

**TOWNSHIP OF PERKIOMEN
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 247

**AN ORDINANCE OF THE TOWNSHIP OF PERKIOMEN,
MONTGOMERY COUNTY, PENNSYLVANIA EFFECTING
A CHANGE TO A PORTION OF THE MUNICIPAL
BOUNDARY BETWEEN PERKIOMEN TOWNSHIP AND
LOWER FREDERICK TOWNSHIP PURSUANT TO ACT 41
OF 2022.**

WHEREAS, Act 41 of 2022 (the Act of July 7, 2022, P.L. 455, No. 41) (hereinafter, “*Act 41*”), amended Title 53 of the Pennsylvania Consolidated Statutes by creating a new Subchapter B under Chapter 7 (53 Pa.C.S. § 711, *et seq.*) permitting municipalities to change their municipal boundaries; and

WHEREAS, pursuant to Section 715 of Act 41 (53 Pa.C.S. § 715(a)(1)), two or more adjoining municipalities are permitted to transfer or exchange territory by agreement where each municipality adopts an ordinance memorializing a transfer or exchange; and

WHEREAS, Limerick Corner Development, LLC (hereinafter, the “*Owner*”) is the owner of record of a 62.15± acre parcel of land located generally along the 500 Block of Bucher Road/Centennial Street and situate in Perkiomen Township (hereinafter, the “*Township*”), Lower Frederick Township (hereinafter, “*Lower Frederick*”), and Schwenksville Borough (hereinafter, “*Schwenksville*”) and identified as Tax Parcel Nos. 480000445002, 380000445002, and 20000064006 in the Township, Lower Frederick, and Schwenksville, respectively (hereinafter collectively referred to as the “*Property*”); and

WHEREAS, Artisan Land Company, an authorized agent of Owner (hereinafter, the “*Applicant*”), submitted an Application for Final Subdivision and Land Development Approval (hereinafter, the “*Application*”) to the Township seeking approval of a residential land development pursuant to the requirements and standards of the Open Space Residential (“*OSR*”) Overlay District of the Township’s Zoning Ordinance, as amended, and in accordance with the Township’s Subdivision and Land Development Ordinance, as amended; and

WHEREAS, pursuant to the Application, Applicant submitted Final Subdivision and Land Development Plans consisting of eighty (80) plan sheets, forty (40) Supplemental Plans, Waiver Request Letters, and various supporting reports and documents (hereinafter, collectively, the “*Final Plans*”), which Final Plans memorialized the subdivision and development of the Property into a forty-one (41) unit residential subdivision, of which twenty-seven (27) units will be located within the Township, thirteen (13) units will be located in Schwenksville, and one (1) unit will be located in Lower Frederick (hereinafter, collectively, the “*Development*”) all of which Development will be served by public water utilities, public sanitary sewer utilities, and private streets; and

WHEREAS, the Development included the creation of three (3) residential lots—namely Lots 1, 2, and 28—and a portion of the Development’s western access road that were bisected by the municipal boundary between the Township and Lower Frederick; and

WHEREAS, the Township and Lower Frederick are proceeding with the steps necessary to effectuate and implement the relocation of the municipal boundary between the Township and Lower Frederick (the “**Perkiomen/LFT Boundary**”) to place Lot 1 entirely within Lower Frederick, Lots 2 and 28 entirely within the Township, and the westernmost entrance to the Development entirely within the Township; and

WHEREAS, the Owner and Applicant agreed to be responsible for the costs incurred by the Township to effectuate the change to the Perkiomen/LFT Boundary; and

WHEREAS, the Township granted Conditional Final Approval for the Development to the Owner and Applicant on December 2, 2025 (the “**Final Approval**”), which Final Approval obligated the Owner and Applicant to provide the plans and legal descriptions depicting the relocation of the Perkiomen/LFT Boundary as agreed between the Township and Lower Frederick (the “**Relocated Boundary Submission**”); and

WHEREAS, the Owner and Applicant having submitted the Relocated Boundary Submission as required by the Final Approval, the Township and Lower Frederick agree to proceed with the enactment of the Ordinance to effectuate the relocation of the municipal boundary between the Township and Lower Frederick.

NOW THEREFORE, it is hereby **ORDAINED** by the Board of Supervisors of the Township of Perkiomen, Montgomery County, Commonwealth of Pennsylvania, and it is hereby **ENACTED** as follows:

SECTION I. Territory to be Transferred

A. The territory to be transferred from Lower Frederick Township to Perkiomen Township is located entirely within the Property and consists of two (2) areas of land totaling 39,262 Square Feet as follows:

- (1) **Area 1:** 33,295 Square Feet including the entirety of the western portion of Revel Road and a portion of open space located east of Revel Road and south of Centennial Street as shown on the Final Plans; and
- (2) **Area 3:** 5,967 Square Feet including the portion of Lot 2 originally located within Lower Frederick Township as shown on the Final Plans.

B. The territory to be transferred from Perkiomen Township to Lower Frederick Township is located entirely within the Property and consists of two (2) areas of land totaling 39,262 Square Feet as follows:

- (1) **Area 2:** 365 Square Feet including the portion of Lot 1 originally located within Perkiomen Township as shown on the Final Plans; and

(2) **Area 4:** 38,897 Square Feet including portions of the Open Space located west of residential lots along the west side of Revel Road as shown on the Final Plans.

C. An engineered plan depicting Area 1 through Area 4 entitled “Municipal Boundary Exhibit”, Drawing MB-1, dated December 9, 2025, and prepared by Langan Engineering and Environmental Services, LLC (the “***Municipal Boundary Plan***”) is attached hereto and incorporated herein as **Exhibit “A”**, and which Municipal Boundary Plan depicts the territory being transferred between the Township and Lower Frederick and the new municipal boundary being created by this Ordinance.

D. The metes and bounds for Area 1 and Area 3 are presented in a document entitled “Written Description of Proposed Municipal Transfer from Lower Frederick Township to Perkiomen Township, Montgomery County, Pennsylvania” dated December 9, 2025, and prepared by Langan Engineering and Environmental Services, LLC (the “***Area 1/Area 3 Legal Description***”) is attached hereto and incorporated herein as **Exhibit “B”**, and which Area 1/Area 3 Legal Description describes the boundaries of the territory being transferred from Lower Frederick Township to Perkiomen Township.

E. The metes and bounds for Area 2 and Area 4 are presented in a document entitled “Written Description of Proposed Municipal Transfer from Perkiomen Township to Lower Frederick Township, Montgomery County, Pennsylvania” dated April 13, 2026, and prepared by Langan Engineering and Environmental Services, LLC (the “***Area 2/Area 4 Legal Description***”) is attached hereto and incorporated herein as **Exhibit “C”**, and which Area 2/Area 4 Legal Description describes the boundaries of the territory being transferred from Perkiomen Township to Lower Frederick Township.

F. The metes and bounds for lines of the Existing Boundary and Proposed Boundary are presented in a document entitled “Written Description Existing and Proposed Lower Frederick Township and Perkiomen Township Municipal Boundary Within PID 38-00-00445-00-2 & 48-00-00445-002, Montgomery County, Pennsylvania” dated April 13, 2026, and prepared by Langan Engineering and Environmental Services, LLC (the “***Existing Boundary/Proposed Boundary Lines Legal Description***”) is attached hereto and incorporated herein as **Exhibit “D”**, and which Existing Boundary/Proposed Boundary Lines Legal Description describes the locations, bearings, and distances of the existing Perkiomen/LFT boundary to remain and the relocated municipal boundary line between Perkiomen Township and Lower Frederick Township.

SECTION II. Notification and Filing of Enactment

Within fifteen (15) days after enactment of this Ordinance by Perkiomen Township, and presuming a matching sister ordinance has been enacted by Lower Frederick Township, Perkiomen Township shall:

A. If not already done, assign, for reference, distinctive designations for each of the four areas of land being transferred; and

B. File a certified copy of this Ordinance with the Montgomery County Clerk of Court and the Montgomery County Board of Commissioners, together with Exhibits “A” through “C”; and

C. Notify the Owner, as the record owner of the Property, in writing of the enactment of this Ordinance.

SECTION III. Effective Date of Change

A. The municipal boundary change instituted by this Ordinance shall be effective January 1, 2027, so long as a certified copy of this Ordinance is filed in accordance with Section II, Subsection B above no later than Friday, October 30, 2026.

B. Within fifteen (15) days after a change in boundaries has taken effect in accordance with Section III, Subsection A above, Perkiomen Township shall file a final report of the boundary change containing the following information with the Montgomery County Board of Elections, the Pennsylvania Department of Community and Economic Development, the Pennsylvania Department of Transportation, the Pennsylvania Governor’s Office of Policy Development, or its successor, the Pennsylvania Department of Education, and the Pennsylvania State Tax Equalization Board:

- (1) The names of the impacted municipalities;
- (2) A land survey showing the courses and distances of the boundary in the impacted territory;
- (3) The location of the monuments along the new boundary line;
- (4) The total assessed valuation of the impacted territory;
- (5) The approximate population of the impacted territory; and
- (6) The designation, as provided for in Section 715(e)(1) of the Act by which the impacted territory is to be known.

C. Perkiomen Township may fulfill the requirements of Section III, Subsection B jointly and in conjunction with Lower Frederick Township.

SECTION IV. Demarcation of Boundary

Upon enactment of this Ordinance, Perkiomen Township shall ensure the timely placement of monuments, no more than 1,500 feet apart, along the newly established boundary line between Perkiomen Township and Lower Frederick Township. The coordinates of the monuments shall be expressed in terms of the State Plan Coordinate System and Datum in effect on the date of the change of the municipal boundary.

SECTION V. Existing Boundary

Other than the portion of the municipal boundary being changed pursuant to this Ordinance, the remainder of the existing municipal boundary between Perkiomen Township and Lower Frederick Township shall be unchanged and unaffected.

SECTION VI. Miscellaneous

- A. **Severability.** If any section, subsection, paragraph, clause, or provision of this Ordinance is declared by any Court of competent jurisdiction to be invalid or unconstitutional for any reason, such decision shall not affect the validity or constitutionality of the remainder of this Ordinance, other than the portion(s) so declared to be invalid.
- B. **Effective Date.** This Ordinance shall become effective immediately upon final enactment of this Ordinance.

ORDAINED and **ENACTED** by the Board of Supervisors of Perkiomen Township, Montgomery County, Commonwealth of Pennsylvania at a public meeting held this *5th* day of *May* 2026.

**PERKIOMEN TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Pamela Margolis, Chairperson

Attest: _____
Cecile M. Daniel, Secretary

EXHIBIT “A”

EXHIBIT “B”

December 9, 2025
200189001

**WRITTEN DESCRIPTION
PROPOSED MUNICIPAL TRANSFER FROM LOWER FREDERICK TOWNSHIP TO
PERKIOMEN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

All that certain area or piece of land, situate, lying and being in the Township of Lower Frederick, to be transferred to the Township of Perkiomen, County of Montgomery and Commonwealth of Pennsylvania, as shown on a plan entitled "Municipal Boundary Exhibit", prepared by Langan Engineering and Environmental Services, LLC., Drawing No. MB-1, dated December 9, 2025, and being more particularly bounded and described as follows:

AREA 1

Commencing at a concrete monument (to be set) at the intersection of the southeasterly right-of-way of Smith Road (30 foot from centerline) and the southerly ultimate right-of-way line of Centennial Street (variable width), and extending thence;

- a. Along a line North 76°02'12" East for a distance of 270.47 feet to a concrete monument (to be set) at the point and place of beginning; thence,

Extending from said point of beginning the following courses;

1. Along the proposed ultimate variable-width right-of way of Centennial Street North 68°54'58" East, a distance of 209.55 feet to a concrete monument (to be set); thence,
2. Along the proposed ultimate variable-width right-of way of Centennial Street North 72°55'44" East, a distance of 167.73 feet to a concrete monument (to be set); thence,
3. Along the approximate former municipal boundary line between Lower Frederick Township and Perkiomen Township, South 43°28'42" West, a distance of 397.24 feet; thence along the proposed right-of way of Revel Road the following four (4) courses and distances:
4. Along a line North 17°23'06" West, a distance of 94.04 feet to a concrete monument (to be set) at a point of curvature; thence,
5. Along an arc curving to the left, having a radius of 125.00 feet, an arc distance of 8.07 feet, a central angle of 3°41'56" and whose long chord bears North 19°14'04" West, a chord length of 8.07 feet to a concrete monument (to be set); thence
6. Along a line North 21°05'02" West, a distance of 37.45 feet to a concrete monument (to be set) at a point of curvature; thence,
7. Following an arc curving to the left, having a radius of 50.00 feet, an arc distance of 51.76 feet, a central angle of 59°18'46" and whose long chord bears North 50°44'11" West, a chord length of 49.48 feet to the point and place of beginning.

The above described AREA 1 encompassing 33,295 square feet (0.764 acres) of land, more or less.

AREA 3

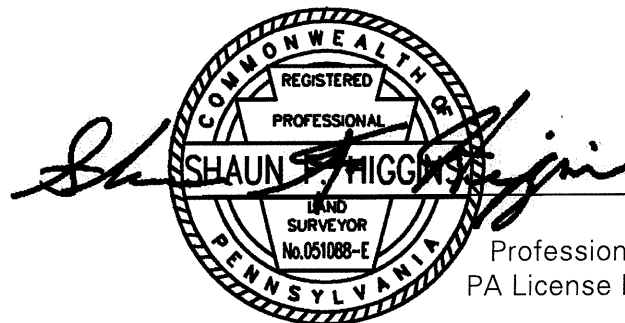
Commencing at a concrete monument (to be set) at the intersection of the southeasterly right-of-way of Smith Road (30 foot from centerline) and the southerly ultimate right-of-way line of Centennial Street (variable width), and extending thence;

- a. Along a line North $76^{\circ}02'12''$ East for a distance of 270.47 feet to a concrete monument (to be set); thence along the proposed right-of way of Revel Road the following four (4) courses and distances:
- b. Following an arc curving to the right, having a radius of 50.00 feet, an arc distance of 51.76 feet, a central angle of $59^{\circ}18'46''$ and whose long chord bears South $50^{\circ}44'11''$ East, a chord length of 49.48 feet to a concrete monument (to be set); thence,
- c. Following a line South $21^{\circ}05'02''$ East for a distance of 37.45 feet to a concrete monument (to be set) at a point of curvature; thence,
- d. Following an arc curving to the right, having a radius of 125.00 feet, an arc distance of 8.07 feet, a central angle of $3^{\circ}41'56''$ and whose long chord bears South $19^{\circ}14'04''$ East, a chord length of 8.07 feet to a concrete monument (to be set); thence,
- e. Following a line South $17^{\circ}23'06''$ East for a distance of 94.04 feet; thence,
- f. Following along the approximate former municipal boundary line between Lower Frederick Township and Perkiomen Township South $43^{\circ}28'42''$ West for a distance of 41.42 feet to the point and place of beginning; thence,

Extending from said point of beginning the following courses;

1. Along the approximate former municipal boundary line between Lower Frederick Township and Perkiomen Township, South $43^{\circ}28'42''$ West, a distance of 167.52 feet; thence,
2. Along a line North $17^{\circ}23'06''$ West, a distance of 81.56 feet to a concrete monument (to be set); thence,
3. Along a line North $72^{\circ}36'54''$ East, a distance of 146.32 feet to the point and place of beginning.

The above described Area 3 encompassing 5,967 square feet (0.137 acres) of land, more or less.



Shaun F. Higgins
Professional Land Surveyor
PA License No. SU-051088-E

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EXHIBIT “C”

April 13, 2026
200189001

**WRITTEN DESCRIPTION
PROPOSED MUNICIPAL TRANSFER FROM PERKIOMEN TOWNSHIP TO LOWER
FREDERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

All that certain area or piece of land, situate, lying and being in the Township of Perkiomen, to be transferred to the Township of Lower Frederick, County of Montgomery and Commonwealth of Pennsylvania, as shown on a plan entitled "Municipal Boundary Exhibit", prepared by Langan Engineering and Environmental Services, LLC., Drawing No. MB-1, dated December 9, 2025, and being more particularly bounded and described as follows:

AREA 2

Commencing at a concrete monument (to be set) at the intersection of the southeasterly right-of-way of Smith Road (30 foot from centerline) and the southerly ultimate right-of-way line of Centennial Street (variable width), and extending thence;

- a. Along a line North 76°02'12" East for a distance of 270.47 feet to a concrete monument (to be set); thence along the proposed right-of way of Revel Road the following four (4) courses and distances:
- b. Following an arc curving to the right, having a radius of 50.00 feet, an arc distance of 51.76 feet, a central angle of 59°18'46" and whose long chord bears South 50°44'11" East, a chord length of 49.48 feet to a concrete monument (to be set); thence,
- c. Following a line South 21°05'02" East for a distance of 37.45 feet to a concrete monument (to be set) at a point of curvature; thence,
- d. Following an arc curving to the right, having a radius of 125.00 feet, an arc distance of 8.07 feet, a central angle of 3°41'56" and whose long chord bears South 19°14'04" East, a chord length of 8.07 feet to a concrete monument (to be set); thence,
- e. Following a line South 17°23'06" East for a distance of 94.04 feet to the point and place of beginning; thence,

Extending from said point of beginning the following courses;

1. Along the future right-of-way of Revel Road South 17°23'06" East, a distance of 20.17 feet to a concrete monument (to be set); thence,
2. Along a line South 72°36'54" West, a distance of 36.18 feet; thence,
3. Along the approximate former municipal boundary line between Lower Frederick Township and Perkiomen Township, North 43°28'42" East, a distance of 41.42 feet to the point and place of beginning.

The above described Area 2 encompassing 365 square feet (0.008 acres) of land, more or less.

AREA 4

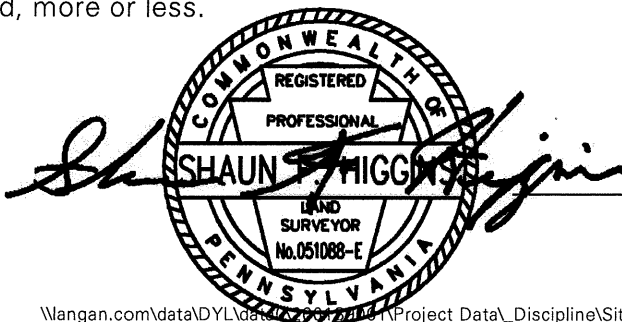
Commencing at a concrete monument (to be set) at the intersection of the southeasterly right-of-way of Smith Road (30 foot from centerline) and the southerly ultimate right-of-way line of Centennial Street (variable width), and extending thence;

- a. Along a line North $76^{\circ}02'12''$ East for a distance of 270.47 feet to a concrete monument (to be set); thence along the proposed right-of way of Revel Road the following four (4) courses and distances:
- b. Following an arc curving to the right, having a radius of 50.00 feet, an arc distance of 51.76 feet, a central angle of $59^{\circ}18'46''$ and whose long chord bears South $50^{\circ}44'11''$ East, a chord length of 49.48 feet to a concrete monument (to be set); thence,
- c. Following a line South $21^{\circ}05'02''$ East for a distance of 37.45 feet to a concrete monument (to be set) at a point of curvature; thence,
- d. Following an arc curving to the right, having a radius of 125.00 feet, an arc distance of 8.07 feet, a central angle of $3^{\circ}41'56''$ and whose long chord bears South $19^{\circ}14'04''$ East, a chord length of 8.07 feet to a concrete monument (to be set); thence,
- e. Following a line South $17^{\circ}23'06''$ East for a distance of 94.04 feet; thence,
- f. Following along the approximate former municipal boundary line between Lower Frederick Township and Perkiomen Township, South $43^{\circ}28'42''$ West for a distance of 41.42; thence,
- g. Following a line South $72^{\circ}36'54''$ West for a distance of 146.32; thence,
- h. Following a line South $17^{\circ}23'06''$ East for a distance of 81.56 feet to the point and place of beginning; thence,

Extending from said point of beginning the following courses;

1. Along a line South $17^{\circ}23'06''$ East, a distance of 238.25 feet to a concrete monument (to be set); thence,
2. Along a line South $72^{\circ}36'54''$ West, a distance of 210.43 feet to a concrete monument (to be set); thence,
3. Along the easterly line of Parcel ID #48-00-01390-00-2, lands now or formerly of Warren and Edith Manning Trustees, North $26^{\circ}44'37''$ West, a distance of 112.27 feet to a concrete monument (to be set); thence,
4. Leaving said line and extending along the approximate former municipal boundary line between Lower Frederick Township and Perkiomen Township, North $43^{\circ}28'42''$ East, a distance of 261.81 feet to the point and place of beginning.

The above described Area 4 encompassing an area of 38,897 square feet (0.893 acres) of land, more or less.



Shaun F. Higgins
Professional Land Surveyor
PA License No. SU-051088-E

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EXHIBIT “D”

April 13, 2026
200189001

**WRITTEN DESCRIPTION
EXISTING AND PROPOSED LOWER FREDERICK TOWNSHIP AND PERKIOMEN
TOWNSHIP MUNICIPAL BOUNDARY WITHIN PID 38-00-00445-00-2 & 48-00-00445-00-2
MONTGOMERY COUNTY, PENNSYLVANIA**

All that certain municipal boundary between the Township of Lower Frederick and the Township of Perkiomen, County of Montgomery and Commonwealth of Pennsylvania, as shown on a plan entitled "Municipal Boundary Exhibit", prepared by Langan Engineering and Environmental Services, LLC., Drawing No. MB-1, dated December 9, 2025, and being more particularly bounded and described as follows:

EXISTING BOUNDARY

Commencing at a concrete monument (to be set) at the intersection of the southeasterly right-of-way of Smith Road (30 foot from centerline) and the southerly ultimate right-of-way line of Centennial Street (variable width), and extending thence;

- a. Along a line approximately North 72°55'44" East for a distance of 646.85 feet to a concrete monument (to be set) at the point and place of beginning; thence,

Extending from said point of beginning the following courses;

1. Along a line South 43°28'42" West, a distance of 867.99 feet to a concrete monument (to be set) at the point and place of ending.

PROPOSED BOUNDARY

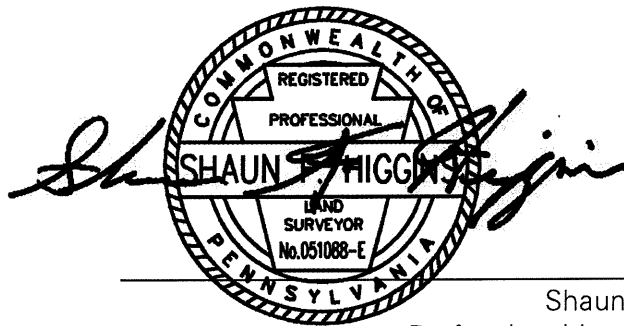
Commencing at a concrete monument (to be set) at the intersection of the southeasterly right-of-way of Smith Road (30 foot from centerline) and the southerly ultimate right-of-way line of Centennial Street (variable width), and extending thence;

- a. Along a line North 72°55'44" East for a distance of 646.85 feet to a concrete monument (to be set) at the point and place of beginning; thence,

Extending from said point of beginning the following courses;

1. Along the proposed variable-width right-of-way of Centennial Street South 72°55'44" West, a distance of 167.73 feet to a concrete monument (to be set); thence,
2. Along the proposed variable-width right-of-way of Centennial Street South 68°54'58" West, a distance of 209.55 feet to a concrete monument (to be set); thence,
3. Along the proposed right-of-way of Revel Road to following four (4) course and distances:

4. Following an arc curving to the right, having a radius of 50.00 feet, an arc distance of 51.76 feet, a central angle of $59^{\circ}18'46''$ and whose long chord bears South $50^{\circ}44'11''$ East, a chord length of 49.48 feet to a concrete monument (to be set); thence,
5. Following a line South $21^{\circ}05'02''$ East for a distance of 37.45 feet to a concrete monument (to be set) at a point of curvature; thence,
6. Following an arc curving to the right, having a radius of 125.00 feet, an arc distance of 8.07 feet, a central angle of $3^{\circ}41'56''$ and whose long chord bears South $19^{\circ}14'04''$ East, a chord length of 8.07 feet to a concrete monument (to be set); thence,
7. Following a line South $17^{\circ}23'06''$ East for a distance of 114.21 feet to a concrete monument (to be set); thence,
8. Following a line South $72^{\circ}36'54''$ West for a distance of 182.50 feet to a concrete monument (to be set); thence,
9. Following a line South $17^{\circ}23'06''$ East for a distance of 319.81 feet to a concrete monument (to be set); thence,
10. Following a line South $72^{\circ}36'54''$ West for a distance of 210.43 feet to a concrete monument (to be set); thence,
11. Following a line North $26^{\circ}44'07''$ West for a distance of 112.27 feet to a concrete monument (to be set) at the point and place of ending.



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