

Phoenixville Planning Commission

MINUTES

Thursday – September 11, 2025

6:00 PM

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

- 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
 5. Josh Gould
 6. Jahan Tavangar
 7. Joe SikoraSolicitor Scott Denlinger
Engineer Leanna Colubriale
Land Planner Stacy Yoder
Manager Jean Krack
Planning Director Dave Boelker
Borough Council Liaison Brian Moore

- IV. Approval of Minutes
 - a. August 14, 2025
Motion to approve as submitted by DiNapoli.
Seconded by Gould.
Motion carried 7-0.

- V. Updates / Correspondence
 - a. None

- VI. Public Participation
 - a. None

- VII. Old Business
 - a. None

- VIII. New Business
 - a. **2025-02 - 435 Vanderslice Street Subdivision – Providence Capital Group - 15-9-60:** The plan and application propose to subdivide existing Parcels 15-9-60 into two lots. Lot 1 will contain the existing twin dwelling. Lot 2 will be undeveloped at this time.

Presenting: Joel Comanda – InLand Design – Comanda summarized the simple subdivision. The RVE letter will be complied with upon subsequent submission. The CCPC comments were received. They are seeking a recommendation tonight.

Letters:

RVE:

1-8 – Pertaining to simple call outs and charts.

9-11 – Comments on the parking grading.

13 – A drain pipe onto Vanderslice should be moved if it straddles a lot line.

Legal Descriptions will be required for the new lots.

Carnevale/Comanda – Discussion on preservation of adjacent neighbor’s tree as related to the parking pad. Comanda - If anything, that area will need to be raised for appropriate grade.

Denlinger/Colubriale – No other ROW areas need to be dedicated.

Gilmore:

Yoder – Recommended that Lot 2 should show a conforming building envelope.

Gould/Yoder/Comanda – The accessory structures will become nonconformities. The plans note that they are nonconformities, they should be identified as To Be Removed either on the plan on in or a recommendation.

DiNapoli/Yoder – Discussion on the general comment of identifying toter placement.

Moore/Denlinger/Comanda – Discussion on mature tree that will likely need removal for development at a later date in the construction of a home.

Irwin/Bianco/Yoder – Discussion on tree inclusion.

Solicitor Comments:

None

Public Comment:

None.

Recommendation:

Carnevale made a motion recommending approval by Borough Council with the following conditions:

- 1) Satisfying all consultant review comments;
- 2) The plan shall conform to the Borough’s zoning requirement for street trees along sidewalks, to the satisfaction of the Borough Engineer;
- 3) Four (4) replacement trees shall be provided to the Borough as compensation for the anticipated removal of a 23” DBH tree;

Irwin seconded.

DiNapoli/Gould sought the motion to be amended to include that the nonconformities be identified as to be removed.

Carnevale accepted amendment.

Irwin also.

Motion passed 7-0.

IX. Review of Project Dates

a. September 2025

245-249 Bridge Street Project: Carnevale made a motion to recommend denial unless the Borough receives an appropriate time extension.

Gould seconded.

Motion passed 7-0.

X. Review of Zoning Ordinance or SALDO

a. None.

XI. Committee Member Updates/Discussion

a. Krack relayed that there is a grant opportunity forthcoming, and we'll be submitted for this grant award for a revision to the SALDO.

XII. Adjournment

a. 6:45PM