

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Burgess and Town Council of the Borough of Pottstown will hold a conditional use hearing on the Application of Evans Woods Investors Group III, LLC, 447 Burdan Drive, Pottstown, Pennsylvania, 19464 (hereinafter referred to as “Applicant”), on Wednesday, April 6, 2022, at 6:30 p.m. in the Council Meeting Room, Pottstown Borough Hall, 100 E. High Street, Pottstown, Montgomery County, Pennsylvania. In addition to allowing the public to attend in person, specific instructions for public viewing can be found at the Borough website at www.pottstown.org. Please note that participation in the hearing for both questions and providing public comment will be limited to those members of the public that appear in person at the hearing.

The Applicant is owner of property located at 816, 824, 826, 828, 830, 834, 836 and 842 Queen Street, Pottstown, Montgomery County, Pennsylvania (hereinafter collectively referred to as “Subject Property”). The Subject Property is improved with an existing light manufacturing building and is located in a Traditional Town Neighborhood Zoning District as part of the Business Overlay. The Applicant proposes to construct a 14,700 square foot expansion to its existing building. The Applicant has requested conditional use pursuant to § 346 of the Pottstown Borough Zoning Ordinance, subject to satisfying criteria outlined in § 401.32.

At the time of the hearing any affected person or party interested in appearing in person at the hearing will be given full opportunity to be heard. Any person may be represented by counsel at the hearing.

**THE BURGESS AND TOWN COUNCIL
OF THE BOROUGH OF POTTSTOWN**

Justin Keller, Manager

Charles D. Garner, Jr., Esquire
Wolf, Baldwin & Associates, P.C.
Solicitor

CONDITIONAL USE APPLICATION **COVER PAGE**

FEE: \$600.00

**PLEASE MAKE CHECK PAYABLE TO:
BOROUGH OF POTTSTOWN**

SUBMITTAL REQUIREMENTS:

- 1. Fee (check)**
- 2. Three application packets to include:**
 - a. The application,**
 - b. the sketch plan (if applicable),**
 - c. a copy of the deed**

AND

- 3. One thumb/flash drive containing the full application packet and any supporting documentation***

*We strongly encourage you to include with the application:
Sufficient information to document compliance with the applicable standards of the Conditional Use chapter. If it is not provided with this application, it is **REQUIRED** to be presented at the hearing.

Only completed applications will be accepted

Property information and measuring tools (to help determine distances) are available at:
Propertyrecords.montcopa.org



Borough of Pottstown

Borough Hall, 100 East High Street
Pottstown, Pennsylvania 19464-9525

ZONING CONDITIONAL USE APPLICATION

This application must be completed in its entirety.

Property Address: 816-842 Queen Street

Parcel Number 5900-01465, 02451, & 01522, 6109-01108, 6111-01066, 6160-01498 Zoning District TTN & Business overlay

Total Square Footage of Lot 1.14 Acres

Property Owner: Evans Woods Investors Grp III, LLC c/o Jason Voytilla Phone: 610-326-0921

Address: 447 Burdan Drive, Pottstown PA 19464

Email Address: jasonvoytilla@precisionpolymer.com

Applicant Name: Evans Woods Investors Grp III, LLC c/o Jason Voytilla Phone: 610-326-0921

Address: 447 Burdan Drive, Pottstown PA 19464

Email Address: jasonvoytilla@precisionpolymer.com

Name of Business (if applicable): Precision Polymer Products

1. **Conditional Use Code Section:** Enter sections as related to this application.

Chapter 27; Part 3 Section 346 - BO District

Chapter 27: Part 4 Section 401, 402

2. **Is the property in Historic District:** Yes No

3. **Is the property currently:** Owner occupied Rental property

4. **Current land use (choose one):** **INDUSTRIAL**

Single family detached Single family attached Multi-unit residential: _____ # of units

Single unit commercial Multi-unit commercial: _____ # of commercial units;

Mixed Use: _____ # of Residential and _____ # of Commercial units

5. **Describe the requested Use in detail:** The applicant intends to construct a
14,700 SF expansion to the existing 8,240 SF light manufacturing use on
the property.

6. Indicate what improvements/renovations you plan for this property, both internal and external: 14,700 Sf building expansion along with additional parking and associated stormwater management, utilities, landscaping, and lighting.

7. Conditional Use criteria* is provided under Chapter 27; Part 4/Appendix A4.

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While each condition may vary, inclusions for consideration include (but are not limited to) the following examples:

- a. Traffic Studies (if required)
- b. Lease (if not owner occupied)
- c. If a condition limits "distance between existing uses" you are required to provide supporting documentation showing how you meet that requirement (*i.e. Section 401.30*)
- d. Child Care Facilities: You must provide sketches or pictures showing drop off areas, play areas, distance between facilities, etc.

I certify that I am authorized to make this application; and to the best of my knowledge and belief, all the information on this form and its attachments is true and correct.

Applicant Signature: Jason Voytilla Digitally signed by Jason Voytilla
Date: 2022.03.04 10:34:36
-05'00' Date: 3-4-2022

Printed Name: Jason Voytilla

Property Owner Signature: Jason Voytilla Digitally signed by Jason Voytilla
Date: 2022.03.04 10:34:57 -05'00' Date: 3-4-2022

Printed Name: Jason Voytilla

Submittal requirements:

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