



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 30, 2025

File No. 2023-05026

David Boelker
Director of Planning and Code Enforcement/Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final LD Plan
Oakwood Apartments
Tax Map Parcel Number: 15-12-196, 15-12-197, 15-12-197.2 & 15-12-197.4

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Land Development plan for Oakwood Apartments, dated April 21, 2023, revised June 17, 2025, prepared by Bercek & Associates. The site, consisting of TMP 15-12-196, 15-12-197, 15-12-197.2, 15-12-197.4, is approximately 3.72 Acres and is in the Residential Infill (RI) District. The land development plan proposes to consolidate all four parcels to construct two (2) new three-story apartment buildings with thirty-two (32) multi-family apartment units along with associated parking and site improvements by combining adjacent parcels and removing three (3) existing residential dwellings. Four (4) existing three-story apartment buildings on site housing 96 units will remain the same. The site is currently served with public water and public sewer.

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

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

cc: E. Jean Krack, Borough Manager
Kelly Getzfread, Assistant Borough Manager
Scott Denlinger, Borough Solicitor
Owen Hyne, Borough Engineer
Glen E. Kelczewski, P.E., Bercek & Associates
Steve Drebin, SYT Oakwood Apartments, LLC