

November 4, 2024

E. Jean Krack
Borough Manager
Borough of Phoenixville
351 Bridge Street
Phoenixville, PA 19406

**RE: Subdivision & Land Development Application – Review #4
123 Main Street (UPI 15-9-527)
Borough of Phoenixville
RVE File #PCPBP153**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville (Borough), has reviewed the following submission materials in connection with the application referenced above:

- Plans entitled “Preliminary/Final Land Development Plans for MEK2 Property Group, LLC” (11 sheets), dated 9/6/2023 and revised 7/17/2024, prepared by InLand Design of West Chester, PA.
- Response to Comments, dated 9/9/2024, prepared by InLand Design of West Chester, PA.
- Notice of Sewer Planning Exemption, dated 6/12/2024, issued by PA DEP.
- Site Development Cost Estimate, dated 7/17/2024, prepared by InLand Design, LLC.

I. GENERAL INFORMATION

Owner & Applicant: MEK2 Property Group, LLC
104 Bennington Road
Phoenixville, PA 19460
(814) 574-6184
Contact: Mike Kajak
mikekajak@gmail.com

Plan Preparer: InLand Design
16 Hagerty Boulevard
West Chester, PA 19382
(484) 947-2928
Contact: Scott J. Zwizanski, P.E.
scott@inlanddesign.net

Attorney: O’Donnell, Weis & Mattei, P.C.
347 Bridge Street, Suite 200
Phoenixville, PA 19460
(610) 917-9347
Contact: Michael B. Murray, Jr., Esq.

mmurray@owmlaw.com

Proposal: The applicant proposes the adaptive reuse of an existing building to provide 18 dwelling units for affordable workforce housing. The project also includes parking, landscaping, lighting, and stormwater management.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. On the Existing Features & Demolition Plan (Sheet 2) and others, the bearing and distance information does not match the deed. Provide a new legal description for the tract. *The applicant has provided a new legal description. RVE will provide any comments under separate cover. Item satisfied.*
2. On the Existing Features & Demolition Plan (Sheet 2), show the size and material of existing water and sewer mains. RVE can provide available record plan information under separate cover. *The applicant has added the requested information. Item satisfied.*
3. On the Cover Sheet (Sheet 1), revise the location map to 1"=200' (§22-304.2.A). The applicant has requested a waiver from this requirement. *The location map has been updated to the required scale on all applicable sheets. Item satisfied.*
4. Provide a listing of the applicable utility owners and their phone numbers (§22-304.2.A). *Item satisfied*
5. On the Cover Sheet (Sheet 1), Conditional Use Granted – the plan indicates that the relief granted includes “Up to 25% reduction in off-street parking supply.” However, the Conditional Use Decision & Order, dated 7/11/2023, does not grant any zoning relief relative to parking. *The applicant has revised the plan to remove this statement. Item satisfied.*
6. On the Layout & Geometry Plan (Sheet 3), provide the percentage of uses by gross floor area (§22-304.2.A). *Item satisfied.*
7. Provide a delineation of freshwater wetlands as determined by the criteria of the U.S. Army Corps of Engineers. If no such lands exist on the tract, the plan must include a statement so indicating (§22-304.2.A). *Item satisfied.*
8. Provide new property corner monuments at the intersection of all lines forming angles and at changes in directions of lines in the boundary of the property (§22-406.1). *Item satisfied.*
9. On the Layout & Geometry Plan (Sheet 3), the distance from the westerly proposed driveway entrance on Hall Street is approximately 46.5' from the end of the curb radius at the intersection of Main St. and Hall St. The edge of any driveway shall be at least 60' from the nearest end of a curb radius at an intersection (§22-414.10.E). The existing driveway's separation from the same point measures approximately 49'. *The applicant has revised the plan to match the existing driveway location. Item satisfied.*
10. On the Layout & Geometry Plan (Sheet 3), provide a dimension showing the width between the two proposed driveways on Hall Street. *Item satisfied.*

11. On the Grading and Utilities Plan (Sheet 4), provide a note indicating that all utilities shall be installed underground (§22-407.5.B & §22-427.1). *Item satisfied.*
12. On the Layout & Geometry Plan (Sheet 3), show the required 75' clear site triangle at the intersection of Main Street & Hall Street (§22-411.3.B). It is noted that Hall Street is a one-way street with eastbound travel only. *Item satisfied.*
13. On the Landscaping Plan (Sheet 7), provide landscape buffering between the parking lot and Hall Street (§22-417.3.D). *Item satisfied.*
14. For any land development proposing at least 10 parking spaces serving residential uses, at least 10% of the parking spaces shall be EVPS served by a level 2 EVCS (§22-417.7.D.(1)). *Item satisfied.*
15. On the Layout & Geometry Plan (Sheet 3), the proposed ADA ramp has a 5'x5' level landing at a change in direction, the clear width of which is reduced by handrailing. The Americans with Disabilities Act (ADA) requires level landings at changes in directions along ADA ramps to have a clear width of 5'x5', exclusive of handrails, etc. (§22-419.2.E). Consider making the level landing 5.5'x5.5' to provide space for handrails, etc. *Item satisfied.*
16. On the Construction Details Plan (Sheet 8), provide details for the proposed ADA ramp and handrail construction. *Item satisfied.*
17. On the Layout and Geometry Plan (Sheet 3), provide bollards to protect the door swing area at the proposed stairway addition from vehicle impacts. Also, provide a bollard detail. *Item satisfied.*
18. On the Layout and Geometry Plan (Sheet 3), the minimum trash enclosure height shall be 6' (§22-426.1.B). *Item satisfied.*
19. On the Layout and Geometry Plan (Sheet 3), the minimum trash enclosure opening shall be 10' wide (§22-426.1.D). *Item satisfied.*
20. On the Construction Details Plan (Sheet 8), provide a detail for the proposed trash enclosure and concrete pad. *Item satisfied.*
21. Due to the tight parking layout around the proposed trash enclosure, it should be protected by bollards. *Item satisfied.*
22. Provide a Market Analysis impact statement (§22-600). The applicant has requested a waiver from this requirement. *Applicant notes that a Market Analysis was submitted to the Borough on 1/8/2024. Item satisfied.*
23. ~~Provide an Environmental Impact Analysis impact statement (§22-601). The applicant has requested a waiver from this requirement.~~ *On 1/9/2024, Borough Council granted a waiver from this requirement.*
24. Provide a Community and Fiscal Impact Analysis impact statement (§22-603). The applicant has requested a waiver from this requirement. *Applicant notes that a Community and Fiscal Impact Analysis was submitted to the Borough via email on 1/8/2024. Item satisfied.*
- 25-43. *Per the RVE review letter dated 12/08/2023, these items were previously satisfied, waived, or no longer proposed.*
44. On the Layout and Geometry Plan (Sheet 3) and others, replace the existing tree pit along Main Street with a new 6'x3' tree pit to match other proposed tree pits along the project's frontages. *Item satisfied.*

45. *On the Cover Sheet (Sheet 1), Waivers Requested – Change the title to “Waivers Granted” and list the date that the waivers were granted. Item satisfied.*

III. WATER AND SEWER COMMENTS

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). *Item satisfied.*
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). *Item satisfied.*
3. On the Existing Features & Demolition Plan (Sheet 2), show the location, size, and material of the existing sewer lateral. Indicate whether the existing sewer lateral will be reused or abandoned. If the existing sewer lateral will be reused, a televised inspection must be performed to determine its condition. *The applicant plans to replace the existing sanitary sewer lateral. Item satisfied.*
4. On the Existing Features & Demolition Plan (Sheet 2), show the location, size, and material of the existing water service. Indicate whether the existing water service will be reused or abandoned. *The applicant plans to abandon the existing water service at the main and install new domestic and fire water services. Item satisfied.*
5. On the Grading and Utilities Plan (Sheet 4), add the following note: “All internal water and sewer lines are considered private and are subject to compliance with the Borough Plumbing Code.” *Item satisfied.*
6. Note: The matter of sewer and water tapping fees shall be coordinated directly with the Borough. Tapping fees must be paid prior to authorization to proceed with construction. *The applicant has acknowledged this requirement. Item satisfied.*
7. Include calculations to support sizing of water services and sewer laterals. Note that the Borough’s standard details are intended mainly for residential connections and that commercial or multi-family buildings may require larger services and laterals. *Item satisfied.*
8. A Sewage Facilities Planning Module Mailer Application, along with supporting documentation, has been provided in conjunction with this submission. RVE will review the application and provide any comments under separate cover. Once satisfactory, RVE will coordinate signature by the Borough and submission to PA DEP. *RVE has provided the signed application to PA DEP. RVE will provide any responses received to the applicant. On 6/12/2024, PA DEP issued a determination that this project is exempt from sewer planning.*

IV. WAIVERS

The Applicant has indicated that they are requesting waivers from the following requirements:

1. ~~§22-600—The applicant is requesting a waiver from the requirement to provide a market analysis.~~ *Waiver retracted and the market analysis has been submitted.*
2. §22-601 – The applicant is requesting a waiver from the requirement to provide an environmental impact analysis. RVE has no objection to this waiver request. *On 1/9/2024, Borough Council granted a waiver from this requirement.*

3. ~~§22-603 – The applicant is requesting a waiver from the requirement to provide a Community and Fiscal Impact Analysis. Waiver retracted and the fiscal impact analysis has been submitted.~~
4. §22-417.2.B – The applicant is requesting a waiver from the requirement to offset parking 2’ from the right-of-way line of Jackson Street. RVE has no objection to this waiver request. *On 1/9/2024, Borough Council granted a waiver from this requirement.*
5. §22-417.3.D – The applicant is requesting a waiver from the parking lot perimeter landscape buffer requirement along Jackson Street. RVE has no objection to this waiver request. *On 1/9/2024, Borough Council granted a waiver from this requirement.*

Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 “Impact Statements” of the Borough’s Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and the update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study.

Accordingly, all engineering concerns have been satisfied. Contingent upon final approval of the plan by the Borough Council, the Applicant shall provide the following:

1. Seven (7) copies of the final plan for signature and recordation. Once the required agreements have been executed, the Borough Solicitor will facilitate recording of the final plan.

For all development projects, a pre-construction meeting must be held prior to the commencement of site construction activities. After the required agreements have been executed, the Applicant must contact RVE to schedule a pre-construction meeting. In addition to the plans provided for recording purposes, the the Applicant shall provide five (5) copies of the final plans to RVE to be stamped “Approved for Construction” and distributed as follows: Borough (1 copy), RVE (2 copies), Developer (1 copy), and Contractor (1 copy)

Should you have any questions, please feel free to contact our King of Prussia office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS

By



Owen M. Hyne, P.E., C.E.A., Senior Associate
Borough Engineer

Preliminary/Final Land Development – Review #4

123 Main Street

Page 6 of 6

cc: MEK2 Property Group

InLand Design

O'Donnel, Weis & Mattei, P.C.

David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)

Scott Denlinger, Esq., Wisler Pearlstine, Borough Solicitor

Judith Stern Goldstain, R.L.A., Gilmore & Associates, Borough Planner

Christopher J. Fazio, P.E., C.M.E., Executive Vice President

James Bulicki, P.E.