



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: \_\_\_\_\_  
 Tax Parcel Number(s): 15-9-76.1; 15-9-78.1  
 Legal Owner Name: N/F LANDS OF VALLEY FORGE RAILWAYS, LTD.  
 Mailing Address: 2620 Egypt Rd, Audubon, PA 19403  
 Phone: 610-246-3096 Email: [aloraw@audubonland.com](mailto:aloraw@audubonland.com)

### **Applicant Information:**

Name: Audubon Land Development Corp  
 Mailing Address: 2620 Egypt Rd, Audubon, PA 19403  
 Phone: 610-246-3096 Email: [aloraw@adubuonland.com](mailto:aloraw@adubuonland.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: BL Companies  
 Mailing Address: 555 Croton Rd, Suite 310, King of Prussia, PA 19406  
 Phone: 610-994-4611 Email: [kkelly@blcompanies.com](mailto:kkelly@blcompanies.com)

### **Project Surveyor:**

Company/Contact: Control Point Associates, Inc.  
 Mailing Address: 1600 Manor Dr, Suite 210, Chalfont, PA 18914  
 Phone: 215-712-9800 Email: \_\_\_\_\_

### **Project Attorney:**

Company/Contact: Bernadette A. Kearney, Esq.  
 Mailing Address: 1684 S. Broad Street, Suite 230, Lansdale, PA 19446-5422  
 Phone: 215-661-0400 Email: [BKearney@HRMML.com](mailto:BKearney@HRMML.com)

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

- Minor Subdivision     
  Sketch Plan     
  Lot Consolidation     
  New Proposal  
 Major Subdivision     
  Preliminary Plan     
  Lot Line Change     
  Revised Submission  
 Land Development     
  Preliminary/Final Plan  
 Final Plan

**Land Use Proposed:**

Residential

Commercial

Industrial

Institutional

Other

**Number of Units:**

14

**Intended Uses:**

Residential, Twin

Existing Zoning: RI (Residential Infill)

Proposed Zoning Change: N/A

Total Tract Area: 2.73 AC

Proposed Density: 5.13 units per acre

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

The plan proposed 14 twin townhouse units off of Vanderslice Street, each unit is proposed to have a front porch, garage and driveway. Three parking spaces will be provided for each unit (1 in the garage and 2 within the driveway). The plan will also provide for stormwater management, landscaping, utilities and lighting (not shown at sketch plan level).

**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: Ron Neilson, PE

Applicant Signature: 

Date: 10/17/2025

Owner Printed Name:  David S. Rittenhouse, President

Owner Signature:  

Date:  10/15/2025

*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.*