

# Phoenixville Planning Commission

## MINUTES

Thursday – January 8, 2026

6:00 PM

- I. Call to Order
  - a. 6:00
  
- II. Pledge of Allegiance
  - a. Complete
  
- III. Roll Call
  - a. Members Present
    1. Catherine Bianco
    2. Amanda Irwin
    3. Tom Carnevale
    4. Josh Gould
    5. Joe SikoraSolicitor Scott Denlinger  
Engineer Leanna Colubriale  
Land Planner Judy Goldstein  
Assistant Borough Manager Kelly Getzfread  
Planning Director Dave Boelker  
Borough Council Liaison Brian Moore
  - b. Excused
    1. Raffaello Di Napoli
    2. Jahan Tavangar
  
- IV. Reorganization
  - a. Chairperson  
Nomination to appoint Bianco by Sikora  
Bianco accepted the nomination.  
No other nominations.  
Sikora moved to close nominations. Irwin seconded.  
Vote to close 5-0.  
Vote to appoint Bianco passes 5-0.
  
  - b. Vice Chairperson  
Nomination to appoint Irwin by Sikora.  
Irwin accepted the nomination.  
No other nominations.  
Carnevale moved to close nominations. Sikora seconded.  
Vote to close 5-0  
Vote to appoint Irwin passes 5-0.
  
  - c. PRPC Representative

Nomination to appoint Irwin by Carnevale.  
Irwin accepted the nomination.  
No other nominations.  
Carnevale moved to close nominations. Sikora seconded.  
Vote to close 5-0  
Vote to appoint Irwin passes 5-0.

- d. HARB Representative  
Nomination to appoint Sikora by Carnevale.  
Nomination to appoint Sikora and Tavangar as joint reps by Sikora.  
No other nominations  
Carnevale moved to close nominations. Seconded by Irwin.  
Vote to close 5-0  
Sikora declined first nomination, accepted second, joint nomination.  
Vote to appoint joint reps 5-0.

V. Approval of Minutes

- a. December 11, 2025  
Motion to approve as submitted by Gould.  
Seconded by Sikora.  
Motion carried 5-0.

VI. Updates / Correspondence

- a. None

VII. Public Participation

- a. None

VIII. Old Business

- a. **2025-04 - Chipotle Pad Site - Nutt Road, LP - 1000 Schuylkill Road - 15-7-17.1:** The redevelopment project consists of the construction of a new drive-through restaurant building and other associated improvements. The previously approved car wash facility, drive-through coffee shop, and existing self-storage building will remain unchanged.

**Presenting:** Counsel Debra Shulski, Civil Engineer Anand Bhatt, Traffic Engineer Frank Tavani, President of the GP, Arnold Andersen. Shulski summarized the last two meeting appearances, and have resubmitted with the understanding they are seeking a recommendation. Anand relayed the discussion point of locations of the required EV charges, facing the Cube Smart. The desire is to locate the chargers Chipotle pad site, on an adjacent one, outside the tract.

Carnevale/Bhatt/Andersen discussed functionality of having an accessible/EV space for Chipotle, at the nearby carwash. Ultimately, the applicant agrees to place the Accessible EV space on the Chipotle site.

**Review Letters**

**RVE:**

Colubriale reiterated the prior discussion.

51 – Regarding Do Not Enter signs are a Will Comply.

**Gilmore:**

Goldstein highlighted that the applicant had made landscaping and circulation and stacking revisions. Bhatt

**Commission Discussion:**

Carnevale/Denlinger discussed the PPG LLC easement is satisfactory.

Goldstein/Bhatt/Colubriale/Colubriale discussed being able to make a left out of the Chipotle, to be able to access the adjacent carwash. Bhatt offered that he would clarify the topic and reasoning with Bowman.

Denlinger recommended that any recommendation be conditioned upon the left turn at the exit being permitted subject to approval of the Traffic Engineer.

Irwin/Bhatt discussed the truck turning radius as it relates to deliveries.

At Bianco's request, Bhatt walked the Commission through the typical access, flow and signage of the development.

**Solicitor Comments:**

None.

**Public Comment:**

None.

Carnevale made a motion to recommend the plan as submitted conditioned upon:

- Standard Terms
- satisfying all comments in the RVE and Gilmore reviews,
- the left turn from the exit-only aisle being permitted subject to approval of the Borough Traffic Engineer.
- that the required all required EV charging spaces be placed on the Chipotle site in the area of the proposed pedestrian cross-walk to the entrance of the building.

Sikora seconded.

Motion passed 5-0.

- IX. New Business
  - a. None
- X. Review of Project Dates
  - a. January 2026
- XI. Review of Zoning or SALD (Amendments, ZHB Applications)
  - a. ZHB 2026-01 - Parking Placement Variance Request - 317 Second Avenue

No action taken.

- XII. Committee Member Updates/Discussion
  - a. Koretta McGee is the newly-seated Council member assigned to the PRPC.
  
- XIII. Adjournment
  - a. 6:46PM