



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

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

## Subdivision and Land Development Application

### Project Information:

Project Name: Breckenridge Towers  
Tax Parcel Number(s): 15-12-287, 15-12-288, 15-13-1  
Legal Owner Name: CN Properties LLC, Bradford J. Discreccio  
Mailing Address: 566 Bridge Street, Phoenixville, PA 19460  
Phone: 610-935-7111 Email: [brad@collieconstructioninc.com](mailto:brad@collieconstructioninc.com)

### Applicant Information:

Name: Collie Construction, Inc.  
Mailing Address: 566 Bridge Street, Phoenixville, PA 19460  
Phone: 610-935-7111 Email: [brad@collieconstructioninc.com](mailto:brad@collieconstructioninc.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: Carta Engineering, Brynn Schaffer, PE, PLS  
Mailing Address: PO Box 135, Bethel, PA 19507  
Phone: 717-742-4245 Email: [bas.carta@outlook.com](mailto:bas.carta@outlook.com)

### Project Surveyor:

Company/Contact: see project engineer  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Project Attorney:

Company/Contact: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### 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:**

- Residential
- Commercial
- Industrial
- Institutional
- Other

**Number of Units:**

5  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Intended Uses:**

Apartments, Townshouses  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Existing Zoning: 15-12-287  
 Proposed Zoning Change: \_\_\_\_\_

Total Tract Area: 0.298  
 Proposed Density: 0.596/lot

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

The purpose of this plan is to subdivide 5 lots from existing parcels 15-12-287 and 15-12-288 and construct four residential townhouses, 10 parking spaces, and subsurface infiltration areas to manage stormwater. Lot 1 will contain the existing apartment building and contractor shop. The proposed townhouses will be served by public water and sewer service. Parking on Parcel 15-13-1 will be expanded to support the increased residential use.

**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: Collie Construction Inc

Applicant Signature: [Signature]

Date: Feb 5, 2025

Owner Printed Name: J Bradford D. Crisco

Owner Signature: [Signature]

Date: Feb. 5, 2025

*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.*