

# Phoenixville Planning Commission

## MINUTES

Thursday – March 13, 2025

6:00 PM

- I. Call to Order
  - a. 6:02pm
- II. Pledge of Allegiance
  - a. Complete
- III. Roll Call
  - a. Present
    - 1. Catherine Bianco (Chair)
    - 2. Tom Carnevale
    - 3. Raffaello Di Napoli
    - 4. Josh Gould
    - 5. Jahan Tavangar
    - 6. Joe Sikora
    - Borough Council Liaison Brian Moore
    - Solicitor Scott Denlinger
    - Engineer Leanna Colubriale
    - Land Planner Judith Goldstein
    - Manager Jean Krack
    - Planning Director Dave Boelker
  - b. Excused
    - 1. Amanda Irwin (Vice Chair)
- IV. Approval of Minutes
  - a. February 13, 2025
    - Motion to approve as submitted by DiNapoli.
    - Seconded by Gould.
    - Motion carried 6-0.
- V. Updates / Correspondence
  - a. None
- VI. Public Participation
  - a. None
- VII. Old Business
  - a. **2024-04 - 133-137 High Street Redevelopment - Good Samaritan Services - 15-5-519, 15-5-520:** The redevelopment project and plan propose a lot consolidation, demolition of the existing structures containing three (3) interconnected dwelling units, and the construction of a single attached building that will include the same occupant count in a more private, safe and code compliant setting.

Tom Carnevale recused himself due to a conflict of interest.

**Presenting:** Andrew Miller – Hopkins & Scott. Miller reviewed changes to the stormwater system, cistern and an outfall/overflow as opposed to a level spreader near the building. The flow is positive, and while multiple utilities are nearby, the elevations work and should satisfy the concerns.

Gould/Miller – Comments that the front downspouts will also connect to the subgrade stormwater system of the Borough. A storm inlet will also be added by the applicant to High and South.

**Letters:**

**RVE:**

55 – ITE 221 should be reflected.

56 – Will Comply.

Gould/Miller/ Colubriale – Discussed fall protection on retaining wall, location and details being provided. There is no fall protection on the 30" wall.

**Gilmore:**

Goldstein/Miller – Discussion on lighting methods and details of fixtures.

Goldstein/Miller – Discussion on making sure that the tree is accurately reflected on the plan. Goldstein requested that the arborist Miller stated was being engaged, provide letterhead and seal on the tree protection methodology. These details do need to be added on the plan. Will comply, overall.

**Solicitor Comments:** Denlinger/Miller – Confirmed front rain leaders are underground, but also, the overflow from the cistern, on the site, will be underground as well.

**Commission Discussion:**

Moore/Denlinger – Discussion of the parking commentary and the use of the word waiver therein.

Bianco/Boelker – Comments about making sure the lighting meets all requirements.

**Public Comment:**

Andrew Miller – Blackrock Road – Commented that he thought the project is a great project.

**Recommendation:**

DiNapoli made a motion to recommend approval of the plan and application under the following conditions:

- Satisfying consultant review letters,
- Applying arborist seal with tree protection detail being provided on the plan,
- Adding zoning compliant light fixtures to the detail plan sheet,

- Amending the plans to reflect the stormwater changes intended and represented at the meeting.

Carnevale and Denlinger discussed that it was understood the motion to include the waivers.

Tavangar seconded.

DiNapoli added to the motion a condition that a perpetual easement from the offsite property is provided for review and approval by the Borough.

Tavangar seconded the amended motion.

Motion carried 5-0-1.

VIII. New Business

- a. None.

IX. Review of Project Dates

- a. March 2025

X. Review of Zoning or SALD Ordinances

- a. Stormwater Management Informational Session – RVE

XI. Committee Member Updates/Discussion

- a. The Zoning Task Force public workshop was discussed. The draft amendment should be to the PC in June.

XII. Adjournment

DiNapoli made a motion to adjourn.

Gould seconded.

Adjourned 7:03pm.