



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: Phoenix Crossing
 Tax Parcel Number(s): 1509 01570100
 Legal Owner Name: Rockwell Phoenixville, LLC
 Mailing Address: 126 E State Street, Media, PA 19063
 Phone: 484-445-4310 Email: Andrew@rockwellcustom.com

Applicant Information:

Name: Andrew Kubovsak (Rockwell Phoenixville, LLC)
 Mailing Address: 126 E State Street, Media, PA 19063
 Phone: 267-632-8503 Email: Andrew@rockwellcustom.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 checked="" type="checkbox"/> Owner's Representative |
| <input type="checkbox"/> Attorney | <input type="checkbox"/> Business Operator | <input type="checkbox"/> Equitable Owner | |

Project Engineer:

Company/Contact: T&M Associates, Charles Scanzello
 Mailing Address: 1700 Market Street, Suite 3110, Philadelphia, PA 19103
 Phone: 215.486.4363 Email: CScanzello@tandmassociates.com

Project Surveyor:

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

Project Attorney:

Company/Contact: _____
 Mailing Address: _____
 Phone: _____ Email: _____

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 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:

23

1

Intended Uses:

1 and 2 bedroom apartments for rent (23 total units)

Commercial Space Tenant TBD on first floor

*All by-right use being proposed

Existing Zoning:

MG

Proposed Zoning Change:

N/A

Total Tract Area: 3.93 acres

Proposed Density:

Narrative Project Description ("see attached plan is insufficient)

Please reference enclosed plan for overview. Primary work involves demo and renovation on the interior of the existing building to convert the bank offices into (23) residential apartment units on the 2nd - 4th floors, and commercial space on 1st floor, along with (2) apartments on the rear of the first floor. Two small awnings are being proposed to be added at two entrance doors. The parking lot is showing a proposed location for trash/recycling & enclosure to manage waste from the building. In order to meet the updated EV requirements, these stations are also being shown in the larger parking lot area.

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: Andrew Kubovsak

Applicant Signature: 

Date: 8.3.2023

Owner Printed Name: Gregory Lingo

Owner Signature: 

Date: 8/3/2023

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.