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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 28, 2025

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

Re: MCPC #25-0154-001
Plan Name: 208 & 222 Fruitville Road Lot Line Adjustment
(2 lots on 14.80 acres)
Situate: 208 Fruitville Road and 222 Fruitville 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 July 29, 2025. We forward this letter as a report of our review.

BACKGROUND

James Capetola has submitted a lot line adjustment proposal between two contiguous lots owned by the applicant. According to Montgomery County Property Records, 208 Fruitville Road consists of Parcel 37-00-00757-00-7, and a second parcel with no Parcel ID, but a Map ID of 37013-019. The other lot, 222 Fruitville Road, consists of Parcel 37-00-00754-00-1, and a second parcel with no Parcel ID or Tax Map ID. Currently, Parcel 37-00-00757-00-7 has an area of 10 acres, while Parcel 37-00-00754-00-1 has an area of 4.69 acres. Both lots are in the Residential-Agricultural (R-1) Base Zoning District.

The proposal involves eliminating the existing lot line between the two 222 Fruitville Road parcels, eliminating the existing lot line between the two 208 Fruitville Road parcels, eliminating most of the existing lot line between Parcel 37-00-00757-00-7 and Parcel 37-00-00754-00-1, and adding a new lot line surrounding the house on Parcel 37-00-00757-00-7. In essence, the proposal involves changing the lot lines so that Lot 2 is surrounded on all three sides by Lot 1. After this lot adjustment, Lot 1 will have an area of 509,141 square feet, while Lot 2 will have an area of 134,197 square feet.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040, the Montgomery County Planning Commission's 2015 comprehensive plan, includes these lots in the Rural Resource Area on its development potential map and at the boundary between the Open Space Area and Rural Resource Area on its future land use map. Both the Rural Resource Area and Open Space Area include places where very little development should take place. Appropriate land uses for these areas include farmland, single-family detached housing, and rural villages for the Rural Resource Area and undeveloped open space for the Open Space Area.

In addition, the 2009 Limerick Township Comprehensive Plan includes this parcel 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.

This proposal only involves a lot line adjustment and does not propose any new development or change in land use. However, the Montgomery County Planning Commission recommends that any future development on these lots be low-density in nature and appropriate for rural settings to be consistent with *Montco 2040* and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION AND COMMENTS

The Montgomery County Planning Commission 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:

LOT IDENTIFICATION

The applicant should clarify which existing lot is Lot 1 and which existing lot is Lot 2. In the Lot Line Adjustment Key Map on the Lot Line Adjustment Plan sheet, the before map identifies the existing lots by their street address, 208 and 222, while the after map identifies the adjusted lots as Lot 1 and Lot 2. The Zoning Compliance Table has statistics for both Existing Lots 1 and 2 and Adjusted Lots 1 and 2, but Existing Lots 1 and 2 are not identified in the before map.

EXISTING NONCONFORMITY

Limerick Township should be aware that there is an existing nonconformity that will still exist under the new proposal. Currently, on Lot 1, the front yard has a depth of 57.3 feet, while the minimum front yard depth in the zoning code is 75 feet. The applicant notes this nonconformity in the Zoning Compliance Table on the Lot Line Adjustment Plan sheet.

AREA CALCULATIONS

The applicant should fix the area calculations of Lot 1. According to the Lot Line Adjustment Plan sheet, after the proposed lot line adjustment, Lot 1 will have an area of 16.6882 acres (509,141 square feet), while Lot 2 will have an area of 3.0807 acres (134,197 square feet). The size of Lot 1 does not match, as 16.6882 acres is equal to 726,937.992 square feet, and 509,141 square feet is equal to 11.6882 acres.

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 #25-0154-001 on any plans submitted for final recording.

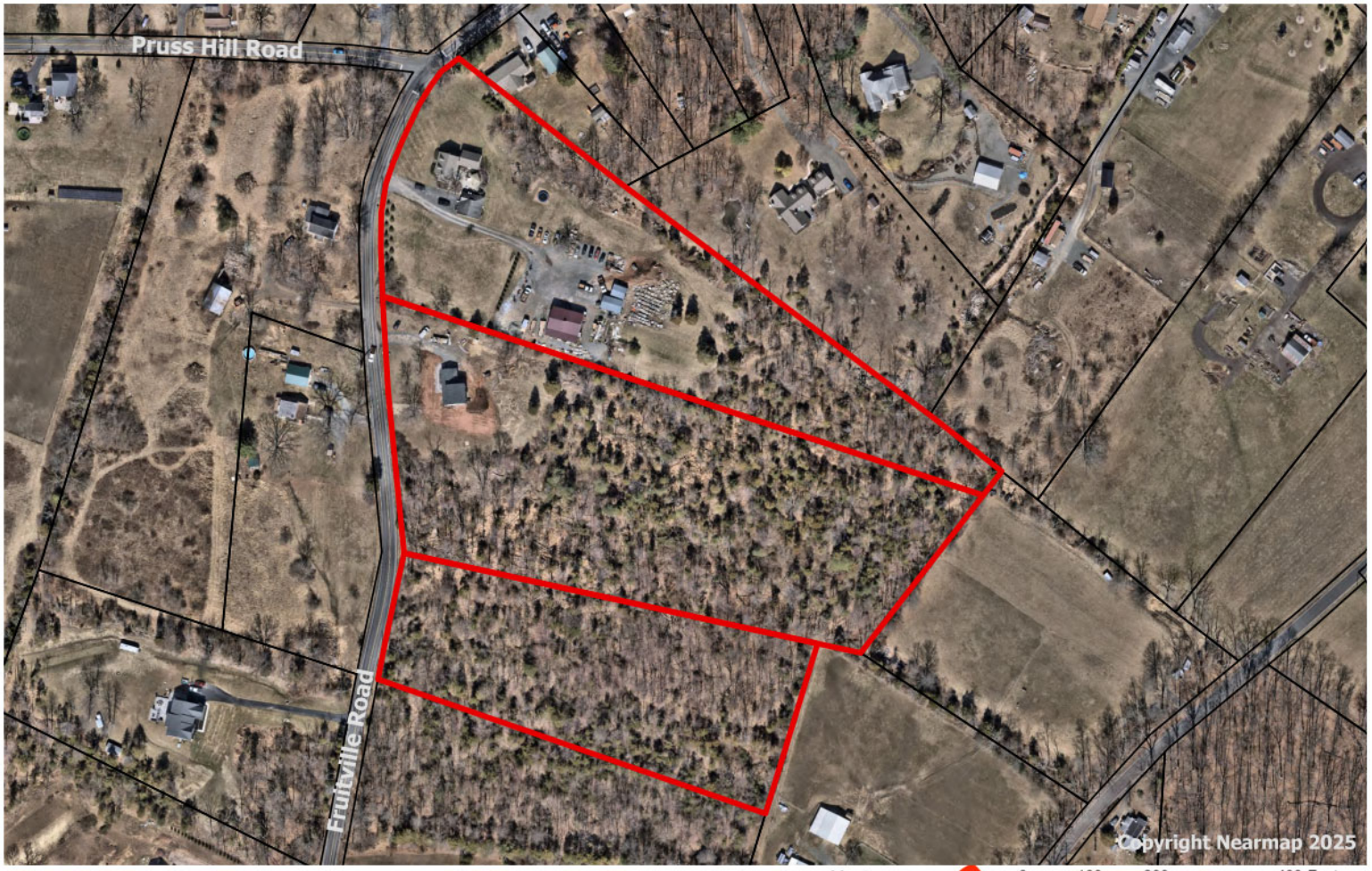
Sincerely,

Russell Livolsi

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

c: James Capetola, Applicant
Daniel Kerr, Township Manager
Greta Martin Washington, Dir. Comm. Plng., Limerick Township
Christopher J. Haring, Chair, Township Planning Commission

Attachment: A. Aerial of Site
B. Reduced Copy of Applicant's Planc: Applicant



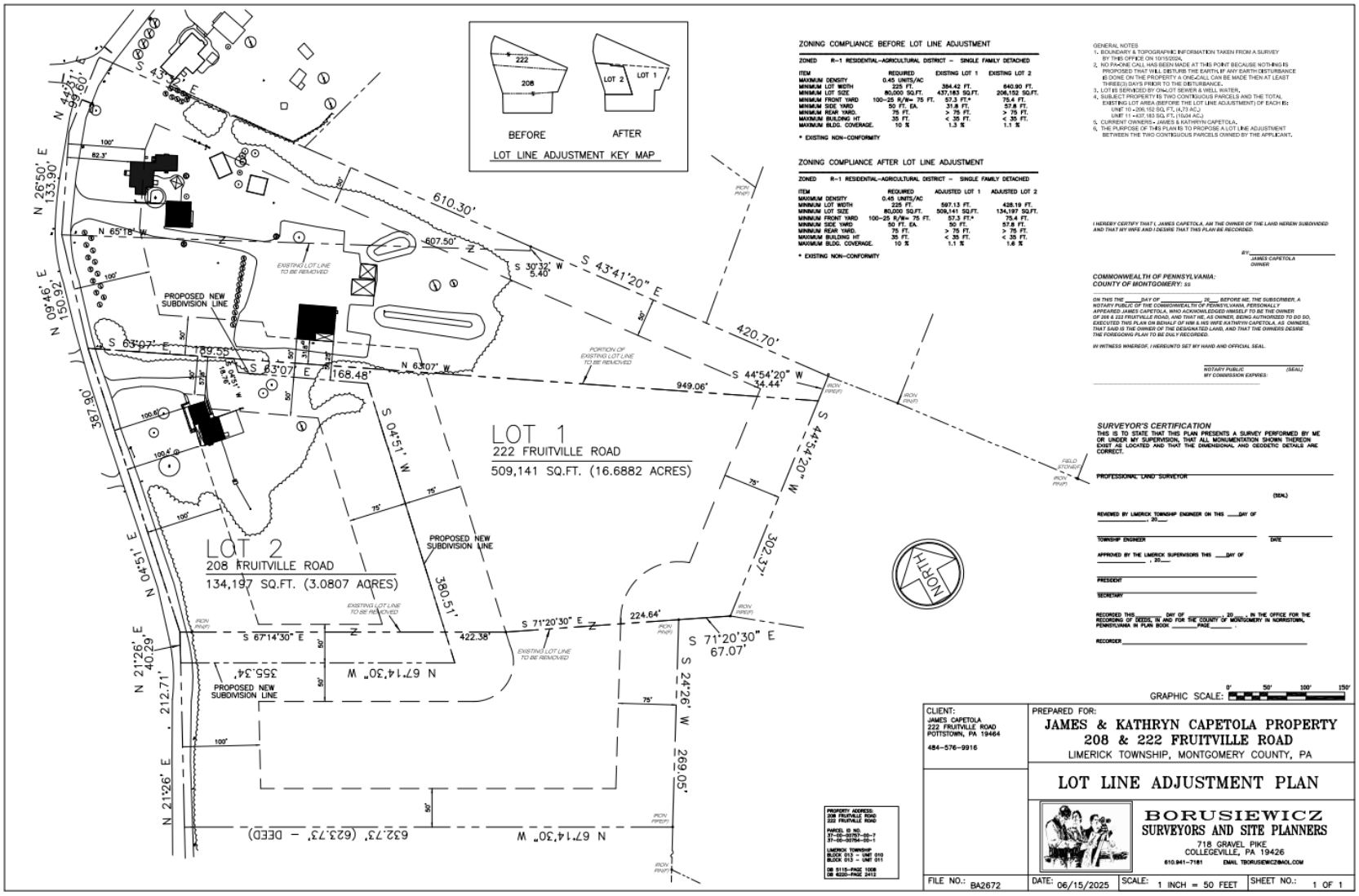
208 and 222 Fruitville Road
Lot Line Adjustment
MCPC #25-0154-001

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19401-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial Imagery provided by Nearmap



ZONING COMPLIANCE BEFORE LOT LINE ADJUSTMENT

ZONED R-1 RESIDENTIAL–AGRICULTURAL DISTRICT – SINGLE FAMILY DETACHED

ITEM	REQUIRED	EXISTING LOT 1	EXISTING LOT 2
MAXIMUM DENSITY	0.45 UNITS/AC		
MINIMUM LOT WIDTH	225 FT.	384.42 FT.	640.90 FT.
MINIMUM LOT SIZE	80,000 SQ.FT.	437,183 SQ.FT.	206,152 SQ.FT.
MINIMUM FRONT YARD	100–25 R/W= 75 FT.	57.3 FT.*	75.4 FT.
MINIMUM SIDE YARD	50 FT. EA.	31.8 FT.	57.8 FT.
MINIMUM REAR YARD	75 FT.	> 75 FT.	> 75 FT.
MAXIMUM BUILDING HT	35 FT.	< 35 FT.	< 35 FT.
MAXIMUM BLDG. COVERAGE.	10 %	1.3 %	1.1 %

* EXISTING NON–CONFORMITY

ZONING COMPLIANCE AFTER LOT LINE ADJUSTMENT

ZONED R-1 RESIDENTIAL–AGRICULTURAL DISTRICT – SINGLE FAMILY DETACHED

ITEM	REQUIRED	ADJUSTED LOT 1	ADJUSTED LOT 2
MAXIMUM DENSITY	0.45 UNITS/AC		
MINIMUM LOT WIDTH	225 FT.	597.13 FT.	428.19 FT.
MINIMUM LOT SIZE	80,000 SQ.FT.	509,141 SQ.FT.	134,197 SQ.FT.
MINIMUM FRONT YARD	100–25 R/W= 75 FT.	57.3 FT.*	75.4 FT.
MINIMUM SIDE YARD	50 FT. EA.	50 FT.	57.8 FT.
MINIMUM REAR YARD	75 FT.	> 75 FT.	> 75 FT.
MAXIMUM BUILDING HT	35 FT.	< 35 FT.	< 35 FT.
MAXIMUM BLDG. COVERAGE.	10 %	1.1 %	1.6 %

* EXISTING NON–CONFORMITY

GENERAL NOTES

1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY THIS OFFICE ON 10/15/2024.
2. NO PA-ONE CALL HAS BEEN MADE AT THIS POINT BECAUSE NOTHING IS PROPOSED THAT WILL DISTURB THE EARTH. IF ANY EARTH DISTURBANCE IS DONE ON THE PROPERTY A ONE-CALL CAN BE MADE THEN AT LEAST THREE(3) DAYS PRIOR TO THE DISTURBANCE.
3. LOT IS SERVICED BY ON-LOT SEWER & WELL WATER.
4. SUBJECT PROPERTY IS TWO CONTIGUOUS PARCELS AND THE TOTAL EXISTING LOT AREA (BEFORE THE LOT LINE ADJUSTMENT) OF EACH IS:
   UNIT 10 =206,152 SQ.FT. (4.73 AC.)
   UNIT 11 =437,183 SQ.FT. (10.04 AC.)
5. CURRENT OWNERS= JAMES & KATHRYN CAPETOLA.
6. THE PURPOSE OF THIS PLAN IS TO PROPOSE A LOT LINE ADJUSTMENT BETWEEN THE TWO CONTIGUOUS PARCELS OWNED BY THE APPLICANT.

I HEREBY CERTIFY THAT I, JAMES CAPETOLA, AM THE OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT MY WIFE AND I DESIRE THAT THIS PLAN BE RECORDED.

BY:_____
JAMES CAPETOLA
OWNER

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY: *ss*

ON THIS THE ____DAY OF ____, 20__, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES CAPETOLA, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF 208 & 222 FRUITVILLE ROAD, AND THAT HE, AS OWNER, BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN ON BEHALF OF HIM & HIS WIFE KATHRYN CAPETOLA, AS OWNERS, THAT SAID IS THE OWNER OF THE DESIGNATED LAND, AND THAT THE OWNERS DESIRE THE FOREGOING PLAN TO BE DULY RECORDED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC (SEAL)
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATION

THIS IS TO STATE THAT THIS PLAN PRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTATION SHOWN THEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

PROFESSIONAL LAND SURVEYOR

(SEAL)

REVIEWED BY LIMERICK TOWNSHIP ENGINEER ON THIS ____DAY OF _____, 20__.

TOWNSHIP ENGINEER **DATE**

APPROVED BY THE LIMERICK SUPERVISORS THIS ____DAY OF _____, 20__.

PRESIDENT

SECRETARY

RECORDED THIS ____ DAY OF _____, 20__, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK _____PAGE_____.

RECORDER

PROPERTY ADDRESS:
208 FRUITVILLE ROAD
222 FRUITVILLE ROAD

PARCEL ID NO.
37-00-03757-00-7
37-00-03704-00-1

LIMERICK TOWNSHIP
BLOCK 013 – UNIT 010
BLOCK 013 – UNIT 011

DB 5115–PAGE 1008
DB 4220–PAGE 2412

CLIENT:
JAMES CAPETOLA
222 FRUITVILLE ROAD
POTTSTOWN, PA 19464
484-576-9916

PREPARED FOR:
JAMES & KATHRYN CAPETOLA PROPERTY
208 & 222 FRUITVILLE ROAD
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PA

LOT LINE ADJUSTMENT PLAN

BORUSIEWICZ
SURVEYORS AND SITE PLANNERS
718 GRAVEL PIKE
COLLEGEVILLE, PA 19426
610.941-7181 EMAIL TBORUSIEWICZ@AOL.COM

FILE NO.: BA2672 | DATE: 06/15/2025 | SCALE: 1 INCH = 50 FEET | SHEET NO.: 1 OF 1