



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: 101 High Street

Tax Parcel Number(s): 15-5-533, 15-5-534, 15-5-534.1, 15-5-534.2, 15-5-534.3

Legal Owner Name: Josep Properties, LLC

Mailing Address: 670 W. Rose Tree Road, Media, PA 19063

Phone: _____ Email: _____

Applicant Information:

Name: PCG Development, LLC (Mark Geraghty)

Mailing Address: 153 Persimmon Drive, Collegeville, PA 19426

Phone: 484-886-2266 Email: MGeraghty@ProvCapitalGroup.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 type="checkbox"/> Owner's Representative |
| <input type="checkbox"/> Attorney | <input type="checkbox"/> Business Operator | <input checked="" type="checkbox"/> Equitable Owner | |

Project Engineer:

Company/Contact: Inland Design / Joel D. Comanda PE

Mailing Address: 16 Hagerty Blvd, West Chester, PA 19382

Phone: 484-947-2928 Email: Joel@InlandDesign.net

Project Surveyor:

Company/Contact: Inland Design / Jason Harmon PLS

Mailing Address: 16 Hagerty Blvd, West Chester, PA 19382

Phone: 484-947-2928 Email: Jason@InlandDesign.net

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 checked="" type="checkbox"/> Lot Consolidation | <input checked="" type="checkbox"/> New Proposal |
| <input checked="" 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 checked="" type="checkbox"/> Preliminary/Final Plan | | |
| | <input type="checkbox"/> Final Plan | | |

Land Use Proposed:

- Residential
- Commercial
- Industrial
- Institutional
- Other

Number of Units:

15

Intended Uses:

Multifamily Rental Units

Existing Zoning: NC - neighborhood Conservation

Total Tract Area: 0.179 AC

Proposed Zoning Change: na

Proposed Density:

Narrative Project Description ("see attached plan is insufficient)

The applicant is proposing to consolidate the 5 existing lots into one single parcel and construct a stand-alone building. The proposed use of the building is to be 15 Multifamily rental units.

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: PCG Development, LLC (Mark Geraghty)

Applicant Signature: *Mark Geraghty*

Date: 28/01/26

Owner Printed Name:

Owner Signature:

Date:

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.