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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 13, 2026

Ms. Brianna Costira, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #26-0169-001
Plan Name: 506 Swamp Pike
(1 lot comprising 18.00 acres)
Parcel ID: 37-00-04951-00-7
Situate: 506 Swamp Pike, near Kurtz Road
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 15, 2026. We forward this letter as a report of our review.

BACKGROUND

Michael and Adrienne Sereny have submitted a subdivision and land development proposal to divide the 18-acre parcel (37-00-04951-00-7) into two lots and construct a new residence with a well. Currently, there is an existing residence and well on the parcel. Lot #1 will be 727,524 square feet (16.70 acres) in size and will contain the existing residence and well, while lot #2 will be 110,032 square feet (2.53 acres) in size and will contain the proposed residence and well. The existing residence on lot #1 is connected to Swamp Pike via a driveway, and the proposed residence on lot #2 will have a driveway connecting to this existing driveway, with a portion of the proposed driveway on lot #1 being covered by a driveway easement for lot #2. The proposal is in the Residential and Agricultural (R-1) Base Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes this proposal in the Conservation Opportunity Area on its

development potential map and the Open Space Area on its future land use map. Both the Conservation Opportunity Area and the Open Space Area include environmentally sensitive places where very little development should take place.

In addition, the 2009 Limerick Township Comprehensive Plan includes these parcels in the Resource Conservation Area. The plan states that the Resource Conservation Area protects parts of the township that contain natural and agricultural resources, and the plan calls for limiting development, promoting farms, and preserving open space.

Because this development proposal is a single-family detached home on a large lot near the rural Fruitville Village, the Montgomery County Planning Commission (MCPC) finds this proposal to be consistent with the *Montco 2040* Comprehensive Plan and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION

MCPC generally supports the applicant‘s proposal; however, in the course of our review, we have identified the following issues that the applicant and Limerick Township may wish to consider prior to final plan approval. Our comments are as follows:

COMMENTS

WELL BUFFER

According to the applicant’s proposal, the 100-foot buffer around lot #2’s proposed well extends into lot #1. To preserve this buffer, lot #2 should enter into an agreement with lot #1 stating that lot #1 will not build anything in the buffer area around lot #2’s proposed well.

SEPTIC SYSTEM

According to the applicant’s proposal, there will not be a septic system on lot #2, unlike lot #1. Limerick Township and the applicant should understand if a separate septic system for lot #2 is needed, and if so, they should ensure that the septic system meets the requirements of the township.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal, but we believe that our suggested revisions will better achieve Limerick Township’s planning objectives.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #26-0169-001 on any plans submitted for final recording.

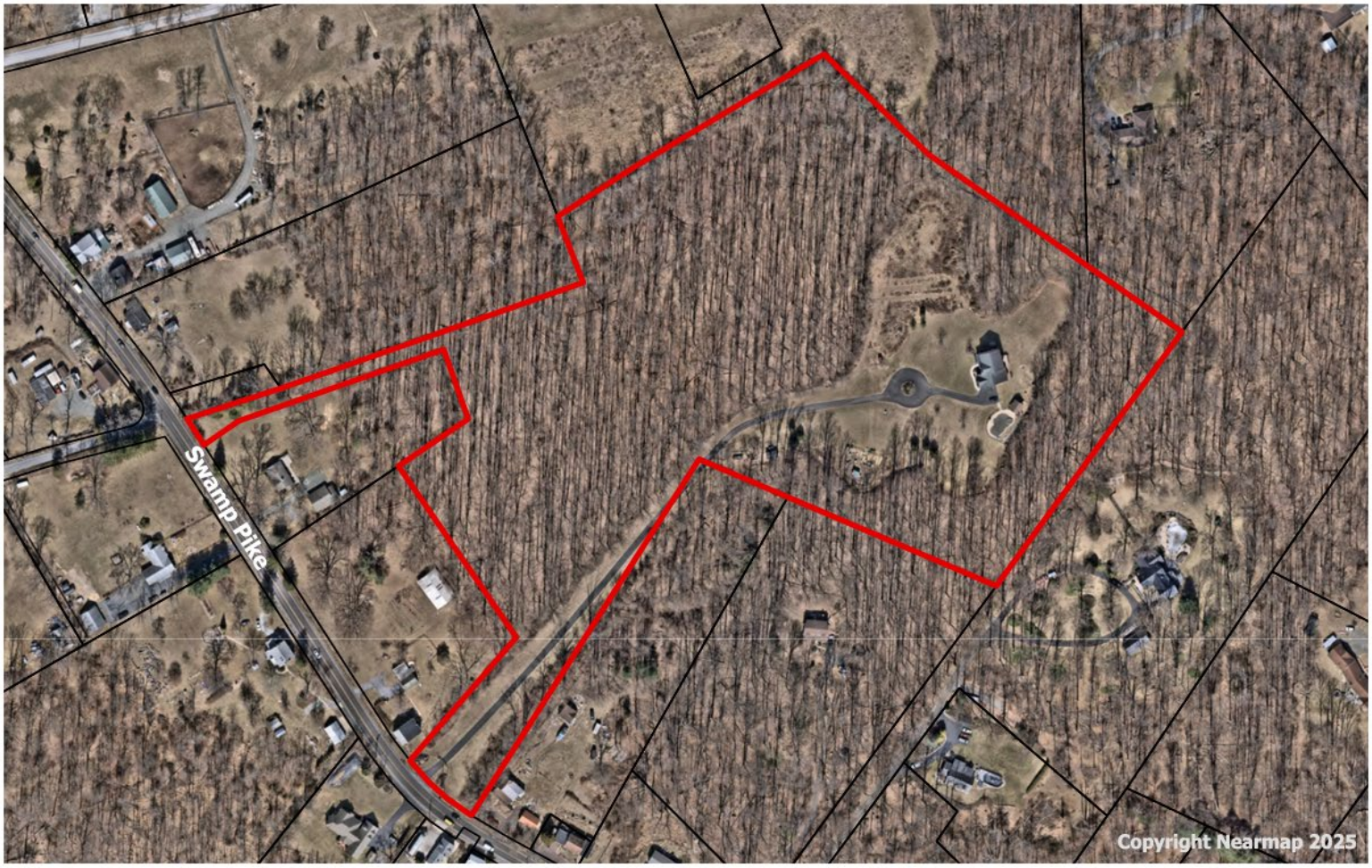
Sincerely,

Russell Livolsi

Russell Livolsi, Transportation Planner II
Russell.Livolsi@montgomerycountypa.gov - 610-278-3638

c: Michael and Adrienne Sereny, Applicants
Daniel Kerr, Township Manager
Greta Martin Washington, Dir., Township Community Planning
William DeGideo, Chrm., Township Planning Commission
Timothy Haas, Assistant Township Manager

Attachments: A. Aerial View of Site
B. Copy of Overall Site Plan

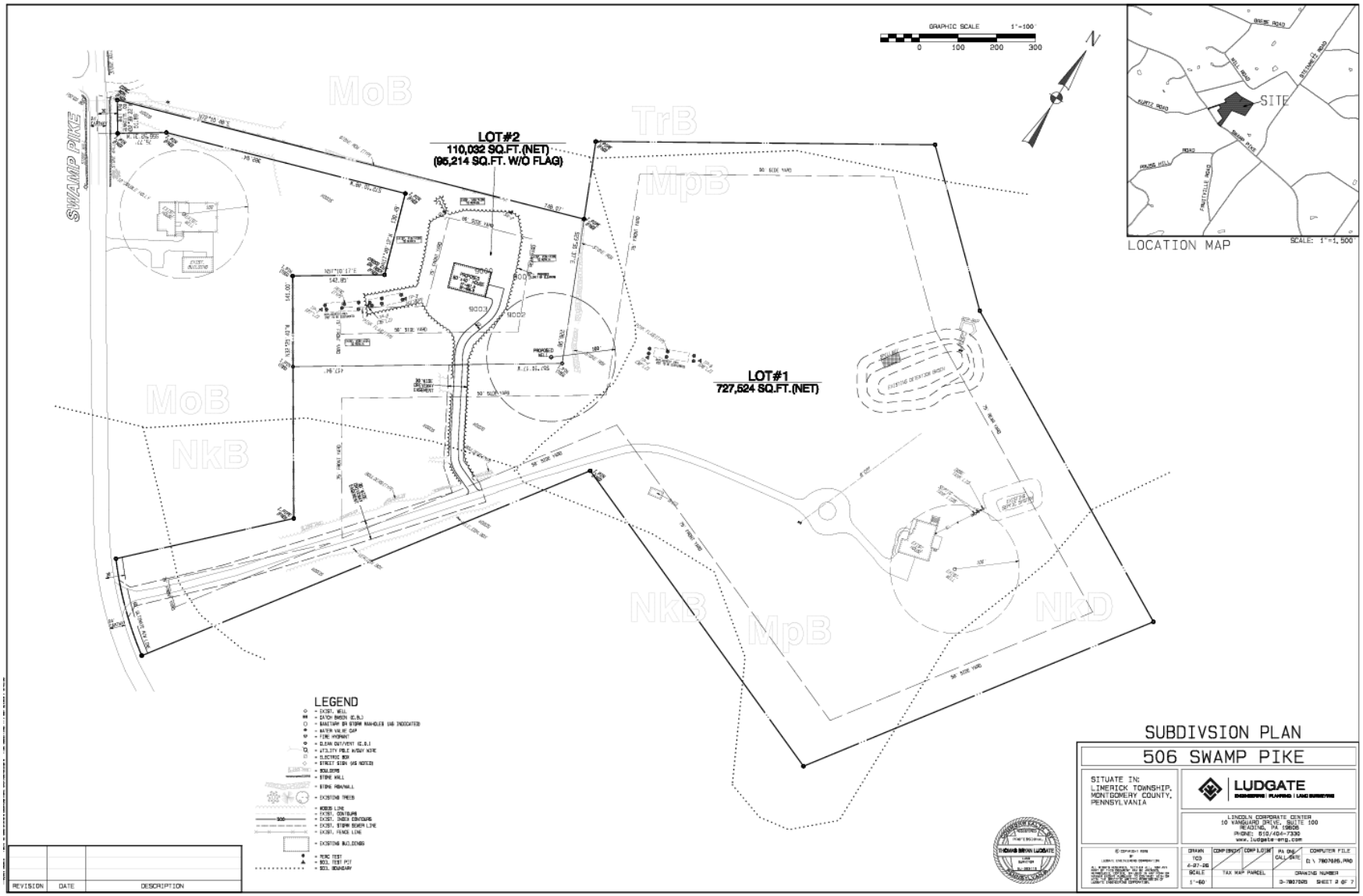


506 Swamp Pike
MCPC #26-0169-001

Montgomery
County
Planning
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Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial Imagery provided by Nearmap

0 150 300 Feet

N


SWAMP PIKE
LOT#2
110,032 SQ.FT.(NET)
(95,214 SQ.FT. W/O FLAG)
LOT#1
727,524 SQ.FT.(NET)
GRAPHIC SCALE 1"=100'
0 100 200 300
N
SITE
LOCATION MAP
SCALE: 1"=1,500
LEGEND
SUBDIVSION PLAN
506 SWAMP PIKE
SITUATE IN:
LIMERICK TOWNSHIP,
MONTGOMERY COUNTY,
PENNSYLVANIA
LUDGATE
ENGINEERING | PLANNING | LAND SURVEYING
LINCOLN CORPORATE CENTER
10 VANGUARD DRIVE, SUITE 100
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