

Phoenixville Planning Commission

AGENDA

Thursday, October 9, 2025

6:00 PM

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes
 - A. September 11, 2025
- V. Updates / Correspondence
- VI. Public Comment
- VII. Old Business
 - A. 2024-08 - 100 School Lane/41 S. Second Avenue - Toll Mid-Atlantic LP Company, Inc. - 15-4-123, 15-4-404: 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.
- VIII. New Business
 - A. 2025-01 - Breckenridge Towers - Brad DiCriscio/CN Properties, LLC. - 15-12-288, 15-12-287, 15-13-1: The plan and application propose subdividing two (2) adjacent lots located at 566 Bridge Street and 465 Breckenridge Street into five (5) new lots resulting in an increase of three (3) lots. The total net acreage of the subdivision area includes approximately 0.32 acres. The current property known as 566 Bridge Street contains a 5-unit apartment building and an office. The plan proposes to maintain the apartment building and convert the single existing office use into another apartment resulting in a 6-unit apartment building. The existing dwelling located at 465 Breckenridge Street will be demolished. The five (5) new lots will consist of the existing 6-unit apartment and four (4) new single family attached dwellings.
- IX. Review of Project Dates

A. October 2025

X. Review of Zoning Ordinance

XI. Committee Member Updates/Discussions

XII. Adjournment