

Phoenixville Planning Commission

MINUTES

Thursday – October 09, 2025

6:00 PM

- I. Call to Order
 - a. 6:00PM

- 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
Solicitor Scott Denlinger
Engineer Leanna Colubriale
Land Planner Stacy Yoder
Manager Jean Krack
Planning Director Dave Boelker
Borough Council Liaison Brian Moore
 - b. Excused
 1. Joe Sikora

- IV. Approval of Minutes
 - a. September 14, 2025
Motion to approve as submitted by DiNapoli.
Seconded by Irwin.
Question to “question/comment”
Motion carried 6-0.

- 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, Counsel for Toll with Max Bustos, Jeff Madden. They are seeking a recommendation tonight. Zarro stated that most items were technical cleanup and stormwater design. A notable aspect is that they will execute a full mill and overlay of Second Ave. Toll will be offering a contribution for the Borough to execute off-site pedestrian improvements.

Letters:

RVE:

36 – Looking to make sure that the table is included, but clarification sought.

Colubriale indicated the items include all stormwater management items.

Zarro added that they have gotten their completeness

26-27 – Gould requested explanation of how the items were satisfied. Madden explained the changes, flattening a portion of the intersection to have 5% slope, allowing an accessible crosswalk to be created. It will remain NOT a four-way stop.

Gilmore:

Goldstein added that some items will remain until such time waivers and/or council decides on appropriateness; provided commentary as to the nature and inventory of the plantings and trees to be planted.

Irwin/Goldstein discussion on the reasoning of the preservation of steep slopes in ordinances (in general).

Solicitor Comments:

Denlinger added that the HOA docs require garages cannot be used for storage, requiring the ability to park cars at all times; easement agreement for the pump station is needed; as well as municipal access for maintenance.

Denlinger added that Bowman provided a review. Zarro relayed that they are in talks with the School District to coordinate with the School District for bus stops and bus circulation within the community. All other items are technical, signage related and/or Will Complies.

Commission Discussion:

Carnevale asked if a PHMC review was received. Bustos added it was, and they are working with them on compliance. Seeking landscape detail around transformers.

Bustos added that PECO won't review until Borough approval; adding that they will work with adding details when PECO provides review. Alley D "No Parking" signs should be added. Trash and recycling container will be supplied at the mail center. Trees and screenings are added. Carnevale and Goldstein discussed adding some low ground

coverings between the driveways. The snow easement areas are believed to be large enough that the areas are to be documented and maintained by the HOA.

Moore asked about the color coding of the general landscape plan. Basin 1 will have an inundation period and a possible fill of up to 3-4 feet, making tree-planting impossible. Moore asked about the condition of the parcels to be given to the Borough. Zarro provided detail as to the amenities being provided for the west parcel, and the grading, curb cut and access of the east parcel. There will be landscape buffering on the perimeters. Fence lines are around the stormwater basins, providing additional barriers to limit access to the railroad.

Irwin and Goldstien discussed possibility of adding landscaping and/or trees; many areas are prohibited from plantings due to utility easements, clear sight triangles, etc.

Tavangar and Zarro discussed opportunities to consider adding community gardens. Denlinger added that the Parks Department will have the opportunity to program the Borough parcels. Public Committee meetings will take place to determine the improvements and programming of the space.

Public Comment:

Denlinger described the email submission received earlier in the day, suggesting it is the chair's discretion to make an exception.

Bianco accepted the digital markups.

Dana Waldman – Green Team/Friends of Open Space – Provided description of the items provided to the Borough and Commission earlier in the day; a list of “asks.”

Mark Connolly – Green Team – Discussed the inclusion of a tiny forest, as described; provided that grouping trees together for their longevity; adding trees in alleys.

Sally Doyle – Gay Street - Green Team – Suggested publicly-available charging stations.

David Lutzger – Morgan Street – Green Team – Added comments on inclusion of species of bird prey/feedings, community gardens, raised beds, suggesting for the HOA docs to allow for raised beds, being a big win.

Bianco/Goldstein/Madden comments on how sediment is removed for maintenance, and that some ideas of plantings and natural vegetation, can be counterproductive to the long-term effectiveness of the stormwater management systems.

Recommendation:

Carnevale made a motion to approve the plan as submitted with the following condition:

- Standard Action Memo Terms
- Clean Letters
- Work with PECO to add buffering around transformers and utilities to the satisfaction of the Borough Planner;

- Adding plan notes to satisfy PA Fish and Boat Commission recommendations;
- Revise the plan to determine if additional planting can be added to alley and street areas to the satisfaction of the Borough Planner;
- Recommending the six (6) waivers as outlined in the latest RVE review.

Tavangar seconded.

Gould/Denlinger discussed that the Solicitor reviews all HOA docs for snow easements, garage parking, stormwater management maintenance. Community Gardens are typically beyond the purview of this; even if the Borough had jurisdiction, it seems as if there are no other viable spaces on the space left in the community, considering the acreage being provided to the Borough.

Carnevale added the condition that additional No Parking signs be added to Alley D. Tavangar seconded amended motion.

Motion passed 6-0.

VIII. New Business

- a. **2025-01 Breckenridge Towers - DiCriscio/CN Properties, LLC. – 15-12-287, 288, 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.

Presenting:

Brynn Schaffer – Carta Engineering and the owner, Brad DiCriscio. They are appearing tonight to introduce the plan, go over waivers and zoning relief needs.

A list of waiver requests has been submitted.

Clear sight triangle – a 45’ triangle is being proposed, similar to existing conditions.

Letters:

RVE:

14 – Requiring a 20’ cartway.

16 – Denlinger - clear sight triangle hardship is based only of a self-created, even if the building construction is similar to existing conditions. Colubriale suggested that the explanation shall be detailed in future submissions. The basis of the layout is the 5-year old sketch plan, receiving only a Land Planner review.

18 – Distance of parking area to intersection within 60’. This would eliminate 4 of the proposed parking spaces.

23 – Perpendicular parking waiver request, the hardship is not evident.

25 – Parking lot landscaping, waiver and variance needed for buffering. Schaffer agreed to add screening between property lines.

114 – Parking analysis needs clarification. Denlinger relayed how the new ordinance allows shared, off-site parking.

Irwin provided that she would like more support for the justifications provided as part of the requests. Colubriale added that some of this does seem to be missing.

Gilmore:

Goldstein – Minimum lot depth is not met. Parking ordinance requirements need to be clarified and decided which ordinance to use. It seems as if from an overhead view, there's just too much here to fit onto the lot.

Denlinger discussed pedestrian circulation and sidewalk continuation; 564 Bridge needs to be evaluated for compliance as well.

Solicitor Comments:

No more today.

Commission Discussion:

Moore/Goldstein commented on placement of project parking on 564 Bridge.

DiCriscio discussed parking on 564 from the previous sketch, building style/setback. Seeking higher level feedback on where this plan should go, is the goal of the night.

Public Comment:

None.

- IX. Review of Project Dates
 - a. October 2025
 - b. Motion to recommend denial unless an extension is provided made by Carnevale. DiNapoli seconded. Motion passed 6-0.

- X. Review of Zoning Ordinance or SALDO
 - a. Zoning Amendment
 - 1. Cleanup of cross references and buffering requirements; new regulations for data centers. Irwin and Denlinger discussed what regulations can be added; justifiable basis under the MPC. Carnevale added that it is a great start; something is needed to get on the books, as there are many other environmental concerns are brought up by this use.

Motion to recommend Council approve the amendments by Carnevale. Seconded by DiNapoli. Motion passed 6-0.

- b. SALD Amendment
 - 1. Cleanup of references to zoning ordinance.
Motion to recommend Council approve the amendments by Irwin.
Seconded by Tavangar.
Motion passed 6-0.

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

- XII. Adjournment
 - a. 8:15PM