



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 12, 2026

File No. 23-07019

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

Reference: Preliminary/Final LD Plan – Fourth Plan Review
Kindergarten Center
Tax Map Parcel Number: 15-10-123 & 15-14-404

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Land Development plan for the Kindergarten Center, dated December 6, 2024, revised September 18, 2025, prepared by ESE Consultants, Inc, and the Impact Statement Report dated December 5, 2024, revised December 17, 2025, prepared by ESE Consultants.

The site consists of TMP 15-10-123 and 15-14-404, is approximately 15.4 acres, and is in the Mixed-Use Infill (MI) District. The land development plan proposes to consolidate the two (2) parcels and to construct ninety-three (93) new dwellings (20 twins and 73 townhouses). The site has frontage along School Lane / Second Avenue. The plans propose the removal of the existing Kindergarten Center located on TMP 15-10-123 and the existing multi-tenant industrial building located on TMP 15-14-404. The proposed lots will be served by public water and public sewer service.

The plans received conditional Preliminary/Final Plan Approval from the Borough Council on November 12, 2025.

The plans have been revised to address all our planning and zoning issues. If you have any questions or require additional information, please contact me.

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

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