



# HILLTOWN TOWNSHIP OPEN SPACE PRESERVATION PLAN

**Report of the Hilltown Township  
Open Space Committee  
to the Board of Supervisors**

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Members:

Maureen Purcell – Chairperson  
Henry Rosenberger, Vice Chairperson  
Kenneth Beer  
Timothy Browning  
Charles Grasse  
Denise Hermany  
Dominick Lupinacci  
Charles Moyer

Staff Liaison:

Bruce G. Horrocks  
Township Manager



**RESOLUTION # 98-25**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HILLTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, ESTABLISHING FORMAL PROCEDURES AND GUIDELINES FOR DEVELOPMENT OF METHODS TO IDENTIFY OPEN SPACE LANDS WITHIN THE TOWNSHIP FOR FORMAL REVIEW AND CONSIDERATION FOR INCLUSION IN THE TOWNSHIP LAND PRESERVATION PROGRAM, HEREAFTER TO BE FORMALLY KNOWN AS THE:**

***"HILLTOWN TOWNSHIP OPEN SPACE PRESERVATION PLAN".***

**WHEREAS**, the Board of Supervisors of Hilltown Township recognizes that open space adds to the aesthetic beauty and value of the community, and maintains its rural character; and,

**WHEREAS**, the Board of Supervisors of Hilltown Township recognizes that open space can increase property values and, consequently, tax revenues; and,

**WHEREAS**, the Board of Supervisors of Hilltown Township recognizes that open space can provide Township residents with a variety of active and passive recreational opportunities; and,

**WHEREAS**, the Board of Supervisors of Hilltown Township recognizes that open space serves a variety of necessary functions including storm water management and flood control, agricultural use, decomposition of natural debris, and limits the impact of development; and,

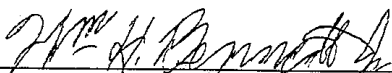
**WHEREAS**, the Board of Supervisors of Hilltown Township recognizes that preservation of open space is in the Township's interest and is necessary to preserve the quality of life for Township residents; and,

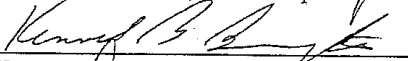
**WHEREAS**, the Hilltown Township Park & Recreation Board and the Hilltown Township Planning Commission have each unanimously recommended the Board of Supervisors of Hilltown Township adopt the Hilltown Township Open Space Preservation Plan, dated April 27, 1998, as prepared by the Hilltown Township Open Space Committee,

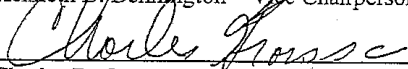
NOW, THEREFORE, BE IT RESOLVED the Board of Supervisors of Hilltown Township hereby adopts the Hilltown Township Open Space Plan as identified above, and hereby submits said plan to the Bucks County Planning Commission for their approval.

SO RESOLVED, this 27<sup>th</sup> day of April 1998.

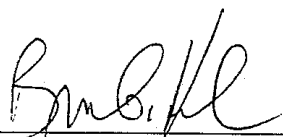
Hilltown Township Board of Supervisors

  
\_\_\_\_\_  
William H. Bennett, Jr. - Chairperson

  
\_\_\_\_\_  
Kenneth B. Bennington - Vice Chairperson

  
\_\_\_\_\_  
Charles D. Grasse - Supervisor

Attest:

  
\_\_\_\_\_  
Bruce G. Horrocks  
Township Manager



**Bucks County  
Open Space Program**

*A Commitment to Land Preservation*



COUNTY COMMISSIONERS

Chairman, CHARLES H. MARTIN  
MICHAEL G. FITZPATRICK, Esq.  
SANDRA A. MILLER

OPEN SPACE REVIEW BOARD

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Program Coordinator, Michael P. Kane

May 29, 1998

Bruce G. Horrocks, Manager  
Hilltown Township  
13 West Creamery Road  
P.O. Box 260  
Hilltown, PA 18927

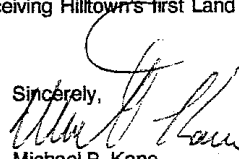
Dear Mr. Horrocks:

Thank you for presenting Hilltown Township's Municipal Open Space Plan to the Bucks County Open Space Review Board at its May 27, 1998 meeting. Based on the Board members' response to the plan, it was clear that they were impressed by the open space planning strategy proposed by the township.

The Board's approval of the plan (8-0) indicates that the township has fulfilled the basic eligibility requirement for participating in the Bucks County Municipal Open Space Program. Participation in the program permits the township to apply for grant funds to permanently preserve land which is consistent with the recommendations of the township's plan. Per the guidelines for the county program, Hilltown is eligible to receive \$559,772 for land acquisition.

It was a pleasure working with you and I look forward to receiving Hilltown's first Land Acquisition Grant Application.

Sincerely,

  
Michael P. Kane  
Program Coordinator

HILLTOWN TOWNSHIP  
OPEN SPACE REPORT

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**ARTICLE I            DEFINITION OF OPEN SPACE**

In its simplest sense, open space is land that has not been developed for intensive human uses; it has no (or very few) buildings, roads and other structures associated with human development. Society has begun to realize the importance of setting aside undeveloped areas which contain opportunities for active and passive recreation and which may offer some ecological benefits such as habitat for wildlife and various plants. In practice, preserving these "open space" areas is often done by default, rather than accomplished as an active part of the planning system. Many landscape features, such as steep slopes, floodplain areas and wetlands, are inappropriate places for development. Therefore, these features are often used to meet a municipality's open space requirements. While preservation of these landscape features may be an important goal, ensuring that open space maintains some ecological benefits and maximizes human benefits requires more thoughtful design.

- Natural Lands Trust, February 1995

## ARTICLE II OVERVIEW

In February 1997, an advisory committee for land preservation was formed and consists of representatives of the general public and members of the Township's Planning Commission and Park and Recreation Board. The common theme that united sometimes disparate views was the recognition that preserving open space provides a number of advantages to the Township and its residents; preserving the rural character of the Township; stabilizing the tax base; protecting the environment; and providing recreational opportunities for the Township's growing population. At this time, much of the land that is owned by the Township is in small, isolated parcels that provide neither recreation nor a sense of continuous openness to residents. Developing a comprehensive open space preservation plan which would serve to address all the issues listed above and which may, in the future, lead to lining these parcels together into corridors of green was seen as a primary goal with benefits for the Township residents.

The overall goal of the Open Space Committee was to take a wide view of the increased pressure to develop in relation to the many attributes that development may threaten: (1) the scenic vistas that surround residents in all parts of the Township, (2) the "sense of place" that many unique areas provide residents in their day-to-day life; (3) the exceptional character of woodlands and fields that surround many developments; (4) the quality and quantity of remaining Township farmland; and (5) the opportunities for passive recreation that can enhance resident's understanding of and appreciation for environmental preservation as a means to protect both wildlife habitat and biological diversity (an example being trails through wooded areas and along stream corridors).

Because there are so many desirable properties in Hilltown Township, the Open Space Committee decided that a system was needed to identify and prioritize key properties for preservation. A rating system was developed over the ensuing months. This systematic method of identifying and prioritizing undeveloped and improved township land in terms of their ability to meet township open space needs will improve the overall process.

In August of 1997, the Open Space Committee submitted the proposed "Hilltown Township Open Space Recommendations For Preservation" to the Board of Supervisors for approval. The proposed plan outlines the overall goals for development of open space throughout the Township and the overall areas of value for preservation. The proposed plan will also be submitted to the Township Planning Commission and the Township Park and Recreation Board for consideration and comment.

The intent of this report and the accompanying rating system is that it will be adopted into the Comprehensive Plan for use in the future to help plan for open space preservation and to maintain the delicate balance between the development of our Township and the protection of our environment.

### ARTICLE III BACKGROUND OF HILLTOWN TOWNSHIP

In the past decade, Hilltown Township has grown at an alarming rate, like every neighboring municipality. In 1980, the population of rural Hilltown Township stood at 9,326 (source: U.S. Census, 1980). By 1990, this figure grew to 10,582 (source: U.S. Census, 1990). Planners warn that we are on the edge of another surge in growth with population projections as high as 20,490 by 2020 (source: Bucks County Planning Commission).

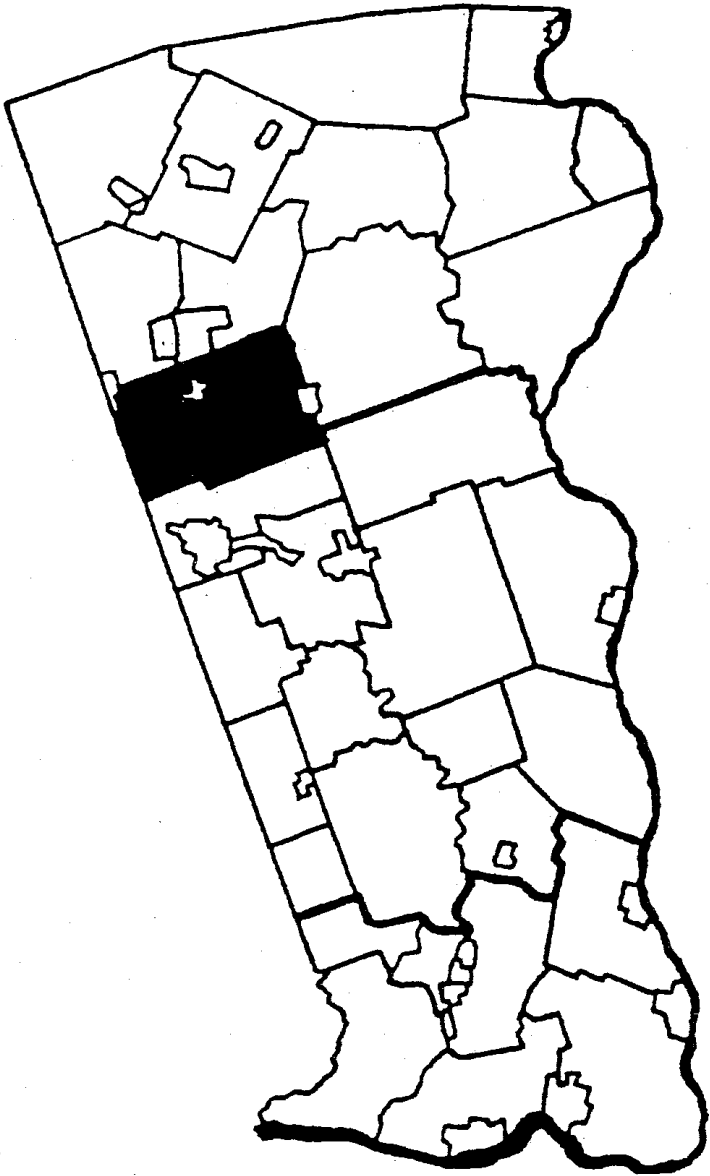
The vision of mile after mile of fast-food restaurants and video stores, treeless hillsides blanketed with look-alike homes, intersections clogged with midday traffic, and fertile soil buried beneath blacktop is all too close and real. There are many benefits to the residents resulting from the preservation of open space including, but certainly not limited to:

- the protection and conservation of water resources and watersheds by protecting the natural cover, protecting water quality and replenishing surface and ground water supplies;
- the protection and conservation of forests and land being used to produce timber crops;
- the protection and conservation of farmlands;
- the protection of existing or planned park, recreation or conservation sites;
- the protection and conservation of natural or scenic vistas, including but not limited to soils, beaches, streams, floodplains, steep slopes or marshes;
- the protection of scenic areas for public visual enjoyment from public rights-of-way;
- the preservation of sites of historic, geologic or botanic interest;
- the promotion of sound, cohesive, and efficient land development by preserving open space between communities.

Implied in the above statement of benefits are two considerations that are critical to any discussion of open space planning: the inter-generational legacy which open space bequeaths, and the personal "sense-of-space" afforded current citizens. Both are, admittedly, subjective in nature but are recognized as being essential to the health and welfare of human kind.

Hilltown Township owns over 150 acres of municipal open space ground. Two municipal parks encompass over 20 acres. In addition, Bucks County owns over 133 acres located at the Church Road, Fairhill School Road, Park Road, Mill Road, and Bethlehem Pike area for a flood control dam. Zoning and Land Development Ordinances of the Township further place restrictions on wetlands, floodplains, steep slopes, and woodlands. It might be concluded that Hilltown Township already has sufficiently protected land to meet current and future needs. When the rate of conversion of productive farmland and unused land is considered along with the location and general accessibility of current open lands, it is quickly seen that much of the open space "stock" currently is of limited value to the majority of citizens. Much of it is isolated in private yards, along inaccessible stream corridors, or in the middle of the few remaining productive farm sites. An open space plan begins the process of identifying the critical needs and potential properties that can meet current and future demands.

**Hilltown Township  
Bucks County, Pennsylvania**



#### ARTICLE IV LAND PRESERVATION OBJECTIVES

The land preservation element is one aspect of an open space management plan. However, in working with representatives of the Township's Park and Recreation Board, Planning Commission, and Zoning Hearing Board, and also agricultural and other groups, we have broadened our objectives to include the many open space needs preservation can appropriately address:

- Maximize buffer areas along tributaries, corridors, and wetlands.
- Protect and preserve remaining woodlands and steep slopes in the Township.
- Complement existing farmland preservation program, trying to link open areas.
- Protect and preserve scenic vistas or other unique areas.
- Create linkages between natural, cultural, and recreational resources by developing an off-road trail network and promoting connections with other township, county, and state open or preserved land.
- Provide opportunities for active recreation and passive recreation where appropriate.
- Growth management through selective acquisition of land.

**ARTICLE V            TOWNSHIP PRESERVATION REGIONS & GOALS**

To facilitate an understanding of the diverse characteristics and open space needs of the Township, we have divided the Township into four geographic regions. Each region of the Township has unique features and is experiencing varying degrees of developmental pressure. Accordingly, different preservation goals have been identified for each region.

**A. NORTHWEST REGION - "Bethlehem Pike" Region**

Features:

The Northwest region is bordered to the North by Sellersville Borough, Perkasie Borough and West Rockhill Township; to the West by Telford Borough and Montgomery County. The border then travels East from Montgomery County along Fairhill Road to Highview Road; South on Highview Road to Rickert Road; East on Rickert Road to Route 152; North on Route 152 to Perkasie Borough.

The Northwest region has the most diversified zoning districts in the Township. To the North of the region are the Country Residential 1 (CR 1), Country Residential 2 (CR 2), Mobile Home Park (MHP), Planned Commercial 1 (PC 1), Light Industrial (LI), and Heavy Industrial (HI) zoning districts. To the South of the region is the Rural Residential (RR) zoning district.

Approximately fifty (50%) percent of the region is serviced by public water and sewer. The region also contains approximately 78.26 acres of open space available for development of municipal parks, etc.

Developmental Pressure:

It has been a concern that this region has been one of the two fastest growing areas in the Township (the other being the Northeast region). The desire, because of the increased population, is to provide passive and active parks, and that there may not be land available for this purpose.

Goals:

- Create a link that connects Silverdale Borough with Perkasie Borough.
- Locate and acquire a sizeable property and/or utilize existing open space to provide for both an active and passive recreation areas.
- Add to the Township property located at Keystone Drive and School House Road.
- Add to the Township property located at the current municipal garage on Route 113 and transform it into a picnic grove, following the future relocation of the municipal garage.
- Locate an open space property on the West side of the Route 309 by-pass.
- Create a link, utilizing Silverdale Borough – Sell-Perk Link and the Perkasie Trail, that connects into the Montgomery County Liberty Bell Trail that is planned to open in 1999.

## **B. NORTHEAST REGION - "Minsi Trail" Region**

### Features:

The Northeast region is bordered to the North by Perkasio Borough and East Rockhill Township; to the East by Bedminster Township. The border then travels West from Bedminster Township along Rickert Road to Route 152; North on Route 152 to Perkasio Borough.

The center of the Northeast region has a Village Center (VC) zoning district, the Village of Blooming Glen. The Country Residential 2 (CR 2) zoning districts are located to the North and South of Blooming Glen; also to the South of Blooming Glen is a Quarry (Q) zoning district with an active stone quarry. The Northwest section of the region (North of Route 113 and West of Callowhill Road) is the Country Residential 1 (CR 1) zoning district; except for a strip of Planned Commercial 2 (PC 2) along the Bedminster Township border the remainder of the region is zoned Rural Residential (RR).

Approximately twenty (20%) percent of the region is serviced by public water and sewer. The region also contains the Blooming Glen Playground, a Township owned park of approximately 6.88 acres.

### Developmental Pressure:

This region has been a rapidly growing area of the Township containing a major portion of the CR 1 development district of the Township. The long-term land use map of the Hilltown Township Comprehensive Plan provides for significant expansion of the CR 1 development district and also for the future creation of a Light Industrial (LI) district near the Bedminster Township border.

### Goals:

- Create a nature area and trail/greenway system along the East Branch of the Perkiomen creek located along South Perkasio Road.
- Create links along creek beds and rural roads connecting Blooming Glen with Perkasio, Silverdale, Hilltown Village, and Lake Nockamixon a few miles to the North via East Rockhill or Bedminster Townships.
- Locate and acquire a sizeable property suitable for active recreation purposes.
- Promote the preservation of the remaining working farms utilizing participation in the Bucks County Agricultural Preservation Program.

### C. SOUTHWEST - "Mill Road" Region

#### Features:

The Southwest region is bordered to the West by Montgomery County; to the South by New Britain Township. The border then travels North from New Britain Township along Route 152 to Rickert Road; West on Rickert Road to Highview Road; North on Highview Road to Fairhill Road; West on Fairhill Road to Montgomery County.

The Montgomery County border of the Southwest region has both Light Industrial (LI) and Planned Commercial 1 (PC 1) zoning districts parallel Route 309. Significant commercial and industrial development already exists in these zones, including the Hilltown Crossings Shopping Center. A Village Center (VC) zoning district, the Village of Line Lexington, is adjacent to the Western New Britain Township border with another Village Center (VC) district at the Village of Hilltown (at the intersection of Route 152 and Hilltown Pike). The substantial remainder of this region is zoned Rural Residential (RR) which contains significant undeveloped open and wooded areas.

The J.M. Grasse Elementary School is located on Rickert Road near Diamond Street. Philadelphia Electric Company (PECO) owns parcels for a power line and adjacent properties which transverse this region.

The Township at present owns no open space land in this region. However Bucks County owns a flood control dam and adjoining properties along a stream prone to flooding in the Church Road, Fairhill School Road, Mill Road, Park Road and Route 309 area, which also serves as a green buffer zone between the LI, PC 1 districts along Route 309 and the RR zoning district. Bucks County owns approximately 133 acres for this flood dam area.

#### Developmental Pressure:

This region has been growing rapidly along the commercial district of the Route 309 corridor bordered by Montgomery County. Approximately five (5%) percent of the region is serviced by public water and sewer.

#### Goals:

- Locate and acquire a sizeable property adjacent to the Bucks County flood dam area to provide for both passive and active recreation areas.
- Negotiate with PECO to acquire trail easements along the power line parcels.
- Enhance the green belt buffer zone between the LI and PC 1 zoning districts, which border Route 309, and the RR zoning district with the preservation of wood and natural resources.

#### **D. SOUTHEAST REGION - "Pearl Buck" Region**

##### Features:

The Southeast region is bordered to the South by New Britain Township; to the East by Plumstead Township and Dublin Borough. The border then travels West from Dublin Borough along Rickert Road to Route 152; South on Route 152 to New Britain Township.

This region includes the Village of Hilltown, the Township's Hilltown Civic Association Park, the Deep Run Valley Sports Association, the Pearl S. Buck Foundation, and a thriving stone quarry on Skunk Hollow Road. Also, along Skunk Hollow Road is a key stream corridor that contributes to the Neshaminy Watershed and flows into New Britain Township. Another key stream, Morris Run, has its beginning in this region and flows into the Minsi Trail region to the north. There are also various agricultural farms, orchards, and ornamental nurseries that take advantage of the better agricultural soils in the Township as rated by state and national standards.

##### Developmental Pressure:

This region of the Township is currently under the least developmental pressure. Most of this region is zoned Rural Residential, which is also named the Conservation District. The Dublin Borough border is the most likely area to begin developmental pressures in this region. The quarry, with its own zoning district, has recently purchased the parcel immediately adjacent to the west of the district, doubling the real estate acreage owned by the quarry in this region.

##### Goals:

- Create a link between the Deep Run Valley Sports Association and the Hilltown Township Civic Association Park.
- Create a link trail between the Hilltown Village and the Peace Valley Park located one mile south of the Township in New Britain Township.
- Negotiate with PECO to acquire trail easements along the power line parcels.
- Locate and acquire land around the Pearl S. Buck Foundation, a nationally registered historic landmark, to act as a green belt buffer zone.
- Promote the preservation the remaining working farms utilizing participation in the Bucks County Agricultural Preservation Program.

## ARTICLE VI IMPLEMENTATION STRATEGIES

The actions and implementation strategies in this article are intended to achieve the goals identified in Article V Identifying Township Preservation Regions & Goals. This article briefly describes the methods for implementation that will be used by Hilltown Township, including public acquisition and alternatives to public acquisition. A time frame is provided at the end of this article to identify the intended schedule for carrying out these implementation strategies. Responsibility to monitor and advocate the implementation of this plan is assigned to Hilltown Township Open Space Committee, which was responsible for the preparation of this plan.

### SECTION 1

#### PRIORITIZATION OF OPEN SPACE GOALS

##### FIRST PRIORITY AREAS

- Create a link/trail that connects Silverdale Borough with Perkasio Borough
- Locate and acquire a sizeable property and/or utilize existing open space in the "Bethlehem Pike" Region to provide for both an active and passive recreation areas.
- Create a nature area and trail system along the East Branch of the Perkiomen Creek located along South Perkasio Road.
- Create a link/trail between the Deep Run Valley Sports Association and the Hilltown Civic Park.

##### SECOND PRIORITY AREAS

- Create links/trails along creek beds and rural roads connecting Blooming Glen with Perkasio, Silverdale, Hilltown Village, and Lake Nockamixon a few miles to the north via East Rockhill or Bedminster Township
- Create a link/trail from the Hilltown Village to Peace Valley Park located one mile south of the township limits in New Britain Township.
- Negotiate with PECO to acquire trail easements along the power line parcels.
- Locate and acquire a sizeable property in the "Minsi Trail" Region to provide for both an active and passive recreation areas.

##### THIRD PRIORITY AREAS

- Locate and acquire a sizeable property adjacent to the Bucks County flood dam area to provide for both a passive and active recreation areas.
- Promote the preservation of the remaining working farms utilizing participation in the Bucks County Agricultural Preservation Program.

- Locate and acquire land around the Pearl Buck Foundation, a nationally registered historic landmark, to act as a green belt buffer zone.
- Create a link that connects into the Montgomery County Liberty Trail to be opened in 1999.

## **SECTION 2**

### **INTENDED ACTIONS AND IMPLEMENTATION STRATEGIES**

These actions and their implementation strategies describe how the goals of this plan will be implemented. Time frame for these implementation strategies is summarized in Section 3, Implementation Schedule.

#### **LIST OF INTENDED ACTIONS**

- A. Secure Land for Active & Passive Recreation Needs**
- B. Protect Natural and Cultural Resources**
- C. Encourage Municipal Coordination and Cooperation**
- D. Prepare an updated Comprehensive Recreation Plan**
- E. Encourage Public Participation in Resource Protection Programs**
- F. Respect for Private Property Rights**

#### **A. SECURE LAND FOR ACTIVE AND PASSIVE RECREATIONAL NEEDS**

Sufficient, appropriate, and conveniently located lands will be permanently preserved to satisfy the immediate and future recreational demands of existing residents and future population growth, and/or expanded recreation programs. The rights to lands in appropriate corridors will be assembled, beginning with links between Silverdale and Perkasio. In addition, other linkages are intended along creeks and/or other routes, including utility corridors, rural roads, and sidewalks. These interconnections will be used to join municipal parks with school district facilities, sports association facilities, village centers, the county dam, neighboring township parks, and other park and recreation facilities in Hilltown Township. This preservation will be done through acquisition and non-acquisition methods, in accordance with the Hilltown Township Comprehensive Plan, to achieve the following objectives:

- Retain the variety of existing public and private active and passive recreational facilities to the greatest extent possible, for continued use by area residents.

- Reserve open space corridors to link active and passive recreation areas throughout Hilltown Township by designing and establishing a system of trails and greenways which do not unnecessarily intrude upon natural features and private property.
- Acquire additional land immediately and on a continuing basis for future development of active and passive recreational facilities.
- Locate land acquired or preserved for future parks in areas convenient to future concentrations of population anticipated in the township's growth areas and convenient to existing neighborhoods.

#### **IMPLEMENTATION STRATEGY:**

##### PARKLAND SELECTION METHODS

The parcel rating system is currently and will continue to be utilized by the committee members to select the most appropriate locations for community parks. The parcel rating system is an objective tool used to systematically focus in on the most suitable locations. Parkland acquisition methods will be by fee simple purchase using township open space bond monies and other financing sources listed below.

The Open Space Committee will conduct an inventory of undeveloped and improved Township land and has utilized a numerical ranking system to identify and prioritize these parcels in terms of their ability to meet Township open space needs. Criteria for open space property prioritization: Evaluation consists of measuring a property's environmental sensitivity, contribution to the rural character of the Township, and agricultural preservation suitability. Higher scoring sites are higher priority for preservation consideration. This inventory is intended as the first step of a multi-phase evaluation of possible properties for preservation. Refer to Appendix A for details. The ranking system was adapted from similar systems developed by, and used in numerous townships throughout Pennsylvania and New Jersey, in particular New Britain Township. The ranking system serves as a tool to quantitatively differentiate and prioritize larger parcels of land in the Township that might contribute to the Township's open space needs. It is critical to understand that a numerical rating system is the first step of a multi-phase evaluation. This tool is intended to be used in conjunction with qualitative evaluation methods such as physical inspection of walking a property; determination of specific environmental and scenic features; and matching current open space needs (trails, etc.) with property characteristics.

Attached is a description of the ranking system adapted for use by the Hilltown Township Open Space Committee (Appendix A). The ranking system assigns numbers to properties based on three general criteria that correspond with the Township goals: 1) Environmental aspects of the property, e.g., the presence or absence of wetlands, steep slopes, streams, mature woods, or other unique habitat for unusual species; 2) Rural preservation, e.g., the historic, scenic, or recreation (trails), value of the property; 3)

Agricultural preservation, e.g., the size and location of the parcel, it's farming activity, development suitability and the owner's conservation interest.

In conducting the inventory, parcels of 30 acres and greater in the Rural Residential and Country Residential zones will be ranked. Information describing parcel features will be obtained from the following sources: the Township Comprehensive Plan, Bucks County Soil Conservation Survey, Township Park and Recreation Supplement, Bucks County Park and Recreation Board, and Bucks County Board of Realtors. All rankings are subject to change, and will be updated, as new information regarding their environmental sensitivity, rural characteristics, and suitability to development become available.

### Recommendations

The Open Space Committee will base its recommendations on both inventory ranking as well as the initial mapping of all areas of open space and important natural resources in the Township. Each region of the Township will be analyzed by a team of two(2) or three (3) committee members who are well acquainted with that area. Their selections will be presented to the committee for consideration. The committee will then use a "forced ranking" method to determine final priorities. Each committee member will be asked to attach a priority to each area of open space selected. A priority of one (1) indicates the lowest level of desirability for preservation. A priority of ten (10) indicates the highest level of desirability for preservation. When setting priorities, the committee considers the following factors:

- presence of protected natural resources and other natural features of the open space, including but not limited to the presence of wetlands, the location of the open space within a watershed area or floodplain, and the presence of species of flora and fauna of special concern;
- suitability for use for agricultural purposes;
- suitability for use for recreational purposes;
- suitability for other uses consistent with the character of the land as open space;
- aesthetic value to the community;
- negative features such as the known presence of environmental hazards or contaminants, nuisances or other dangers;
- the danger of likelihood of imminent development;
- presence of historical structures;
- presence of archaeological sites or other features of importance to the preservation of the heritage of Hilltown Township;
- linkage of adjoining areas of protected open space or open space that may be protected in the future; and
- importance to the free movement of wildlife to the area.

### LINK/TRAIL/GREENWAY ACQUISITION METHODS

Greenways are linear parks that serve conservation and recreation purposes along stream corridors and other areas. Their conservation components will contain the stream and their riparian buffer areas. Their recreation components will contain a trail, at a minimum, and widened areas, where appropriate, with seating, play and or exercise facilities. Where a stream is the focus of a greenway, access will be provided in ways that minimize potential environmental impacts. Land or easements required for greenways will be acquired by the following methods:

1. Dedication from developers to preserve open space linkages for public use required by the Subdivision and Land Development Ordinance plan approval process, where appropriate.
2. Donations of land or easements and other voluntary methods for protecting open space and environmental resources. These will be encouraged and facilitated by the municipality and generally conducted in cooperation with appropriate organizations, such as conservancies or land trusts.
3. Purchase of land or easements for greenway purposes, as feasible, for high priority lands that cannot be acquired or preserved through the development process.
4. Use of street road rights-of-way.

Hilltown is an old township. More recent street and road dedications are governed by a specific ordinance that provides the specific width of right of way or easement for the dedicated roadway. Roads and streets, which predate this ordinance process, are governed by a statutory presumption. The Second Class Township Code provides in ARTICLE XXIII, Section 2307 that every road which has been used for public travel and has been maintained and kept in repair by the township for a period of at least twenty-one years is a public road having a right-of-way of thirty-three feet even though there is no public record of the laying out or dedication for public use of the road.

### ACQUISITION FUNDING SOURCES

In addition to the Bucks County Open Space Bond Issue as a source of financing, other potential open space funding sources including but not limited to are:

1. Several grant programs are administered by the Pa. Department of Conservation and Natural Resources, Bureau of Recreation and Conservation as follows:
  - Keystone Community Grant Program. This program provides funding for up to 50% of the eligible costs for acquisition of property.
  - Keystone Recreational Trail Program. Pennsylvania's appropriation of funds from the federal National Recreational Trails Fund (Symms) Program is available to provide and maintain recreational trails. Grants are limited to a maximum \$2,500.

- Keystone Land Trust Grant Program. This program is a source of funding for non-profit conservation or preservation organizations, conservancies, and land trusts. Grants amounting up to 50% of eligible project costs are available. This may present an opportunity for Hilltown Township to work in cooperation with such a group to acquire a critical link meeting the program's criteria.
- Pennsylvania Department of Transportation (DOT). As a result of the International Surface Transportation Efficiency Act (ISTEA) of 1991, funding assistance is available for trails on an 80/20 cost share basis, with 20% being the local share.

2. Donations and grants from foundations, corporations, and individual benefactors.
3. Township Bond Issue.

#### OTHER FUNDING TECHNIQUES

Certain tax benefits may be used to compensate the property owner for acquisition, these include bargain sales and tax deductions and credits.

Investigations should be made of the legality and possibility of utilization of real estate tax credits that can be used by the property owner in future years against those later years tax liability. By this method, the township would not have to use present out of pocket funds for the acquisition. Lands lying in floodplains may be acquired for a reduced price.

Implement "fee-in-lieu-of" alternatives into the land development process.

#### **B. PROTECT NATURAL AND CULTURAL RESOURCES**

Reinforce and modify where necessary the township's zoning and subdivision and land development ordinance requirements to protect natural and cultural resources. These regulations are part of the township comprehensive plan intended to achieve the objectives listed below:

- Protect wetlands, floodplains, existing vegetated riparian buffers, steep slopes, and woodlands from adverse impacts of land use and development.
- Encourage reforestation of lands no longer used for farming.
- Encourage landscaping and buffering in higher density zoning districts.
- Protect farmsteads, barn structures, schoolhouses, and other cultural resources that contribute to a spacious rural character from adverse impacts of land use and development.
- Protect the historic and culturally significant rural village character that defines Hilltown Village, Blooming Glen Village, and Line Lexington Village.

## **IMPLEMENTATION STRATEGY:**

### Riparian Buffer, Floodplains, Wetlands, and Steep Slope Protection

Township zoning and subdivision and land development ordinance regulations will be reviewed and strengthened as needed. Every effort must be taken during the plan review process to ensure protection of these resources. The Open Space Committee recommends the adoption of the Vulnerable Resources Map, submitted with this report, to be a part of the township comprehensive plan. This map provides the planning commission with an invaluable tool during their plan review process. It will highlight to the planning commission the overall system of natural and cultural resources that might be adversely impacted by developers.

### Woodland Conservation

Township zoning and subdivision and land development ordinance woodland conservation standards will be reviewed and strengthened as needed. The woodland standards act as an overlay-zoning district to control inappropriate removal of trees from woodlands, hedgerows, and other significant areas, and to encourage reforestation and reversion to woodlands where appropriate. Standards need to be modified to relate to the remaining tree stands, and to emphasize landscaping and buffering in higher density zoning districts. Preparation and modification of these standards is a high priority for water and air quality and other natural resource protection. Hilltown Township does not have a large concentrated tract or tracts of mature woodlands. Rather there are distributions of mature trees throughout the Township. The Township should endeavor to preserve significant stands of mature trees through the development process and as individual parcels for acquisitions are evaluated. To this end, the parcel ranking system attributes significant value to parcels with woodlands present. Adoption of the Vulnerable Resources Map as part of the township comprehensive plan is again recommended.

In addition to the representation of the remaining large tree stands on the Vulnerable Resources Map, other potential woodland preservation methods including but not limited to are:

- Promotion of voluntary tree planting programs in the community.
- Provision of public incentives or award programs for local tree advocates.

Hilltown Township, environmentally and geographically, is located in a very important position, the top of a hill. Downstream environmental impact needs to be considered. The governing body of Hilltown Township has a responsibility to control its development and maximize the positive environmental impact that the preservation of natural resources will have on downstream neighboring municipalities. Woodlands and other natural resource conservation standards are vital to maintaining this quality.

### Historic and Culturally Significant Property Conservation

Incentive standards shall be prepared for the zoning ordinance to protect the character of historic and culturally significant properties, especially for preservation of spacious farmstead properties, barns, and schoolhouses. Existing zoning regulations need to be reviewed to permit re-use of agricultural buildings for certain nonagricultural uses. Preparation of these standards is a high priority for historic resource protection and will most likely be done with flexible ordinance standards. The benefits of historic district zoning need to be evaluated for Hilltown, Blooming Glen, and Line Lexington Villages.

### Flexible Ordinance Standards

Promote flexible zoning ordinance standards. Review methods used by other municipalities and implement into the Hilltown Zoning Ordinance where appropriate. These include lot size related to natural features, incentive zoning, cluster lotting, lot averaging, alternative design concepts, and maintaining quality and visual impact of new rural homes. The flexible zoning standards will make it easier to comply with resource protection requirements and permit and encourage more attractive design of subdivision and land developments. Preparation of these standards is a high priority and the alternative methods will be evaluated along with revisions to the residential and non-residential zoning districts to determine which are most appropriate for Hilltown Township. The result will be zoning that protects natural features and encourages more attractive design in accord with the recommendations of Hilltown's comprehensive plan.

### Purchase of Development Rights

Several of the land preservation methods considered above include the purchase of all or part of a land owners development rights. Land ownership consists of a "bundle of rights," such as the right to keep others off the land, the right to sell it, the right to bequeath it, the right to farm it, and the right to develop it subject to zoning and other laws and ordinances. The purchase of development rights consists of purchasing the right to develop and retiring that right. The owner retains all other rights and responsibilities inherent in ownership. The rights purchased are specified and can range from removing the right to build anything at all to smaller limitations on the type or location of development allowed on the property.

The purchase of development rights is also referred to as the purchase of a conservation easement, a scenic easement, a facade easement, etc. depending on the purpose of the easement and details of the rights purchased. Such easements are "negative" easements; that is, they prevent the owner from doing something with his/her land.

Ownership of all the rights in a property is known as ownership in fee simple. Ownership of only some of the rights, such as the development rights, is known as ownership of a less-than-fee interest.

The purchase of development rights (or a conservation easement) is usually in perpetuity, but can also be a term of years (e.g. 25 years). It is recorded on the deed and is binding on future owners of the land.

The value of the development rights is the difference between the fair market value of the land without restrictions (except normal zoning and other regulations) and its value with the restrictions, (which sometimes is known as the current use value). The unrestricted value varies depending on development pressure, but the restricted use value (such as for farming) is relatively constant within a region. Therefore, the cost of development rights as a percent of the unrestricted value may vary considerably.

When a landowner sells his development rights, he is exchanging a physical asset for a financial one, and usually can continue to use his land just as he has been doing in the past. As a result, the owner has more financial flexibility, the value of an estate is no longer "tied up in the land", and when the estate has to be settled there is less pressure to sell the land to pay death taxes.

For some landowners, the sale of development rights enables a financial strategy that permits increasing current cashflow from investment of the sale proceeds while continuing to live on and use the property indefinitely. Further, it establishes a reduced estate value for tax purposes. In many cases, the landowner will achieve a greater return on investment through the current sale of development rights than the future sale of land and rights.

The Purchase of Development Rights should be distinguished from Transfer of Development Rights. Under Purchase of Development Rights, the rights are effectively taken out of existence. Under Transfer of Development Rights, the rights to develop are moved to another parcel where they are used.

#### Other Land Preservation Methods

We have identified the following methods for preserving land in the Township:

1. Open Space Applications. County Open Space funds may be available in the future for access directly by the Township following an annual application process. Funds can also be accessed by private non-profit land trusts on behalf of the Township. The result of either method of purchase is Township owned land held for recreation or conservation purposes.
2. Voluntary participation of a landowner in the county or municipal farmland preservation program. Where appropriate, farmland preservation is an excellent method of contributing to open space by preserving natural vistas and providing a

buffer for other preserved areas. This would result in larger parcels of appropriate size, location, and soil quality being maintained for agricultural use.

3. Purchase land in fee. When land is for sale at a reasonable price, fee simple acquisition could be considered. The parcel would then be deed restricted for agriculture and resold into private ownership. The easement would be held by the Township for resale to the County Farmland Preservation Program. Trail connections or other passive recreation opportunities could be added in the process. An alternative method would place the land into permanent Township ownership for future passive or active recreational use. In some cases, the Township may choose to permanently retire all or a portion of the development rights on a property and then resell the property on the open market.
4. Planning process consideration at the time of major subdivision. The current cluster and land preservation ordinances can be used to effectively preserve large tracts of land in areas designated as desirable by the Land Preservation Map, simply by working with the developer at the time of Planning Commission review. This could result in land being put aside for environmental, recreational, or agricultural purposes.
5. Voluntary purchase of a conservation easement on some portion of the parcel. This would generally be appropriate for small parcels that would not be eligible for major subdivisions or for farmland preservation.
6. Protection of environmentally sensitive features by ordinance, regardless of zoning. These include steep slopes, flood plain, wetlands, critical swales, and mature woodlands. Lots that contain such sensitive areas should be considered for a conservation easement and protected by ordinance.
7. Non-Profit Land Trusts. Non-profit Land Trusts provide the opportunity for charitable donations of property. This may meet the financial needs of some Township landowners.

**We recommend that all purchases be the result of open, free market negotiations with willing landowners, and only after the landowner has shown an interest in participation.**

### **C. PREPARE AN UPDATED COMPREHENSIVE RECREATION PLAN**

#### **IMPLEMENTATION STRATEGY:**

To supplement the work done for the Comprehensive Plan of 1992 and this open space plan, Hilltown Township should investigate the preparation of a more detailed park and recreation study. This study will consider residential growth in the community, residents' responses to the previously prepared recreation survey, and the framework, information, and recommendations contained in this open space plan and the comprehensive plan. Also, it will evaluate the existing and future roles of the school district, Pennridge Area Coordinating Committee, and the county parks department in providing various types of active and passive recreation facilities and programs. The township will implement the recommendations of the study, as appropriate.

**D. ENCOURAGE MUNICIPAL COORDINATION AND COOPERATION**

**IMPLEMENTATION STRATEGY:**

Coordination and cooperation will be continued with the following:

1. Pennridge School District and the Pennridge Area Coordinating Committee in regard to their roles in providing regional recreation opportunities.
2. The borough of Silverdale in regard to joint use of recreation facilities.
3. Bucks County Park System in its effort to develop trail links to Peace Valley Park and Lake Nockamixon Park.
4. Bucks County Planning Commission in regard to providing open space adjacent to the county flood dam.
5. Neighboring municipalities in their effort to develop trail links to Peace Valley Park and Lake Nockamixon Park.
6. Montgomery County Planning Commission in regard to linking up to their Liberty Bell Trail in Telford.
7. Hilltown Township appointed boards in regard to reviewing their existing ordinances with respect to the open space report and modify where appropriate.
8. Hilltown Township supervisors will encourage landowners to work with conservation groups, land trusts, and similar organizations to achieve goals and objectives of its resource protection program, and will cooperate with landowners to facilitate resource protection activities on a continuing basis.

**E. ENCOURAGE PUBLIC PARTICIPATION IN RESOURCE PROTECTION PROGRAMS**

**IMPLEMENTATION STRATEGY:**

The Hilltown Township Open Space Committee will monitor activities and advocate implementation of this plan. The Open Space Committee will continue to focus on environmental and recreation issues cooperatively with the Park & Recreation Board and coordinate with the Planning Commissions so that open space and environmental resource protection will remain high priorities as development occurs in the community. Coordination among these advisory groups will provide a more complete understanding of relevant issues for the Board of Supervisors to consider in the development plan review process and in enacting development related regulations. Public participation in the activities of these organizations will be encouraged to foster better understanding of resource protection programs and involve the community in education and implementation activities. These activities will be conducted on a continuing basis.

**F. RESPECT FOR PRIVATE PROPERTY RIGHTS IMPLEMENTATION STRATEGY:**

Various sections of this plan discuss or recommend land use regulations, but this plan does not imply that the municipalities should ignore the possibility that regulations can effectively take property if they go too far. If property is taken through regulation, the municipality should expect to make just compensation, as required by the Fifth Amendment to the U.S. Constitution. Additionally, the municipality should not test the limits of what their regulatory power might be, so that they neither invite lawsuits from landowners nor require those landowners to endure burdensome expenses in protecting their rights.

**SECTION 3.  
PROPOSED IMPLEMENTATION SCHEDULE AND RESPONSIBILITIES**

**KEY TO RESPONSIBLE GROUPS**

BOS = Hilltown Township Board of Supervisors  
 PC = Hilltown Township Planning Commission  
 OS = Hilltown Township Open Space Committee  
 PR = Hilltown Township Park & Recreation Committee

Capital Letters = Primary Responsibility  
 Lowercase Letters = Advisory Responsibility

The Board of Supervisors must approve all implementation strategies.

**IMPLEMENTATION PRIOR TO THE END OF 1998**

<u>Strategy</u>	<u>Responsibility</u>
Adopt the Open Space Plan as part of the Comprehensive Plan	BOS, pc, os
Evaluate Flexible Zoning Ordinance Regulations	BOS, PC, os
Evaluate Historic & Culturally Significant Property Conservation	BOS, PC, os
Evaluate Village Historic Preservation Options	BOS, PC, os
Evaluate Woodland and Tree planting ordinances	BOS, PC, os
Prepare an updated Comprehensive Recreation Plan	BOS, PR
Begin acquisition of greenway linkages	BOS, OS, pr

**IMPLEMENTATION AFTER THE END OF 1998**

<u>Strategy</u>	<u>Responsibility</u>
Draft Flexible Ordinance Regulations	BOS, PC, os
Draft Historic and Culturally Significant Property Conservation	BOS, PC, os
Draft more comprehensive woodland and tree planting ordinances	BOS, PC, os

**ONGOING IMPLEMENTATION**

<u>Strategy</u>	<u>Responsibility</u>
Coordinate and Cooperate with others	ALL GROUPS
Encourage Public Participation in Resource Protection Program	OS, all groups
Continue to use growth boundaries and Sewer and Water limits	BOS, PC
Continue to promote Agricultural Preservation Participation	BOS, OS

ARTICLE VII

CONCLUSION

The process designed to identify valuable open space works. A critical component of this process is the Vulnerable Resources and Potential Open Space Linkages Maps, which illustrate the resources depicted. The maps serve to: identify the most desirable areas for preservation given limited financial resources; to serve as a warning to planners, developers, and others in land management that these areas must be treated with utmost sensitivity; to raise awareness of environmentally sensitive areas; and to show a worst-case scenario if these resources go unprotected.

**Immediate, bold action is required to make use of windows of opportunity that currently exist but will dwindle as the Township approaches build-out.**

**APPENDIX A**  
**OPEN SPACE**  
**RANKING CRITERIA**

### HILLTOWN TOWNSHIP OPEN SPACE RANKING CRITERIA

Criteria for open space property prioritization: Evaluation consists of measuring a property's environmental sensitivity, contribution to the rural character of the Township, and agricultural preservation suitability. Higher scoring sites are higher priority for preservation consideration. This inventory is intended as the first step of a multi-phase evaluation of possible properties for preservation.

#### 1. Environmental Factors

Priority will be given to property containing wetlands, steep slopes, streams, woodlands, or unique animal/plant habitats. The values for each Environmental feature is as follows:

- |    |  |            |
|----|--|------------|
| a) | Wetlands and Recharge                                    |            |
|    | (1) Present on property                                  | = 1 point  |
|    | (2) Not present on property                              | = 0 points |
| b) | Steep Slopes   |            |
|    | (1) Greater than 15%                                     | = 1 point  |
|    | (2) Less than 15% or not present                         | = 0 points |
| c) | Streams  |            |
|    | (1) Exceptional stream frontage                          | = 3 points |
|    | (2) Some stream frontage                                 | = 2 points |
|    | (3) Protects stream corridor                             | = 1 point  |
|    | (4) Not present on property                              | = 0 points |
| d) | Woodlands  |            |
|    | (1) Mature hardwoods covering major portions of property | = 4 points |
|    | (2) Mature woods on minor portion of property            | = 3 points |
|    | (3) Less mature woods/conifers                           | = 2 points |
|    | (4) Immature woods/scrub/tree line                       | = 1 point  |
|    | (5) Not present on property                              | = 0 points |
| e) | Unique Habitat   |            |
|    | (1) Present on property                                  | = 1 point  |
|    | (2) Not present on property                              | = 0 points |
| f) | Unique Geological Features                               |            |
|    | (1) Present on property                                  | = 2 points |
|    | (2) Not present on property                              | = 0 points |

TOTAL POSSIBLE POINTS FOR ENVIRONMENTAL FACTORS = 12 points

2. Rural Preservation Characteristics

Priority will be given to property that protects existing open space, farmland, scenic views, or historic sites; or may provide passive recreation opportunities. The values for each Rural Preservation feature are as follows:

- a) Proximity to Protected Open Space
  - 1) Complements Open Space = 2 points
  - 2) Adjacent to Open Space = 1 point
  - 3) No significant Contribution = 0 points
- b) Proximity to Historic Sites/Homes
  - 1) Contains Historic Site/Home = 2 points
  - 2) Complements Historic Site/Home = 1 point
  - 3) No Significant Contribution = 0 points
- c) Proximity to Scenic Views
  - 1) Contains Scenic Views = 2 points
  - 2) Complements Scenic Views = 1 point
  - 3) No Significant Contribution = 0 points
- d) Passive Recreation Opportunities
  - 1) Contains or links Proposed/Active Trail = 3 points
  - 2) Provides access to Proposed/Active Trail = 2 points
  - 3) Complements Proposed/Active Trail = 1 point
  - 4) No Significant Contribution = 0 points
- e) Zoning Classifications
  - 1) Rural Residential = 3 points
  - 2) Country Residential I & II = 1 point
  - 3) Other = 0 point

3. Agricultural Preservation Characteristics

Priority will be given to property being actively farmed, or adjacent to active farms, and owner interest in conservation program.

- a) Farm Activity
  - 1) Active Farm = 2 points
  - 2) Buffers Active Farm = 1 point
  - 3) No Significant Farm Contribution = 0 points

Appendix A

- b) Parcel Size
  - 1) Parcel > 50 acres 3 points
  - 2) 50 acres > Parcel > 30 2 points
  - 3) 30 acres > Parcel > 10 1 point
  - 4) 10 acres > Parcel > 0.01 acres 0 points
  
- c) Development Suitability
  - 1) Easily Developed 3 points
  - 2) Minor Impediments to Development 2 points
  - 3) Severe Impediments to Development 0 points
  
- d) Owner Conservation Interest
  - 1) Applied to County Conservation program 2 points
  - 2) Has Interest in Program 1 point
  - 3) No interest in Conservation Program 0 points

TOTAL POSSIBLE POINTS FOR AGRICULTURAL FACTORS - 8 points

**HILLTOWN TOWNSHIP OPEN SPACE  
PROPERTY RANKING SUMMARY SHEET**

REGION \_\_\_\_\_ RANKING DATE \_\_\_\_\_ TAX PARCEL # 015- - - REVIEWER NAME \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING CLASSIFICATION \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

<b>PRESERVATION FACTORS</b>		<b>COMMENTS</b>	<b>POINTS</b>
1. Environmental Factors:			
a) Wetlands/Recharge	Present = 1; Not-Present = 0	_____	_____
b) Steep Slopes	Greater Than 15% = 1; Less Than 15% = 0	_____	_____
c) Streams	Exceptional = 3; Some = 2; Protects = 1; None = 0	_____	_____
d) Woodlands	Major = 4; Minor = 3; Less Mature = 2; Immature = 1; None = 0	_____	_____
e) Unique Habitat	Present = 1; Not-Present = 0	_____	_____
f) Unique Features	Present = 2; Not-Present = 0	_____	_____
		Total Environmental Factors (12 possible) =	_____
2. Rural Preservation Factors:			
a) Proximity to Open Space	Complements = 2; Adjacent = 1; None = 0	_____	_____
b) Proximity to Historic Sites	Contains = 2; Complements = 1; None = 0	_____	_____
c) Proximity to Scenic Views	Contains = 2; Complements = 1; None = 0	_____	_____
d) Passive Rec. Opportunities	Contains/Links = 3; Access = 2; Complements = 1; None = 0	_____	_____
e) Zoning Classification	RR = 3; CR1 & CR2 = 1; Other = 0	_____	_____
		Total Rural Preservation Factors (12 possible) =	_____
3. Agricultural Preservation Factors:			
a) Farm Activity	Active = 2; Adjacent = 1; None = 0	_____	_____
b) Parcel Size	50 or More = 3; 30-49 = 2; 10-29 = 1; 9 or Less = 0	_____	_____
c) Development Suitability	Easily = 3; Minor Imped. = 2; Severe Imped. = 0	_____	_____
d) Owner Conservation Interest	Applied = 2; Interest = 1; No Interest = 0	_____	_____
		Total Agricultural Preservation Factors (10 possible) =	_____

**GRAND TOTAL POINTS:**  
(Maximum Possible 34)

If Agricultural, did you ask the owner about interest in Agricultural Preservation Program?    Y    N

**APPENDIX B**

**LIST OF**

**"LINK/TRAIL" PRIORITY AREAS**

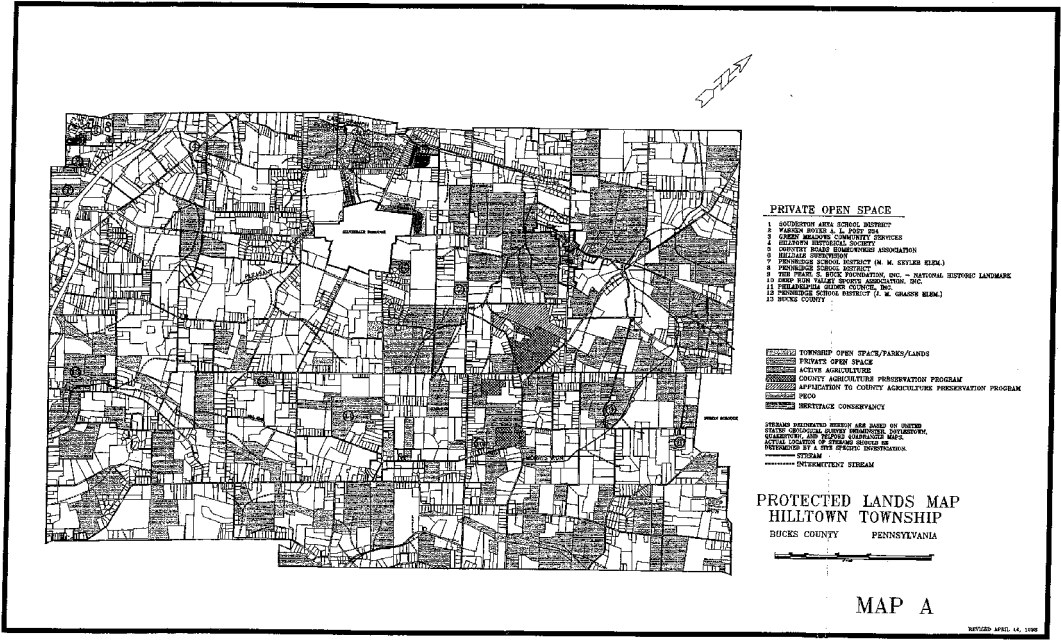
LIST OF "LINK/TRAIL" PRIORITY AREAS

<u>PRIORITY</u>	<u>LINK/TRAIL DESCRIPTION</u>
1	Hilltown Village Link (HV) <ul style="list-style-type: none"><li>• links between the Hilltown Civic Association Park and the Deep Run Valley Sports Association.</li></ul>
3	Hilltown Village - Pearl Buck Link (HV-PB) <ul style="list-style-type: none"><li>• links between the Deep Run Valley Sports Association and the Pearl S. Buck Foundation.</li></ul>
4	Pearl Buck - Dublin Link (PB-D) <ul style="list-style-type: none"><li>• links between the Pearl S. Buck Foundation and Dublin Borough.</li></ul>
3	Pearl Buck - Minsi Trail Link (PB-MT) <ul style="list-style-type: none"><li>• links between the Pearl S. Buck Foundation and Minsi trail, utilizing Forest Road (much open space and along aging quarry).</li></ul>
3	Minsi Trail Link (MT) <ul style="list-style-type: none"><li>• links Hilltown Township with Bedminster Township and ultimately only a short distance to Nockamixon State Park.</li></ul>
2	Peace Valley Park Link (PVP) <ul style="list-style-type: none"><li>• links the HV-PB Link with Peace Valley Park to the South.</li></ul>
2	Silverdale Borough-Blooming Glen Village Link(SB-BGV) <ul style="list-style-type: none"><li>• links between Silverdale Borough (at the new junior high school) and Blooming Glen Village.</li></ul>
1	Silverdale Borough - Sell-Perk Link (SB-SP) <ul style="list-style-type: none"><li>• links between Silverdale Borough (at the new junior high school) and Sellersville/Perkasie Boroughs.</li></ul>
1	South Perkasie Road - Minsi Trail Link (SPR-MT) <ul style="list-style-type: none"><li>• links between SB-SP (at Route 152) and Minsi Trail along the Perkiomen Creek East Branch.</li></ul>

PRIORITY

LINK/TRAIL DESCRIPTION

- |   |   |
|---|---|
| 4 | Mill Road Link (MR) <ul style="list-style-type: none"><li>• links between the Bucks County owned flood dam/open space and the Hilltown Civic Association Park, utilizing the perimeter of the Philadelphia Glider Council property.</li></ul> |
| 4 | J.M. Grasse Link (JMG) <ul style="list-style-type: none"><li>• links between the J.M. Grasse Elementary School and the MR Link to the South.</li></ul>  |
| 2 | Orchard Road Link (OR) <ul style="list-style-type: none"><li>• links between SB-SP (at Route 152) and the Bethlehem Pike/School House Road area.</li></ul>  |
| 2 | Hilltown Village – Silverdale Borough Link (HV-SB) <ul style="list-style-type: none"><li>• Links between HV (at Route 152) and the SB-BGV.</li></ul>  |
| 2 | Hilltown Village – Blooming Glen Link (HV-BGV) <ul style="list-style-type: none"><li>• Links between HV at Deep Run Valley Sports Association and SB-BGV (at Route 113).</li></ul>  |



**PRIVATE OPEN SPACE**

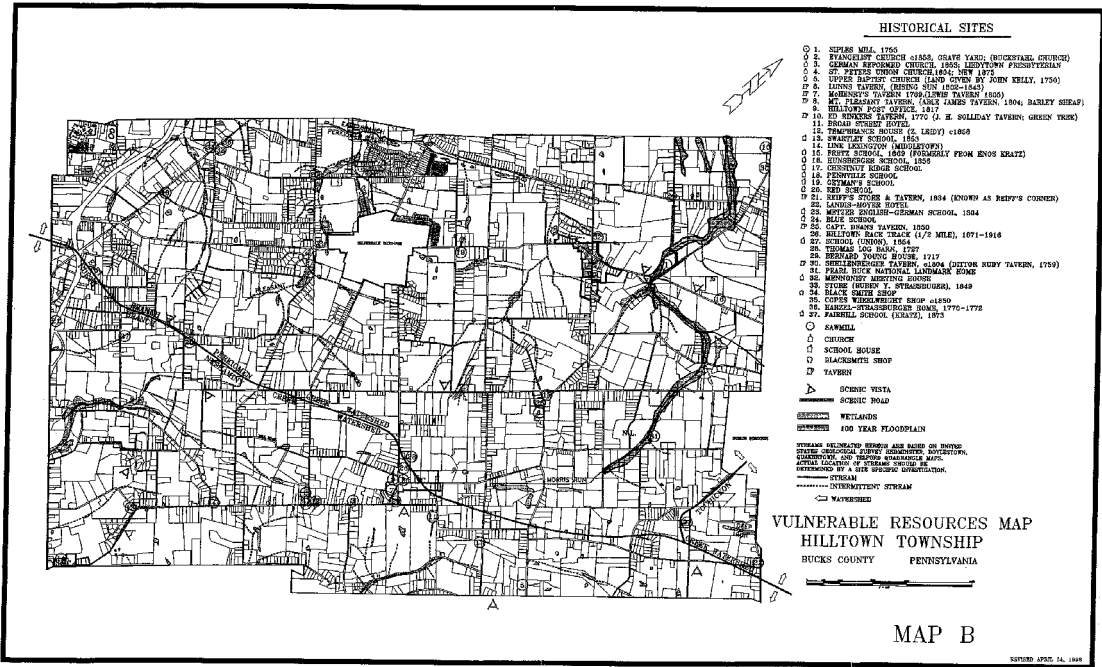
- 1 GOSHENHURST AREA SCHOOL DISTRICT
- 2 PARSON BRIDGE & L. FOSTER, INC.
- 3 CHERRY BRIDGE, CHERRY FARMWORKS
- 4 GREENWAY BRIDGE, CHERRY FARMWORKS
- 5 CHERRY BRIDGE, CHERRY FARMWORKS
- 6 BRILLIANT DEVELOPMENT
- 7 PROWSEVILLE FARM, CONTRACT (M. M. KEYSER, JR.)
- 8 THE PARKS & BOWL CORPORATION, INC. - NATIONAL HISTORIC LANDMARK
- 9 BERRY FARM VALLEY DEVELOPMENT, INC.
- 10 PENNSYLVANIA BUCKS COUNTY, INC.
- 11 PROWSEVILLE FARM, CONTRACT (M. M. KEYSER, JR.)
- 12 BUCKS COUNTY

- FORMER OPEN SPACE/FARMS/LANDS
  - PRIVATE OPEN SPACE
  - ACTIVE AGRICULTURE
  - AGRICULTURE PRESERVATION PROGRAM
  - APPLICATION TO COUNTY AGRICULTURE PRESERVATION PROGRAM
  - NEED
  - HERITAGE CONSERVANCY
- STREAMS PROTECTED HEREIN ARE BASED ON UNITED STATES GEOLOGICAL SURVEY BUREAU OF GEOGRAPHIC NAMES, NATIONAL SYSTEM OF PUBLIC LANDS AND THE NATIONAL SYSTEM OF PUBLIC LANDS AS REFERENCED BY A TITLE SPECIFIC DESIGNATION.
- STREAM
  - INTERMITTENT STREAM

**PROTECTED LANDS MAP**  
**HILLTOWN TOWNSHIP**  
 BUCKS COUNTY PENNSYLVANIA

MAP A

REVISED APRIL 14, 1998



**HISTORICAL SITES**

- 1. SUPERS MILL, 1765
- 2. EVANGELIST CHURCH (1858, GREAT VARD, BUCKSHIRE CHURCH)
- 3. GERMAN REFORMED CHURCH, 1868, HILLTOWN PRESBYTERIAN
- 4. ST. PETER'S CATHOLIC CHURCH, 1868, NEW LOT
- 5. WYOMING BAPTIST CHURCH (LAND GIVEN BY JOHN KELLY, 1756)
- 6. LIONS TAVERN, (BURNS SITE 1850-1865)
- 7. MANNING'S TAVERN 1769 (LIONS TAVERN 1800)
- 8. MT. PLEASANT TAVERN, (LION LANE TAVERN, 1804, BARKLEY BEARS)
- 9. HILLTOWN POST OFFICE, 1817
- 10. ED. KENNEDY TAVERN, 1870 (O. H. SULLIVAN TAVERN; GREEN TREE)
- 11. BRADY STREET HOTEL
- 12. TOWNSEND'S SCHOOL (S. LEVY) c1820
- 13. BRANTLEY SCHOOL, 1825
- 14. IANX LEXINGTON (MIDDLETOWN)
- 15. FOSTER SCHOOL, 1825 (FRAGMENT FROM ENOS KEATZ)
- 16. HUNTERFIELD SCHOOL, 1855
- 17. CLEVELAND SCHOOL
- 18. PENNELLVILLE SCHOOL
- 19. CLEVELAND SCHOOL
- 20. RED SCHOOL
- 21. LEVY'S STORE & TAVERN, 1884 (KNOWN AS BENT'S CORNER)
- 22. LANDIS-HOOPER HOTEL
- 23. WYOMING SCHOOL-GERMAN SCHOOL, 1894
- 24. BLUE SCHOOL
- 25. CLAY, HOWARD TAVERN, 1890
- 26. MILLER'S BACK TRACK (1 1/2 MILE), 1871-1916
- 27. SCHOOL (UNKNOWN), 1864
- 28. TOWNSEND 100 BUCKS, 1875
- 29. BERTRAND TOWN'S HOUSE, 1717
- 30. CLEVELAND SCHOOL TAVERN, c1804 (LIONS BUDY TAVERN, 1759)
- 31. PEARL BUCK NATIONAL LANDMARK HOME
- 32. MERRIMOTT HISTORIC HOUSE
- 33. STORE (STEPHEN F. STRANDBURGH), 1848
- 34. BLAKE SMITH SHOP
- 35. COPE'S WINDMILL/SHED SHIP c1850
- 36. FARMHILL SCHOOL (KEATZ), 1873
- 37. FARMHILL SCHOOL (KEATZ), 1873

- KANWELL
- △ CHURCH
- SCHOOL HOUSE
- ◇ BLACKSMITH SHOP
- ▧ TAVERN
- ▤ SCENIC VISTA
- ▨ SCENIC ROAD
- ▨ WETLANDS
- ▨ 100 YEAR FLOODPLAIN

STREAMS WETLANDS BORDERS ARE BASED ON INDIAN  
 STATE GEOLOGICAL SURVEY (INDIAN STATE GEOLOGICAL SURVEY)  
 AND THE LOCATION OF STREAMS BORDERS IS  
 DETERMINED BY A 100 SPEED SURVEILLANCE.

— STREAM  
 - - - - - INTERMITTENT STREAM  
 - - - - - WATERSHED

**VULNERABLE RESOURCES MAP  
 HILLTOWN TOWNSHIP  
 BUCKS COUNTY PENNSYLVANIA**



**MAP B**

REVISED APRIL 24, 1988

