



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

June 4, 2025

File No. 2024-00539

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

Reference: Preliminary/Final Land Development Plans - Seventh Plan Review  
224-226 Nutt Road  
Tax Map Parcel Number: 15-13-665, and 15-13-666.

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Land Development Plans for 224-226 Nutt Road prepared by Hopkins and Scott, Inc. dated March 1, 2024, last revised June 2, 2025.

The site consists of TMP 15-9-665 and 15-9-666, is approximately 0.344 Acres and is in the Corridor Development (CD) District. The site has frontage along Nutt Road and Milligan Street, with an existing access and garage entrance in the rear of the site from Milligan Street. The land development plan proposes to remove two (2) attached buildings fronting Nutt Road and the existing garage/shed along Milligan Street, consolidate the lots, and construct a new 4-story apartment building with a total of (16) residential units, associated parking, and site improvements. The site will be served with public water and public sewer.

The Borough Council granted conditional Preliminary/Final Plan approval on February 11, 2025. The plans have been revised to address all planning and zoning issues.

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: David Boelker, Director of Planning and Code Enforcement/Zoning Officer  
E. Jean Krack, Borough Manager  
Kelly Getzfread, Assistant Borough Manager  
Scott Denlinger, Borough Solicitor  
Owen Hyne, Borough Engineer