



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: Paradise Village  
 Tax Parcel Number(s): 15-8-22 & 15-8-24  
 Legal Owner Name: Paradise ~~Street, LLC~~ DEVELOPMENT, LLC  
 Mailing Address: ~~4601 Maple Avenue, Paoli, PA 19301~~ 101 BRIDGE ST., 2ND FL.  
 Phone: (484) 716-1097 Email: Dhmoskowitz@gmail.com

**Applicant Information:**

Name: David H. Moskowitz  
 Mailing Address: P.O. Box 228, Phoenixville, PA 19460  
 Phone: (484) 716-1097 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: Bercek & Associates c/o Glen E. Kelczewski, P.E.  
 Mailing Address: 358 Main Street, Royersford, PA 19468  
 Phone: (610) 948-8947 Email: gkelczewski@bercekassociates.com

**Project Surveyor:**

Company/Contact: Bercek & Associates c/o Michael A. Bercek, PLS  
 Mailing Address: 358 Main Street, Royersford, PA 19468  
 Phone: (610) 948-8947 Email: mbercek@bercekassociates.com

**Project Attorney:**

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

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

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Minor Subdivision           | <input checked="" type="checkbox"/> Sketch Plan | <input checked="" 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 checked="" type="checkbox"/> Land Development | <input type="checkbox"/> Preliminary/Final Plan |   |  |
|  | <input type="checkbox"/> Final Plan             |   |  |

<b>Land Use Proposed:</b>	<b>Number of Units:</b>	<b>Intended Uses:</b>
<input checked="" type="checkbox"/> Residential	200	Apartments
<input checked="" type="checkbox"/> Commercial	13,275 s.f.	Retail
<input type="checkbox"/> Industrial		
<input type="checkbox"/> Institutional		
<input type="checkbox"/> Other		
Existing Zoning:	MG - Mixed Use Growth	Total Tract Area: 5.79
Proposed Zoning Change:	N/A	Proposed Density:

**Narrative Project Description** ("see attached plan is insufficient")  
 Construct a proposed 5 story building. Retail on the 1st floor. Apartments on floors 2 thru 5.  
 Construct 22 ft. wide Hall Street extension. Borough of Phoenixville will take dedication of Hall Street.

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: Paradise Development, LLC  
 Applicant Signature: [Signature] Date: 7/22/22  
 Owner Printed Name: Paradise Development, LLC  
 Owner Signature: [Signature] Date: 7/22/22

*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.*