

**LOWER FREDERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO.: _____

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

WHEREAS, Act 41 of 2022 (“*Act*” - 53 Pa.C.S.A. §711 *et seq.*) governs municipal boundary changes; and

WHEREAS, under the Act, two or more adjoining municipalities can transfer or exchange territory by each adopting an ordinance that memorializes this transfer or exchange; and

WHEREAS, Limerick Corner Development, LLC (“*Artisan*”) is seeking to develop a parcel of land located at the southern corner of the intersection of Smith Road and Centennial Street, also referred to as PARIDs 38-00-00445-00-2, 48-00-00445-00-2, and 20-00-00064-00-6 (“*Property*”) with 41 single family homes; and

WHEREAS, the Property is located in three separate municipalities, Lower Frederick Township, Perkiomen Township, and Schwenksville Borough; and

WHEREAS, to have its land development plan fully conform with Lower Frederick’s and Perkiomen’s respective zoning ordinances, Artisan has requested these two Townships to change their mutual municipal boundary line; and

WHEREAS, both Townships have agreed to grant this request subject to certain conditions which Artisan has met.

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

ARTICLE 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 39,262.0 square feet as follows:

Area 1: 33,295.0 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

Area 3: 5,967.0 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:

Area 2: 365.0 square feet including the portion of Lot 1 originally located within Perkiomen Township as shown on the Final Plans; and

Area 4: 38,891.0 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 (“**Plan**”) is attached hereto and incorporated herein as **Exhibit “A”**, and which Plan depicts the territory being transferred between Perkiomen Township and Lower Frederick Township 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 (“**Area 1/3 Legal Description**”) is attached hereto and incorporated herein as **Exhibit “B”**, and which Area 1/3 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 December 9, 2025, and prepared by Langan Engineering and Environmental Services, LLC (“**Area 2/4 Legal Description**”) is attached hereto and incorporated herein as **Exhibit “C”**, and which Area 2/4 Legal Description describes the boundaries of the territory being transferred from Perkiomen Township to Lower Frederick Township.

ARTICLE II. Notification and Filing of Enactment

- A. Within fifteen (15) days after enactment of this Ordinance by Lower Frederick Township, and presuming a matching sister ordinance has been enacted by Perkiomen Township, Lower Frederick Township shall:
1. If not already done, assign, for reference, distinctive designations for each of the four areas of land being transferred;

2. 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, B, and C**; and
3. Notify Artisan, as the record owner of the Property, in writing of the enactment of this Ordinance.

ARTICLE 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 Article II, Subsection A.2 above no later than Friday, October 30, 20265.
- B. Within fifteen (15) days after a change in boundaries has taken effect in accordance with Article III, Subsection A above, Lower Frederick 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:
 - The name of the impacted municipalities.
 - A land survey showing the courses and distances of the boundary in the impacted territory.
 - The location of the monuments along the new boundary line.
 - The total assessed valuation of the impacted territory.
 - The approximate population of the impacted territory.
 - The designation, as provided for in Section 715(e)(1) of the Act by which the impacted territory is to be known.
- C. Lower Frederick Township may fulfill the requirements of Article III, Section B jointly and in conjunction with Perkiomen Township.

ARTICLE IV. Demarcating Boundary

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

ARTICLE V. Existing Boundary

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

ARTICLE XIX. Repealer

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE XX. Severability

If any section, paragraph, subsection, clause, or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

ARTICLE XXI. Effective Date

This Ordinance shall become effective immediately upon final enactment.

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[Signatures to Follow]

LOWER FREDERICK TOWNSHIP
Boundary Change Ordinance
Ordinance No. _____

ENACTED and *ORDAINED* this _____ day of _____, 2026.

LOWER FREDERICK TOWNSHIP
BOARD OF SUPERVISORS

Noelle Halter, Chair

Marla Hexter, Vice Chair

Cristal Gerena

ATTEST:

Daniel Orfe

Jason A. Wager, Manager

Terry Sacks