



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: Minor Subdivision Franklin Phoenixville, L.P.
 Tax Parcel Number(s): 15-4-56
 Legal Owner Name: Andriy Raby, Apostolic Admin, Ukrainian Catholic
 Mailing Address: 810 N. Franklin St., Philadelphia, PA 19123 Archdiocese
 Phone: 215-627-0143 Email: _____

Applicant Information:

Name: Franklin Phoenixville L.P., by Odessa Real Estate, Inc., general part,
David Moskowitz, President
 Mailing Address: 1800 Rose Cottage Lane, Malvern, PA 19355
 Phone: 610-640-9790 Email: dhmoskowitz@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: Berneck and Smith Engineering, Inc.
 Mailing Address: 358 Main Street, Royersford, PA 19468
 Phone: 610-948-8947 Email: mberneck@berneckandsmith.com

Project Surveyor:

Company/Contact: Same as Engineer
 Mailing Address: _____
 Phone: _____ Email: _____

Project Attorney:

Company/Contact: Rob M. Roman, Esq., Baer Roman, LLP
 Mailing Address: 1288 Valley Forge Road, Suite 63, Valley Forge, PA 19482-0952
 Phone: 610-933-9444 Email: romain@baerlaw.net

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

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Lot Consolidation | <input checked="" 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 type="checkbox"/> Land Development | <input checked="" type="checkbox"/> Preliminary/Final Plan | <input type="checkbox"/> Curative Amendment | |
| | <input type="checkbox"/> Final Plan | <input type="checkbox"/> Zoning Amendment | |

Land Use Proposed:	Number of Units:	Intended Uses:
<input type="checkbox"/> Residential	_____	_____
<input type="checkbox"/> Commercial	_____	_____
<input type="checkbox"/> Industrial	_____	_____
<input type="checkbox"/> Institutional	_____	_____
<input type="checkbox"/> Other	_____	_____
Existing Zoning: <u>MCR</u>		Total Tract Area: <u>14.2097 Acres</u>
Proposed Zoning Change: <u>N/A</u>		Proposed Density: <u>2 lots</u>

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

Two lot subdivision

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: Franklin Phoenixville, L.P. by Adessa Real Estate Investment, Inc.

Applicant Signature: [Signature] Date: 6-5-18

Owner Printed Name: ANDRIY RABYU, Ukrainian Apostolic Administration, sede vacante

Owner Signature: + Andriy Rabyu Date: 6/4/2018

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.



Reimbursement Agreement

I (We) hereby agree to reimburse the Borough of Phoenixville for all fees and expenses the Borough or its consultants may incur for the review of any Subdivision and Land Development Plan or requested changes to any Zoning Ordinance.

I (We) agree to reimburse the Borough of Phoenixville for all fees and expenses, the Borough may incur from the Phoenixville Regional Planning Committee in accordance with the terms and conditions of The Phoenixville Region Intergovernmental Cooperative Implementation Agreement for Regional Planning Section IV (k) - Subdivision and Land Development of Regional Impact - Any subdivision or land development proposal (whether submitted as a formal application, sketch plan, as part of a conditional use or special exception application, or as part of a variance application) will be considered a subdivision or land development of regional impact if it meets any of the following standards:

<u>Type of Development</u>	<u>Threshold for DRI Review</u>
1. Office, Retail	Greater than 75,000 gross square feet
2. Wholesale & Distribution	Greater than 100,000 gross square feet
3. Hospitals and Health Care	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
4. Residential	Greater than 100 new lots or units
5. Industrial	Greater than 125,000 gross square feet; or employing more than 300 workers or covering more than 25 acres
6. Hotels	Greater than 150 rooms
7. Mixed Use	Total gross square feet greater than 100,000
8. Attractions & Recreational Facilities	Greater than 500 parking spaces or a seating capacity of more than 1,000
9. Waste Handling Facilities	New facility or expansion of existing facility by more than 50%
10. Quarries, Asphalt, and Cement Plants	New facility or expansion of existing facility by more than 50%
11. Petroleum Storage Facilities, Energy Generation or Distribution Facility	New facility or expansion of existing facility by more than 50%
12. Public or Private School	New or relocated facility with a capacity of 500 students or more

13. Any other development types not identified above (Includes parking facilities)

300 parking spaces

14. Any other proposed subdivision or land development, which in the opinion of the governing body of the municipality in which it is proposed, could have a regional impact or an impact beyond the boundaries of that municipality and for which that municipality desires input from the Regional Planning Committee

Andriy Rabin Owner Signature June 4, 2018 Date

Andriy Rabin, Apostolic Administrator, Ukrainian Catholic Archdiocese of Philadelphia, Inc. Print Owner Name

David H. Moskowitz Applicant Signature 6/5/18 Date

Franklin Phoenixville LP by Odessa Real Estate Investments, Inc. G.P. Print Applicant Name

BOTH THE OWNER AND APPLICANT SIGNATURE IS REQUIRED