

Phoenixville Planning Commission

MINUTES

Thursday – August 14, 2025

6:00 PM

- I. Call to Order
 - a. 6:01 PM

- II. Pledge of Allegiance
 - a. Complete

- III. Roll Call
 - a. Present
 1. Catherine Bianco (Chair)
 2. Amanda Irwin (Vice Chair)
 3. Tom Carnevale
 4. Raffaello Di Napoli (arrived at beginning of Old Business 6:04)
 5. Josh Gould
 6. Jahan Tavangar
 7. Joe Sikora

Solicitor Scott Denlinger
Engineer Lenna Colubriale
Land Planner Stacy Yoder
Manager Jean Krack
Planning Director Dave Boelker
Borough Council Liaison Brian Moore

- IV. Approval of Minutes
 - a. July 10, 2025

Motion to approve as submitted by Irwin.
Seconded by Gould.
Carnevale added there's an incomplete sentence under public comment.
Motion carried 6-0 with correction/deletion of above.

- V. Updates / Correspondence
 - a. None

- VI. Public Participation
 - a. None

- VII. Old Business
 - a. **2024-08 - 100 School Lane/41 S. Second Avenue - Toll Mid-Atlantic LP Company, Inc. - 15-10-123, 15-14-404:** The plan and application propose to consolidate and further subdivide two (2) parcels consisting of the former Phoenixville Area School District's Kindergarten Center located at 100 School Lane and the Phoenixville Industrial Complex at 41 S. 2nd Avenue, further identified as TMPs 15-10-123 and 15-14-404 respectively.

The tract is located within the Mixed-Use Infill (MI) District. The majority of the tract will be developed with ninety-three (93) residential units, consisting of townhome and twin residential building types, private roads, associated site improvements and stormwater management facilities. Two (2) separate parcels totaling approximately three (3) acres are proposed which would be offered for dedication to the Borough for Public Open Space and Municipal Use.

Presenting: Alyson Zarro, Council on behalf of the applicant. Zarro relayed a summary of the project, and that the plan remains with largely the same layout as before. Revisions included is the inclusion of a pump station in the NW corner. The bulk of the other details are largely engineering-based.

Waivers Requested listed in order/numbered as shown on RVE Review

1. §22-410.2.A – to reduce the minimum radii of 200' on private access roads to 50' for three (3) curves along Road D near Units 54, 55 and 60. RVE has no objection to this waiver request.
2. §23-410.6.D – to reduce street grades within approach of intersections from 75' to 50' at four locations: (1) Road A approach to Second Avenue; (2) Road B approach to Second Avenue; (3) Road B approach to Road D; and (4) Alley C approach to Alley D. RVE: The applicant should provide more detailed grading information before this request is considered.
3. §22-414.7 and §22-414.7.A – to allow a maximum 6.5% driveway grade in the 20' stopping area (of residential driveways) rather than the maximum 4% permitted. RVE supports this waiver request.
4. §22-414.8.C – to allow a maximum 6.5% driveway grade in the 20' stopping area rather than the maximum 4% permitted. RVE supports this waiver request.
5. §22-418.1.C – to allow Belgian block curbing where concrete curbing is required. For curb located along private streets, RVE has no objection to this waiver request.
6. §22-418.2.A – to allow Belgian block curbing where concrete curbing is required. For curb located along private streets, RVE has no objection to this waiver request.
7. §22-421.8 – to reduce the width of a trail from 12' to 8' in some areas. RVE notes that portions of the connection along Second Avenue are shown having a width of 4' 5'. In light of the constraints along Second Avenue and conditioned on the applicant providing a 5' trail width along Second Avenue between Road C and the Borough Line, RVE has no objection to this waiver request. Denlinger added that he believes that this waiver is not necessary.
8. §22-500.2.A – to allow additional areas of steep slopes (15%-25%), very steep slopes (>25%) and woodlands to be impacted by the development. The Borough requires 70% of steep slope areas to be preserved and the current plan preserves 0% (0.0 acres). The Borough requires 80% of very steep slopes to be preserved and the current plan preserves 0% (0.0 acres). The applicant states that the steep slopes are manmade. The

Borough requires 50% of woodlands to be preserved and the current plan preserves 22.9% (0.63 acres). The removal of the woodlands is due to the constraints in the rear of the site and in order to locate the open space parcels and municipal parcel along 2nd Avenue. The basins will be located near the low points of the site and where the stormwater leaves the site during the existing conditions. The sloped terrain of the site will be shaped for the proposed roads and lots and disturbed areas of cut and will be needed to adjust the site. The woodlands to remain will be along the perimeter of the site and will adjoin other wooded areas.

9. §22–502.1.C(3)(a) – any removal of trees measuring over six inches in DBH is defined as disturbance of woodlands. The applicant seeks to justify the waiver request with new, native landscape plantings by installing 2 new trees for every existing tree to be removed over the permissible 50% woodland disturbance. Replacement trees will be installed with a minimum caliper of 2" for deciduous trees and a minimum height of 8' for both evergreen and flowering trees.

Madden presented and relayed the pending streetscape,

Carnevale inquired about porches. The final elevations will be developed later. Tavangar asked, and it was confirmed, that there will be no basements.

Letters:

RVE:

26 – Pedestrian crosswalk at Road A and D. The street slope is 7% through the intersection. Changing the grade here will reduce the street grade to 5%, allowing an ADA crosswalk to be installed with appropriate warning signage. Gould and ESE reviewed stop-controlled roads and alleys nearest the park and trail area on the SW of the plan.

39 – Open space calculations were summarized.

43 – SWM BMP comments; additional infiltration testing was positive. There are a couple different discharge points under the railroad tracks into the river as currently does.

135 – Discussion about full-width mill and overlay, as well as crosswalks across Second and Manavon. There is a utility pole there, and Madden would like to work with staff to determine if the ramp and radius could be achieved, working with staff and RVE. The proposal remains to mill and overlay half-width of S. Second.

Denlinger/Madden/Zarro/Gould – Discussion on the pump station, easement vs. dedication, generator location.

Carnevale/Madden/Moore – Are they to crosswalk location and number. Remaining coordination should be looked at to connect North/South to the Second Ave that runs North/South.

Sikora/Madden – Comments about No Parking signage being added on this plan along the East/West Second Ave.

Gilmore:

Yoder summarized that the comments of the letter were mostly requests for notes to be added to the plan to match the site plan, requesting additional information on park amenities that are proposed.

Short discussion that the trails provided are 5% or less, providing accessibility. The landscaping shown to the east of the parcel to be dedicated to the Borough will have a buffer on east and west, graded for municipal use, seeded/stabilized.

Bianco/Moore discussed both parcels to be dedicated, not just the east one.

Gould/Krack – Described the future ideas for the east parcel for public works uses.

Tavangar/Zarro – Comments that the applicant has hired an environmental engineer that is in the process of full testing; they will be going through the full PA DEP Act 2 standards.

Solicitor Comments:

No others beyond the pump station.

Commission Discussion:

Bianco/Zarro discussed the contents of the prior review letter, and they have no issue working through the comments, which are similar.

Gould/Madden – Discussion on the capture of water not captured by Borough inlets at Second (North/West) and Manavon traveling downhill (north). Essentially, water coming to the site from off site, will be conveyed through the site, and not being treated/retained/detained as if it was water from on the site. Discussion as to the effect and effectiveness of the northern level spreader. Velocity is not increased based on this design.

Carnevale/Madden – Discussion of the mechanics of a “plunge pool,” a depressed detention area before cascading to level areas after filling, if so.

Carnevale/Bustos – Discussion on the utilities to be provided, likely gas and electric, and likely transformers as per PECO's needs. Additional details will follow. Madden relayed that residential transformers, as needed, would be in the alleys or side yards, not open space, and landscaped and screened per Borough requirements.

Carnevale/Madden – Discussion of central mail, and request for additional detail for trash and recycling receptacles.

Carnevale/Madden discussed bat species potentially on site. PA Fish & Wildlife identified that trees are not to be removed during the mating season.

Carnevale requested and Toll includes requirements in their HOA docs such that municipalities are not inundated with complaints concerning existing, adjacent or nearby environmental concerns such as scent, fumes, sound, etc.

Sikora/Madden discussed the on-site parking supply. Each unit has 4 available spaces, and there are over 112 spaces across the site. Denlinger added that the HOA documents shall include that all garage spaces are required to be parkable, not used for storage or living space.

Sikora/Madden discussed the lighting of Alley D, wherein the houses will supply the required lighting for the alley.

Moore/Madden clarified that the 112 on street spaces in the site are on the larger roads, at least some part, but not the alleys.

Gould/Madden discussed the waiver request regarding the woodlands and open space.

Sikora recommended that No Parking signs are placed on Alley D.

Madden provided more description on the trail in the west Borough parcel. Bianco suggested to look at some additional detail to provide the connection of both sides of the Washington Avenue sidewalks.

Bianco inquired if additional safeguards could be added to the end of the vehicular area of Washington, commented about style of lighting proposed.

Carnevale encouraged the applicant to reconsider only half-width mill and overlay as it would create a welcoming approach.

Public Comment:

David Lutzger – 243 Morgan/Green Team – Provided comments on a concept of “tiny forests.” Suggested that public open space should allowed to contain higher percentages of trees versus “open.” Requested the applicant consider planting as many trees as possible in the space available, and that trails should have destinations, such as tiny forests. Commented that the NW level spreader’s water is likely to overwhelm tree #145 with water, suggesting it be moved elsewhere.

Mark Connolly – Green Team – Commented that the NW Second Ave should absolutely have pedestrian improvements as that is what the neighborhood will likely be used. Suggested, the basins should be even more vegetated. Commented on tree count in Alley D versus space seemingly reserved for transformers. Requested the architecture be solar-ready. Suggested all-electric heating/cooking appliances.

Sally Doyle – 205 Gay/Green Team – Provided comment that native species are utilized, commented on full cut-off lighting, and in support of solar ready architecture.

Irwin/Bianco/Madden – Discussion on the 50>75’ grade waiver, 4% driveway waiver.

Tavangar recommended that the applicant take to heart the comments of the Green Team members.

Irwin/Zarro – discussion of inclusion of Belgian Block.

- VIII. New Business
 - a. None

- IX. Review of Project Dates
 - a. July 2025 – No action needed.

- X. Review of Zoning Ordinance or SALDO
 - a. Nothing to report.

- XI. Committee Member Updates/Discussion
 - a. None

- XII. Adjournment
 - a. 7:48 PM