

PHOENIXVILLE BOROUGH COUNCIL

Tuesday, March 10, 2026

7:00 PM

AGENDA

- I. Pledge of Allegiance/Moment of Silence
- II. Swearing in by the Honorable James C. Kovaleski, Magisterial District Judge
 - A. Councilperson North Ward – Klementina Budnik
- III. Roll Call – Borough Manager
- IV. Public Comment
- V. Presentations
- VI. Consent Agenda
 - A. Approval of February 10, 2026 Regular Meeting Minutes.
 - B. Items from Historical and Architectural Review Board:
 1. Motion to approve the Certificate of Appropriateness for signage at 116 Bridge Street.
 2. Motion to approve the Certificate of Appropriateness for signage at 209 Church Street.
 - C. Items from Parks and Recreation Committee:
 1. Motion to approve a Temporary Community Event Application for Earth Day Phoenixville at Reservoir Park on Saturday, April 18, 2026 from 12:00 noon to 4:00 pm. Franklin Avenue north of Fillmore Street and the Reservoir Parking Lot to be closed from 9:00 am to 5:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming the Borough of Phoenixville as Additional Insured.
 2. Motion to approve a Temporary Community Event Application for the Mental Health Fun Day and Walk at the Recreation Center on Saturday, May 2, 2026, from 10:00 am to 1:00 pm.
 3. Motion to approve a Temporary Community Event Application for the Open Hearth's Jams and Generosity Fundraiser at 701 S. Main Street on Wednesday, May 20, 2026, from 5:00 pm to 9:00 pm. Park Alley between Fifth Avenue and Sixth Avenue to be closed from 3:00 pm to 11:00 pm. Conditioned upon receipt of valid Certificate of Insurance, naming the Borough of Phoenixville as Additional Insured.

4. Motion to approve a Temporary Community Event Application for the Juneteenth Celebration in the 200 Block of Bridge Street and the Bridge and Main Street Parking Lot on Sunday, June 14, 2026 from 2:00 pm to 6:00 pm. The 200 Block of Bridge Street between Gay Street and Main Street and Bridge and Main Street Parking Lot to be closed from 10:00 am to 7:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming the Borough of Phoenixville as Additional Insured.
5. Motion to approve a Temporary Community Event Application for the Borough of Phoenixville Fireworks display at the Recreation Center and Pat Nattle Field on Saturday, July 4, 2026 from 6:00 pm to 10:30 pm. Fillmore Street to be closed from Franklin Avenue to South Street from 6:00 pm to 10:00 pm.
6. Motion to approve a Temporary Community Event Application for the Phoenixville VegFest in Reeves Park on Saturday, August 8, 2026, from 11:00 am to 6:00 pm. Third Avenue between Main Street and Starr Street to be closed from 7:00 am to 7:00 pm. Conditioned upon receipt of all fees and valid Certificate of Insurance, naming Borough as Additional Insured.
7. Motion to approve a Temporary Community Event Application for the Phoenixville VegFest in Reeves Park on Sunday, August 9, 2026, from 11:00 am to 6:00 pm. Third Avenue between Main Street and Starr Street to be closed from 7:00 am to 7:00 pm. Conditioned upon receipt of all fees and valid Certificate of Insurance, naming Borough as Additional Insured.
8. Motion to approve a Temporary Community Event Application for the Fall Fest and Trunk or Treat at the Recreation Center on Saturday, October 24, 2026, from 12:00 noon to 3:00 pm.
9. Motion to approve a Temporary Community Event Application for the Phoenixville Vintage Fest in the Bridge and Main Street Parking Lot on Saturday, May 30, Sunday, May 31, Saturday, August 1, Sunday, August 2, Saturday, September 5, Sunday, September 6, Saturday, October 3 and Sunday, October 4, 2026, from 9:00 am to 4:00 pm. Conditioned upon receipt of valid Certificate of Insurance, naming the Borough of Phoenixville as Additional Insured.

D. Items from Finance Committee:

1. Motion to approve the 2025 Pre-Paid dated 1/1/2026 - 1/31/2026 in the amount of \$534,534.90.
2. Motion to approve the 2026 Pre-Paid dated 1/1/2026 - 1/31/2026 in the amount of \$991,588.35.
3. Motion to approve the 2025 Pre-Paid Credit Card Statement dated 1/1/2026 - 1/31/2026 in the amount of \$47,773.37.

4. Motion to approve the 2026 Pre-Paid Credit Card Statement dated 1/1/2026 - 1/31/2026 in the amount of \$25,457.49.
5. Motion to approve the 2026 Pre-Paid ACH dated 1/31/2026 in the amount of \$76,261.40.

VII. Communications/Council Participation

VIII. Mayor's Report

IX. Appointments

- A. Call for Residents interested in being appointed to various Boards and Commissions.
- B. Interview applicants interested in being appointed/reappointed to the Planning Commission.
- C. Motion to appoint or reappoint two persons to the Planning Commission for the terms expiring March 31, 2030.
- D. Interview applicants interested in being appointed/reappointed to the Human Relations Commission.
- E. Motion to appoint or reappoint two persons to the Human Relations Commission for the terms expiring March 31, 2029.
- F. Interview applicant interested in being appointed to the Recreation Board.
- G. Motion to appoint one person to fill the vacant position on the Recreation Board for the term expiring April 30, 2028.

X. New Business

- A. Motion to authorize a conditional offer of employment for Patrol Officer pending satisfactory completion of Medical Examination and Psychological Testing.

XI. Public Hearings

- A. Motion to Recess meeting and enter hearing on zoning ordinance amendment to Chapter 27 "Zoning."
- B. Motion to adopt an ordinance amendment to Chapter 27 "Zoning".

XII. Resolution/Ordinances

- A. Motion to adopt an Ordinance amendment to Chapter 1 "Administration and Government".
- B. Motion to adopt an Ordinance amendment to Chapter 15 "Motor Vehicles".

XIII. Reports of Committees, Boards, and Commissions

- A. Historical and Architectural Review Board – Ms. Dugan
 - 1. Motion to approve or deny the Certificate of Appropriateness for signage at 100 Gryffindor Drive.
- B. Planning Commission - Mr. Moore
 - 1. Motion to adopt a Resolution to officially conditionally approve or deny the Minor (Reverse) Subdivision Plan for the development known as Taylor Street Park and MDM Preserve Lot Consolidation.
 - 2. Motion to approve or deny Plan Extension by Fillmore West, LP (15-5-1).
 - 3. Motion to approve or deny Plan Extension by Franklin Apartments, LLC (15-5-11).
 - 4. Motion to approve or deny the Preliminary/Final Subdivision and Land Development Plan for the development known as Fillmore West - Filmore West, LP - 15-5-1: To construct ministorage units and retail.
 - 5. Motion to approve or deny the Preliminary/Final Subdivision and Land Development Plan for the development known as Franklin Apartments - Franklin Apartments, LLC - 15-5-11: To subdivide and to construct a 6-unit building.
- C. Phoenixville Regional Planning Committee – Mrs. McGhee
- D. Recreation Board – Ms. Dugan
- E. Tree Advisory Commission – Mr. Weiss
- F. Human Relations Commission – Ms. Burckley

XIV. Council Action referred from:

- A. Personnel and Public Safety Committee- Ms. Burckley
 - 1. No action to report.
- B. Parks and Recreation Committee - Mr. Moore
 - 1. Motion to approve a Temporary Community Event Application for the Annual Dogwood Festival from May 13 through May 16, 2026, (6:00 pm to 10:00 pm Wed - Fri) and (11:00 am to 10:00 pm on Saturday). Streets to be closed are 2nd and 3rd Avenue between Main and Starr Streets throughout the event. For the Dogwood Parade on Saturday, May 16, 2026, Rolling Closure from Franklin Avenue from Fillmore Street to Bridge Street, Bridge Street between Church Street and Main Street, and Main Street from Bridge Street to 5th Avenue beginning at 1:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming Borough as Additional Insured.

- C. Policy Committee - Mrs. Vogel
 - 1. No action to report.
- D. Infrastructure, Technology Transportation & Sustainability Committee - Mr. Weiss
 - 1. No action to report.
- E. Finance Committee - Ms. Dugan
 - 1. No action to report.

XV. Public Comment

XVI. Communication/Council Participation

XVII. Staff Reports

- A. Manager
- B. Police
- C. Fire
- D. Planning and Codes
- E. Public Works
- F. Finance
- G. Human Resources
- H. Recreation

XVIII. Adjournment

Upcoming Meetings:

Planning Commission	March 12 – 6:00 pm
Recreation Board	March 16 – 6:30 pm
Parks and Recreation Committee	March 17 – 6:00 pm
Infrastructure Committee	March 17 – Immediately following Parks and Rec
Finance Committee	March 24 – 5:30 pm
Policy Committee	March 24 – 6:00 pm
Human Relations Commission	April 1 – 5:00 pm
Tree Advisory Commission	April 6 – 6:00 pm
HARB	April 6 – 5:00 pm
Personnel/Public Safety Committee	April 7 – 6:00 pm
Civil Service Commission	April 7 – 7:00 pm
Borough Council	April 14 – 7:00 pm

Employee Service Anniversaries – March

Peggy Niemczuk, Finance Supervisor – 46 years
Chief Brian Marshall, Police Department – 38 years
Monica Koza-Lubinsky, Finance Director – 10 years
Ofc. Paul Ansaldo, Police Department – 9 years
Det. Peter Karpovich, Police Department – 9 years
Chris Salamone, Sanitation Driver – 5 years
Richard Martin, Water Distribution Laborer – 4 years
Meghan Straut, Community Engagement Coordinator – 4 years
Nick Shore, Streets Utility Worker – 3 years
Justin Dami, Wastewater Treatment MRO – 3 years
Korey Waller, Sanitation Laborer – 2 years
Chris Wilson, Sanitation Laborer – 1 year

PHOENIXVILLE BOROUGH COUNCIL
Tuesday, February 10, 2026
7:00 PM

MINUTES

I. Pledge of Allegiance/Moment of Silence

II. Roll Call – Borough Manager

Mr. Ewald, President	Present
Ms. Burckley, Vice President	Present
Ms. Dugan	Present
Mrs. McGhee	Present
Mr. Moore	Present
Mrs. Vogel	Present
Mr. Weiss	Present
Mayor Urscheler	Present
Mr. Krack, Borough Manager	Present
Ms. Getzfread, Asst. Borough Manager	Present
Chief Marshall, Police Chief	Present
Ms. McGrath, Solicitor	

Mr. Ewald stated the Fire Department swearing in will be moved ahead of the Public Comment.

III. Presentations

A. Motion to approve the Independent Contractor Agreement between Dr. Kevin J. Duffy and the Borough of Phoenixville with an effective date of December 16, 2025.

Ms. Burckley made a Motion to approve the Independent Contractor Agreement between Dr. Kevin J. Duffy and the Borough of Phoenixville with an effective date of December 16, 2025. Seconded by Mr. Weiss.

Motion Approved 7-0.

B. Swearing in of Medical Director Kevin J. Duffy, MD.

Chief Brazunas introduced Medical Director Kevin J. Duffy, MD. and provided a brief biography of his accomplishments.

Mr. Ewald swore in Kevin J. Duffy, MD., as Medical Director with the Phoenixville Fire Department.

C. Swearing in of Firefighter Stephen Cini

Chief Brazunas introduced Firefighter Stephen Cini and provided a brief biography of his accomplishments.

Mr. Ewald swore in Stephen Cini as a Firefighter with the Phoenixville Fire Department.

D. Swearing in of Firefighter Colin Finn

Chief Brazunas introduced Firefighter Colin Finn and provided a brief biography of his accomplishments.

Mr. Ewald swore in Colin Finn as a Firefighter with the Phoenixville Fire Department.

E. Swearing in of Firefighter Andrew Bucklin

Chief Brazunas introduced Firefighter Andrew Bucklin and provided a brief biography of his accomplishments.

Mr. Ewald swore in Andrew Bucklin as a Firefighter with the Phoenixville Fire Department.

IV. Public Comment

Mr. Ewald read a statement on behalf of the Council.

The Council understands that this is an emotional time, and there's been a lot of events in the last week that have been difficult for everyone. As elected officials, our foremost responsibility is the safety, dignity and the well-being of everyone who lives, works, and does business in our community. Immigration enforcement (ICE) is a federal function carried out by the U.S. Immigration and Customs Enforcement Department and most importantly, our borough does not directly participate in or have advance notice of any federal enforcement actions that take place in the borough. Local police and borough staff remain focused on the core mission of protecting the public safety. Providing the essential services and maintaining trust within the community that the Council members live in and serve. To add some clarification, there's a lot of new information that the Council has been learning in the last few weeks and months regarding Section 287(G) agreements that some municipalities engage in with ICE or local law enforcement agencies entering into a memorandum of understanding with ICE under this program. The governing body, in this case, this Borough Council must formally execute that agreement. To be clear, this Borough Council has not entered into a Section 287(G) agreement and speaking for our current complement, this Council can assure the residents that this Council will not do so, nor has this Council been asked to do so or to consider one. The Council wants to be clear that access to local services, public safety, emergency

response, schools and municipal resources should never be avoided out of fear. A safe community depends on residents feeling secure in reporting crimes, seeking help, and engaging the local government without hesitation. The Council recognizes that news of federal enforcement activity can cause anxiety and uncertainty for many families. The Council encourage residents to seek accurate information from trusted sources and connect with legal and community organizations that can provide guidance and support. Borough Council remains committed to providing respectful dialogue, transparency, and policies that reflect our shared values of fairness, safety, and community cohesion. The Council will continue to listen to residents and work collaboratively to ensure our Borough remains a welcoming and secure place for all. The Council recognizes and acknowledges the many feelings that arise from the current climate created by ICE activity here in the Borough. The Council will stand with our community during this time, and the Council remains dedicated to supporting every resident with compassion, clarity, and care. At the same time, The Council recognizes that there are limits to what can be done at the local level. Federal immigration policy is shaped by the state and national levels and meaningful long-term change requires engagement beyond our municipal government. The Council will encourage our community to continue advocating for the changes at the state and federal level with those elected officials to ensure that broader policies reflect our shared values and protect the well-being of our residents. With that, the Council will begin our first round of public participation.

Sarah Howell, resident. She stated she emailed packets to the Council members prior to this evening's meeting. Before reading her prepared statement she commented that the Council just swore in several new service members and the first thing asked of them was to uphold the Constitution and she believes this is what is truly at heart here. She feels there has to be something that can be done within our own framework to protect ourselves. Ms. Howell read aloud her prepared statement on the February 3rd incident. She asked the Council to formalize our commitment to protecting all residents, ensuring law enforcement accountability, and building a trust-based public safety system and commit to a 90-day deadline to do this.

Ana Cephas, resident. She stated she knows this situation is probably not what you signed up for when you ran for Borough Council or when you went through the academy. It's inconvenient having to figure out what to do when the federal government is behaving in an unlawful manner, and your job is to uphold the law. She knows it's easier to paint all of us as alarmists and hysterical, but the reality is that the government is racially profiling its citizens and putting them in concentration camps as well as assaulting legal observers and bystanders. She went on to summarize some news from the past month and ask you to think about what laws you might be helping to enforce by allowing ICE to kidnap and detain our neighbors.

Daniel Callahan, resident. He stated he is also a student and a volunteer at multiple community-oriented organizations in Phoenixville honoring a time-honored tradition in his family of coming to town hall and speaking out. He stated as we all know, ICE violently arrested multiple members of our community last Tuesday, right outside the walls of this building. Just yesterday, ICE conducted a warrantless raid 10 minutes down

the road from here, violating the Fourth Amendment constitutional rights of the victims of this raid. ICE has also just recently acquired office spaces on Westlakes Drive in Berwyn, a short drive away from here. ICE is also leasing and buying large swaths of land and warehouses in Schuylkill and Berks Counties with the intention of adding to and creating a vast network of black site detention centers. He cited multiple reports on the conditions in these detention centers. He feels it's incumbent upon the Council to protect those who elected you. And he's glad that you're all sitting up there and he appreciates it. He knows it takes a lot of courage and guts to do what you do, especially in these dangerous times. But the residents need people to lead, follow, or get out of the way. He stated that if anyone ever sees injustice being done to anyone, and it makes you cringe and tremble you always have a friend in him.

John Steitzer, resident. He stated what strikes him is everyone just listened to these really honorable fireman, being sworn in to service stating they will uphold the Constitution and take care of everyone in the community and seeing the news and seeing what's happened in town it makes him think about due process, about excessive force, about the Fourth Amendment, and he recognizes the tension of where the country is as it relates to immigration and customs being a federal function. He understands there must be a process allowed, but what is happening is far beyond reasonable, there's excessive force, there's no due process, there's no transparency, and there's no accountability. He thinks that, and rightfully so, this has everyone here very concerned and very unsettled.

David Lutzker resident. He expressed his concern following the recent ICE activity and he is upset and frustrated and frankly, he is concerned for his own safety as we all should be. He feels that the police have a role to play in that scenario of being there to keep the peace in a dangerous situation. Emotions are running high, and having well-trained officers who we know and can relate to and help calm that situation could prevent a tragedy involving one of the residents of the community, so please consider that.

Dana Waldman, resident. She expressed there needs to be accountability and we need to listen to our immigrant community. We need to ask them what they need from you during this time, you know, present some of the wonderful ideas being generated here. We need to ask what would it take to make them feel safe, or would it make them feel more scared and more targeted. She stated it's likely that many are too scared to come out here and ask for what they need. She stated it's important that you orchestrate having these conversations and deepening your understanding of the needs of this very vulnerable community. She encouraged everyone to continue bringing these demands to the state level and calling our state reps

Nicholas Imbesi, resident. He shared he has a hobby of astrophotography here in the borough that he does from his sidewalk and he has had great experiences with our police officers. They've stopped and talked to him while he was out on his sidewalk with his telescope. He has had an officer stop and ask questions so he could go home and tell his children and that's the type of community policing we all want to see in our Borough. Unfortunately, every angle that he saw from the Foodery incident included our police

officers engaging with ICE in a friendly manner. He asked that the Police Department do what they can to protect the citizens of the community.

Pat no last name, resident. He stated he is not asking anything of the council he's telling them that if you cannot protect Phoenixville, the residents will vote in people who will.

Jeff Jones, resident. He expressed his frustration with the Federal Law was passed that authorized federal agents to legally enter this Commonwealth and abduct, kidnap, and brutally and inhumanely take people from this Commonwealth. He asked the Council to act and push back so that history does not repeat itself.

Andrew Weller, resident. He stated that he wanted to address the issue of this not making sense. What doesn't make sense to him is that our police officers are and seeing our police officers interacting with our businesses, interacting with the community and this incident occurs right next to our police department. He stated this leads him to wonder more about whether this arrest was justified or not and on top of everything, it's an insult to our community, because it puts doubt on our leaders and our police officers.

Shawn Cephas, resident and business owner of Phoenixville. He expressed his anger over the recent incident involving ICE. He stated as a non-white member of the community he is just really angry and afraid because those masked people don't care if you're Latino. They just see brown skin. He stated he doesn't like leaving his house and he is afraid to walk to his business that is just two blocks from his home. For many of you this is the first time you're experiencing the idea that your life might be at risk when you have this skin color. He is frustrated because the residents go to the protests, we go to the meetings and we don't see any of the Council there. He just wants the Council and Police to do their job and make the community safe for everyone.

Tamara Malm, Schuylkill Township resident. She shared her fears on picking up her daughter from school or the YMCA. All those parents trying to pick up their children and feeling like sitting ducks in the car pick up line.

Holly Perez, resident. She expressed her concerns for the children of the parent being detained by ICE. She thinks of the children in the detention center separated from their parents or worse hiding in their homes much like Anne Frank. She shared that her children serve in the armed forces as brown skinned Americans and the fact that citizens feel they you can't leave the house in America in 2026 is frightening. She stated she originally joined the meeting to discuss the installation of a safe haven box at your Fire Department.

Maureen Minert, Schuylkill resident. She stated her and her children attend lots of activities in the Borough as well spend our hard-earned money in the Borough. She spoke at last week's meeting, and she appreciates the time you took to review those notes and come up with a curated response to what's been going on. She explained she is a DOJ accredited representative, which means that she is able to practice immigration law under non-profits and had been in and out of the field for about 20 years. She shared her recent

experiences with observing an ICE event and this misinformation that was provided to the Chief of a neighboring municipality that had an ICE arrest just recently. She provided background on immigration laws and that being undocumented is a civil violation, not a felony crime.

Daryl Schumacher, resident and ESL teacher at Upper Marion High School, just about 20 minutes down the road from us. She thanked the council members who have already engaged with her via email, your time and attention are noticed and has been greatly appreciated. She shared her experiences working for the immigrant community in our greater area every day. She asked the Council to consider what the communities like Ambler and Radnor Township, to name a few, and codify policies to ensure that local law enforcement and government employees do not assist in operations in any way.

Mr. Ewald reported the Council held Executive Session prior to tonight's meeting to discuss a matter of attorney-client privilege discussion related to 500 block of Bridge Street and a matter of attorney-client privilege discussion related 209 and 299 Fillmore Street

V. Consent Agenda:

A. Approval of January 13, 2026 Regular Meeting Minutes and February 9, 2026 Special Meeting Minutes.

B. Items from Parks and Recreation Committee.

1. Motion to recommend Borough Council approve a Temporary Community Event Application for First Fridays on Friday, May 1, June 5, July 3, August 7, September 4, October 2, November 6, and December 4, 2026 from 5:30 pm to 8:30 pm on the 100 and 200 Block of Bridge Street and the Bridge and Main Street Parking Lot. Bridge Street to be closed between Gay Street to Main Street and Main Street to Starr Street from 2:00 to 10:00 pm. Main Street to be closed between Church Street and Bridge Street during the First Fridays of June through October from 2:00 to 10:00 pm. The Bridge and Main Street Parking Lot to be closed from 8:00 am to 10:00 pm on each Friday.
2. Motion to recommend Borough Council approve a Temporary Community Event Application for WuFF Jam 2026 on Saturday, September 19, 2026, from 11:00 am to 5:00 pm in Reeves Park. Third Avenue between Main Street and B Street to be closed from 7:00 am to 5:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming Borough as Additional Insured.

D. Items from Finance Committee.

1. Motion to approve the 2025 Pre-Paid dated 11/1/2025 - 11/30/2025 in the amount of \$854,371.52.

2. Motion to approve the 2025 Pre-Paid dated 12/1/2025 - 12/31/2025 in the amount of \$2,342,451.86.
3. Motion to approve the 2025 Pre-Paid Credit Card Statement dated 11/1/2025 - 11/30/2025 in the amount of \$63,752.76.
4. Motion to approve the 2025 Pre-Paid Credit Card Statement dated 12/1/2025 - 12/31/2025 in the amount of \$38,351.51.
5. Motion to approve the 2025 Pre-Paid ACH dated 11/30/2025 in the amount of \$1,719,111.70.
6. Motion to approve the 2025 Pre-Paid ACH dated 12/31/2025 in the amount of \$68,593.93.
7. Motion to approve the Staff recommendation authorizing the Finance Director to make the necessary end of year adjustments and to provide a listing of those adjustments to the Finance Committee and the Borough's Auditor.

Ms. Burckley made a Motion to approve the Consent Agenda. Seconded by Mr. Weiss.

Motion Approved 7-0.

VI. Communications/Council Participation

Mrs. Vogel thanked everyone for their comments this evening and expressed that the Council is listening to their concerns. She explained this topic will be discussed and is open to public participation at the next meeting of the Policy Committee with will be held on February 24, 2026 immediately following the Finance Committee at 6pm.

Mr. Weiss thanked Mr. Ewald for his statement earlier this evening and stated he had a personal statement as well. Mr. Weiss stated, as an elected official and a resident of the borough, he, too, is deeply disturbed by the violent ICE enforcement actions that took place in our community a week ago. This is not the Phoenixville that we are committed to building or it's not reflective of the Phoenixville we're committed to building the manner in which these arrests were conducted violated basic standards of human dignity and public safety. Videos showed unnecessarily aggressive tactics that created fear and trauma. Clearly, throughout the community. He believes this is unacceptable. Phoenixville is a community that values all of our residents. Regardless of immigration status. We're strengthened by diversity, and he is committed to ensuring that everyone who calls Phoenixville home can live without fear. Seeing a violent confrontation by unaccountable and unconscionable federal authorities he wants to be clear Phoenixville Borough and our Police Department do not, and will not participate in immigration enforcement operations. As a councilman, he is committed to pursuing all legal actions available to Council to protect our community. And just to be very, very clear, our residents are not alone. our community, our neighbors, and this country deserve better. He wants the public to know he will use his seat and his office that he's been honored to take part in, to do as much as he can.

Mr. Moore he stated he echoes his colleague's statements on this and he appreciates that the Policy Committee will be taking on the continued discussions. He expressed the gratitude to the Borough Staff and the Water Distribution and Street Departments, as well as the contractors that they have been working with to tackle the unprecedented number of Water Main Breaks over the past month. At last count they have responded to twelve breaks including one on Nutt Road that lasted well into the night and had traffic limited to one lane. The staff has been working day and night to get water service restored to our residents during some of the toughest weather the Borough has seen in some time. He expressed his appreciation to Brian Watson and his whole team and the people he is working with. Their hard work is a real tribute to how our departments operate in the Borough.

Ms. Burckley thanked everyone for coming out this evening and for their attendance at the Personnel and Public Safety Committee meeting on February 3rd. It was very moving and she wants to state that she echoes her comments from that meeting. She thanked Mrs. McGhee, Mrs. Vogel and Mr. Ewald for joining her for the meeting. Discussions have been had and will continue to be had as there is a lot to consider. She reiterated that the Council hears all of you and while she doesn't feel she can eloquently describe the situation as many of you she is confident the Council is listening and while we can't always shout out all the ideas at one time, there is a process and we understand what all of you are saying to the Council.

VII. Mayor's Report

Mayor Urscheler thanked all of the residents for being here and joining us this evening. He stated your voices are extremely important in this community, and it is an important part of our government and our process. He stated that for the first time in his tenure, certainly, that he had felt like the Council doesn't necessarily have all the tools to immediately respond to the situations that our before us as a community. He stated he feels that the Council and Borough have incredible people, committed to working together to figure out a path forward. He knows it is difficult when you see injustice that we are unable to immediately respond to however, the Borough will by no means become part of an injustice and we will fight as a community as we have in the past to see this community through some really exciting and beautiful times as well as some very dark and challenging times in our community. He reminded everyone that the Council will continue, whether or not sometimes we can publicly state what is being done just know we will continue to fight for you, for your families, and every single person in this community, regardless of their background or where they come from. He stated Phoenixville is a beautiful and special place because of all the people here. That is what makes community special. He is reminded of the ideals outlined in Valley Forge during the Revolution, that they are self-evident but they are certainly not self-executing. He encouraged residents to reach out to their state officials including Congresswoman Houlihan, and US Senators McCormick and Fetterman. Continue to share our challenges that we're having in our community. Government in itself, too, on its best days, I would say, is not a fast-moving enterprise by any means But that doesn't mean that it's not worth it, and this fight isn't worth it. It doesn't mean that. No one's working on this. It is

definitely a slow process, and it really is designed to be slow for that reason because we want to make sure that it sticks around longer than all of us. He thanked everyone for making this a place where every person is safe, loved, and celebrated, and we will continue every single day to be dedicated to ensuring that that become the reality that we hope it to be here in the borough of Phoenixville.

VIII. Appointments

- A. Call for Residents interested in being appointed to various Boards and Commissions.

Mr. Ewald encouraged residents to continue to apply for openings on the various Boards and Commissions and stated openings can be found on the Borough's Website.

- B. Overview of process when applications are received.

Mr. Ewald explained the new process announced last month. The Council has shifted back to a slightly previous style for applications received by Mr. Krack, Ms. Getzfread and Ms. Logan. The Council will be reviewing them and bringing the applicants in front of the Council as they come in for the vacancies that are appropriate and the information will be available in the Council Packets. If anyone has questions on this he would be happy to discuss the slight change in policy on that offline as well.

IX. New Business

- A. Motion to approve a Settlement Agreement between the Borough and Steelworks Acquisition, LP related to the Demolition Order issued by the Borough on September 30, 2025 for the properties located at 521, 523, 525, 527, 529, 535, 541, and 543 Bridge Street, and the appeal thereof by the landowner, in a form substantially similar to what has presented to Council tonight, and further authorizing the Borough Council President, Borough Manager, and Borough Solicitor to execute such Settlement Agreement and prepare, file and execute any further documents necessary to comply with the terms and conditions of such Settlement Agreement.

Ms. McGrath explained the ongoing enforcement matter involving the properties around 500 Bridge Street. As many of you may be aware the Borough has reached an agreement with opposing counsel and the opposing party, on the properties cited for property maintenance issues and building code violations. The landowner appealed the citation and, in an effort, to avoid a messy litigation matter a settlement agreement has been reached. The terms include a definitive time line the property owner has agreed to meet for the demolition of the properties and to remedy any kind of outstanding code violations. She states the Borough Staff will continue to monitor the properties for any new or emerging

issues to maintain public safety at the aforementioned properties.

Mr. Weiss made a Motion to approve a Settlement Agreement between the Borough and Steelworks Acquisition, LP related to the Demolition Order issued by the Borough on September 30, 2025 for the properties located at 521, 523, 525, 527, 529, 535, 541, and 543 Bridge Street, and the appeal thereof by the landowner, in a form substantially similar to what has presented to Council tonight, and further authorizing the Borough Council President, Borough Manager, and Borough Solicitor to execute such Settlement Agreement and prepare, file and execute any further documents necessary to comply with the terms and conditions of such Settlement Agreement. Seconded by Mr. Moore.

Motion Approved 7-0.

X. Public Hearings

None

XI. Resolutions/Ordinances

- A Motion to adopt an Ordinance amending Chapter 13 (Licenses, Permits and General Business Regulations).

Ms. Burckley made a Motion to adopt an Ordinance amending Chapter 13 (Licenses, Permits and General Business Regulations). Seconded by Mr. Weiss.

On the Question:

Mr. Ewald stated the ordinance was duly advertised for approval this evening.

Motion Approved 7-0.

- B. Motion to recommend Borough Council adopt a Resolution Establishing Conditions and Regulations for the PXV Inside-Out Special Event, Pursuant to Section 13-1304 of the Borough Ordinances.

Ms. Burckley made a Motion to recommend Borough Council adopt a Resolution Establishing Conditions and Regulations for the PXV Inside-Out Special Event, Pursuant to Section 13-1304 of the Borough Ordinances. Seconded by Mrs. McGhee.

Motion Approved 7-0.

XII. Reports of Committees, Boards, and Commissions

- A. Historical and Architectural Review Board – Ms. Dugan

1. Motion to approve/deny the Certificate of Appropriateness for renovations and additions at 184 Bridge Street.

Ms. Dugan made a Motion to approve the Certificate of Appropriateness for renovations and additions at 184 Bridge Street. Seconded by Mr. Weiss.

On the Question:

Mr. Ewald explained this item did come out of HARB unanimously approved and normally would be included on the consent agenda, but due to the breadth of work and the improvements being made to 184 Bridge Street, Staff and he agreed it was important for the Council to see and the Public to take note of what will be a fantastic upgrade to Bridge Street.

Ms. Dugan provided the background on the first time the project went through HARB for approval. She thanked the applicant for working with Staff and HARB to bring forth a project that is more appropriate for the downtown. She explained there will be considerations that will need to be addressed at the Planning Commission however, for the purposes of a HARB approval this fits and it will be up to the Planning Commission to do what they need to for the actual plan for the project.

Mr. Moore asked if the renderings could be put up on the screens.

Mr. Burckley stated the applicant is present this evening. She thanked the applicant for their willingness to come back to work with HARB to make sure that the downtown aesthetic is maintained. The Borough appreciates your investment.

Ms. Ewald stated that for those viewing from home this rendering is available on the website under the council packet on the Agenda section of the Borough website and he stated staff does a great job of keeping forward-facing projects like this available. He thanked Chris for his cooperation and getting this project back before the Council.

Motion Approved 7-0.

B. Planning Commission - Mr. Moore

1. Motion to adopt a Resolution officially conditionally approving/denying the Preliminary/Final Subdivision and Land Development Plan for the development at 1000 Nutt Road known as the Chipotle Pad Site.

Ms. McGrath explained the applicant is present this evening and invited them to approach the podium. She stated the applicant this evening is Nutt

Road LP and they are the owner of the property located at 1000 Nutt Road with a UPI number of 15-7-17.1. The property is approximately 7 acres in the Phoenixville Plaza. The project was previously granted a conditional use approval for inclusion of a driveway at this project. After reviewing the project at several Planning Commission meetings the commission voted on January 8, 2026 to unanimously recommend approval of the application and requested waivers.

Mr. Arnold Andersen president and general partner of Nutt Road LP introduced Mr. Anand Bhatt of ARNA Engineering to speak out the waiver requests for the project.

Mr. Bhatt stated this building will complete the three pad sites at the 1000 Nutt Road location. Currently there is a Starbucks operating at the location and a Tommy's Carwash which is under construction currently. The pad site in question is an open parking lot in front of the Cube Smart. This is the location of the proposed Chipotle. He explained the applicant is requesting three waivers that he considers to minor requests.

He stated the first is a related to the scale of the plans as reference in Section 22-304.1.A – Requiring the Plans to depict the Development in accordance with the Borough's Subdivision and Land Development Checklist, in order to provide a partial waiver to allow for the Applicant to use a scale of 1" =40' on the Plans. Instead of the scale requirements of 1 to 50, 1 to 30, 1 to 20, or 1 to 10 ratios.

The second is related to Section 22-419.1.A – Requiring sidewalks and planting strips along commercial streets in accordance with Section 27-401 of the Borough's Zoning Ordinance, in order to provide a partial waiver to allow sidewalks and planting strips as shown on the Plans (such as allow five (5) foot wide sidewalks when internal to the Site). He explained the side walks for any commercial properties to be ten (10) foot wide, and the applicant has requested to have the internal sidewalk to be five (5) foot wide which will still accommodate the ADA requirements.

The last is related to Section 22-505.5.B – Requiring that all grading shall be set back from property lines by at least three (3) feet, in order to allow grading is proposed within three (3) feet of the property line with UPI 15-8-16. He stated the request is to allow grading within three (3) feet of the property line. He explained this property is unique that there is a small section of the property which is not part of the shopping center. The applicant does have an easement agreement with the adjacent property owner.

He stated that other than the waivers the applicant agrees to comply with the requirements that were set forth in the review letter prepared by the Borough Engineer and traffic consultant. He stated the concerns raised by

the Planning Commission regarding the flow of traffic in the site. This particular Chipotle model requires that customer either go in and order or utilize an app to preorder and then drive up to the window without having to order at a menu board and speaker system. This will simplify their operations and not allow for a lot of back up and traffic on the site.

Ms. McGrath asked if there were any Council or Public that wished to comment this evening. She stated seeing no Council or Public Comment she stated she would entertain a motion for this application.

Mr. Moore made a Motion to adopt a Resolution officially conditionally approving the Preliminary/Final Subdivision and Land Development Plan for the development at 1000 Nutt Road known as the Chipotle Pad Site. Seconded by Ms. Burckley.

Motion Approved 7-0.

C. Phoenixville Regional Planning Committee – Ms. McGhee

Mrs. McGhee stated there is no action to report and that the committee will meet again on February 25, 2026.

D. Recreation Board – Ms. Dugan

Ms. Dugan reported there will be an upcoming Mental Fun Day and Walk a Mile in her Shoes held at the Recreation Center on May 2, 2026. She stated that camps and programs continue including Yoga for all ages, Intermural Track and Field, Skyhawks, Pickleball, Volleyball Leagues, Youth Co-ed NFL flag football, Jumpstart sports and Young Rembrandts. She reminded the residents that all the information on the available programs can be found on the Borough Website.

E. Tree Advisory Commission – Mr. Weiss

Mr. Weiss reported on the accomplishments of the Tree Advisory Commission including 100 trees pruned, 80 new trees planted, 100 volunteer trees pruned and plans to plant 100-160 new trees in 2026. He stated the biggest hurdle in planting new trees is identifying spots, the Tree Advisory Commission is asking the community for their help. Any resident interested in requesting a tree planting should fill out the borough-regulated tree application, which can be found on the Tree Advisory Commission page on the Phoenixville website.

F. Human Relations Commission – Ms. Burckley

Ms. Buckley reminded the public the HRC meeting on the first Wednesday of the month at the Recreation Center and that their next meeting will be March 4, 2026, 6pm.

XIII. Council Action referred from:

A. Personnel and Public Safety Committee – Ms. Burckley

1. No action to report.

B. Parks and Recreation Committee – Mr. Moore

1. No action to report.

C. Policy Committee – Ms. Vogel

1. Motion to schedule and advertise an Ordinance amendment to Chapter 1 “Administration and Government”.

Mrs. Vogel made a Motion to schedule and advertise an Ordinance amendment to Chapter 1 “Administration and Government”. Seconded by Ms. Burckley.

On the Question:

Mr. Ewald explained the Ordinance Amendment will codify the Assistant Borough Manager and ADA Coordinator position for the Borough.

Motion Approved 6-0. Ms. Dugan out of the room.

2. Motion to schedule and advertise an Ordinance amendment to Chapter 15 “Motor Vehicles”.

Mrs. Vogel made a Motion to schedule and advertise an Ordinance amendment to Chapter 15 “Motor Vehicles”. Seconded by Ms. Burckley.

On the Question:

Mr. Ewald explained this amendment deals mostly with stops signs and is a typical monthly to quarterly update of Chapter 15.

Motion Approved 6-0. Ms. Dugan returned to the room.

3. Motion to schedule and advertise an Ordinance amendment to Chapter 27 “Zoning”.

Mrs. Vogel made a Motion to schedule and advertise a Public Hearing to consider an Ordinance amendment to Chapter 27 “Zoning”. Seconded by Ms. Burckley.

On the question:

Ms. McGrath explained the amendment is to make some language updates, the removal of some updates and adding uses to the industrial district. She stated the Borough will have to conduct a hearing on this at a future meeting, so this is just scheduling and advertising, and it will be reviewed by the Planning Commission, the Regional Planning Commission and the County Planning Commission, so plenty of room for feedback on this.

Mr. Krack explained the Borough was one of the first municipalities to establish limitations on data centers and upon review it was discovered that one of the districts had data centers as an option and it should not have. This amendment also adds detention centers in the Commercial District (CD).

Motion Approved 7-0.

D. Infrastructure/Technology/Transportation/Sustainability Committee – Mr. Weiss

1. No action to report.

E. Finance Committee – Ms. Dugan

1. No action to report.

XIV. Communications/Council Participation

A. Nominations to fill the vacant North Ward Borough Council Seat.

Mr. Ewald asked for nominations.

Mrs. McGhee made a Motion to appoint Klementina Budnik to the vacant North Ward Borough Council Seat with a term expiring on January 3, 2028. Seconded by Ms. Burckley.

On the Question:

Mr. Moore stated he really appreciated the quality of the all the candidates who did step forward and who took the time not only apply but also join us to talk and answer questions on February 9, 2026. The Council was able to engage with each of them for a good 20-25 minutes, and he feels it was a very thorough and open process.

Mr. Ewald stated the North Ward has roughly 5,000 residents and having four

individuals step forward is appreciated.

Mr. Ewald closed the nominations.

B. Motion to adopt a Resolution to fill the vacant North Ward Borough Council Seat.

Mrs. McGhee made a Motion to adopt a Resolution to fill the vacant North Ward Borough Council Seat. Seconded by Ms. Burckley.

Motion Approved 7-0.

Mr. Ewald let Ms. Budnik know she will be appointed to the Personnel and Public Safety, Infrastructure, Transportation, Technology and Sustainability, and Policy Committees.

XV. Public Comment

Dr. Saneck, resident. He asked for clarification on the attorney- client privilege discussion on 209 and 299 Fillmore street as he is the owner of the properties.

Ms. McGrath, stated the comment tonight was just a matter of attorney-client privilege discussion related to 209 and 299 Fillmore as it relates to some ongoing land development applications

Henrik Stubbe Teglbjaerg, resident. He appreciates the turn out at this meeting and last Tuesday also, he reminded the Council they are the ones who have all the tools to do want the residents can't against this overreach of federal law.

Becca Krall, resident. She stated she is really impressed with all the leaders in our community who showed up and really came with ideas and plans and ways to lead our community despite not actually being our elected leaders. She was struck by how much the Council has embraced the mechanisms already in action, especially the detention center. She stated she would like some clarity on what residents should be doing when residents are being removed from the streets without any protection from our local police.

Sara Guthrie, resident. She stated she is struck by kind of the mundaneness of the meeting tonight, you know, we have the really eloquent speakers talking about the fear that many of us have in this community and then, smushed in the middle talk of what's going on at the Rec Center, with the Borough trees, and all of this wonderful stuff that our local government does. She stated it reminded her that that's kind of what generally government is it's boring, and it's kind of a slog. She stated she recently attended Congresswoman Houlihan's State of the 6th. Where Ms. Houlihan said, we need to lean on our local government to do something and tonight, Mayor Pete, said we need to lean on our federal officials to do something. She just doesn't know who is going to do something about this.

Matt Miller, resident. He stated he was one of the candidates that came out for the vacant North Ward seat and just wanted to thank all of you for that, and for that opportunity. It was really heartening to talk with all of you last night, to hear all the passion in the room last night and to hear it again today. This is a special community and last night, the way I put it was, it's a line in the sand moment for me as a citizen here and I really look forward to just contributing in any capacity that he possibly can.

Dr. Saneck, resident. He asked when he might here more information on what was discussed about his properties at 209 and 299 Fillmore Street.

Ms. McGrath stated Dr. Saneck should attend the Planning Commission meeting on February 12, 2026 for more information.

Kirsten Yuhaus, neighboring resident. She stated she is here tonight to support everyone who has spoken and as the daughter of an immigrant she has to remind everyone the importance of this moment and what could be done, and what was proposed. She thanked the Council for taking the time to listen to all the people here including a non-resident like her.

Garry Guseltsev, resident. He stated he wanted to quickly echo something that was mentioned earlier that we haven't seen the Council members show up in the community in regards to ICE protests and other community organizing efforts. He wanted to highlight that that is something that is in your control and is something you can absolutely do without the need for concrete law passing. There are things that can be done immediately to show and give support to the community the Council serves.

Jacob Reeder, resident. He thanked everybody for getting together tonight and discussing such important issues at such an important time. The fact that we're able to have these conversations is what makes our country and our community good but, real moral action in the face of danger is what makes us great. He appreciates the Council's prepared statement regarding not entering a Section 287(G) agreement and that Phoenixville has committed not to share resources with or support the federal actions described here tonight. However, the community wants to hear specifics about what this governing body will do. So, as you consider the policies, comments and ideas shared tonight please work to explain what police and enforcement information you can with the community. He thanked the Council members for their statements and for voicing your support for the community.

Klementina Budnick, resident. She thanked the Borough Council for appointing her to the vacancy in the North Ward. She really loves this community and especially seeing everybody turn out today and voicing your opinions about ICE. She gave her perspective as an immigrant. She stated she was born in Ukraine, and she knows a lot of people are feeling scared in this moment that something happened in their backyard. She shared she has been on edge since the invasion in Ukraine and is worried about her family members. She shared she has lost people. It takes endurance and a lot of clear thinking to whether the storm. She stated her wish is that everybody can take care of themselves and continue

to work towards making this a better community, and she hopes to be a big part of that.

Mr. Ewald thanked everybody for coming and attending tonight, as well as making comments. He stated the Council has a series of additional steps that they are marching towards in addition to the items that were discussed tonight that were under scheduled and advertised. The Council is continuing to work on these issues at the pace that we're able to work on them.

XVI. Staff Reports are in the packets.

- A. Manager
- B. Police
- C. Fire
- D. Planning and Codes
- E. Public Works
- F. Finance
- G. Human Resources
- H. Recreation

XVII. Adjournment

9:15pm. Mr. Weiss made a Motion to Adjourn. Seconded by Mrs. McGhee.

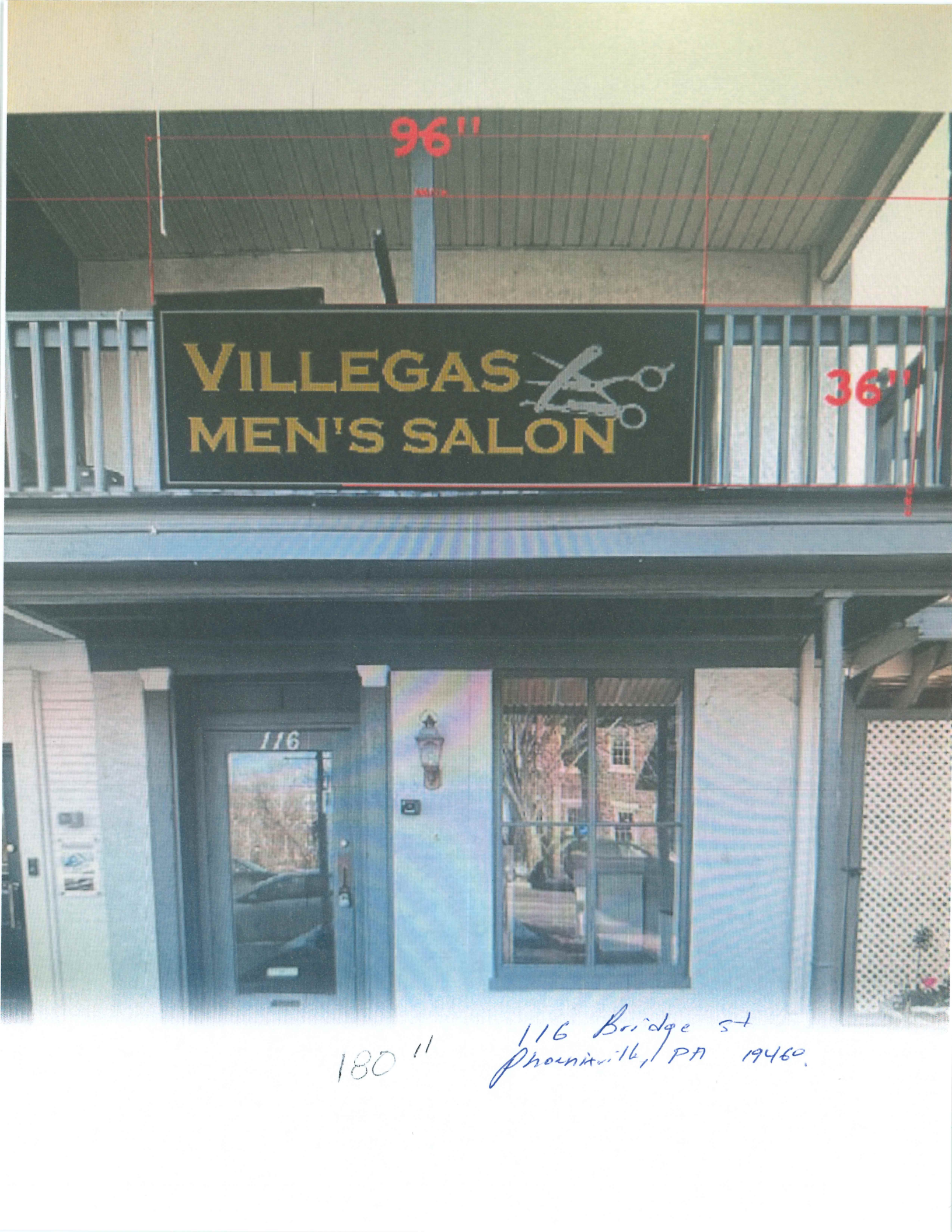
E. Jean Krack
Borough Manager

Transcribed by: Jennifer Logan
Administrative Assistant
February 2026



180"

116 Berde st
Phoenixville, PA 19460



96''

36''

VILLEGAS
MEN'S SALON

116

180''

116 Bridge st
Phoenixville, PA 19460.



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209



**Borough of Phoenixville
Council, Authorities, Bureaus, Commissions, and Agencies**

Planning Commission - 4 Year Term	Appointed	Reappointed	Term Expiration
Josh Gould	March 12, 2024		March 31, 2028
Raffaello DiNapoli	February 14, 2017	April 8, 2025	March 31, 2029
Amanda Irwin - Vice Chairperson	March 12, 2024		March 31, 2028
Catherine Bianco - Chairperson	March 9, 2021	March 11, 2025	March 31, 2029
Joseph Sikora	March 8, 2022		March 31, 2026
Thomas Carnevale	April 12, 2011	March 8, 2022	March 31, 2026
Jahan Tavangar	November 12, 2024		March 31, 2027
Brian Moore - Council Liaison			January 3, 2028

Zoning Hearing Board - 5 Year Term	Appointed	Reappointed	Term Expiration
Jonathan Steitzer	February 14, 2023		January 31, 2028
David Petty	October 10, 2023	January 9, 2024	January 31, 2029
Maureen Ahearn - Vice Chairperson	February 11, 2020	January 14, 2025	January 31, 2030
Bryan Emmanuel - Chairperson	April 10, 2018	January 13, 2026	January 31, 2031
Carolyn Treglia	April 9, 2024		January 31, 2027

Recreation Board - 4 YR Term	Appointed	Reappointed	Term Expiration
Kathy Gill - Vice-Chairperson	May 10, 2016	April 9, 2024	April 30, 2028
Vacant			April 30, 2028
Ed Lantzy	January 1, 2006	April 8, 2025	April 30, 2029
Joellen Nicholson	May 13, 2025		April 30, 2029
Janet Hunter - Chairperson	January 1, 2008	April 12, 2022	April 30, 2026
Allison Peffle	May 11, 2021	April 12, 2022	April 30, 2026
Dave Gill	May 10, 2010	March 14, 2023	April 30, 2027
Dana Dugan - Council Liaison	April 27, 2010		January 3, 2028

HARB - 4 Year Term	Appointed	Reappointed	Term Expiration
Brian Slater - Chairperson - Real Estate	September 11, 2007	August 13, 2024	August 31, 2028
William Felton - Contractor	August 13, 2013	August 12, 2025	August 31, 2029
Brandon Wertz	August 12, 2025		August 31, 2029
Joel Bartlett - Architect		August 8, 2023	August 31, 2027
Joseph Sikora - Planning Comm	January 12, 2023		March 31, 2026
Matthew McCloskey - BCO	September 12, 2023		N/A
Dana Dugan - Borough Council			January 3, 2028

Borough Council - 4 Year Term	Appointed	Reappointed	Term Expiration
Klementina Budnik	February 10, 2026		January 3, 2028
Beth Burckley - Vice President	January 2, 2018	January 5, 2026	January 6, 2030
Dana Dugan	January 4, 2010	January 5, 2026	January 6, 2030
Jonathan Ewald - President	January 4, 2016	January 2, 2024	January 3, 2028
Koretta McGhee	January 5, 2026		January 6, 2030
Brian Moore - Assistant Secretary	January 6, 2020	January 2, 2024	January 3, 2028
Tanya Vogel	January 5, 2026		January 6, 2030
Brian Weiss	January 6, 2020	January 2, 2024	January 3, 2028
Peter Urscheler - Mayor	January 2, 2018	January 5, 2026	January 6, 2030

Civil Service Commission - 6 YR Term	Appointed	Reappointed	Term Expiration
Mari Wineburg - Chairperson	September 14, 2021	August 8, 2023	January 31, 2028
Amara Thornton-Brown - Vice Chair	July 14, 2020	January 9, 2024	January 31, 2030
Beth Burckley	December 12, 2023		January 31, 2032
Alternate - J. D. Maloney	March 12, 2024		January 31, 2027
Alternate - Jeffrey Jones	January 14, 2025		January 31, 2029

Tree Advisory - 5 Year Term	Appointed	Reappointed	Term Expiration
Jennifer Chandler - Secretary	January 14, 2025	June 10, 2025	June 30, 2030
Susan Di Cerchio	July 12, 2022		June 30, 2027
Heidi Warning	June 10, 2025		June 30, 2029
Justin Gordon - Chairperson	August 13, 2024		June 30, 2028
Mary Foote	July 9, 2019		June 30, 2026
Brian Weiss			January 3, 2028

Human Relations - 3 Year Term	Appointed	Reappointed	Term Expiration
Kevin Zwick - Chairperson	September 10, 2024		March 31, 2026
Jasmine Joyner	May 13, 2025		March 31, 2026
Alexandra Moulton	November 12, 2025		March 31, 2028
Rev. Lee Paczulla	March 8, 2022	April 8, 2025	March 31, 2028
Linda Giovagnoli	November 12, 2025		March 31, 2027
Beth Burckley - Council Liaison			January 3, 2028

Other Appointments	Appointed	Reappointed	Term Expires
Emergency Management Coordinator Karin Williams	January 1, 2015		N/A
Vacancy Board Chairman Richard Kirkner	January 5, 2026		December 31, 2026

ORDINANCE NO. 2026 -

**BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA**

**“INDUSTRIAL USE, AUTO SUPPLY STORE, DETENTION CENTER, AND
PARKING DIMENSIONS ORDINANCE”**

AN ORDINANCE OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE BOROUGH OF PHOENIXVILLE CHAPTER 27 “ZONING”, PART 2 “DEFINITIONS”, SECTION 202 “DEFINITIONS” TO ADD A NEW DEFINED TERM “DETENTION CENTER”; AND FURTHER AMENDING PART 3 “ZONING DISTRICTS”, SECTION 27-301 “REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS”, SUBSECTION 27-301.2.A.(1) TO PROVIDE FOR DETENTION CENTERS AS A CONDITIONAL USE IN THE “CD” CORRIDOR DEVELOPMENT DISTRICT; AND FURTHER AMENDING PART 3 “ZONING DISTRICTS”, SECTION 27-301 “REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS”, TO ADD NEW SUBSECTION 27-301.2.A.(2).(b) TO ESTABLISH CONDITIONS APPLICABLE TO DETENTION CENTERS; AND FURTHER AMENDING PART 3 “ZONING DISTRICTS,” SECTION 27-301 “REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS”, SUBSECTION 27-301.2.B.(1) IN ORDER TO REMOVE CONFLICTING LANGUAGE RELATED TO INDUSTRIAL USES PERMITTED IN THE “I” INDUSTRIAL DISTRICT; AND FURTHER AMENDING PART 3 “ZONING DISTRICTS,” SECTION 27-301 “REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS”, SUBSECTION 27-301.2.C.(1) IN ORDER TO REMOVE AUTO SUPPLY STORE AS A PERMITTED BY RIGHT USE IN THE “I” INDUSTRIAL DISTRICT; AND FURTHER AMENDING PART 4 “DESIGN AND DEVELOPMENT REGULATIONS”, SECTION 27-405 “PARKING” TO ADD NEW SUBSECTION 27-405.4.F. IN ORDER TO CLARIFY REQUIRED PARKING SPACE DIMENSIONS.

The Council of the Borough of Phoenixville, Chester County, Pennsylvania, hereby ORDAINS that:

Section 1. Amendment to Code.

The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, “Zoning”, Part 2 “Definitions,” Section 27-202, is hereby amended to add a new defined term “Detention Center” as follows:

DETENTION CENTER

A facility or institution, operated and managed by any private, quasi-governmental or governmental entity, which is used to involuntarily confine or otherwise detain and house persons awaiting trial, hearing, administrative or legal proceeding, or disposition.

Section 2. Amendment to Code.

The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, “Zoning”, Part 3 “Zoning Districts”, Section 27-301.2.A.(1) is hereby amended as indicated by the black underlined interlineations indicating insertions of language and black strikethrough indicating deletions of language:

(1) The uses listed below are permitted by conditional use in the zoning districts as indicated below. Further, any use not elsewhere permitted in the Phoenixville Zoning Ordinance and also not permitted in any municipality that is a member of the Phoenixville Regional Planning Committee shall be permitted by conditional use in the “CD” Corridor Development District. Such uses shall comply with the applicable regulations within the underlying zoning district as well as the conditional use standards set forth in this Zoning Ordinance.

By-Right Uses	Zoning District						
	RI	TC	MI	NC	CD	MG	I
Adaptive Reuse	X	X	X	X	X	X	X
Adult Commercial					X		
Adult Entertainment					X		
<u>Detention Centers</u>					<u>X</u>		

Section 3. Amendment to Code.

The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, “Zoning”, Part 3 “Zoning Districts”, Section 27-301.2.A.(2) is hereby amended to add a new Subsubsection 27-301.2.(A).(2).(b) as follows:

- (b) Detention Centers.
 - 1) The applicant shall submit a written statement describing the scope of the proposed operation, the health and safety measures that will be implemented, and a detailed security measures plan.
 - 2) Dimensional Requirements.

- a) Minimum lot area: one (1) acre.
 - b) Any and all structures associated with a Detention Center Use shall be set back from the Property Lot Lines by not less than one hundred (100) feet.
- 3) Any Property to be used for a Detention Center use shall be located, measured at its nearest Lot Line, as follows:
- a) Greater than five hundred (500) feet from any residential used Property at its nearest Lot Line;
 - b) Greater than one thousand (1,000) feet from any school or park.
- 4) Design Standards.
- a) All buildings and structures associated with a Detention Center use shall be fully surrounded and secured by a screening fence or similar security measure that is a minimum of twelve (12) feet in height and consisting of no openings or gaps through which a person could see through.
 - i. Fences shall be surrounded by a screened or landscaped barrier to mitigate visual or audible impacts to neighboring properties.
 - ii. Said fence or similar security measure shall be set back from the Property Lot Line by not less than fifty (50) feet.
 - b) Detention Center uses shall not be permitted in any attached Buildings.
 - c) All required parking, as well as all storage of any transport vehicles, for a Detention Center use shall be located on-site.
- 5) Additional conditions applicable to Detention Centers.
- a) At all times when detainees are present at the Detention Center, no fewer than one (1) emergency medical professional for every ten (10) detainees, that shall be present and on duty at the facility.
 - b) At all times when detainees are present at the Detention Center, no fewer than (1) security or administrative staff member for every seven (7) detainees shall be present and on duty at the facility.
 - c) Detention Centers shall be kept clean and sanitized at all times when detainees are present at the facility.
 - d) The operator of the Detention Center use, and contact information therefor, including without limitation an emergency telephone number operated by a continuously on-duty employee, shall be conspicuously posted for public view and use.

- 6) Notwithstanding the foregoing, to the extent that any of the above conditions conflicts with applicable State or Federal laws or regulations regarding detention centers or facilities, such condition or requirement shall be superseded thereby.

Section 4. Amendment to Code.

The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, “Zoning”, Part 3 “Zoning Districts”, Section 27-301.2.B.(1) is hereby amended as indicated by the black underlined interlineations indicating insertions of language and black strikethrough indicating deletions of language:

Special Exception Uses	Zoning District						
	RI	TC	MI	NC	CD	MG	I
Accessory Dwelling Unit (ADU)	X		X	X	X	X	
Agricultural Uses	X					X	X
Automobile Sales and Services					X		
Bed-and-Breakfast/Guesthouses	X	X	X	X	X	X	
Billboard		X				X	
Cemetery	X	X	X	X	X	X	X
Community Center	X		X			X	
Day-care Center		X	X	X	X	X	
Day-care, Home	X		X	X		X	
Electronic Message Display Sign					X	X	
Emergency Management Services Use		X	X	X	X	X	X
Entertainment Hall		X	X				X
Funeral Home/Mortuary	X			X		X	X
Home Business	X	X	X	X	X	X	X
Home/Improvement Center					X		X
Industrial Uses							X
Institutional Uses	X			X	X	X	
Life-care Housing Facility	X	X	X	X	X	X	X
Marquee		X					
Mobile Home					X		X
Mobile Home Park					X		X
Parking Lot		X	X		X	X	X
Private Club	X	X	X	X	X	X	X
Public Transportation Uses	X	X	X	X	X	X	X
Public Utility Use	X	X	X	X	X	X	X
Restaurant				X			
Restaurant, Drive-through					X		
Skill Game Use					X		
Sports Complex Recreational Facility						X	X

Wireless Telecommunications Facilities	X	X	X	X	X	X	X
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Section 5. Amendment to Code.

The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, “Zoning”, Part 3 “Zoning Districts”, Section 27-301.2.C.(1) is hereby amended as indicated by the black underlined interlineations indicating insertions of language and black strikethrough indicating deletions of language:

By-Right Uses	Zoning District						
	RI	TC	MI	NC	CD	MG	I
Accessory Building	X	X	X	X	X	X	X
Accessory Building, Residential	X	X	X	X	X	X	X
Auto Supply Store		X			X		X
Community Gardens	X	X	X	X	X	X	X
Forestry	X	X	X	X	X	X	X
Group Home	X	X	X	X	X	X	
Health and Fitness Club		X	X	X	X	X	X
Home Occupation, No Impact	X	X	X	X	X	X	
Hotel/Motel		X			X	X	
Industrial Uses							X
Institutional		X	X	X		X	X
Mineral Extraction							X
Municipal Uses	X	X	X	X	X	X	X
Office Use		X	X	X	X	X	X
Outdoor Market		X	X	X	X	X	X
Parking Garage, Multilevel		X	X	X	X	X	X
Residential Uses	X	X	X	X	X	X	
Restaurant		X			X	X	
Retail Goods and Services		X	X	X	X	X	
Self-storage							X
Tavern/bar		X			X	X	
Temporary Outside Display	X	X	X	X	X	X	X
Temporary Structure	X	X	X	X	X	X	X
Theater and Entertainment Center		X			X	X	

Section 6. Amendment to Code.

The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, “Zoning”, Part 4 “Design and Development Regulations”, Section 27-405.4. is hereby amended to add a new Subsection 27-405.4.F. as follows:

- F. Except as otherwise provided by Section 22-417 of the Borough Ordinances, each parking space shall be rectangular in dimension

(i.e. corner angles of 90-degrees) with a width of not less than nine (9) feet and a length of not less than eighteen (18) feet.

Section 7. Officer Authorization.

The appropriate officers of the Borough are authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Ordinance.

Section 8. Severability.

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, parts, or sections hereof. It is hereby declared as the intent of the Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, part or section thereof not been included herein.

Section 9. Repealer.

All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

Section 10. Effective Date.

This Ordinance shall become effective upon enactment as provided by law.

[Signature page follows]

[Phoenixville Borough Ordinance No. 2026-__]

PASSED by Borough Council this ____ day of _____, 2026.

By: _____
Jonathan M. Ewald
President, Borough Council

APPROVED by the Mayor, this ____ day of _____, 2026.

By: _____
Peter J. Urscheler
Mayor

ENACTED this ____ day of _____, 2026.

By: _____
E. Jean Krack
Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Ordinance duly adopted at a regular meeting of Borough Council held on the ____ day of _____, 2026.

By: _____
E. Jean Krack
Borough Manager/Secretary

ORDINANCE NO. 2026 –

**BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA**

“Appointed Officials Ordinance”

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE BOROUGH OF PHOENIXVILLE, CHAPTER 1 (ADMINISTRATION AND GOVERNMENT), PART 2 (APPOINTED OFFICIALS), TITLE A (BOROUGH MANAGER), TO REPEAL SECTION 1-209; AND FURTHER AMENDING CHAPTER 1 (ADMINISTRATION AND GOVERNMENT), PART 2 (APPOINTED OFFICIALS) TO ADD A NEW TITLE “D” ENTITLED “ASSISTANT BOROUGH MANAGER”; AND FURTHER AMENDING CHAPTER 1 (ADMINISTRATION AND GOVERNMENT), PART 2 (APPOINTED OFFICIALS) TO ADD A NEW TITLE “E” ENTITLED “ADA COORDINATOR”.

The Council of the Borough of Phoenixville, Chester County, Pennsylvania, hereby ORDAINS as follows:

Section 1. Amendment to Code.

The Code of Ordinances of the Borough of Phoenixville, as amended, Chapter 1 (Administration and Government), Part 2 (Appointed Officials), Title A (Borough Manager) is hereby amended to repeal and delete Section 1-209 in its entirety.

Section 2. Amendment to Code.

The Code of Ordinances of the Borough of Phoenixville, as amended, Chapter 1 (Administration and Government), Part 2 (Appointed Officials) is hereby amended to add a new Title D entitled “Assistant Borough Manager” as follows:

D. Assistant Borough Manager

§ 1-231. Position Created.

Borough Council hereby creates the office of Assistant Borough Manager.

§ 1-232. Appointment.

The Assistant Borough Manager may be appointed, if at all, by the Borough Manager with the consent and approval of Borough Council. Such appointment shall be based solely on executive and administrative qualifications and experience. The Assistant Borough Manager shall serve at the pleasure of the Borough Manager and Borough Council. For the sake of clarity, the foregoing shall not require the appointment of an Assistant Borough Manager.

§ 1-233. Duties and responsibilities.

The Assistant Borough Manager shall have the following duties and responsibilities:

- A. To assist the Borough Manager in the proper and efficient administration of all affairs of the Borough and assume such additional duties as may be delegated or assigned by the Borough Manager.
- B. To attend meetings of Borough Council and Council committees at the direction of the Borough Manager.
- C. Under the direction of the Borough Manager, to prepare reports and budget recommendations, research codes and ordinances, develop project proposals and bid specifications, oversee contracts to ensure compliance with Borough Codes and requirements, consider and resolve public complaints, and any other lawful duty assigned by the Borough Manager in accordance with the Borough Ordinances and any applicable state or federal law or regulation.

§ 1-234. Disability or Absence of the Manager.

If the Manager becomes ill or is absent from the Borough for an extended period of time, the Assistant Borough Manager shall perform the duties of the Borough Manager during their absence or disability. The Assistant Borough Manager shall not perform these duties for a single, consecutive period longer than five (5) weeks without the approval of Borough Council. Nothing contained in the foregoing shall prohibit the Assistant Borough Manager from assuming the duties of the Borough Manager, from time to time, upon request of the Borough Manager, in the normal course of business (e.g. during the time Borough Manager is on vacation).

Section 3. Amendment to Code.

The Code of Ordinances of the Borough of Phoenixville, as amended, Chapter 1 (Administration and Government), Part 2 (Appointed Officials) is hereby amended to add a new Title E entitled “ADA Coordinator” as follows:

E. Americans with Disabilities Act (ADA) Coordinator

§ 1-241. Position Created.

Borough Council hereby creates the position of Americans with Disabilities (ADA) Coordinator.

§ 1-242. Appointment.

The ADA Coordinator shall be appointed by the Borough Manager. The ADA Coordinator shall serve at the pleasure of the Borough Manager. In the event that the Borough Manager has not appointed an ADA Coordinator, then the ADA Coordinator shall automatically be the Borough Manager.

§ 1-243. Duties and responsibilities.

The ADA Coordinator shall have the following duties and responsibilities:

- A. The ADA Coordinator shall ensure the Borough's compliance with Title II of the Americans with Disabilities Act (ADA).
- B. The ADA Coordinator shall provide assistance and efforts in drafting and distributing or posting appropriate notice of the Borough's obligations and accessibility policies under Title II of the ADA.
- C. The ADA Coordinator shall assist community members (including employees of the Borough) in securing reasonable access to facilities, aids, services, activities, programs, and benefits of the Borough.
- D. The ADA Coordinator shall administer procedures for investigating and resolving grievances filed against the local government under Title II of the ADA.

§ 1-244. ADA Policy.

At the discretion of Borough Council, Borough Council may adopt by resolution a policy establishing procedures related to the implementation of the ADA Coordinator's duties and responsibilities, which shall be consistent with this Chapter 1, Part 2 of the Borough's Ordinances.

Section 4. Severability. The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of Borough Council that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 5. Failure to Enforce not a Waiver. The failure of the Borough to enforce any provision of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement hereunder.

Section 6. Effective Date. This Ordinance shall take effect and be in force from and after its approval, as provided by the law.

Section 7. Repealer. All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED by Borough Council this 10th day of March, 2026.

By: _____
Jonathan M. Ewald
President, Borough Council

APPROVED by the Mayor, this 10th day of March, 2026.

By: _____
Peter J. Urscheler, Mayor

ENACTED, this 10th day of March, 2026.

By: _____
E. Jean Krack, Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Ordinance duly adopted at a regular meeting of Borough Council held on the 10th day of March, 2026.

By: _____
E. Jean Krack, Borough Manager/Secretary

ORDINANCE NO 2026 -

**BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA**

AN ORDINANCE OF THE PHOENIXVILLE BOROUGH COUNCIL, CHESTER COUNTY, PENNSYLVANIA AMENDING CHAPTER 15, “MOTOR VEHICLES AND TRAFFIC,” PART 2, “TRAFFIC REGULATIONS,” SECTION 15-213 “STOP INTERSECTIONS ESTABLISHED” OF THE CODE OF ORDINANCES OF THE BOROUGH OF PHOENIXVILLE

The Council of the Borough of Phoenixville, Chester County, Pennsylvania hereby ORDAINS that:

Section 1.

Chapter 15, “Motor Vehicles and Traffic,” Part 2, “Traffic Regulations,” Section 15-213 “Stop Intersections Established,” is hereby amended as indicated by the black line and strikeout interlineations below, with strikeout indicating deletions of language and underlined interlineations indicating insertions of language:

Stop Street	Intersecting or Through Street	Direction of Travel
<u>Dayton Street</u>	<u>St Mary’s Street</u>	<u>North and South</u>
<u>St Mary’s Street</u>	<u>Dayton Street</u>	<u>East</u>

Section 2. Severability

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of Borough Council that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 3. Failure to Enforce not a Waiver

The failure of the Borough to enforce any provision of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement hereunder.

Section 4. Effective Date

This Ordinance shall take effect and be in force from and after its approval as required by the law.

Section 5. Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

PASSED by Borough Council this 10th day of March, 2026.

By: _____
Jonathan M. Ewald
President, Borough Council

APPROVED by the Mayor, this 10th day of March, 2026.

By: _____
Peter J. Urscheler, Mayor

ENACTED, this 10th day of March, 2026.

By: _____
E. Jean Krack, Borough Manager/Secretary

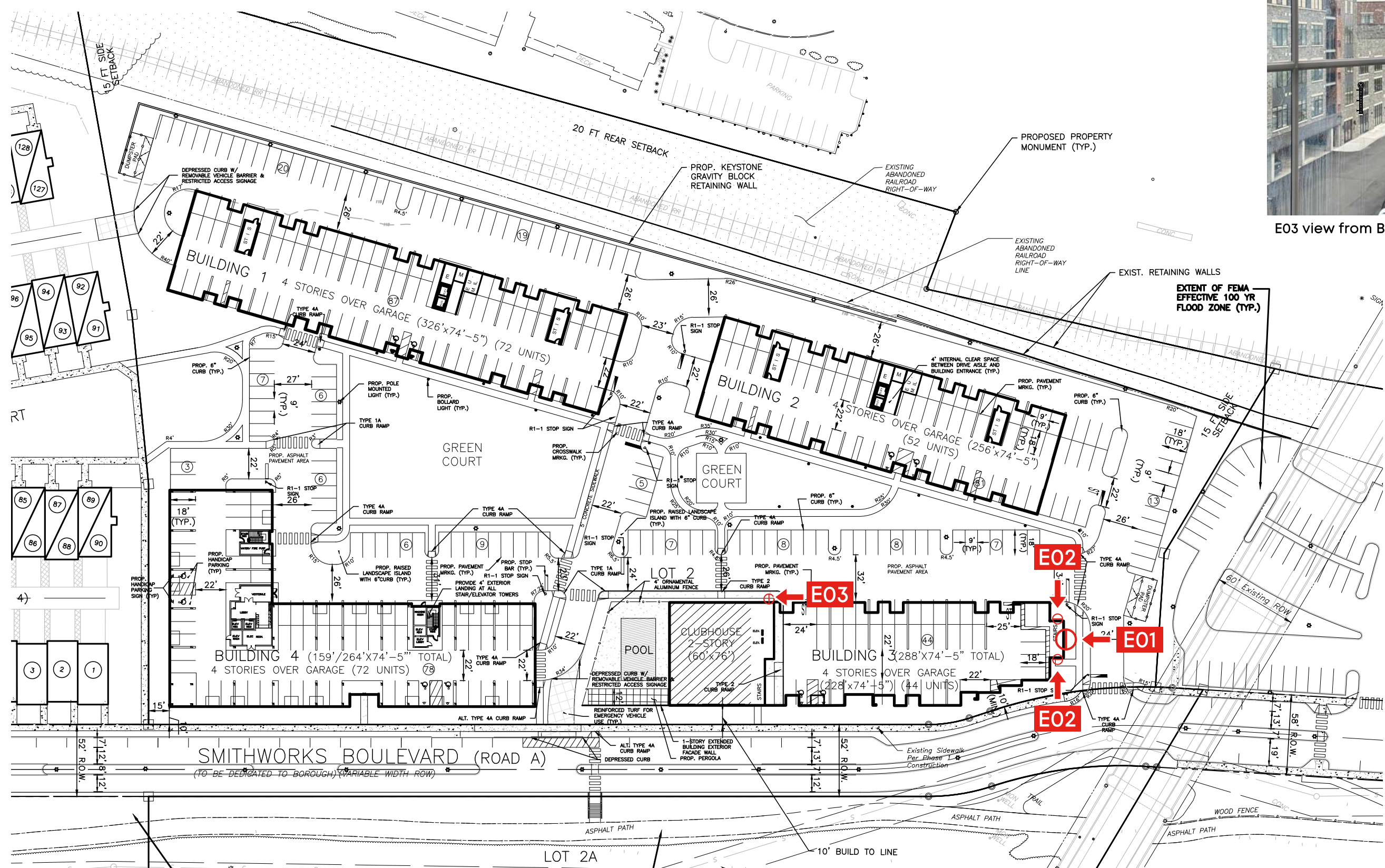
I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Ordinance duly adopted at a regular meeting of Borough Council held on the 10th day of March, 2026.

By: _____
E. Jean Krack, Borough Manager/Secretary

Site Map



E03 view from Building 2



Mural Size

Approximately 668" high x 289.5" wide mural. Approximately 252" high x 51.75" wide "The Phoenix" text on mural.

M01

Client:
Capano Management

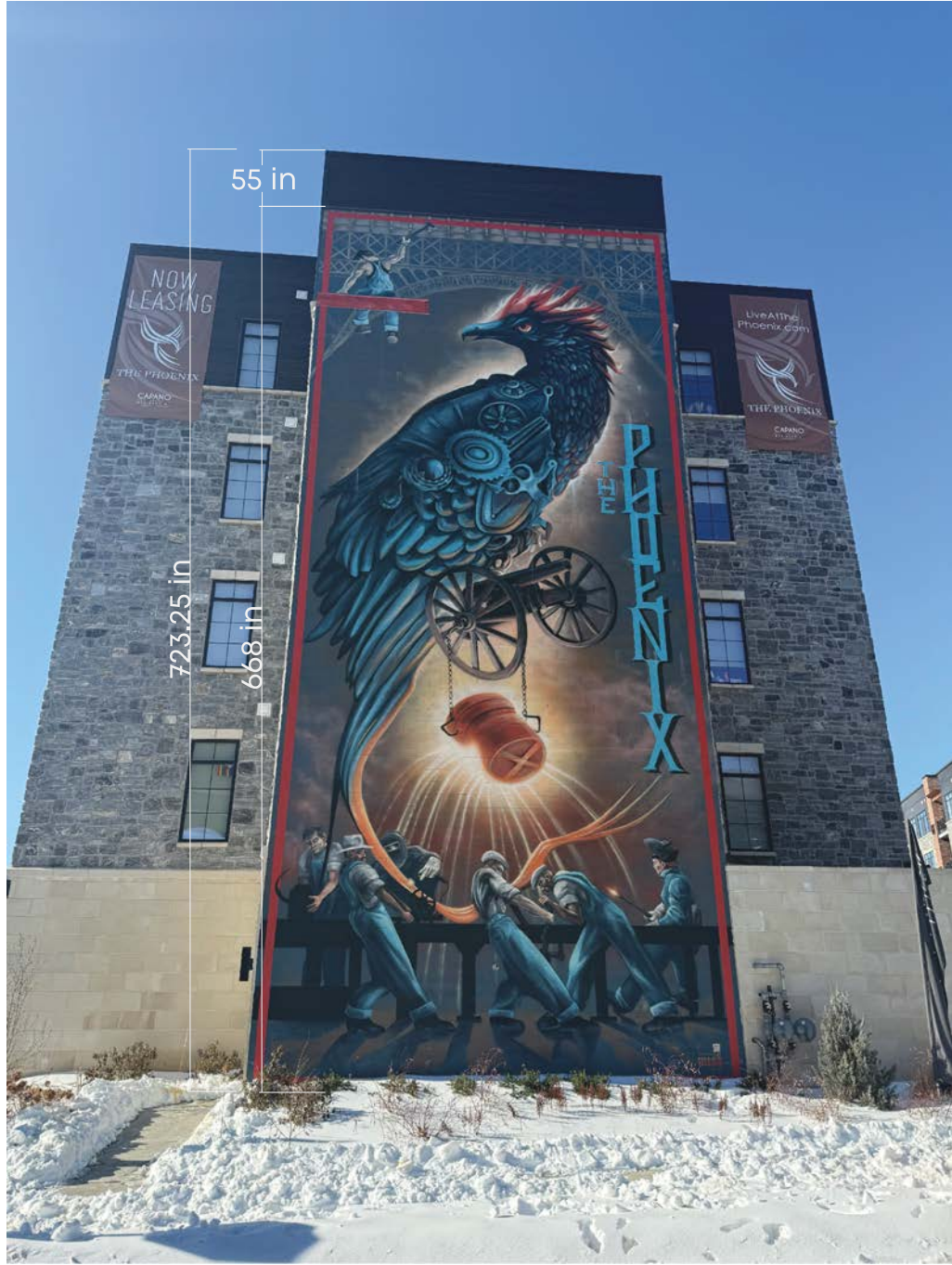
Project:
The Phoenix Exterior Signs

Installation Address:
401 Gryffindor Drive
Phoenixville, PA 19460

Quote #: 997024006

Date: 1-29-26

Prepared By: KL



Mural approx. 1342.96 square ft



"THE PHOENIX" approx. 64.47 square ft

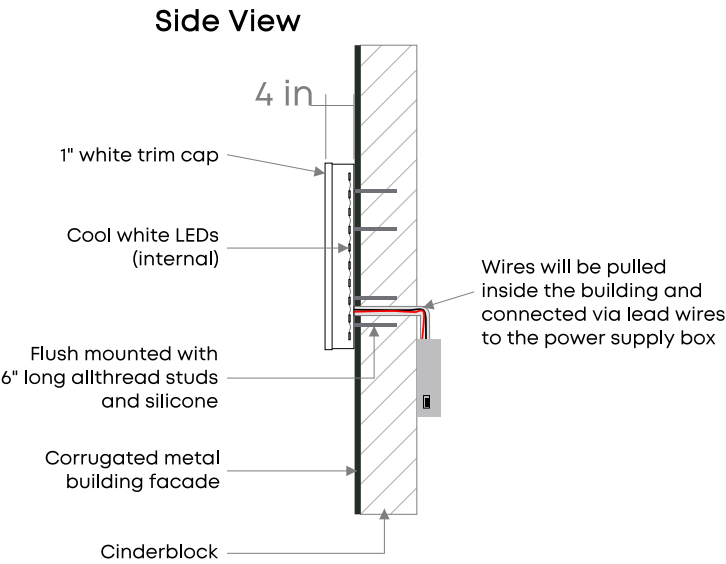
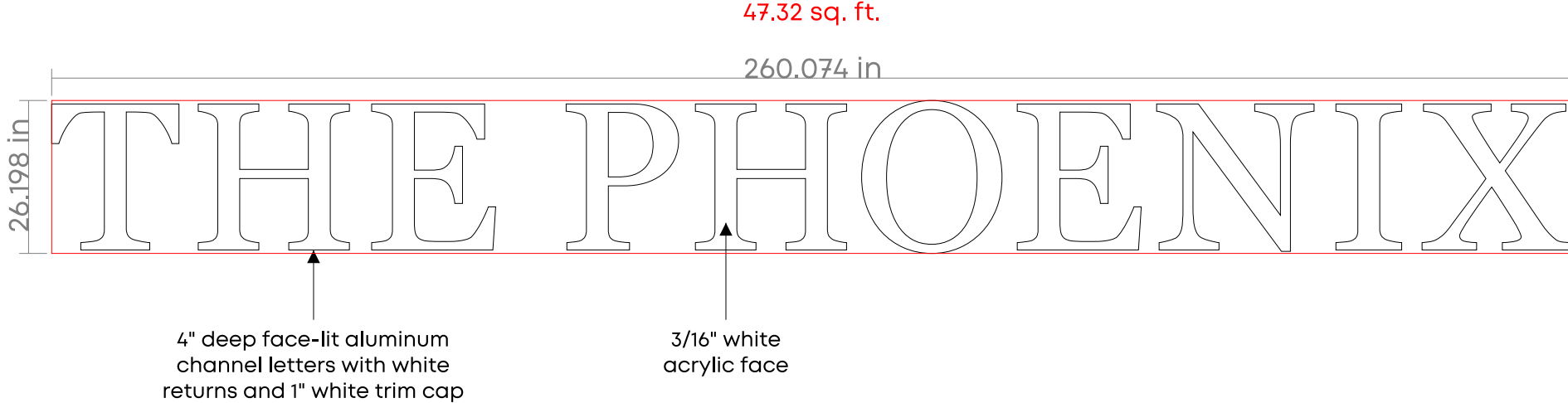


We hold the copyright on all of our designs, sketches, artwork, and layouts. They may not be copied, reproduced or forwarded to others without our express permission. We reserve the right to be the sole fabricator of any sign or graphic element we have designed.

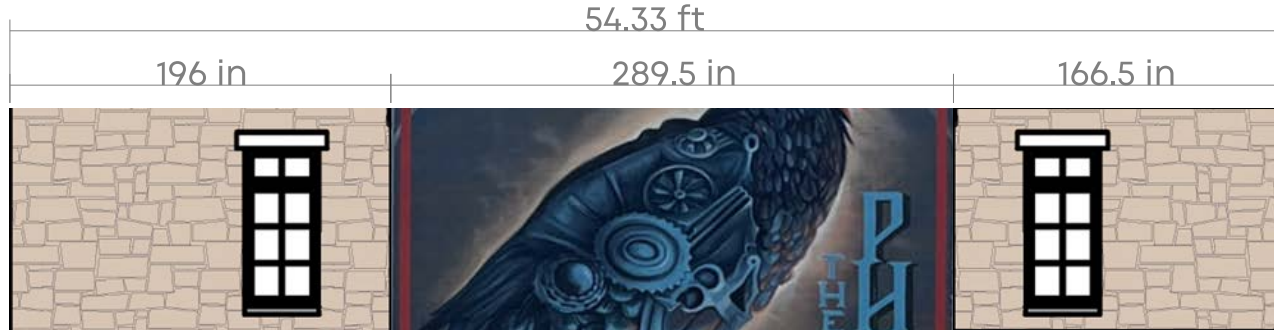
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Face-Lit Channel Letters

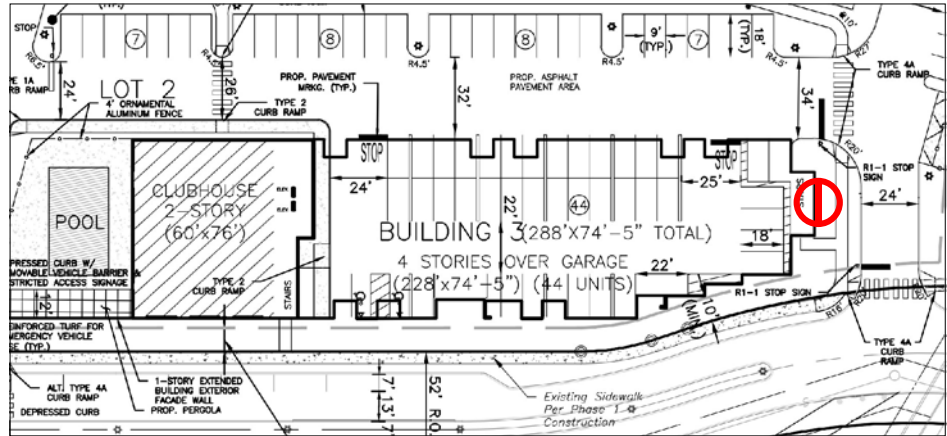
One 26.198" high x 260.074" wide x 4" deep set of face-lit channel letters with 3/16" thick white acrylic face, white aluminum returns, 1" white trim cap, and aluminum backs. Illuminated with cool white LED modules. Direct-mounted to building flush with 6" long allthread studs and silicone. UL-listed. Includes power supply box.



Letters will be installed on the building as shown. Direct-mounted with no raceway. Centered vertically and horizontally in the area above the mural.



Total frontage = 54.33' (652")
 1.25 x 54.33 = 67.92 sq. ft. permissible sign area



E01

Client: Capano Management

Project: The Phoenix Exterior Signs

Installation Address: 401 Gryffindor Drive Phoenixville, PA 19460

Quote #: 997024006

Date: 1-28-26

Prepared By: LK

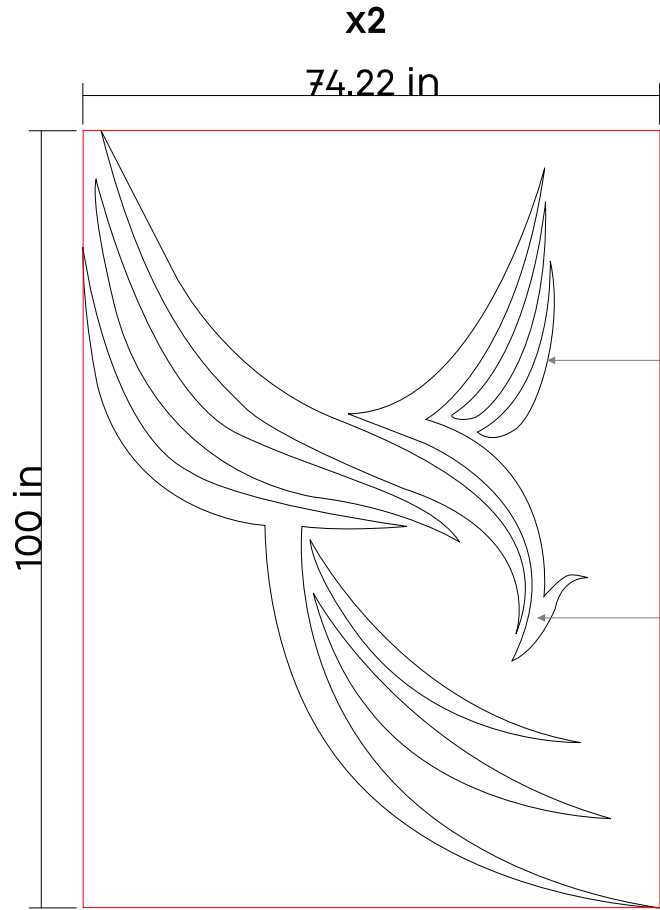


We hold the copyright on all of our designs, sketches, artwork, and layouts. They may not be copied, reproduced or forwarded to others without our express permission. We reserve the right to be the sole fabricator of any sign or graphic element we have designed.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Face-Lit Icons

Two 100" high x 74.22" wide x 4" deep face-lit phoenix icons with 3/16" thick white acrylic face, white aluminum returns, 1" white trim cap, and aluminum backs. Illuminated with cool white LED modules. Direct-mounted to building flush with 6" long allthread studs and silicone. UL-listed. Includes power supply box.

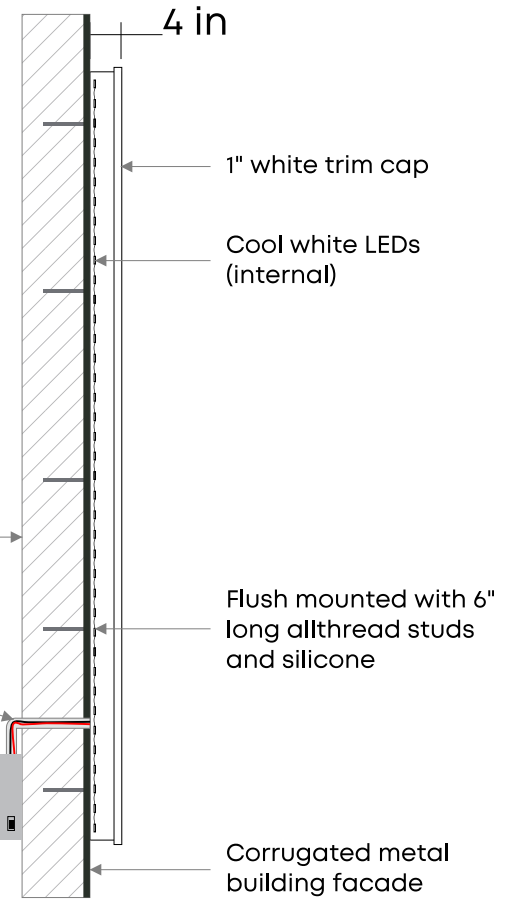


51.54 sq ft each

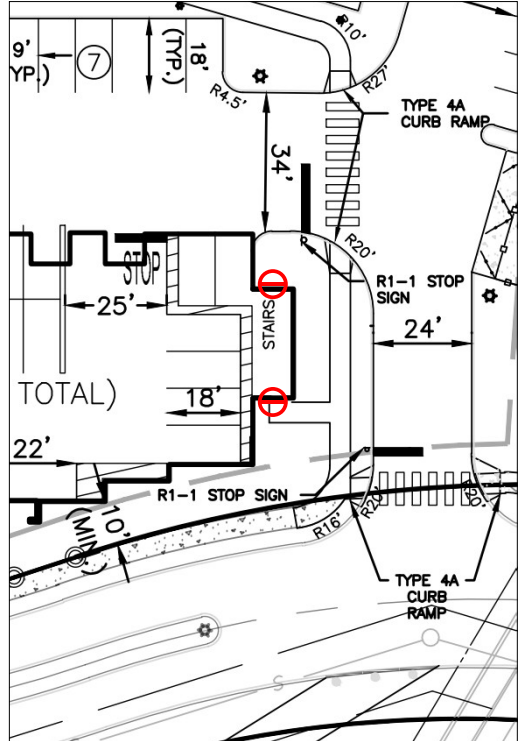
4" deep face-lit aluminum icon with white trim returns and 1" white trim cap

3/16" white acrylic face

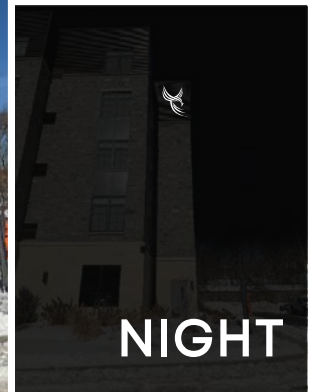
Side View



Wires will be pulled inside the building and connected via lead wires to the power supply box



Sign locations

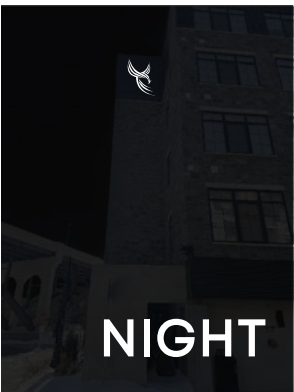


NIGHT



Total frontage = 228' (2736")

1.25 x 228 = 285 sq. ft. permissible sign area



NIGHT



Total frontage = 228' (2736")

1.25 x 228 = 285 sq. ft. permissible sign area

E02

Client: Capano Management

Project: The Phoenix Exterior Signs

Installation Address: 401 Gryffindor Drive, Phoenixville, PA 19460

Quote #: 997024006

Date: 1-28-26

Prepared By: KL



We hold the copyright on all of our designs, sketches, artwork, and layouts. They may not be copied, reproduced or forwarded to others without our express permission. We reserve the right to be the sole fabricator of any sign or graphic element we have designed.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Icons will be installed on the building as shown. Direct-mounted with no raceway. Centered vertically and horizontally in black portion of building wall.

Blade Sign - Push-Through

One 144" high x 28 3/8" wide x 6" deep double-sided fabricated aluminum blade sign mounted to a stone wall with two posts, painted black, satin finish. The cabinet will have internal illumination and routed .080" thick faces for a push-through "THE PHOENIX" and phoenix icon made from 3/4" deep acrylic. The acrylic will have a 3/16" flange inside the cabinet to keep it in place and protrude approximately 15/32" through the face. Optional white blackout vinyl will be applied to the face of "THE PHOENIX" and the icon to create an edge-lit effect. The Capano logo will be plotted gloss white RTA vinyl. Cabinet will be illuminated with cool white LEDs. Mounted to building with lag bolts. UL-listed. Includes power supply box.

E03b

Client:
Capano Management

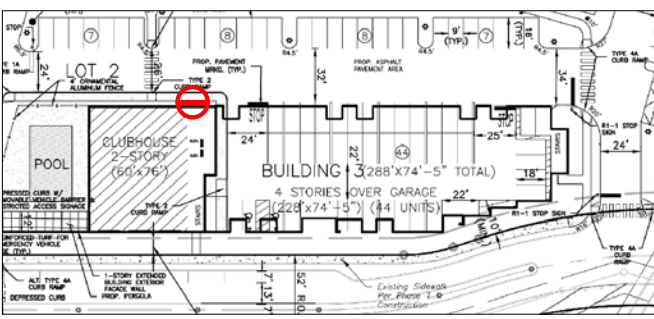
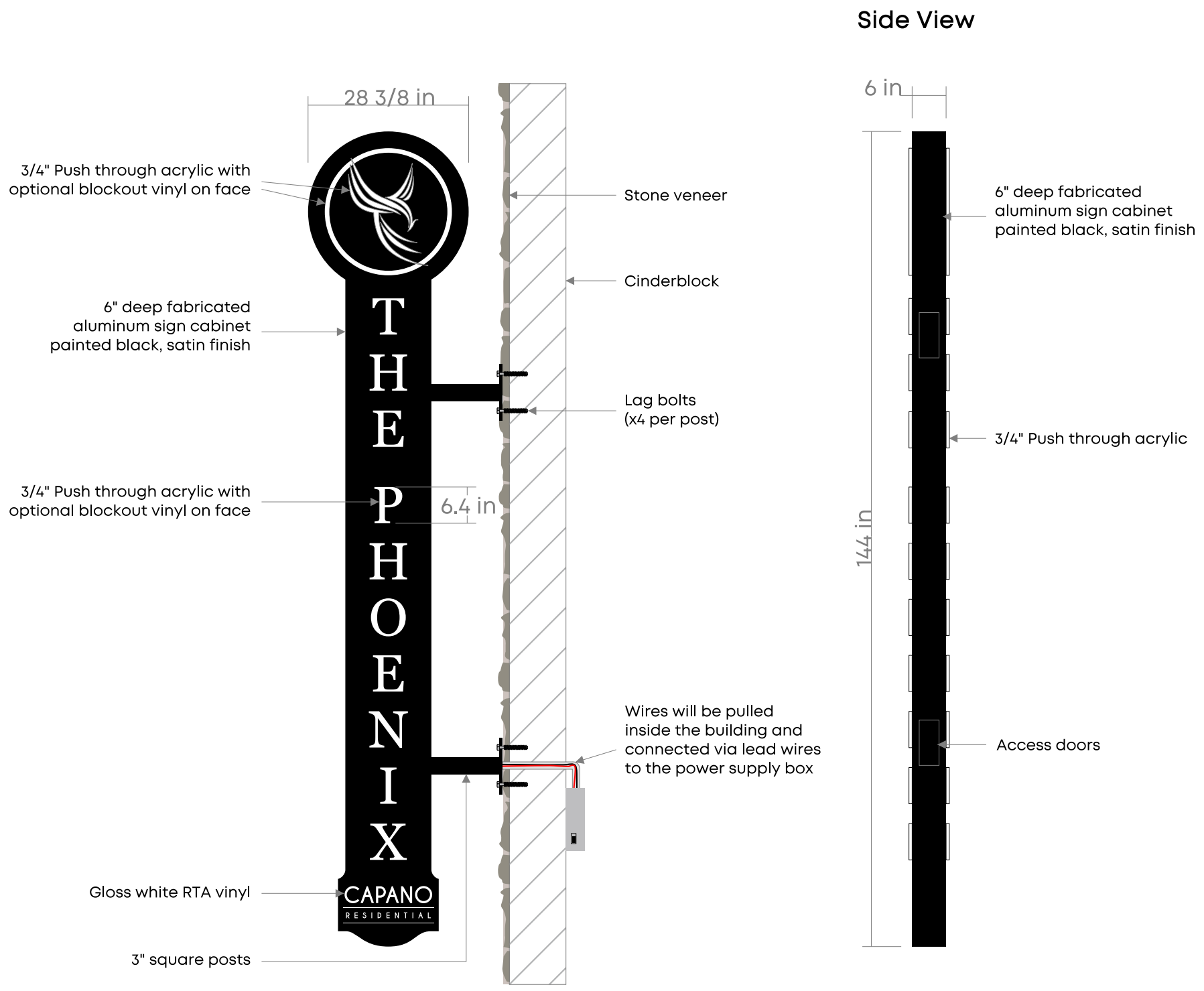
Project:
The Phoenix Exterior Signs

Installation Address:
401 Gryffindor Drive
Phoenixville, PA 19460

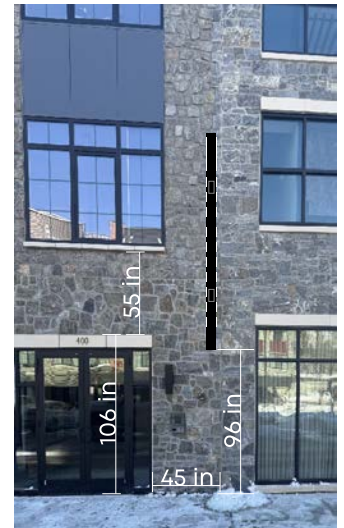
Quote #: 997024006

Date: 2-12-26

Prepared By: LK



Sign will be installed as shown. 8 feet above grade.



We hold the copyright on all of our designs, sketches, artwork, and layouts. They may not be copied, reproduced or forwarded to others without our express permission. We reserve the right to be the sole fabricator of any sign or graphic element we have designed.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

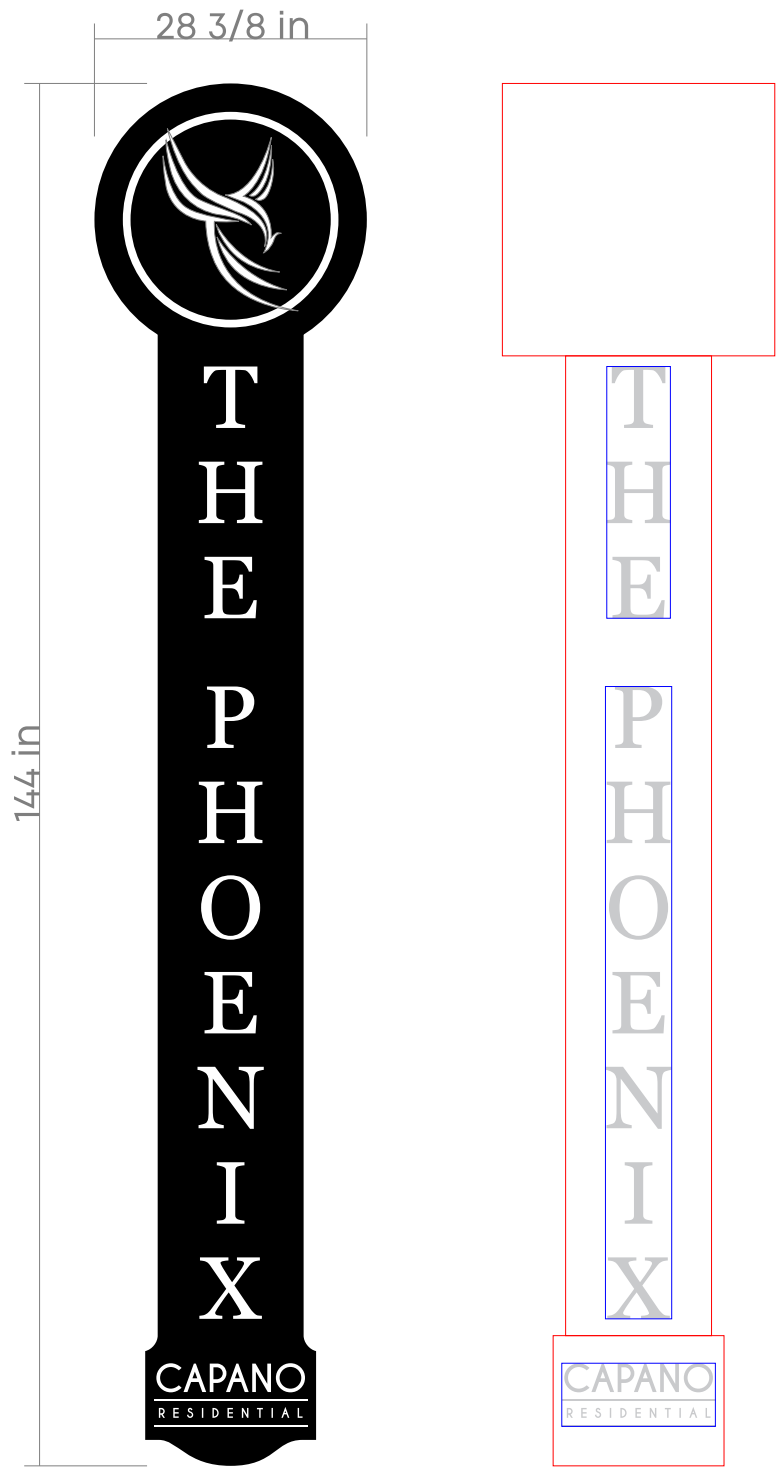
Blade Sign - Square footage

See square footage per side below.

E03b

Cabinet = 18.04 sq ft per side

Messaging = 5.1 sq ft per side



E03c

Client: Capano Management

Project: The Phoenix Exterior Signs

Installation Address: 401 Gryffindor Drive
Phoenixville, PA 19460

Quote #: 997024006

Date: 2-12-26

Prepared By: LK



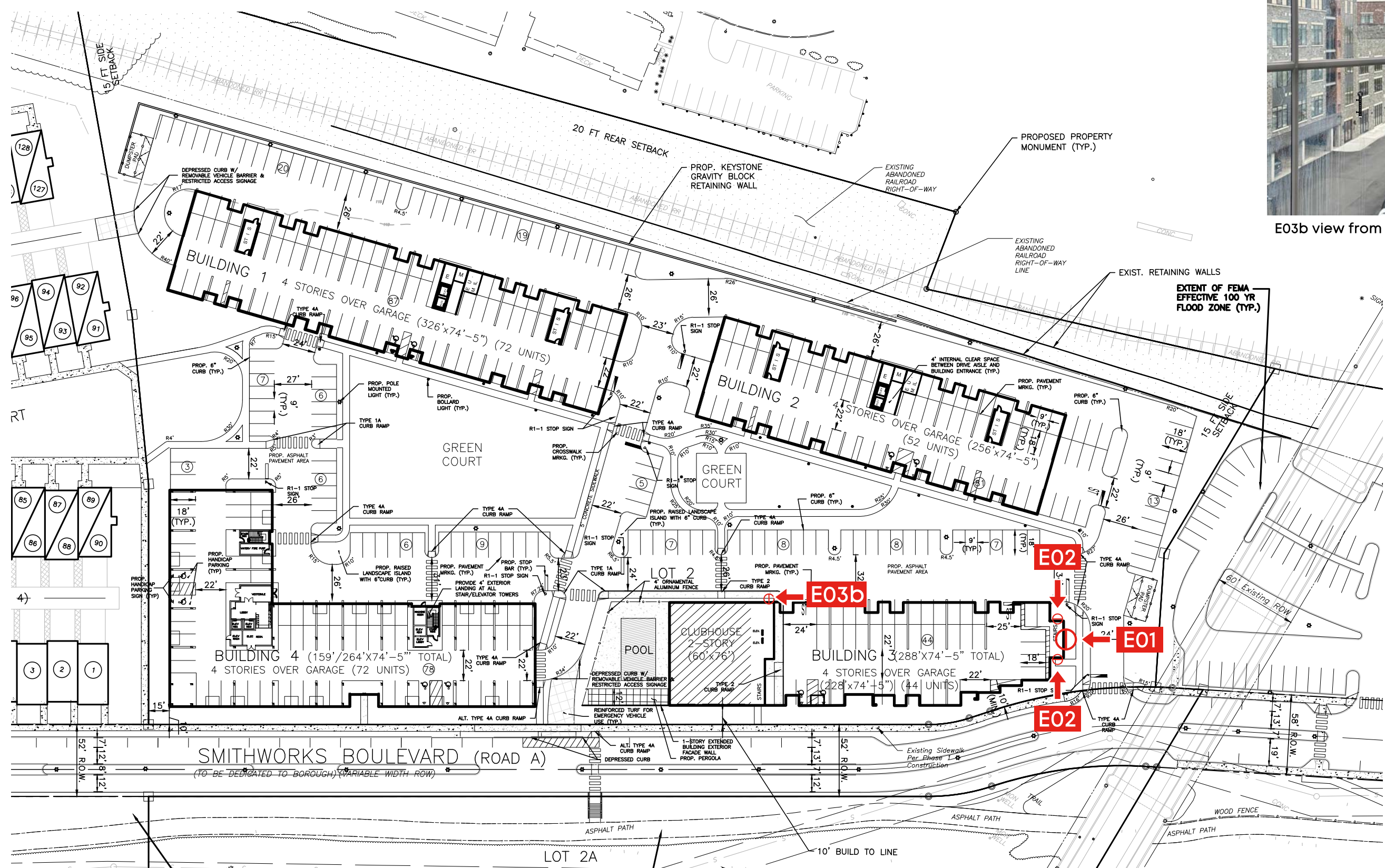
We hold the copyright on all of our designs, sketches, artwork, and layouts. They may not be copied, reproduced or forwarded to others without our express permission. We reserve the right to be the sole fabricator of any sign or graphic element we have designed.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Site Map



E03b view from Building 2



LOT 2A

10' BUILD TO LINE

Client:
Capano Management

Project:
The Phoenix Exterior Signs

Installation Address:
401 Gryffindor Drive
Phoenixville, PA 19460

Quote #: 997024006

Date: 1-28-26

Prepared By: LK

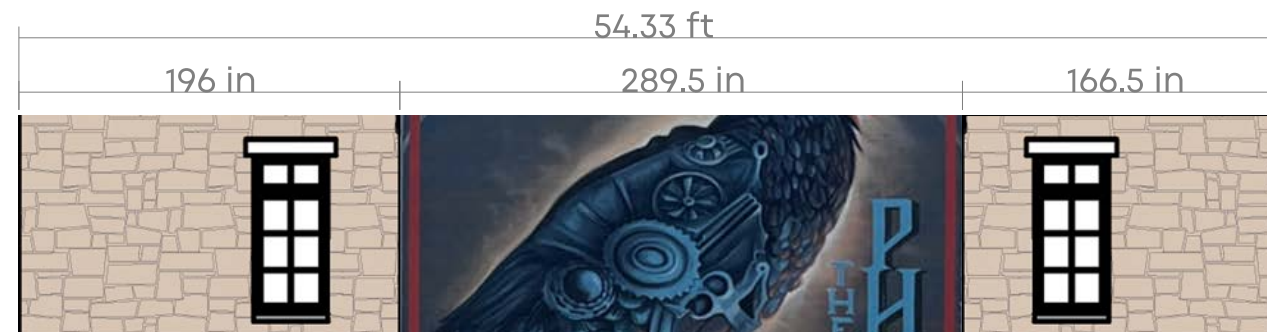
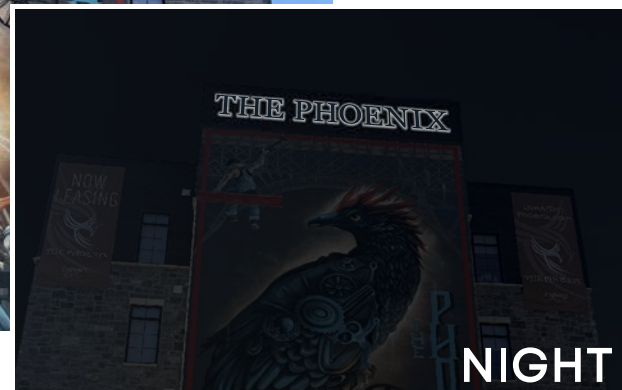
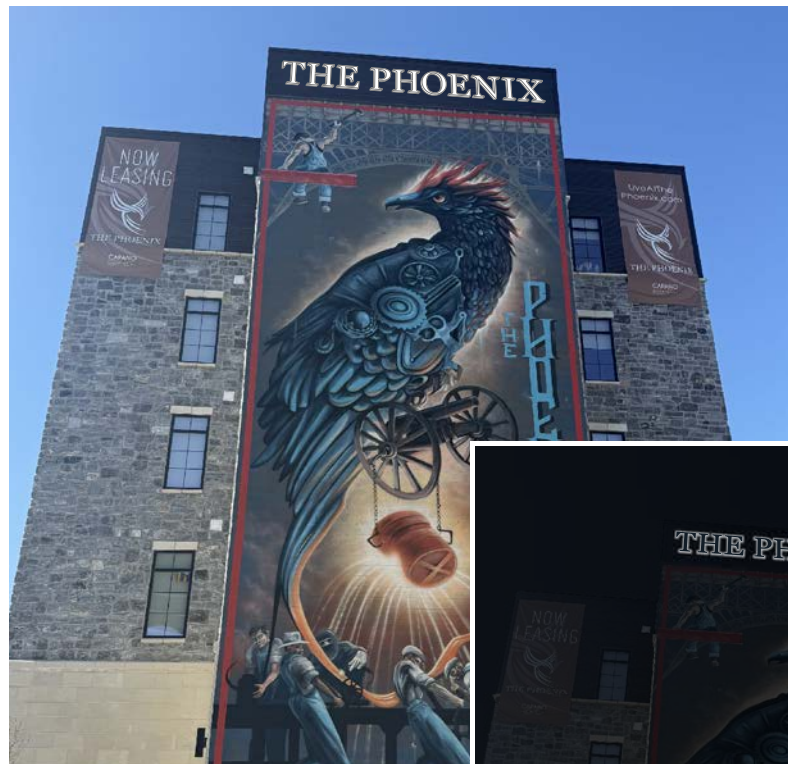
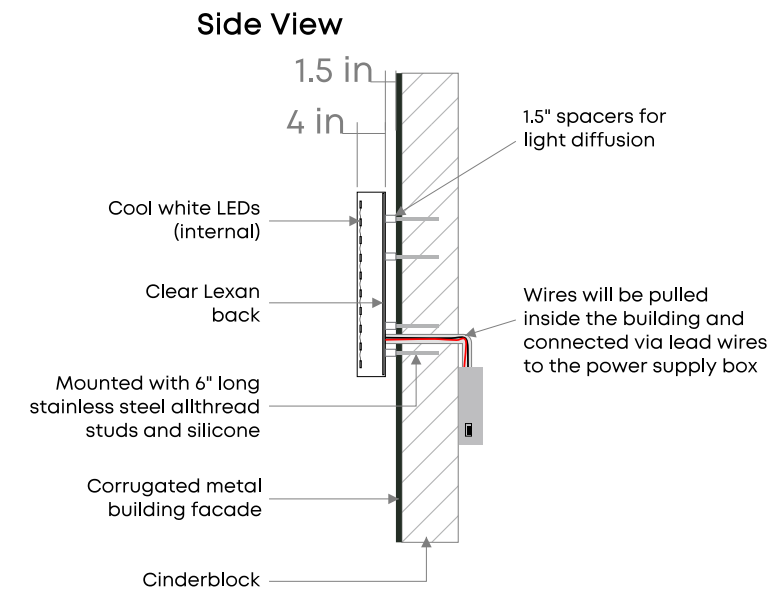
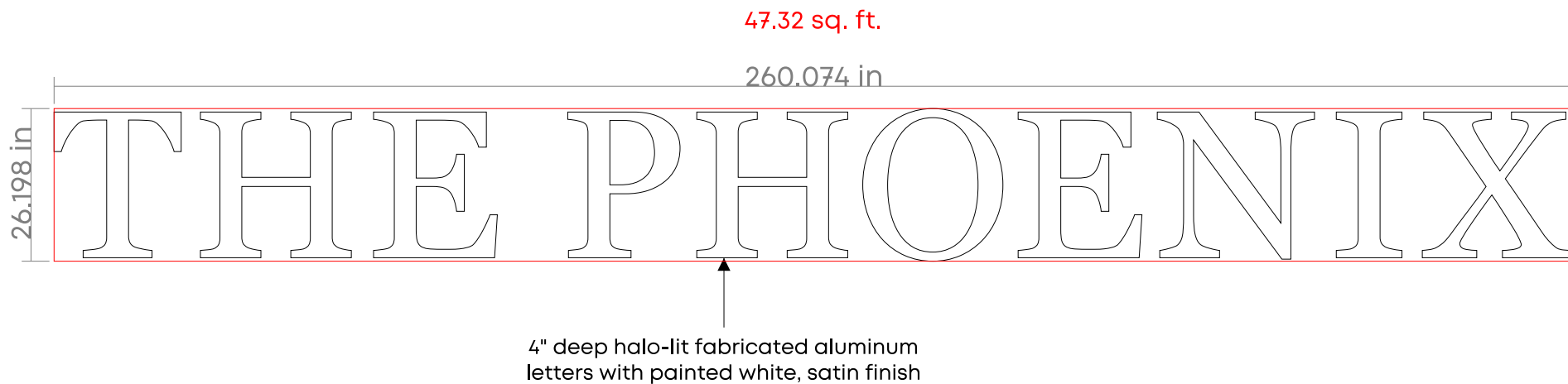


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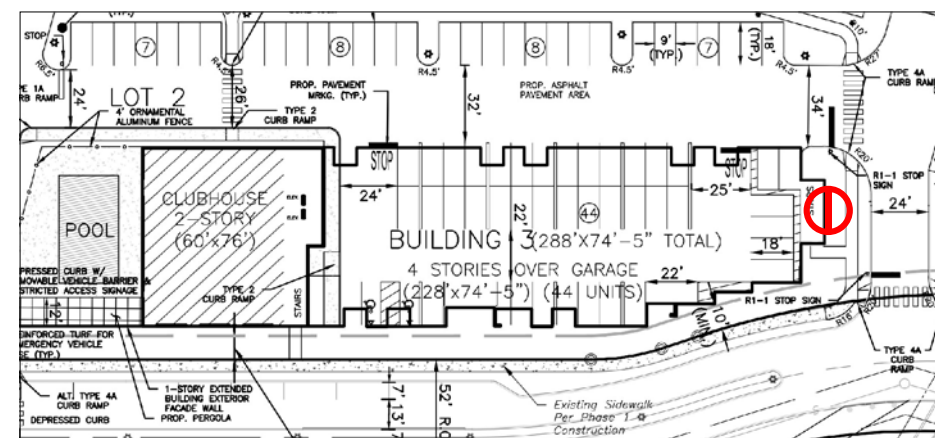
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Halo-Lit Letters

One 26.198" high x 260.074" wide x 4" deep set of halo-lit fabricated aluminum letters painted white, satin finish. Illuminated with cool white LED modules. Direct-mounted to building with 6" long stainless steel allthread studs and silicone, with 1.5" spacers for optimal light diffusion. UL-listed. Includes power supply box.



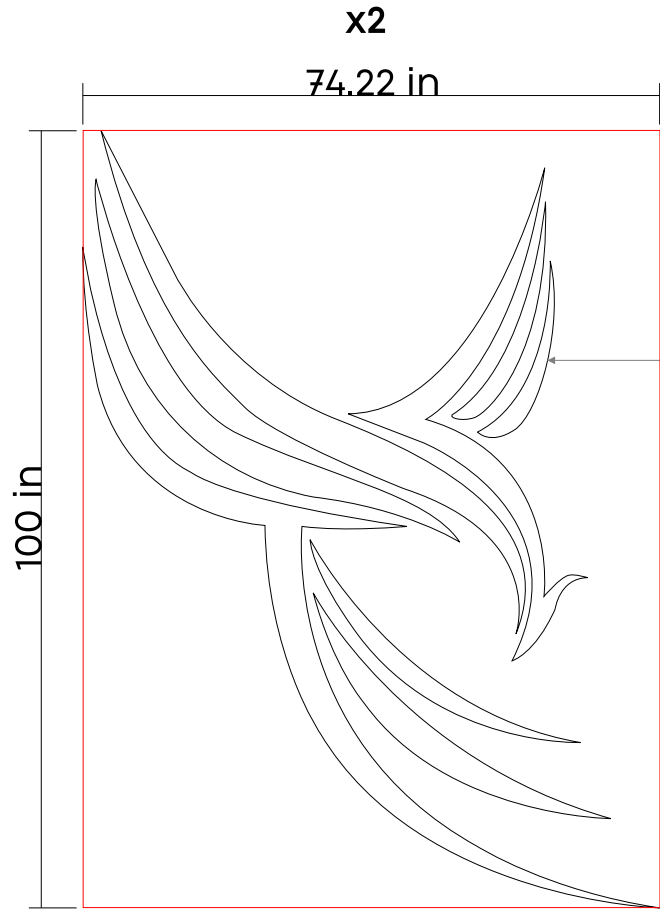
Total frontage = 54.33' (652")
1.25 x 54.33 = 67.92 sq. ft. permissible sign area



Letters will be installed on the building as shown. Direct-mounted with no raceway. Centered vertically and horizontally in the area above the mural.

Halo-Lit Icons

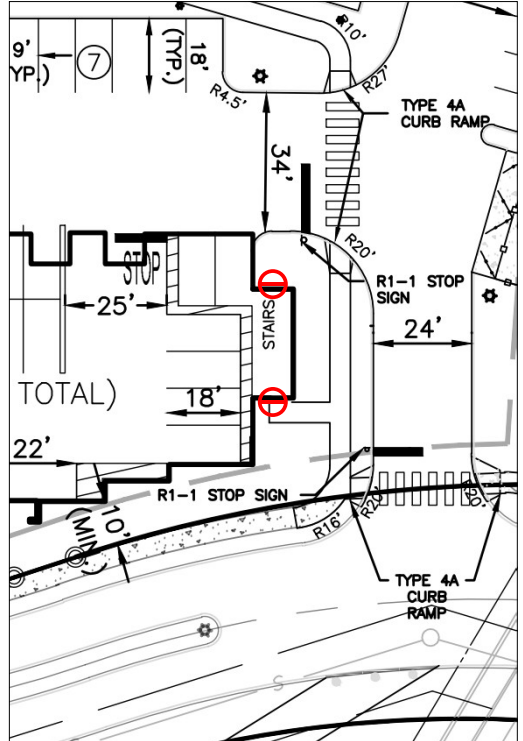
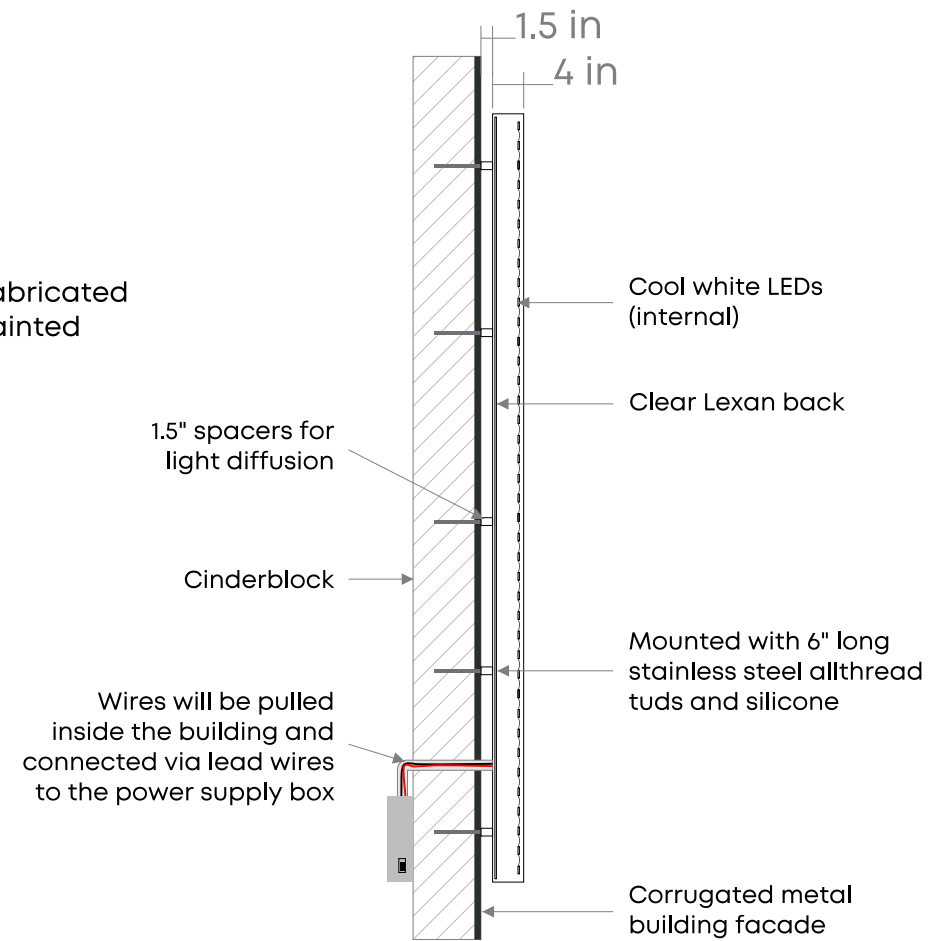
Two 100" high x 74.22" wide x 4" deep halo-lit fabricated aluminum phoenix icons painted white, satin finish. Illuminated with cool white LED modules. Direct-mounted to building with 6" long stainless steel allthread studs and silicone, with 1.5" spacers for optimal light diffusion. UL-listed. Includes power supply box.



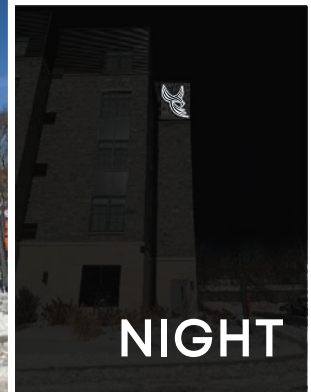
51.54 sq ft each

4" deep halo-lit fabricated aluminum icon painted white, satin finish

Side View



Sign locations

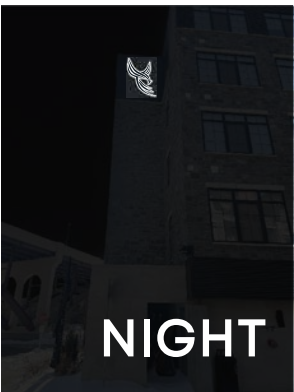


NIGHT



Total frontage = 228' (2736")

1.25 x 228 = 285 sq. ft. permissible sign area



NIGHT



Total frontage = 228' (2736")

1.25 x 228 = 285 sq. ft. permissible sign area

E02

Client: Capano Management

Project: The Phoenix Exterior Signs

Installation Address: 401 Gryffindor Drive, Phoenixville, PA 19460

Quote #: 997024006

Date: 1-28-26

Prepared By: KL



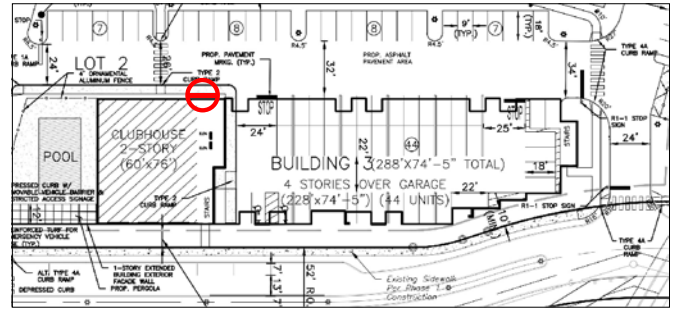
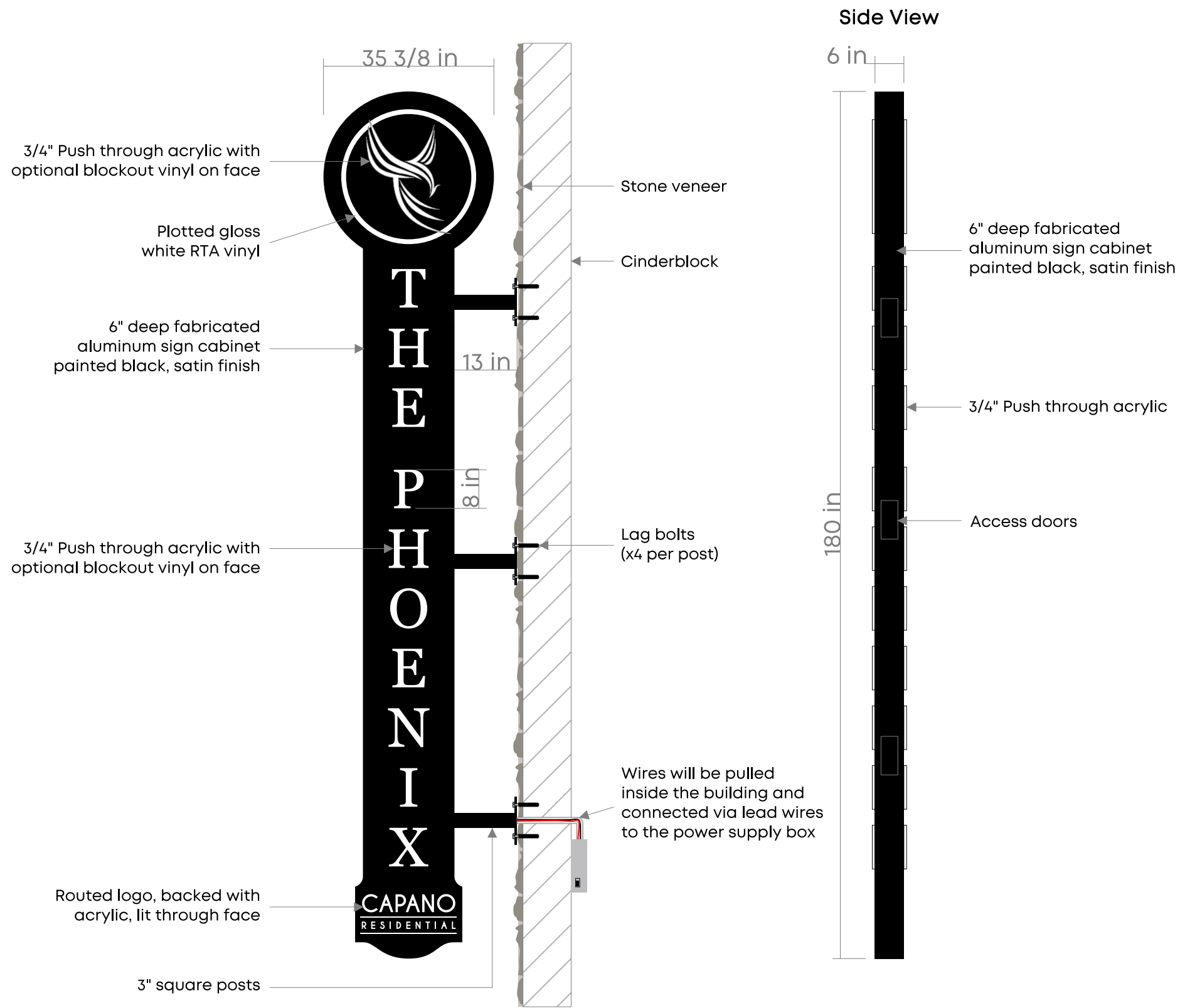
We hold the copyright on all of our designs, sketches, artwork, and layouts. They may not be copied, reproduced or forwarded to others without our express permission. We reserve the right to be the sole fabricator of any sign or graphic element we have designed.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Icons will be installed on the building as shown. Direct-mounted with no raceway. Centered vertically and horizontally in black portion of building wall.

Blade Sign - Push-Through

One 180" high x 35 3/8" wide x 6" deep double-sided fabricated aluminum blade sign mounted to a stone wall with three posts, painted black, satin finish. The cabinet will have internal illumination and routed .080" thick faces for a push-through "THE PHOENIX" and phoenix icon made from 3/4" deep acrylic. The acrylic will have a 3/16" flange inside the cabinet to keep it in place and protrude approximately 15/32" through the face. White blockout vinyl will be applied to the face of "THE PHOENIX" and the icon to create an edge-lit effect. The Capano logo will be routed out of the face and backed with acrylic and illuminate through the face. Illuminated with cool white LEDs. Mounted to building with lag bolts. UL-listed. Includes power supply box.



Sign will be installed as shown, 8.5 feet above grade.



E03b

Client:
 Capano Management

Project:
 The Phoenix Exterior Signs

Installation Address:
 401 Gryffindor Drive
 Phoenixville, PA 19460

Quote #: 997024006

Date: 1-28-26

Prepared By: LK



We hold the copyright on all of our designs, sketches, artwork, and layouts. They may not be copied, reproduced or forwarded to others without our express permission. We reserve the right to be the sole fabricator of any sign or graphic element we have designed.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

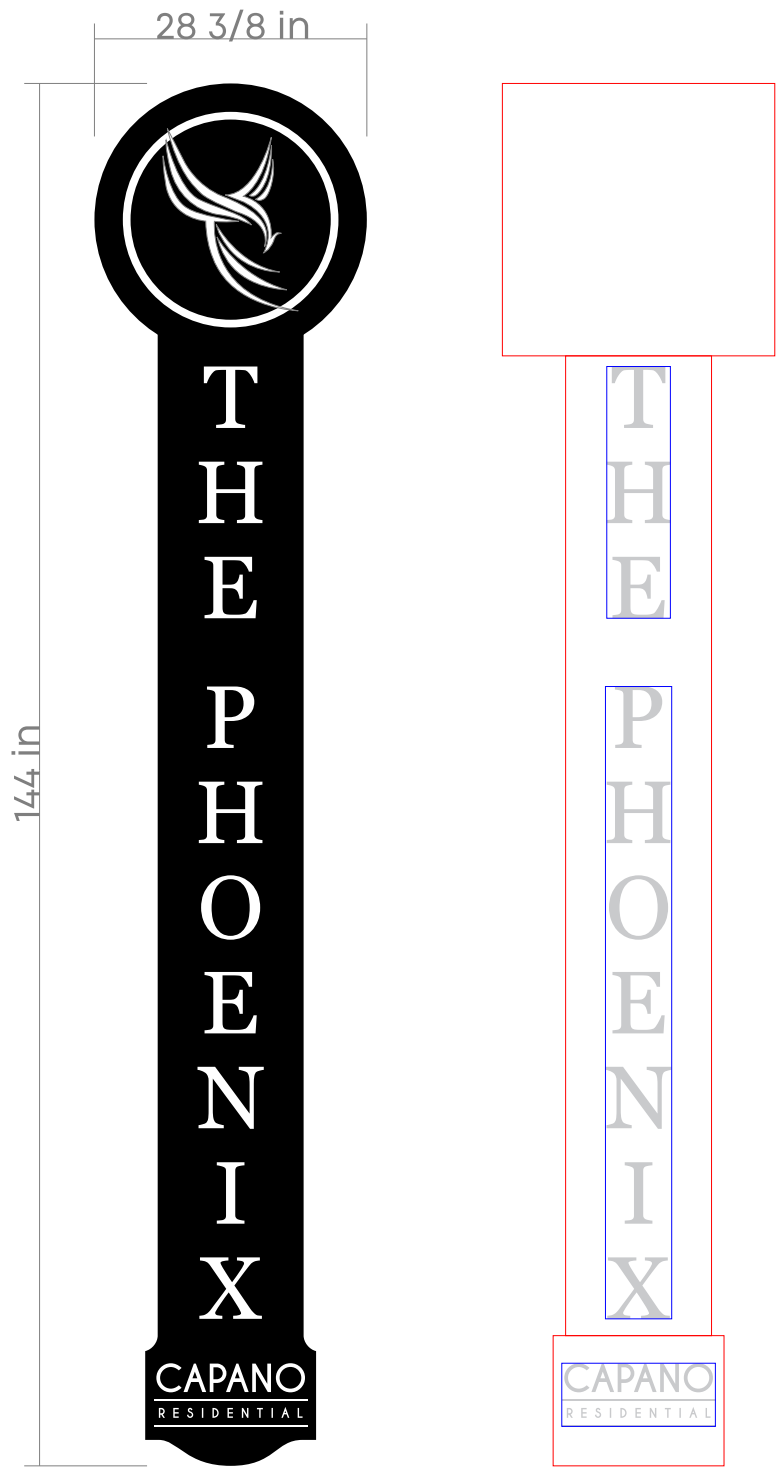
Blade Sign - Square footage

See square footage per side below.

E03b

Cabinet = 18.04 sq ft per side

Messaging = 5.1 sq ft per side



E03c

Client:
Capano Management

Project:
The Phoenix Exterior Signs

Installation Address:
401 Gryffindor Drive
Phoenixville, PA 19460

Quote #: 997024006

Date: 2-12-26

Prepared By: LK



We hold the copyright on all of our designs, sketches, artwork, and layouts. They may not be copied, reproduced or forwarded to others without our express permission. We reserve the right to be the sole fabricator of any sign or graphic element we have designed.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**RESOLUTION NO. 2026 -
BOROUGH OF PHOENIXVILLE**

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF PHOENIXVILLE,
CHESTER COUNTY, PENNSYLVANIA, OFFICIALLY APPROVING THE
MINOR (REVERSE) SUBDIVISION PLAN KNOWN AS TAYLOR STREET
PARK AND MDM PRESERVE LOT CONSOLIDATION**

WHEREAS, Borough of Phoenixville (hereinafter referred to as “Applicant”), is the record owner of four (4) parcels of land, as well as the half-width of one (1) further parcel resulting from the vacation of Wilson Street and Emmett Street¹, all located on the west side of Taylor Street, south of Sisler Road, in the Borough of Phoenixville, Chester County, Pennsylvania, located in the Mixed Use Growth (MG) and Residential Infill (RI) Zoning Districts, consisting of Chester County Tax Parcel UPI Nos. 15-4-0, 15-4-8.3, 15-4-10.99, 15-4-13, and 15-4-18 (hereinafter collectively referred to as “Property”); and

WHEREAS, the Applicant proposes the consolidation and subdivision of the five (5) parcels into two (2) resultant parcels, with Lot 1 comprising the preserve area and consisting of approximately 131,881 square feet (“Lot 1”) and Lot 2 comprising the Taylor Street Park area and consisting of approximately 27,182 square feet (“Lot 2”) (collectively, the “Development”); and

WHEREAS, the Applicant intends to complete the Development as more particularly shown on plans prepared by Bercek & Associates, consists of two (2) sheets, dated December 15, 2025, and last revised February 2, 2026, (hereinafter referred to as the “Plan” or “Plans”); and

WHEREAS, at this time, the Applicant desires to obtain preliminary/final subdivision and land development approval of the Plans from the Borough of Phoenixville in accordance with Section 508 of the Pennsylvania Municipalities Planning Code and the Borough’s Subdivision and Land Development Ordinance (“SALDO”); and

WHEREAS, the Phoenixville Borough Planning Commission has reviewed the Plans and has recommended the approval of the Plans by a vote of 6-0 at its meeting of February 12, 2026, subject to the terms of its action memorandum dated February 13, 2026 (the “Action Memo”).

NOW, THEREFORE, BE IT RESOLVED, the Borough Council of the Borough of Phoenixville hereby grants preliminary/final approval of the subdivision and land development shown on the Plans described herein, subject to the Applicant satisfying the conditions set forth below, to the satisfaction of the Borough Manager and Borough

¹ The vacated areas of Wilson Street and Emmett Street are both identified as UPI No. 15-4-0, despite being split into two (2) non-contiguous areas.

Solicitor:

1. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough Engineer's Review Letter dated January 20, 2026, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "A".
2. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough Planner's Review Letter dated October 1, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "B".
3. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Borough, all issues set forth in the Borough Planning Commission's Action Memo dated February 13, 2026, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "C".
4. To the extent that any conditions or comments of this Resolution, the Borough Engineer's Review Letter or the Borough Planner's Review Letter conflict with contents of the PC Action Memo, then such contents of the PC Action Memo shall be superseded thereby. To the extent of any inconsistencies with the terms of the above-mentioned Review Letters and the terms of this Resolution, the terms of this Resolution shall prevail.
5. The Development shall be constituted in strict accordance with the content of the Plans, the notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.
6. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans and this Preliminary/Final Approval Resolution shall be borne entirely by Applicant.
7. The terms and conditions of this Resolution shall apply to the Applicant, its successors and assigns.
8. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by the Borough of Phoenixville. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded, nor shall any building permits be issued. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this

Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.

9. Under the provisions of the Pennsylvania Municipalities Planning Code, the Applicant has the right to accept or reject conditions imposed by Borough Council upon final approval, provided that the approval provided by this Resolution is conditioned upon the acceptance thereof. If, for any reason, the Applicant fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of receipt of this Resolution, then the approval contained herein shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1 and the conditions set forth above, including but not limited to those more specifically described in consultant review letters identified in Paragraphs 1 and 2. Further, if the Borough receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraphs 1 and 2, and the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.
10. This Resolution shall become effective upon the date which the conditions are accepted by the Applicant in writing.

[Signature page to follow]

[Signature page for Resolution No. 2026-__]

APPROVED and **RESOLVED** at a public meeting of the Phoenixville Borough Council, Chester County, Pennsylvania, in lawful session duly assembled, this 10th day of March, 2026.

PHOENIXVILLE BOROUGH COUNCIL

By: _____
Jonathan M. Ewald
President, Borough Council

ENACTED this 10th day of March, 2026.

By: _____
E. Jean Krack, Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 10th day of March, 2026.

By: _____
E. Jean Krack, Borough Manager/Secretary

ACCEPTANCE

The undersigned states that they are authorized to execute this Acceptance which is the subject matter of this Resolution, that they have reviewed the conditions imposed by Borough Council in the foregoing Resolution and that they accept the conditions and agree to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

BOROUGH OF PHOENIXVILLE

By: _____
Jonathan M. Ewald
Council President
March 10, 2026

Exhibit "A"
Engineer's Review Letter

January 20, 2026

Mr. E. Jean Krack
Borough Manager
Borough of Phoenixville
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

**RE: Subdivision & Land Development Application – Review #2
Taylor Street Park and MDM Preserve Lot Consolidation
Borough of Phoenixville
RVE File #PA151293P002**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville (Borough), has reviewed the following submission materials in connection with the application referenced above:

- Plan entitled “Minor Subdivision Plan for Borough of Phoenixville” (2 sheets), dated 12/15/2025, prepared by Bercek & Associates of Royersford, PA.

I. GENERAL INFORMATION

Owner/
Applicant: Borough of Phoenixville
351 Bridge Street
Phoenixville, PA 19460
(610) 933-8801
Contact: E. Jean Krack
ejkrack@phoenixville.org

Plan Preparer: Bercek & Associates
112 N. Lewis Road
Royersford, PA 19468
(610) 948-8947
Contact: Mike Bercek
mbercek@bercekassociates.com

Proposal: This project is proposing the consolidation of four (4) existing parcels (UPI Nos. 15-4-8.3, 15-4-10.99, 15-4-13, and 15-4-18) to create two (2) lots. One lot will become the MDM Preserve while the other will be for the Borough’s existing Taylor Street Park. No improvements are proposed with this application.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. Provide a plan set conforming to the Borough of Phoenixville’s Subdivision and Land Development Checklist (§22-304.2.A). *Refer to other review comments.*
2. Provide an Existing Features Plan (§22-304.2.A). The Existing Features Plan shall show all existing property boundaries (with bearing and distance information), property owner information, easements (with bearing and distance information and reference information), rights-of-way, including any paper streets, cartways, and neighboring property boundaries. On the Existing Features Plan, show existing parcel boundaries instead of proposed lot boundaries. On the Existing Features Plan, dimension the existing cartway and legal right-of-way width for High Street.
3. Show the location of existing easements located across portions of UPI Nos. 15-4-8.3 and 15-4-10.99 (e.g. public utility easement, sanitary sewer easement, water easement, etc.). *Item satisfied.*
4. Due to accuracy limitations inherent to aerial imagery, it should not be shown on the Subdivision Plan or should be shown on a separate plan. Appropriate reference information should be provided for any aerial imagery used. Aerial imagery is shown on Existing Features Plan, but must include a note stating the source of the aerial imagery, date, etc.
5. Provide a Subdivision Plan (§22-304.2.A). The Subdivision Plan shall depict the overall project tract, including all boundaries to be extinguished, additional right-of-way to be dedicated, rights-of-way or paper streets to be vacated and proposed lots. *Item satisfied.*
6. On the Subdivision Plan, show the right-of-way of the unopened portion of Wilson Street that lies west of Taylor Street. Provide a note indicating that the right-of-way is vacated. *Item satisfied.*
7. On the Subdivision Plan, show the right-of-way of the unopened portion of Emmet Street that lies west of Taylor Street. Provide a note indicating that the right-of-way is vacated. *Item satisfied.*
8. On the Subdivision Plan, provide the necessary signature blocks for plan recording (Plan Preparer, Owner, Borough Planning Commission, Borough Council, Chester County Planning Commission, Recorder of Deeds). *Item satisfied.*
9. Wherever developments abut existing streets, the Borough may require dedication of additional right-of-way (§22-408.1.C). High Street (Mowere Road) has a 60’ wide legal right-of-way crossing over a portion of the subject tract. Offer dedication of a strip of land along High Street between the property boundary and the 60’ legal right-of-way. *After discussion with the Borough, dedication of this area is not necessary.*

10. Provide a Subdivision Plan that includes a zoning compliance table that indicates the zoning district for the proposed lot and list all dimensional standards. The table should have separate columns listing requirements as well as existing and proposed dimensional information for each parcel (§22-304.2.A). Portions of the tract are located in the RI – Residential infill and MG – Mixed Use Growth zoning districts. Provide a zoning compliance table that lists existing and proposed dimensional information, as well as By-Right, Conditional Use, or Special Exception uses.
11. Provide new concrete property corner monumentation along the right-of-way of Taylor Street and High Street (Mowere Road) (§22-406.1). Monumentation has been added along the right-of-way of Taylor Street, but additional monumentation should be added at the locations where the MDM Preserve lot boundary crosses the right-of-way line of High Street.
12. Provide new iron pin property corner monumentation at all lines forming angles and at changes in directions of lines in the boundary of the newly created lots (§22-406.4). *Item satisfied.*
13. On the Minor Subdivision Plan (Sheet 1) – in note 2, add missing parentheses.
14. On the Minor Subdivision Plan (Sheet 1) – in note 9, line 1, change “Tylor” to “Taylor”.
15. On the Minor Subdivision Plan (Sheet 1), for the MDM Preserve label, revise to “Lot 1 – MDM Preserve”. For the Taylor Street Park label, revise to “Lot 2 – Taylor Street Park.” In Note 13, revise with lot numbers.
16. On the Existing Features Plan and others, change “Vacated Taylor Street” to “Vacated Wilson Street”.
17. Provide new legal descriptions for the newly created lots.

III. WATER AND SEWER

1. The proposed subdivision plan results in the consolidation of four (4) existing parcels to create two (2) new lots and will not result in any new land development or new sewer demand. Therefore, sewage facilities planning is not required for this application.

IV. WAIVERS AND VARIANCES

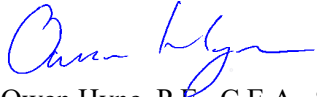
The Applicant has requested the following waivers, variances and/or special exceptions:

1. No waivers, variances and/or special exceptions have been requested by the applicant.

RVE’s recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system explaining how each underlined comment has been satisfactorily addressed.

Should you have any questions, please feel free to contact our office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



Owen Hyne, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/tw

cc: Mike Bercek, P.L.S., Bercek & Associates
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement / Zoning Officer
Scott Denlinger, Esq., Wisler Pearlstine, Borough Solicitor
Judith Stern Goldstein, R.L.A., Gilmore & Associates
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
Leanna M. Colubriale, P.E., CFM, Senior Associate

**Exhibit “B”
Planner’s Review Letter**



October 1, 2025

File No. 2025-00969

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Lot Consolidation – Review #1
Taylor Street Park and MDM Preserve Lot Consolidation Plan
Tax Map Parcel Numbers: 15-4-8.3, 15-4-10.99, 15-4-13, and 15-4-18

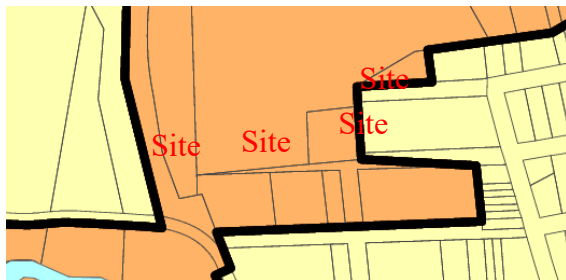
Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Taylor Street Park and MDM Preserve Lot Consolidation Plans, dated August 20, 2025, prepared Bercek & Associates. The sites, consisting of TMP Nos. 15-4-8.3, (0.2538 acres), 15-4-10.99 (2.19 acres), 15-4-13 (0.5419 acres), and 15-4-18 (1.2 acres) is approximately 4.1857 acres total and is located in the Mixed-Use Growth (MG) District and the Residential Infill (RI) District. The site contains a mix of wooded areas, steep slopes, and vegetated areas. The plans propose to consolidate TMP Nos. 15-4-8.3, 15-4-10.99, 15-4-13 and a portion of 15-4-18, and reduce TMP No. 15-4-18 to only the usable portion of Taylor Street Park.

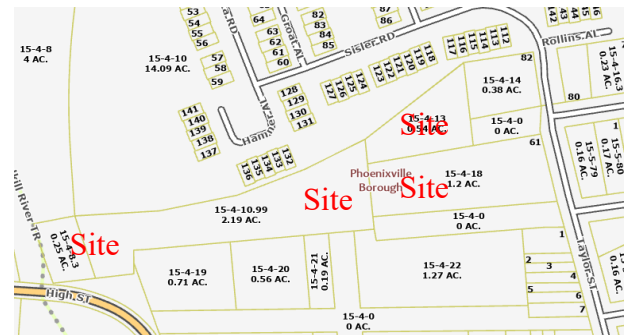
We offer the following comments for your consideration:

1. Existing Conditions and Surrounding Land Use

- a. As per the Phoenixville Borough Zoning Map, the site is located within the Mixed-Use Growth (MG) District and the Residential Infill (RI) District.



Phoenixville Borough Zoning Map, 2013



ChescoViews

- b. The site currently contains a mix of wooded areas and vegetation, with wet areas, a storm drain, and a paved path connecting Fillmore Village to the Schuylkill River Trail. The site is directly adjacent to Taylor Street Park.



Stormwater drain on TMP 15-4-8.3



View of site from Taylor Street Park

- c. The site is surrounded by a mix of residential uses and industrial uses.

2. Compliance with Local, Regional and County Comprehensive Plans

- a. The proposed land use is generally consistent with PRCP 2021, as it “promotes context-sensitive infill development within existing development areas, neighborhoods, and villages,” (page 3.1), and per the Future Land Use Map, the site is designated as the mixed-use. No development is proposed as part of this application.
 - b. As per the Future Land Use Map of the *Phoenixville Borough Comprehensive Plan* dated June 2022, the site is categorized as Mixed Use Growth and Residential Infill. No development is proposed as part of this application. The proposed lot consolidation is generally consistent with the Phoenixville Regional Comprehensive Plan.
 - c. The proposed lot consolidation is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018. According to the Landscapes Map (page 30), the site is within a designated Growth Area, an Urban Center, and aligns with the planning principal of creation of green space, and the infrastructure goals of “small parks, central greens, and active recreational facilities” (page 34).
3. Use Regulations - No development is proposed as part of this application. However, the plans should be revised to include a table of the zoning ordinance requirements to demonstrate compliance with basic lot requirements.
 4. Lighting - No lighting is indicated or proposed at the time of this submission.


A detailed response letter addressing the above noted comments and any changes to the plan should be included with future submissions.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,



Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.



Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

JSG/sjy/sl

cc: E. Jean Krack, Borough Manager
Kelly Getzfread, Assistant Borough Manager
Scott Denlinger, Borough Solicitor
Owen Hyne, Borough Engineer
Borough of Phoenixville, ejkrack@phoenixville.org

Exhibit "C"
Planning Commission Action Memorandum



Borough of Phoenixville

CHESTER COUNTY, PENNSYLVANIA

351 Bridge Street, 2nd Floor, Phoenixville, PA 19460

Phone: (610) 933-8801

DATE: February 13, 2026

MEMO TO: Borough Council

MEMO FROM: Planning Commission

APPLICATION TYPE: Preliminary/Final Subdivision Plan

PROJECT NAME: MDM Preserve/Taylor Street Park

ZONING DISTRICT: Residential Infill (RI) and Mixed-Use Growth (MG)

LOCATION: Taylor Street Park and Parcels West

PRIMARY UPI#: 15-4-8.3, 15-4-10.99, 15-4-13, 15-4-18

ACTION MEMO

The Borough Planning Commission, at its February 12, 2026 regular meeting, recommended by a vote of 6 to 0, that Borough Council approve, as Preliminary/Final Subdivision Plan, pursuant to the Subdivision and Land Development Ordinance, as part of the above-referenced application, the Plan dated August 20, 2025 and last revised December 15, 2025.

The Application and Plan propose to consolidate 15-4-8.3, 15-4-10.99, 15-4-13, and a portion of 15-4-18; adding the Borough's portion of the recently vacated unopened portions of Wilson Street and Emmett Street and reducing 15-4-18 in size to only that of the usable portion of the Taylor Street Park.

If Borough Council decides to approve the Plan, the Commission recommends the Approval be subject to any applicable requirements of the Borough's current Standard Action Memo Terms which are appended hereto and incorporated herein and the following conditions.

The Borough's Standard Action Memo Terms, the Application and the referenced review letters accompanying this Action Memo are incorporated herein. Council may impose conditions on any approval.



Standard Action Memo Terms

1. The Applicant shall provide all information identified as to be provided and/or necessary in all Letters from Borough consultants and all Letters from Borough Department representatives.
2. The Plan shall be revised so that it complies with all the comments and requirements of the Borough Fire Department, which may complete its review after the Borough Engineer approves all plan revisions and/or additions and all specifications and details therefor, as required by the terms of the Borough's plan approval.
3. The Plan shall satisfy and comply with all comments issued by Borough consultants, including but not limited to, the Borough Engineer, the Borough Planner, the Borough Zoning Officer, the Borough Planning Director, the Borough Solicitor, and/or the Borough Public Works Department.
4. The Applicant, at its sole expense, shall provide all the improvements ("Improvements"), required by the Borough's final approval of the Plan. The Applicant shall provide the Borough with security for all such Improvements, as determined by the Borough Engineer. The security shall secure, for the Borough's benefit, all the developer's obligations under the Development Agreement. The Borough may require that the security not be provided by a bond.
5. If applicable, the Applicant shall obtain all zoning relief necessary for the Plan as finally and completely approved (in compliance with the conditions of approval and the Plans to be Approved). All such zoning relief must be final and unappealable before the Plan is recorded and before any building permits are issued for new work shown on the Plan.
6. The Applicant shall acquire, at its sole cost, all rights, easements and rights-of-way necessary to construct, use and maintain the improvements shown on the Plan, as finally and completely approved, and perpetually offer to dedicate to the Borough, in a form acceptable to the Borough, all such interests and rights, which are shown on such Plan and/or required by any condition of its approval to be so dedicated. Such improvements include, but are not limited to, all rights, as identified on the Plan, as finally and completely approved, for sanitary sewers, water supply facilities, stormwater management facilities, roads and all other public facilities. The Borough shall have the right, but not the obligation, to accept dedication and/or any other responsibility for such facilities and/or rights.
7. To the extent not expressly and specifically changed by the terms of these conditions, all conditions of all prior approvals of the preliminary land development plan, and all conditional use, special exception and/or variance application(s) are incorporated into this Plan approval as conditions.
8. The Plan's approval shall be made by written Resolution and shall include all the terms and conditions of the Borough form plan approval Resolution, modified as the Borough shall determine to fit this Application. The Resolution shall be the Borough decision on the Application as required by the Pennsylvania Municipalities Planning Code ("MPC"). Council's determination that it should approve the Application, with conditions, pursuant to this Action Memo, shall not be the decision required by the MPC (unless Council, pursuant to this section, makes the terms of this Action

Memo its final decision) and shall not be a limitation on the scope and/or terms of such a decision. The Borough shall have an additional 15 days, after rendering its decision, to mail such final decision, in writing, to the Applicant. For all purposes, the Borough shall be deemed to have effectively communicated its written decision to the Applicant when the decision is mailed, by first class U.S. mail, to the Applicant at the address shown on the Application, on this Memo, or any new address that the Planning Director has received prior written notice of from the Applicant. Notwithstanding anything else in these conditions (including but not limited to the provisions of this Section), if the Borough does not adopt and/or communicate to the Applicant a different final plan approval decision and/or Resolution, the terms of this Action Memo, as amended and/or adopted by Council, shall be the Council's decision on the Application and shall, for all purposes, be treated as communicated to the Applicant on the date the Applicant receives a copy of the Action Memo (including any modifications made by Council). If such communication to the Applicant is made within the MPC's required time period for decisions, as extended by the Applicant, the communication shall be treated as a timely decision for all purposes and there shall be no deemed approval of the Application for any purpose.

9. After approval by Council and before transferring any parcel created by the Plan and/or doing any work and/or improvements shown on the Plan, the Applicant must record the Plan. The record plan must be recorded before any permits to implement the Plan will be issued by the Borough. The Plan may be recorded only upon completion, to the Borough's satisfaction, of all conditions of approval which require plan amendments and the Borough Engineer's written certification, on the Plan, of such completion. The Borough may require any or all the Plan sheets, as finally approved, to be recorded.
10. Prior to the issuance of any building permits to implement the Plan, the Applicant and, if the Borough requires, the property owner, must enter into a Development Agreement, with the Borough, with terms and conditions satisfactory to the Borough, and must provide the requisite improvement security as identified by the Borough Engineer. The improvement security shall secure, for the Borough's benefit, the proper and timely completion of the developer's obligations under the Development Agreement. The Development Agreement may provide that the Borough may withhold and/or revoke permits if the developer is in default of its obligations thereunder.
11. No work shall be done to implement the Plan and no building permits shall be issued for any such purpose until the Development Agreement is executed, the agreements concerning sanitary sewer and water supply fees and sanitary sewer infiltration and inflow remediation are made, the Plans are finally approved in all respects and the requisite improvement security is posted to the Borough's satisfaction.
12. The Applicant and the property owner and all their respective heirs, successors and assigns (collectively the "Responsible Party[ies]") shall be responsible jointly and severally for all Borough review and other costs associated with achieving compliance with the conditions of final plan approval, as though the application for plan approval was pending, final approval had not been given and the conditions were required for final approval. All these conditions must be completed, to the Borough's satisfaction, before the Plan is recorded, before any work is begun and/or any permits issued to implement the Plan. In addition, all Borough review fees shall be paid in full prior to releasing the Final Plans for recording.
13. Where applicable, the Applicant shall submit HOA documents, condominium declarations or other similar documents to the Borough for review and approval prior to the recording of the Final Plans.

Catherine Bianco
Planning Commission Chair

CB:dgb



Borough of Phoenixville
 351 Bridge Street - 2nd Floor
 Phoenixville, PA 19460
 Phone (610) 933-8801
www.phoenixville.org

Application Fee:	_____
Escrow Deposit:	_____
Plan Number:	_____
Escrow Number:	_____
Total Remitted:	_____

Subdivision and Land Development Application

Project Information:

Project Name: _____
 Tax Parcel Number(s): _____
 Legal Owner Name: _____
 Mailing Address: _____
 Phone: _____ Email: _____

Applicant Information:

Name: _____
 Mailing Address: _____
 Phone: _____ Email: _____

Applicant Type: *(Please see signatures section regarding required documents)*

- | | | | |
|-----------------------------------|---|--|---|
| <input type="checkbox"/> Owner | <input type="checkbox"/> Architect/Engineer | <input type="checkbox"/> Corporate Officer | <input type="checkbox"/> Owner's Representative |
| <input type="checkbox"/> Attorney | <input type="checkbox"/> Business Operator | <input type="checkbox"/> Equitable Owner | |

Project Engineer:

Company/Contact: _____
 Mailing Address: _____
 Phone: _____ Email: _____

Project Surveyor:

Company/Contact: _____
 Mailing Address: _____
 Phone: _____ Email: _____

Project Attorney:

Company/Contact: _____
 Mailing Address: _____
 Phone: _____ Email: _____

Submission Type: *(please check ALL that apply in each column)*

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> New Proposal |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Lot Line Change | <input type="checkbox"/> Revised Submission |
| <input type="checkbox"/> Land Development | <input type="checkbox"/> Preliminary/Final Plan | | |
| | <input type="checkbox"/> Final Plan | | |

Land Use Proposed:

- Residential
- Commercial
- Industrial
- Institutional
- Other

Number of Units:

Intended Uses:

Existing Zoning: _____

Proposed Zoning Change: _____

Total Tract Area: _____

Proposed Density: _____

Narrative Project Description (*"see attached plan is insufficient"*)

On August 9, 2011, Phoenixville Borough Council adopted the "Neighborhood Blight Protections and Enforcement" Ordinance 2180, that enables Borough Staff to deny any permit or governmental approval application if the owner of said property, on that or any other property owned in the Commonwealth, (1) has Tax and/or Municipal Services delinquencies on account of the actions of the Owner; or (2) has a Serious Violation with having no corrective, Substantial Steps in place. A printed copy of this ordinance is available upon request at the Borough Code Enforcement Department.

All applications shall include true and correct copies of the property deed(s).

I hereby certify that the proposed application and subsequent actions or uses are authorized by the owner. As the owner or authorized representative, I agree to conform to all applicable laws of the jurisdiction. Construction shall comply with all Borough Codes and the most current ICC Building Codes as adopted by the Commonwealth of Pennsylvania. I have examined this application, its requirements and to my knowledge and belief, it is a true, correct and complete application.

Applicant Printed Name: _____

Applicant Signature: _____

Date: _____

Owner Printed Name: _____

Owner Signature: _____

Date: _____

In lieu of an owner's signature, an Agreement of Sale and documentation evidencing equitable ownership shall be attached to the application, acknowledging the owner's understanding of the applicant's intent to subdivide or develop the property.

Personnel and Public Safety Committee Meeting
Tuesday, March 3, 2026
6:00 pm

MINUTES

Committee: Chairperson, Ms. Burckley, Ms. Budnik, and Mrs. McGhee
Mayor Urscheler

Staff: Mr. Krack, Ms. Getzfreed, Chief Marshall, Chief Brazunas, Deputy Chief Wagner –
TowerDIRECT

I. Call to Order at 6:00 pm

II. Public Comment on Non-Agenda Items.

No public comment.

III. Committee Member Updates/Discussions.

No updates or discussion.

IV. New Business

A. Review of monthly Police, Fire and Ambulance Reports.

Ms. Burckley acknowledged receipt of the various reports. Chief Brazunas, Chief Marshall, and Deputy Chief Wagner answered questions relating to their reports.

Mr. Krack noted that it is very difficult to get the reports from the previous month with this meeting so early in the new month. As such, he will ask for reports from the previous month. Example being that the reports for the April 7 committee meeting will contain the departmental reports for February which will provide for more timely reporting.

V. Old Business

A. PXV Inside Out.

Ms. Burckley noted that the Phoenixville First committee met earlier in the day and that additional meetings of that group will occur to assess needs and next steps with the closure of Bridge Street during the season.

B. Emergency Management.

Chief Marshall noted the EOC Coordinator will be updating the EOC manual to account for personnel changes and new requirements from Chester County.

C. Community Policing.

Ms. Burckley noted this is an ongoing effort within the Department.

D. Retention/Recruitment Update

Ms. Burckley noted Staff continually looks at personnel salaries and benefits both from an external and an internal perspective to ensure parity.

VI. Public Comment

Concern was raised relating to the hyperbole regarding potential interference by ICE or DHS at local polling stations. Ms. Burckley stated Staff and Council will continue to monitor but that it is managed by the County Voter Services.

VII. Adjournment at 6:53 pm by Mrs. McGhee

Next Meeting Date: Tuesday, April 7, 2026, at 6:00 pm

Parks and Recreation Committee Meeting
Tuesday, February 17, 2026
6:00 pm

MINUTES

Committee: Chairperson, Mr. Moore, Ms. Dugan, Mrs. McGhee, and Mr. Weiss

Public Members: Janet Hunter

Staff: Mr. Krack, Ms. Gibbons, Ms. Getzfread, Ms. Strunk, and Mr. Watson

I. Call to Order at 6:00 pm.

II. Public Comment on Non-Agenda Items

There were no public comments.

III. Presentations

There were no presentations.

IV. Committee Member Updates/Discussions

There were no updates.

V. New Business

A. Review of Quarterly Recreation Board reports (Jan, Apr, Jul, & Oct only).

Ms. Hunter stated there is no January report as the meeting was rescheduled to February 23 due to the snowfall closing the Recreation Center.

B. Motion to recommend Borough Council approve a Temporary Community Event Application for Earth Day Phoenixville at Reservoir Park on Saturday, April 18, 2026 from 12:00 noon to 4:00 pm. Franklin Avenue north of Fillmore Street and the Reservoir Parking Lot to be closed from 9:00 am to 5:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming the Borough of Phoenixville as Additional Insured.

Ms. Dugan made a Motion to recommend Borough Council approve the event as presented. Second by Mr. Weiss. Motion passed 4-0.

C. Motion to recommend Borough Council approve a Temporary Community Event Application for the Mental Health Fun Day and Walk at the Recreation Center on Saturday, May 2, 2026, from 10:00 am to 1:00 pm.

Ms. Dugan made a Motion to recommend Borough Council approve the event as presented. Second by Mr. Weiss. Motion passed 4-0.

- D. Motion to recommend Borough Council approve a Temporary Community Event Application for the Annual Dogwood Festival from May 13 through May 16, 2026, (6:00 pm to 10:00 pm Wed - Fri) and (11:00 am to 10:00 pm on Saturday). Streets to be closed are 2nd and 3rd Avenue between Main and Starr Streets throughout the event. For the Dogwood Parade on Saturday, May 16, 2026, Rolling Closure from Franklin Avenue from Fillmore Street to Bridge Street, Bridge Street between Church Street and Main Street, and Main Street from Bridge Street to 5th Avenue beginning at 1:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming Borough as Additional Insured.

Ms. Dugan made a Motion to recommend Borough Council approve the event as presented. Second by Mr. Weiss. Motion passed 4-0.

- E. Motion to recommend Borough Council approve a Temporary Community Event Application for the Open Hearth's Jams and Generosity Fundraiser at 701 S. Main Street on Wednesday, May 20, 2026, from 5:00 pm to 9:00 pm. Park Alley between Fifth Avenue and Sixth Avenue to be closed from 3:00 pm to 11:00 pm. Conditioned upon receipt of valid Certificate of Insurance, naming the Borough of Phoenixville as Additional Insured.

Ms. Dugan made a Motion to recommend Borough Council approve the event as presented. Second by Mr. Weiss. Motion passed 4-0.

- F. Motion to recommend Borough Council approve a Temporary Community Event Application for the Juneteenth Celebration in the 200 Block of Bridge Street and the Bridge and Main Street Parking Lot on Sunday, June 14, 2026 from 2:00 pm to 6:00 pm. The 200 Block of Bridge Street between Gay Street and Main Street and Bridge and Main Street Parking Lot to be closed from 10:00 am to 7:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming the Borough of Phoenixville as Additional Insured.

Ms. Dugan made a Motion to recommend Borough Council approve the event as presented. Second by Mrs. McGhee. Motion passed 4-0.

- G. Motion to recommend Borough Council approve a Temporary Community Event Application for the Borough of Phoenixville Fireworks display at the Recreation Center and Pat Nattle Field on Saturday, July 4, 2026 from 6:00 pm to 10:30 pm. Fillmore Street to be closed from Franklin Avenue to South Street from 6:00 pm to 10:00 pm.

Mrs. McGhee made a Motion to recommend Borough Council approve the event as presented. Second by Mr. Weiss.

Mr. Kirkner stated that when the event is located at Pat Nattle Field, vehicle and pedestrian traffic on Ann Street becomes very difficult for the neighbors who live there. He asked whether barricades could be set up at Grant Street to restrict

vehicles from entering Ann Street. Mr. Krack stated that should not be a problem and will add that to the application for setup.

Motion passed 4-0.

- H. Motion to recommend Borough Council approve a Temporary Community Event Application for the Phoenixville VegFest in Reeves Park on Saturday, August 8, 2026, from 11:00 am to 6:00 pm. Third Avenue between Main Street and Starr Street to be closed from 7:00 am to 7:00 pm. Conditioned upon receipt of all fees and valid Certificate of Insurance, naming Borough as Additional Insured.

Ms. Dugan made a Motion to recommend Borough Council approve the event as presented. Second by Mr. Weiss. Motion passed 4-0.

- I. Motion to recommend Borough Council approve a Temporary Community Event Application for the Phoenixville VegFest in Reeves Park on Sunday, August 9, 2026, from 11:00 am to 6:00 pm. Third Avenue between Main Street and Starr Street to be closed from 7:00 am to 7:00 pm. Conditioned upon receipt of all fees and valid Certificate of Insurance, naming Borough as Additional Insured.

Mrs. McGhee made a Motion to recommend Borough Council approve the event as presented. Second by Mr. Weiss. Motion passed 4-0.

- J. Motion to recommend Borough Council approve a Temporary Community Event Application for the Fall Fest and Trunk or Treat at the Recreation Center on Saturday, October 24, 2026, from 12:00 noon to 3:00 pm.

Mr. Weiss made a Motion to recommend Borough Council approve the event as presented. Second by Mrs. McGhee. Motion passed 4-0.

- K. Motion to recommend Borough Council approve a Temporary Community Event Application for the Phoenixville Vintage Fest in the Bridge and Main Street Parking Lot on Saturday, May 30, Sunday, May 31, Saturday, August 1, Sunday, August 2, Saturday, September 5, Sunday, September 6, Saturday, October 3 and Sunday, October 4, 2026, from 9:00 am to 4:00 pm. Conditioned upon receipt of valid Certificate of Insurance, naming the Borough of Phoenixville as Additional Insured.

Mr. Weiss made a Motion to recommend Borough Council approve the event as presented. Second by Mrs. McGhee. Motion passed 4-0.

VI. Public Comment

Keith Burress thanked the Committee for all of the support for the Juneteenth Event.

VII. Adjournment at 6:41 pm by Mr. Weiss

Next Meeting Date: Tuesday, March 17, 2026, at 6:00 pm.

**Policy Committee Meeting
Tuesday, February 24, 2026
Immediately following Finance Committee
Meeting which starts at 6.00 pm**

MINUTES

Committee: Chairperson, Mrs. Vogel, Mrs. Budnik, Ms. Burckley, and Mr. Ewald
Staff: Mr. Krack and Mr. Boelker

I. Call to Order at 6:09 pm.

II. Public Comment on Non-Agenda Items

There was no public comment.

III. Committee Member Updates/Discussions

There were no updates of discussion.

IV. New Business

A. Motion to Approve/Deny the request for a “No Parking Sign” on Washington Avenue for the address located at 152 Gay Street. Police Department and Staff recommends denial based on the request not being warranted as the law already provides for no parking in front of a driveway.

Mr. Krack provided background on the request.

Mr. Ewald made a motion to deny the request. Second by Ms. Burckley. Motion to deny approved 4-0.

B. Discussion regarding immigration enforcement.

Mr. Vogel presented a three-phase outline on initiatives Borough Council and Staff will work through and present over the next twelve months regarding immigration tactics from the federal government against residents of the Borough.

The Committee and staff fielded questions and concerns from members of the public who were in attendance at the meeting.

V. Old Business

There was no old business.

VI. Public Comment

There was no additional public comment.

VII Adjournment at 7:31 pm b Mr. Ewald.

Next Meeting Date: Tuesday, March 24, 2026, immediately following the Finance Committee which starts 6:00 pm.

**INFRASTRUCTURE, TECHNOLOGY, TRANSPORTATION,
AND SUSTAINABILITY (ITTS)
COMMITTEE MEETING
Tuesday, February 17, 2026
immediately following the Parks and
Recreation Committee which starts at 6:00 pm.**

MINUTES

Committee: Chairperson, Mr. Weiss, Mrs. Budnik, Mrs. McGhee, and Mr. Moore
Staff: Mr. Krack, Mr. Watson, and Ms. Getzfread

I. Call to Order at 6:45 pm.

II. Public Comment on Non-Agenda Items

There were no public comments.

III. Committee Member Updates/Discussions

Mr. Moore thanked the Public Works Department for all of their work with snow removal and the extraordinary number of water main breaks recently.

IV. New Business

A. Resident questions.

Mr. Krack reported on questions received by residents concerned about crosswalks at various intersections and roadway problems.

B. Bump Outs on Bridge Street

Mr. Krack provided background on possible bump out locations in front of Molly Maguires and the Main Stay. He noted this is a first discussion and there is no timeline for the topic. He suggested it remain on the agenda for future discussion.

V. Infrastructure

A. Engineering Reports (Jan, Apr, Jul, Oct only)

There were no reports for this month.

B. Stormwater Management

Mr. Krack reported the Borough did not received a grant award in the recent round of applications and noted this was the second attempt with the same grant program. He stated, the Borough will submit another application when that announcement comes out.

C. Phoenix Wheel

Mr. Krack reported the support columns should begin going up either the first or second week of March. The Wheel itself would be installed there after. He reported the project should be completed by the end of April. He also reported that a “Save the Date” for the ribbon cutting is set for Saturday, June 6, 2026 at 10:00.

D. Borough Properties and Habitat for Humanity

Mr. Krack reported that Habitat was finalizing plans that would be going to the Planning Commission in the next several months. Prior to that, he and the Solicitor are working out the documents necessary for transferring the property from the Borough to Habitat so that they are the owner of record when they do go before the Planning Commission.

VI. Transportation

A. Bridge and Starr Street

Mr. Krack reported that all grant contracts have been signed and being prepared for the Bid Package. The Borough still has to identify who the inspector will be for the project. He expects the project to go to bid the first week of March, Council to award the construction contract at the April 14 meeting, and the Notice to Proceed would be May 1. The project should be completed before the end of the year.

B. Paradise Street – Phase 2

Mr. Krack reported that all grant contracts have been signed and being prepared for the Bid Package. He expects the project to go to bid the first week of March, Council to award the construction contract at the April 14 meeting, and the Notice to Proceed would be May 1. The project should be completed before the end of the year.

C. Bridge and Nutt – 23 Corridor Improvements

Mr. Watson noted the signalization component of the project is underway. He noted the construction work should begin in April and will take about six months to complete.

D. Trails – Fillmore Street Tunnel Inspection

Mr. Krack reported the inspection report was completed and one of the recommendations may qualify for certain grant funding. Staff will be discussing once notifications of funding opportunities occur.

E. Starr Street (SR 0029) and 2nd Avenue Project

Mr. Krack reported that Staff had met with the engineer earlier in the day and that all of the survey work was completed. He expects to have the design and engineering by the end of Spring.

F. No Right Turn on Red in Downtown.

Mr. Krack reported the Police Department had just provided the engineer with the crash data from both of the intersections. He expects the report to be completed in April.

G. Crosswalks at St Mary's Street and Dayton Avenue.

Mr. Krack stated the ordinance for the stop signs was working through Borough Council. Once that occurs, work will begin on the ADA ramps and crosswalks.

VII. Sustainability

A. PXVNEO

Mr. Watson reported the odor optimization equipment should arrive at the port around March 3 and then 7-10 days to clear customs before coming to the Borough. He noted that the concrete pad for the equipment would be poured next week.

B. Solar Installation - Rec Center

Ms. Getzfread reported the Borough is waiting for the County to finalize the grant contract so the project can begin. All other documents have been finalized such that construction can begin once the contract is received.

VIII. Technology Updates

A. Monthly Reports

Mr. Weiss noted receipt of the reports.

IX. Public Comment

There was no public comment.

X. Adjournment at 7:45 pm by Mr. Moore

Next Meeting Date: Tuesday, March 17, 2026, immediately following the Parks and Recreation Committee which starts at 6:00 pm.

FINANCE COMMITTEE MEETING
Tuesday, February 24, 2026
6:00 pm

MINUTES

Committee: Chairperson Ms. Dugan, Ms. Burckley, Mr. Ewald, and Mrs. Vogel
Staff: Mr. Krack, Ms. Getzfred, Ms. Koza-Lubinsky, and Ms. Niemczuk

I. Call to Order at 6:00 pm. Mrs. Budnik also present. Ms. Koca-Lubinsky and Ms. Niemczuk excused.

II. Public Comment on Non-Agenda Items

There was no public comment.

III. Committee Member Updates/Discussions

There were no updates or discussion.

IV. New Business

A. Motion to recommend Borough Council approve the 2025 Pre-Paid dated 1/1/2026 - 1/31/2026 in the amount of \$534,534.90.

Mr. Ewald made a Motion to recommend Borough Council approve the Pre-Paid as presented. Second by Ms. Burckley. Motion passed 4-0.

B. Motion to recommend Borough Council approve the 2026 Pre-Paid dated 1/1/2026 - 1/31/2026 in the amount of \$991,588.35.

Mr. Ewald made a Motion to recommend Borough Council approve the Pre-Paid as presented. Second by Ms. Burckley. Motion passed 4-0.

C. Motion to recommend Borough Council approve the 2025 Pre-Paid Credit Card Statement dated 1/1/2026 - 1/31/2026 in the amount of \$47,773.37.

Ms. Burckley made a Motion to recommend Borough Council approve the Pre-Paid as presented. Second by Mr. Ewald. Motion passed 4-0.

D. Motion to recommend Borough Council approve the 2026 Pre-Paid Credit Card Statement dated 1/1/2026 - 1/31/2026 in the amount of \$25,457.49.

Mrs. Vogel made a Motion to recommend Borough Council approve the Pre-Paid as presented. Second by Ms. Burckley. Motion passed 4-0.

E. Motion to recommend Borough Council approve the 2026 Pre-Paid ACH dated 1/31/2026 in the amount of \$76,261.40.

Ms. Burckley made a Motion to recommend Borough Council approve the Pre-Paid as presented. Second by Mrs. Vogel. Motion passed 4-0.

V. Public Comment

There was no public comment.

VI. Adjournment at 6:04 pm by Ms. Burckley.

Next Meeting Date: Tuesday, March 24, 2026 at 6:00 pm