



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

Application Fee:	3000.00
Escrow Deposit:	10,000.00
Plan Number:	2022-04
Escrow Number:	209
Total Remitted:	13,000.00

Subdivision and Land Development Application

Project Information:

Project Name: 414 Property Group, LLC
 Tax Parcel Number(s): 15-9-133, 15-9-134, 15-9-135 & 15-9-136
 Legal Owner Name: 414 Property Group, LLC
 Mailing Address: 272 Ruth Road, Harleysville, PA 19438
 Phone: (610) 213-7172 Email: bernardo242@gmail.com

Applicant Information:

Name: 414 Property Group, LLC
 Mailing Address: 272 Ruth Road, Harleysville, PA 19438
 Phone: (610) 213-7172 Email: bernardo242@gmail.com

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

- Owner
 Architect/Engineer
 Corporate Officer
 Owner's Representative
 Attorney
 Business Operator
 Equitable Owner

Project Engineer:

Company/Contact: Bercek & Associates c/o Glen E. Kelczewski, P.E.
 Mailing Address: 358 Main Street, Royersford, PA 19468
 Phone: (610) 948-8947 Email: gkelczewski@bercekassociates.com

Project Surveyor:

Company/Contact: Bercek & Associates c/o Michael A. Bercek, PLS
 Mailing Address: 358 Main Street, Royersford, PA 19468
 Phone: (610) 948-8947 Email: mbercek@bercekassociates.com

Project Attorney:

Company/Contact: O' Donnell, Weiss & Mattei, P.C. c/o Michael B. Murray, Jr., Esq.
 Mailing Address: 347 Bridge Street, Suite 200, Phoenixville, PA 19460
 Phone: (610) 917-9347 Email: MMurray@owmlaw.com

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

- Minor Subdivision
 Sketch Plan
 Lot Consolidation
 New Proposal
 Major Subdivision
 Preliminary Plan
 Lot Line Change
 Revised Submission
 Land Development
 Preliminary/Final Plan
 Final Plan

Land Use Proposed:	Number of Units:	Intended Uses:
<input checked="" type="checkbox"/> Residential	5 existing, 20 proposed	Apartments
<input checked="" type="checkbox"/> Commercial	4 existing, 3 proposed	Retail
<input type="checkbox"/> Industrial		
<input type="checkbox"/> Institutional		
<input type="checkbox"/> Other		
Existing Zoning:	TC - Town Center District	Total Tract Area: 9,406 s.f. = 0.22 acres
Proposed Zoning Change:	N/A	Proposed Density: N/A

Narrative Project Description ("see attached plan is insufficient)

Minor Commercial Land Development plan. Combine 4 existing parcels into 1 parcel. Demolish existing kitchen & bath store on parcel 15-9-135 (245 Taylor Alley). Construct a new building addition (3,554 s.f.) for additional apartment units. Increase apartment units from 5 to 20. 3 existing commercial uses will remain (1-pizza restaurant, 2-gelato store and 3-glass store & smoke shop.)

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).

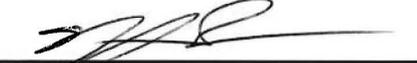
I hereby certify that the proposed application and subsequent actions or uses are authorized by the owner. As the owner or authorized representative, I agree to conform to all applicable laws of the jurisdiction. Construction shall comply with all Borough Codes and the most current ICC Building Codes 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: 414 Property Group, LLC c/o Nicholas A. Bernardo, manager

Applicant Signature: 

Date: 8/1/22

Owner Printed Name: 414 Property Group, LLC c/o Nicholas A. Bernardo, manager

Owner Signature: 

Date: 8/1/22

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.