illumination levels and adherence to the lighting requirements of the zoning ordinance (§27-601.6). Reduce the off-site foot candles to 0.1 maximum (§27-601.4.C.(8)). Add the notes listed in §27-601.6.C to the Lighting plan. On the Layout Plan / Reverse Subdivision Plan (Sheet 1), move text for proposed lighting to the Lighting Plan and ensure legibility. Revise the lighting plan to include adequate illumination of the public sidewalk along Nutt Rd. Revise the lighting plan to show the entire site in a single viewport with scale shown. If multiple viewports are used, a key plan is required. The applicant states that they are working with a lighting designer to provide a single lighting plan and details.
76. The applicant shall note the location of any proposed signs for the proposed apartment building. All signage shall be in accordance with the zoning ordinance (§27-606). *Provide details for the signage showing dimensions, area, etc. Add a plan note indicating that a sign permit shall be obtained from the Borough. Item Satisfied.*
77. If fencing is to be proposed to meet the screening requirement, all fencing shall be in accordance with the zoning ordinance (§27-607). *Item satisfied.*
78. Provide a new legal description for the consolidated property. *Add the easement to the description. The applicant has provided a new legal description for the consolidated property. RVE will provide any comments on the legal description under separate cover.*
79. The land development plans and stormwater reports are engineering work which must be signed and sealed by a licensed professional engineer. The law delineates that a professional engineer is required for work involving engineering judgement. It is our determination that the stormwater management design for this project requires engineering judgement (a complex recharge bed, and complex stormwater O&M requirements). *Item satisfied.*
80. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), clarify where all building entrances are located. Entries appear to be located at all four corners of the building and mid-way along the westerly side of the building. *Item satisfied.*
81. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), offset the 6' sidewalk along Nutt Road to provide a uniform 4' grass strip (§27-401). This will eliminate the need to carve out an area of sidewalk around the existing 36" Sycamore tree. *Item satisfied.*
82. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide curbing around the parking lot perimeter. *Item satisfied.*
83. Provide details for the proposed EV Charging Stations and associated signage. *Show the signage for each EV parking space on the Layout plan. Adjust the EV Charging detail on the Detail plan to show signage for each parking space. Item satisfied.*
84. Provide a Lighting Plan with light specifications, mounting heights, photometric data. *Item satisfied.*
85. Verify that the space allocated for the proposed electrical transformer is sufficient. Recent applications have required 12'x12' areas for placement of a transformer. *The applicant has*

provided correspondence indicating an 8'x'8 area will be required, but also indicating that PECO will not permit screening. The transformer should be located to that it's accessible from on-site parking lot or driveways, so the transformer can still be screened from the public street. Item satisfied.

86. Provide screening to prevent mechanical equipment, including any condensing units and transformers, from being visible from the public streets. *Revise the transformer location to provide tree/shrub screening between the transformer and the street. As noted above, PECO has indicated that they will not permit screening that interfered with their access to the transformer. The transformer should be located so that it's accessible from on-site parking lot or driveways, so the transformer can still be screened from the public street. Item satisfied.*
87. *On the Stormwater Management Plan (Sheet 3), provide dimensions for the infiltration bed. Item satisfied.*
88. *It appears that the proposed ramp/landing/railing will be in conflict with the existing 2.81 ft easement, revise accordingly. As noted, the 5' wide concrete ramp, railing, bollard lights encroach into the easement. The improvements should be shifted east, closer to the proposed building, so that they do not encroach into the easement. Possibly, the illuminated bollards could be shifted to the east side of the ramp. The applicant indicates that the existing easement will be amended and/or a new easement will be created to accommodate the proposed improvements. Provide a copy of the revised easement.*
89. *List the waivers on the Layout plan (Sheet 1) in numerical order. The applicant has withdrawn all requested waivers. This comment is no longer applicable.*
90. *Add a new note for variances requested from the Zoning Ordinance on the Layout plan (Sheet 1). Move the requested variance for 27-401 from the waiver requests to the variance requests. The applicant has withdrawn all variance waivers. This comment is no longer applicable.*
91. *Plant the second street tree closer to the property line along Milligan Street as shown on the Landscape Plan (Sheet 7). Item satisfied.*
92. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), there are 2 ADA parking spaces currently shown. Based on the total number of parking spaces provided, only 1 ADA parking space is required. To maximize parking flexibility on the site, convert the non-van accessible ADA parking space to a standard parking space. Item satisfied.*
93. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), 4 of the standard parking spaces are proposed in a "stacked" configuration. This configuration is acceptable. However, the applicant must note how these parking spaces will be managed. Each set of stacked parking spaces should be assigned to a single apartment unit. RVE notes that even when discounting the stacked parking spaces, there are 18 on-site parking spaces so that each of the 16 apartments can have parking access. Item Satisfied.*
94. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), the applicant is proposing a separate driveway apron for the solid waste storage. Properties with frontages of 100' or less may be permitted not more than one driveway intersection with the street (§22-414.3). Please configure*

access to solid waste storage from proposed parking lots or driveways. This will also result in more on-street parking availability along Milligan St. Item satisfied.

- 95. On the Layout Plan / Reverse Subdivision Plan (Sheet 1), label proposed signage and striping. Provide a STOP sign (R1-1) and stop bar to control traffic exiting from the parking lot. Provide a ONE WAY sign (R6-1) on the south side of Milligan St to direct traffic exiting from the parking lot. Item satisfied.*
- 96. On the Layout Plan / Reverse Subdivision Plan (Sheet 1), provide a note indicating that the new main electrical switchgear will provide sufficient space and capacity to support the operation of Level 2 EVCS for at least 20% of the parking spaces, with a dedicated branch circuit and overcurrent protection for each Level 2 EVCS (§22-417.7.A.(1)). Item satisfied.*
- 97. On the Layout Plan / Reverse Subdivision Plan (Sheet 1), provide an additional EVPS. For any land development proposing at least 10 parking spaces serving residential uses, at least 10% of the parking spaces shall be EVPS served by a Level 2 EVCS connection (§22-417.7.D.(1)). For the 22 parking spaces being proposed, 3 EVPS are required (2 currently shown on the plan). The applicant has reduced the number of proposed parking spaces to 20, with 2 being EVPS. Item satisfied.*
- 98. On the Layout Plan / Reverse Subdivision Plan (Sheet 1) and others, there is a “Future Patio/Walk Common Area” shown on the plans. The applicant should clarify whether this as a proposed feature and provide associated construction details. Otherwise, this area must be removed from the plan. The applicant has eliminated the future patio from the plan. Item satisfied.*
- 99. On the Stormwater Management Plan (Sheet 4), the applicant shows a level spreader device to discharge stormwater from the proposed underground recharge bed. Per the PA BMP Manual, the minimum length of a Level Spreader is 10'. Also, the slope below the level spreader should be evenly graded to avoid channelization (currently shown with a minor swale). Provide erosion control matting downstream from the level spreader to mitigate erosion. Item satisfied.*
- 100. This project will result in additional vehicular and pedestrian traffic along Milligan Street between Lincoln Ave. and Gay St. Due to the tight radii at the existing northeast and southeast corners at the intersection of Lincoln Ave and Milligan St., the applicant should reconstruct the ADA curb ramps at these corners with larger radii to facilitate vehicle turning (§22-408.1.D). The applicant has indicated that ADA ramp designs with larger radii will be provided, but these improvements are not shown or noted on the current plan. Provide a plan note stating that “The developer shall improve the southeast and northeast corners of the intersection of Milligan Street and Lincoln Avenue with larger radii and new ADA curb ramps. Prior to construction, the developer shall provide a plan to the Borough Engineer for review and approval.”*
- 101. At the end of the construction, the applicant shall resurface the full width of the existing roadway pavement along their project’s frontage to Milligan Street. Include a note on the project plans indicating that this work will be performed. Item satisfied.*
- 102. On the the Layout Plan / Reverse Subdivision Plan (Sheet 1), the plan shows curb-adjacent sidewalk along Milligan St. This configuration matches other existing sidewalk along*

Milligan St. However, this configuration does not include a planting strip (§22-419.1.A). Item satisfied.

III. WATER & SEWER

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). Applicant has acknowledged the requirement and is working with the Borough to provide. This letter must be provided prior to Council consideration.
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). Applicant has acknowledged the requirement and is working with the Borough to provide. This letter must be provided prior to Council consideration.
3. Add the following note to the utility plan: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code.” *Note that there is a typo on the word “compliance”. Item satisfied.*
4. Specify the sizes and materials of construction of the existing water mains on the Utility Plan. *Item satisfied.*
5. Specify the sizes and materials of construction of the proposed service connections on the Utility Plan. *Water services proposed are 4” domestic water line and 6” fire service line though one water service line is shown. Applicant shall clarify if two separate lines are being tapped onto the existing water main or one line will be tapped and split. If the line is proposed to be split, it should be indicated where that would be. Item satisfied.*
6. Include calculations to support sizing of water services and sewer laterals. Note that the Borough’s standard details are intended mainly for residential connections and that multi-family buildings may require larger services and laterals. *Applicant has stated that lines are sized appropriately, though give little indication how that was concluded. Additional information is provided to justify this conclusion. Item satisfied.*
7. The matter of sewer and water tapping fees shall be coordinated directly with the Borough. *Applicant has acknowledged this requirement.*
8. Replace all water and sewer details with current Borough Standard Details. *Details provided do not seem to reflect current Borough Standards. Applicant should review and replace as necessary. Both S1 and S2 are either out of date, or appear to have been modified from their original CAD file. Plans should include only pdf copies of those provided by RVE or the Borough. Water service details should be included and other Borough Standard details are not reflected in the Details sheet. Item satisfied.*
9. Provide a water meter vault and appropriate plan details. *Internal meter rooms shall be made available to Borough staff at all times via an external access point. Provide confirmation that this requirement is to be met and reflect these changes on the plan set. The Borough does not have a standard meter room detail. The applicant should provide the detail, which would reflect the layout and orientation of fittings, valves, meters, etc. as shown in the Borough Water Details. The applicant is now proposing an exterior water meter vault. Item satisfied.*
10. The Sewage Facilities Planning Module Application Mailer must be completed prior to endorsement. Applicant stated that they had revised mailer and issued to the PA DEP. Any

submissions for sewer planning should be submitted by the Borough Engineer. This comment will persist until sewer planning approval has been received by PA DEP. Applicant should provide status of existing mailer that was submitted to PA DEP.

a. # of lots	<u>1</u>
b. # of EDUs	<u>16</u>
c. # of lots since 5/15/72	<u>2</u>
d. Sewage Flows	<u>3816 gpd</u>
e. Existing (connection only)	<u>checked</u>
f. Name of existing system being extended	<u>Borough of Phoenixville</u>
g. Interceptor Name	<u>N/A</u>
h. Treatment Facility Name	<u>Borough of Phoenixville WWTP</u>
i. NPDES Permit	<u>PA0027154</u>
j. Section 8a.	<u>Provide answer</u>

IV. REQUESTED WAIVERS

1. ~~Section 22-417.2.B—Design Standards for Parking Lots—Parking areas shall not be located closer than two feet from any tract boundary line or less than two feet from any ultimate right-of-way line. A waiver is requested to propose parking curbing to be setback 0.33 feet from the right-of-way line of Milligan Street. RVE has no objection to this waiver request. The applicant has withdrawn this waiver request.~~
2. ~~Section 22-417.3.D—Vehicular Parking, Residential Parking Lots—The entire parking lot perimeter shall be buffered and landscaped in accordance with 22-428. The applicant has withdrawn this waiver request.~~
3. ~~Section 22-428.3—Landscaping and Plantings. The plant materials used to create the buffer shall be of a minimum six feet in height. A waiver is requested to not install six foot high plantings for the southern property line to assist with sight distance and the size of the planting bed. The applicant has withdrawn this waiver request.~~
4. ~~Section 22-601—Environmental Impact Analysis—A waiver is requested to not provide the Environmental Impact Analysis. RVE has no objection to this waiver request. The applicant has withdrawn this waiver request.~~

~~V. REQUESTED VARIANCES~~

1. ~~Section 27-401—Streets, Alleys, and Sidewalks—Street trees shall be planted in planting strips along residential streets at intervals of forty (40) feet on center. A variance is requested to plant two (2) trees 25 feet apart along Milligan Street and 70 feet from the property line. The applicant will need to apply to the Zoning Hearing Board. The applicant has withdrawn this variance request.~~

Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 “Impact Statements” of the Borough’s Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and the update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study.

Our approval is contingent upon the applicant addressing the items in the letter and responding using the numbering system in this review letter and the applicant obtaining all other permits and approvals required for this project. Additional comments may arise when the submission and design is more complete.

Should you have any questions, please feel free to contact our King of Prussia office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



Owen M. Hyne, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/pd/jls

cc: Craig L. Jr. & Jessica A. Lander, Owner
226 Nutt Road LLC, Owner & Applicant
Hopkins and Scott, Inc., Plan Preparer
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine
John Yurick, P.E., Bowman Consulting Group Ltd.
Judith Stern Goldstein, R.L.A., Gilmore & Associates, Inc.
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.

Personnel and Public Safety Committee Meeting
Tuesday, February 4, 2025
6:00 pm

MINUTES

Committee: Chairperson, Ms. Burckley, Mr. Strenfel, and Mr. Weiss

Mayor Urscheler

Staff: Mr. Krack, Ms. Getzfread, Chief Marshall, Chief Brazunas, and Ms. Donato (as needed).

Deputy Chief Dixon – TowerDIRECT

I. Call to Order at 6:00 pm with all present except Mr. Strenfel and Deputy Chief Dixon who were excused.

II. Public Comment on Non-Agenda Items.

There was no public comment.

III. Committee Member Updates/Discussions.

There were no member updates.

IV. New Business

A. Review Monthly Police, Fire and Ambulance Reports.

Ms. Burckley noted receipt of the reports and asked if anyone had questions or other updates. There were none.

B. Call for Residents interested in being appointed to various Boards and Commissions.

Ms. Burckley made note of the current openings and reminded residents that openings are always occurring.

C. Motion to recommend Borough Council adopt a Resolution appointing or reappointing Emergency Management and Fire Marshal duties for the Borough of Phoenixville.

Mr. Weiss made a Motion to recommend Borough Council adopt the Resolution as presented. Second by Ms. Burckley. Motion passed 2-0.

V. Old Business

A. PXV Inside Out.

Mr. Krack reported business are starting to ask for applications for the 2025 seasonal PXV Inside Out. Ms. Getzfread noted the dates and times for opening and closing for 2025.

B. Emergency Management.

Mr. Krack reported Staff, Chiefs and EMC met to discuss upcoming events and training for 2025. He reported the Borough will not participate in the creation of the regional COG at this time. He reported Staff had met with representatives of Tower Health Ambulance to begin discussion for a new contract beginning in 2026.

C. Community Policing.

Nothing new to report.

D. Retention/Recruitment Update

Nothing new to report.

VI. Public Comment

There was no public comment.

VII. Adjournment at 6:23 pm by Mr. Weiss.

Next Meeting Date: Tuesday, March 4, 2025 at 6:00 pm

Parks and Recreation Committee Meeting
Tuesday, January 21, 2025
6:00 pm

MINUTES

Committee: Chairperson, Mr. Moore, Ms. Burckley, Ms. Dugan, and Mr. Weiss

Public Members: Janet Hunter

Staff: Mr. Krack, Ms. Gibbons, Ms. Getzfread, Ms. Strunk, and Mr. Watson

I. Call to Order at 6:00 pm. Mr. Kirkner sitting in for Ms. Burckley. Mr. Weiss arrived at 6:15 pm

II. Public Comment on Non-Agenda Items

Amanda Vail raised questions regarding the proposed location of polling places and that the County has identified four precincts at the Recreation Center. Mr. Kirkner noted the Hearing would be held on February 3 and that any objections should be filed with the Clerk of the Court prior to the Hearing.

III. Presentations

No presentations.

IV. Committee Member Updates/Discussions

No Committee updates.

V. New Business

A. Review Recreation Board reports.

Nothing to report.

B. Motion to recommend Borough Council approve a Temporary Community Event Application for Earth Day Phoenixville 2025 at Reservoir Park on Saturday, April 26, 2025 from 12:00 noon to 4:00 pm. Franklin Street above Fillmore and the Reservoir Parking Lot to be closed from 10:00 am to 6:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming the Borough of Phoenixville as Additional Insured.

Ms. Dugan made a Motion to recommend Borough Council approve the TCE as presented. Seconded by Mr. Kirkner. Motion passed 3-0.

C. Motion to recommend Borough Council approve a Temporary Community Event Application for First Fridays on Friday, May 2, November 7, and December 5, 2025 from 5:30 pm to 8:30 pm on the 100 and 200 Block of Bridge Street and the Bridge and Main Street Parking Lot. Bridge Street to be closed between Gay Street to Main Street and Main Street to Starr Street from 3:00 to 10:00 pm. The

Bridge and Main Street Parking Lot to be closed from 8:00 am to 10:00 pm on each Friday.

Mr. Weiss made a Motion to recommend Borough Council approve the TCE as presented. Seconded by Ms. Dugan. Motion passed 4-0.

- D. Motion to recommend Borough Council approve a Temporary Community Event Application for Walk a Mile in Her Shoes on Saturday, May 3, 2025 in Reeves Park from 9:30 am to 11:00 am. No Street Closures. Conditioned upon receipt of valid Certificate of Insurance naming the Borough of Phoenixville as Additional Insured.

Ms. Dugan made a Motion to recommend Borough Council approve the TCE as presented. Seconded by Mr. Weiss. Motion passed 4-0.

- E. Motion to recommend Borough Council approve a Temporary Community Event Application for the Juneteenth Celebration in the 200 Block of Bridge Street and the Bridge and Main Street Parking Lot on Sunday, June 22, 2025 from 2:00 pm to 6:00 pm. The 200 Block of Bridge Street between Gay Street and Main Street and Bridge and Main Street Parking Lot to be closed from 10:00 am to 7:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming the Borough of Phoenixville as Additional Insured.

Mr. Weiss made a Motion to recommend Borough Council approve the TCE as presented. Seconded by Mr. Kirkner. Motion passed 4-0.

- F. MDM Preserve/Taylor Street Park.

Mr. Krack provided an updated on the next steps regarding vacating the unopened portions of Wilson Street and Emmett Street and that the required Ordinance was anticipated to come before Borough Council at the March 11, 2025 meeting.

- G. South Street Reservoir Park Connection.

Mr. Krack noted that previous discussion had determined that no trail connection would be made between Dayton Street and South Street on the Borough owned property due to the lack of width of the property. He stated that no discussion had been had as to making the trail connection from South Street to Reservoir Park using the Borough's easement.

Mr. Kirkner made a Motion to recommend Borough Council not make the trail connection and ask the Borough Solicitor to draft the necessary documents to discharge the easement. Seconded by Ms. Dugan. On the Question, Mr. Weiss stated that he believed the trail connection was still a viable and needed project. Motion passed 3-1 with Mr. Weiss voting No.

H. Parks and Recreation Ordinance.

Mr. Krack provided background on changes Staff is recommending to more clearly define various rules and regulations applicable to the Borough's Park and Trail System. These changes are included in the rewrite which amends the existing ordinance.

Mr. Weiss made a Motion to forward the proposed ordinance amendment to the Policy Committee for further refinement prior to sending to Borough Council for consideration. Seconded by Ms. Dugan. Motion passed 3-0.

VI. Public Comment

No public comment.

VII. Adjournment at 6:52 pm by Mr. Weiss.

Next Meeting Date: Tuesday, February 18, 2025 at 6:00 pm.

**Policy Committee Meeting
Tuesday, January 28, 2025
7:00 pm**

MINUTES

Committee: Chairperson, Mr. Carminito, Mr. Ewald, Mr. Kirkner, and Mr. Strenfel
Staff: Mr. Krack and Mr. Boelker

I. Call to Order at 7:00 pm. All present.

II. Public Comment on Non-Agenda Items

There was no public comment.

III. Committee Member Updates/Discussions

There were no member updates.

IV. New Business

A. Motion to recommend Borough Council schedule and advertise an ordinance amendment to Chapter 2 “Animals”.

Mr. Ewald made a Motion to recommend Borough Council schedule and advertise an ordinance amendment to Chapter 2 “Animals”. Second by Mr. Kirkner. Motion passed 4-0.

B. Motion to recommend Borough Council schedule and advertise an ordinance amendment to Chapter 15 “Motor Vehicles and Traffic”.

Mr. Ewald made a Motion to recommend Borough Council schedule and advertise an ordinance amendment to Chapter 15 “Motor Vehicles and Traffic”. Second, by Mr. Strenfel. Motion passed 4-0.

C. Motion to recommend Borough Council schedule and advertise an ordinance amendment to Chapter 16 “Parks and Recreation”.

Mr. Ewald made a Motion to recommend Borough Council schedule and advertise an ordinance amendment to Chapter 16 “Parks and Recreation”. Second by Mr. Kirkner. Motion passed 4-0.

V. Old Business

A. Enforcement of bans on reproductive health services.

Nothing new to report.

VI. Public Comment

No public comment.

VII Adjournment at 7:08 by Mr. Carminito.

Next Meeting Date: Tuesday, February 25, 2025 at 7:00 pm.

**INFRASTRUCTURE, TECHNOLOGY, TRANSPORTATION,
AND SUSTAINABILITY (ITTS)
COMMITTEE MEETING
Tuesday, January 21, 2025
7:00 PM**

MINUTES

Committee: Chairperson, Mr. Weiss, Ms. Burckley, Mr. Moore, and Mr. Strenfel
Staff: Mr. Krack, Mr. Watson, and Ms. Getzfread

I. Call to Order at 7:00 pm

II. Public Comment on Non-Agenda Items

Sally Doyle asked about the new Ordinance requiring haulers to file annual reports with the Borough. Mr. Krack stated, that he is working with a limited Staff and this time, but that he expects to work towards putting the program together over the next several months.

Mr. Kirkner expressed concern with regard to vehicles going faster than the posted speed limits up and over the bridge and beyond High Street.

III. Committee Member Updates/Discussions

Mr. Moore asked what the status of the Square at Bridge Project. Mr. Krack stated that he was waiting for a proposal from Ground Reconsidered for the full design and engineering which he will then present to the committee in February or March. Mr. Moore asked whether any information from the Parking Study would be a component of that project. Mr. Krack stated that he expected it would.

IV. New Business

A. Renewable Energy Report

Mr. Weiss thanked Staff for the report and noted there was a lot of good information in the report. Mr. Krack noted that Staff would add a couple of graphics to the report prior to populating the website and social media.

V. Infrastructure

A. Engineering Reports (Jan, Apr, Jul, Oct)

Mr. Weiss noted receipt of the reports and asked whether there were any other comments. There were none.

B. Stormwater Management

Mr. Krack reported the project on Cedar Drive would be scheduled for the Spring timeframe. Mr. Weiss asked for a copy of the report.

C. Phoenix Wheel

Mr. Krack reported that final pricing for the project was scheduled to be provided by the end of the month. With that, the contract to begin refurbishing and installation can begin.

D. WWTP-WTP Recirculation

Mr. Krack noted the RFP for the feasibility study was in the packet and would go out in February.

E. Reservoir to Above Ground Tanks

Mr. Krack provided information on next steps to meet with DEP as to viability of such a project. No specific date is noted.

F. Borough Properties and Workforce Housing

Mr. Krack reported that a meeting was being scheduled with Habitat for Humanity and Petra Community Housing as to potential next steps.

G. Rectangular Rapid Flashing Beacons (RRFB).

Mr. Krack reported that Staff is watching for potential grant funding and will recommend applying when available.

VI. Transportation

A. Bridge and Starr Street

Mr. Krack reported Staff is still waiting for the ROW/Easement agreements as well as the funding contract from PennDOT.

B. Paradise Street – Phase 2

Mr. Krack reported that Highway Occupancy Permit applications were being required from the two property owners by PennDOT and he had sent them earlier in the day.

C. Bridge and Nutt – 23 Corridor Improvements

Mr. Krack reported the project is scheduled for construction in the July timeframe.

D. French Creek Trail/Walking Bridge

Mr. Watson reported the grading would start in the Spring.

E. Walkability

Ms. Getzfreed reported the County's Walkability program may restart later in the year.

F. Gay and Washington Traffic Signal

Mr. Krack reported PennDOT has not yet signed off on the application.

VII. Sustainability

A. PXVNEO

Mr. Krack provided information regarding the contract with Keystone and proposed contract with Neutratek to finalize the process of remediating the odor concerns.

Mr. Moore made a Motion to recommend the Finance Committee authorize the funding for the next steps. Seconded by Mr. Strenfel. Motion passed 3-0.

B. Fire Station and Rec Building Energy Audit for Solar Installation

Ms. Getzfread reported the contract for the energy audit was forthcoming and the project should start within the next few weeks.

VIII. Technology Updates

A. Monthly Reports

Mr. Weiss made note of the report.

IX. Public Comment

There was no public comment.

X. Adjournment at 7:55 pm by Mr. Strenfel.

Next Meeting Date: Tuesday, February 18, 2025 at 7:00 pm.

FINANCE COMMITTEE MEETING
Tuesday, January 28, 2025
6:00 pm

MINUTES

Committee: Chairperson Ms. Dugan, Mr. Carminito, Mr. Ewald, and Mr. Kirkner

Staff: Mr. Krack, Ms. Getzfread, Ms. Koza-Lubinsky, Ms. Donato, and Ms. Niemczuk

I. Call to Order at 6:00 pm. All present except Ms. Koza-Lubinsky and Ms. Donato who were excused.

II. Public Comment on Non-Agenda Items

No public comment.

III. Committee Member Updates/Discussions

No members updates.

IV. New Business

A. Motion to recommend Borough Council approve the 2024 Pre-Paid dated 11/1/2024 - 11/30/2024 in the amount of \$1,809,549.68.

Mr. Kirkner made a Motion to recommend Borough Council approve the 2024 pre-paid as presented. Second By Mr. Ewald. Motion passed 4-0.

B. Motion to recommend Borough Council approve the 2024 pre-paid dated 12/1/2024 - 12/31/2024 in the amount of \$1,126,689.68.

Mr. Kirkner made a Motion to recommend Borough Council approve the 2024 pre-paid as presented. Second By Mr. Carminito. Motion passed 4-0.

C. Motion to recommend Borough Council approve the 2024 Pre-Paid Credit Card Statement dated 11/1/2024 - 11/30/2024 in the amount of \$61,636.06.

Mr. Kirkner made a Motion to recommend Borough Council approve the 2024 pre-paid credit card as presented. Second By Mr. Ewald. Motion passed 4-0.

D. Motion to recommend Borough Council approve the 2024 Pre-Paid Credit Card Statement dated 12/1/2024 - 12/31/2024 in the amount of \$64,922.83.

Mr. Kirkner made a Motion to recommend Borough Council approve the 2024 pre-paid credit card as presented. Second By Mr. Carminito. Motion passed 4-0.

- E. Motion to recommend Borough Council approve the 2024 Pre-Paid ACH dated 11/30/2024 in the amount of \$1,666,408.99.

Mr. Carminito made a Motion to recommend Borough Council approve the 2024 pre-paid ACH as presented. Second By Mr. Ewald. Motion passed 4-0.

- F. Motion to recommend Borough Council approve the 2024 Pre-Paid ACH dated 12/31/2024 in the amount of \$45,126.43.

Mr. Carminito made a Motion to recommend Borough Council approve the 2024 pre-paid ACH as presented. Second By Mr. Kirkner. Motion passed 4-0.

- G. Motion to recommend Borough Council approve the Staff recommendation authorizing the Finance Director to make the necessary end-of-year adjustments and to provide a listing of those adjustments to the Finance Committee and the Borough's Auditor.

Mr. Kirkner made a Motion to recommend Borough Council authorize the Finance Director to make the necessary end-of-year adjustments. Second By Mr. Carminito. Motion passed 4-0.

- H. Motion to recommend Borough Council approve the Keystone proposal and move forward with next steps with Neutrtek for the odor mitigation of the PXV NEO Project. Recommended by ITTS Committee 3-0.

Mr. Ewald made a Motion to recommend the Borough Council approve the Keystone proposal and to move forward with the next steps with Neutrtek for the odor mitigation of the PXV NEO Project. Second by Mr. Carminito. Motion passed 4-0.

- V. Public Comment

There was no public comment.

- VI. Adjournment at 6:21 by Mr. Kirkner.

Next Meeting Date: Tuesday, February 25, 2025 at 6:00 pm