



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS SPECIAL MEETING MINUTES: APRIL 21, 2026

BOARD MEMBERS PRESENT: Pamela Margolis, Chairperson
Dean Becker, Vice-Chairman
Adam Doyle, Member
Albert Campion, Member
Corey Hulse, Member

OTHERS PRESENT: Cecile Daniel, Township Manager
Richard Almquist, Assistant Township Solicitor
Nicholas Szeredai, Township Engineer
John Moran Jr., Code Enforcement/Zoning Officer

Pamela Margolis called the special meeting to order at 6:30 pm and then turned the meeting over to Richard Almquist, Assistance Township Solicitor.

Mr. Almquist explained the purpose of this special meeting. Under Act 41 of 2022, the Board of Supervisors is required to receive any public comment on Ordinance No. 247. This proposed Ordinance is to change a portion of the municipal boundary between Perkiomen Township and Lower Frederick Township. Before the proposed Ordinance can be considered for adoption, the final document will be available for review on the Township's website, at the Township Administration Building, and it will be sent to the Times Herald and the Montgomery County Law Library

Under Act 41, the legislature created a process where adjacent municipalities could change their municipal boundary by agreement, and that agreement is memorialized in an Ordinance. The Ordinance is essentially the same for both Perkiomen Township and Lower Frederick Township and identifies how the boundary line is being relocated. This Act requires that either at a regular meeting or a special meeting, the Board of Supervisors receive public comments after the proposed Ordinance is introduced. This proposed Ordinance was introduced at the April 7, 2026 meeting of the Board of Supervisors. The purpose of this special meeting is to receive any public comments on this proposed Ordinance.

Assistant Solicitor Almquist explained that Act 41 is frequently used when a development is being proposed that crosses municipal boundaries. The objective is to relocate the boundary line so the lots being created are located in one municipality. This is exactly the situation that exists with the proposed development known as the Landis Tract. This development is located on Centennial Street/Buchert Road/Smith Road. Under this development, there is only one property owner being affected. Jackie Erixson, from the

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Artisan Land Company, is present as a representative of the affected property owner. Assistant Solicitor Almquist asked Mrs. Erixson if other properties were asked if they wish to be included in this proposed boundary change. Mrs. Erixson answered in the affirmative, but those property owners decided they did not want to have their property line adjusted.

Assistant Solicitor Almquist reviewed the Exhibits located in the Ordinance for the Board of Supervisors. The exhibit identifies the areas that are being relocated within Perkiomen Township and Lower Frederick Township. The Municipal Boundary Line is going to follow the changes that are shown on the exhibits. The primary purpose of this relocation is to ensure: (1) that the parcels that are being created in Lower Frederick Township are entirely within Lower Frederick Township and (2) the parcels being created in Perkiomen Township are entirely Perkiomen Township. (3) In addition, to show that the entire entrance of the private street on the West End of the development is located within the boundary of Perkiomen Township and is no longer split between the two municipalities.

The proposed Ordinance identifies the areas to be transferred. It includes several recitals. Section 1 is the territory to be transferred. There are four areas that are identified on the plan and refer to the meets and bounds of the areas that are part of the municipal boundary changes. Section 2 covers the notification requirements after the Ordinance is adopted by the Board of Supervisors. The Township has fifteen days to notify several agencies of the change, and those agencies get a certified notice of the copy of the adopted Ordinance. Section 3 is the effective date of the change. The boundary becomes effective on January 1, 2027, so long as a copy of the Ordinance is delivered to the agencies no later than Friday, October 30, 2026. Section 4 is the demarcation of the boundary. This speaks about the installation of the monuments that will be put in place establishing the boundary changes. The demarcation of the boundary will occur as part of the site work for the Landis Development, and that will be incorporated into the Land Development Agreement and Financial Security Agreement. Section 5 speaks to the remainder of the existing boundary which remains unchanged. The last is Section 6 which covers the miscellaneous items such as severability and the effective date of the Ordinance. Exhibit A is the plan showing the Municipal Boundary change and exhibits B, C and D are the legal descriptions for the areas being transferred and the new boundary.

After his review of the proposed Ordinance, Assistant Solicitor Almquist opened the floor to any comments from the public. Mrs. Erixson indicated that Artisan had no comments on the proposed Ordinance.

Corey Hulse asked what would happen if the road that is to be constructed as part of this project could not be built. Assistant Solicitor Almquist explained there was a slight change in the design because the Smith/Centennial intersection is being reconfigured and this resulted in a slight dip in the property at the right-of-way. This change affected the municipal boundary line but did not affect the development. This just created an angle that is needed for the road improvements that will be dedicated to Lower Frederick Township.

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Pamela Margolis asked about the traffic coming from Schwenksville Borough to the intersection of Smith Road/Centennial Street. Assistant Solicitor Almquist indicated that Perkiomen Township does not have any control over this intersection. Lower Frederick Township has been working with Artisan regarding some revision that might improve this intersection. Mrs. Erixson explained that Artisan completed a truck study for Lower Frederick Township and the Township is looking into restricting truck usage on Smith Road in this area. Mr. Hulse asked where Lower Frederick Township was in the process of this boundary change. Mrs. Erixson indicated that there were no public comments at the public meeting in Lower Frederick Township where this proposed Ordinance was discussed. Assistant Solicitor Almquist indicated that Lower Frederick Township is a little ahead of Perkiomen Township in this process, but both municipalities will have on their May Monthly Meeting Agendas consideration to adopt the Municipal Boundary Line Ordinances.

Assistant Solicitor Almquist stated for the record, there were no public comments received from the public except the comment made by Mrs. Erixson that Artisan had no comments on the proposed Ordinance No. 247 - Municipal Boundary Change between Perkiomen Township and Lower Frederick Township. As a result, the public comment period on the proposed ordinance was closed. The one item of business that Assistant Solicitor Almquist requested was the authorization to advertise the proposed Ordinance No. 247 for consideration at the May 5, 2026 meeting of the Board of Supervisors. With the request of Assistant Solicitor Almquist, Albert Campion made a motion seconded by Dean Becker authorizing the advertisement of Ordinance No. 247 – An Ordinance effecting a change to a portion of the municipal boundary between Perkiomen Township and Lower Frederick Road. There were no public comments on the motion. The motion carried by a vote of 5-0.

There being no further business, the April Special Meeting was adjourned upon motion made by Albert Campion and seconded by Adam Doyle.

Respectfully Submitted,

Cecile M. Daniel

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Township Manager