



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: Spotless Car Wash - Phoenixville
 Tax Parcel Number(s): 1507 00020000
 Legal Owner Name: Giuseppe Ventimiglia
 Mailing Address: 660 Kings Highway, Suite 201, Cherry Hill, NJ 08034
 Phone: _____ Email: ventirealty@verizon.net

Applicant Information:

Name: Flagship Pennsylvania Propco, LLC
 Mailing Address: 2 Mid America Plaza, Suite 450, Oakbrook Terrace, IL 60181
 Phone: 610-952-5100 Email: jlombardo@spotlessbrands.com

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 checked="" type="checkbox"/> Equitable Owner | |

Project Engineer:

Company/Contact: BL Companies
 Mailing Address: 1100 First Avenue, Suite 104, King of Prussia, PA 19406
 Phone: 610-994-4611 Email: kkelly@blcompanies.com

Project Surveyor:

Company/Contact: Partner Engineering and Science, Inc.
 Mailing Address: 21 West 38th Street, 8th Floor, New York, NY 10018
 Phone: 830-302-4473 Email: kpeterson@partneresi.com

Project Attorney:

Company/Contact: Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.
 Mailing Address: 123 S. Broad Street, Suite 2102, Philadelphia, PA 19109
 Phone: 215-661-0400 Email: BKearney@HRMML.com

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 checked="" type="checkbox"/> Land Development | <input checked="" type="checkbox"/> Preliminary/Final Plan | | |
| | <input type="checkbox"/> Final Plan | | |

Land Use Proposed:

- Residential
- Commercial
- Industrial
- Institutional
- Other

Number of Units:

1

Intended Uses:

car wash

Existing Zoning: CD (Corridor Development)

Total Tract Area: 76,072 SF (1.7 AC)

Proposed Zoning Change:

Proposed Density:

Narrative Project Description ("see attached plan is insufficient)

Proposed 11,186 SF full service car wash development with 13 vacuum spaces as adaptive reuse of existing building.

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: John R. Lombardo

Applicant Signature: John R. Lombardo



Date: 10/03/2024

Owner Printed Name: Giuseppe Ventimiglia

Owner Signature: *Giuseppe Ventimiglia*

Date: 10-7-2024

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.