



# HILLTOWN TOWNSHIP

13 West Creamery Road  
P.O. Box 260  
Hilltown, PA 18927  
(215) 453-6000 Fax (215) 453-1024  
www.hilltown.org

## HILLTOWN TOWNSHIP OPEN SPACE PRESERVATION PROGRAM EXPRESSION OF INTEREST FORM

This form is used for the Landowner's preliminary expression of interest in possibly participating in Hilltown Township's Open Space Preservation Program. **Submission of this form does not, in any way, legally commit the Landowner or the Township.** This form may be delivered to the Township offices or mailed to:

Hilltown Township  
PO Box 260  
13 W. Creamery Road  
Hilltown, PA 18927-0260  
Attention: Township Manager  
215-453-6000, ext. 213

The Open Space Program follows the guidelines as determined in the Township's most current Open Space Plan. This Plan explains the Township's Goals and Objectives as it pertains to open space and land preservation. It is understood that it is not financially possible to purchase all open space properties or conservation easements. Therefore, the purpose of the Open Space Plan is to develop criteria and a subsequent ranking system to prioritize potential open space parcels for land preservation consideration, regardless of preservation method. Parcels of open space are evaluated against these criteria and are given corresponding points. These points are then totaled and all parcels under consideration are ranked according to the highest point values earned. This numerical list provides the Township with a priority list of open space parcels to concentrate their preservation efforts on those properties that have the highest point value. The subsequent points earned will then be compared to the other parcels of interest, and all parcels are then re-ranked to include the new addition. The results will be reviewed by the Hilltown Township Board of Supervisors who will make the ultimate decision of which parcels of open space to pursue for land preservation negotiations.

On the attached form, please provide as much information as you have conveniently available. A "Definition of Terms" is provided for your perusal. You will receive in the mail a letter acknowledging the Township's receipt of your "Expression of Interest Form" so that you may know it has been safely received. Should discussions proceed with the Township, landowners should consult their personal attorneys, accountants and/or financial planners for tax and legal advice.

**Hilltown Township**  
**Open Space Preservation Program**

**Definition of Terms**

**“Easement”** - An easement is a limited legal right, granted by the owner of the property, to use all or a part of the owner’s property for specific purposes. An easement may be a positive or affirmative right such as a Trail Easement which permits the public to walk on a certain portion of the land. Or, the easement may be cast in terms of a negative such as a Conservation Easement which restricts the owner’s right to develop or build a subdivision of houses on the land.

**“Conservation Easement”** - The Landowner relinquishes the right to develop, improve or modify the property and buildings on the property. Typically, the Landowner will grant the easement for a portion of the property which is raw or unimproved land only. If the landowner’s residence is on the same property, the landowner may retain full ownership and rights to the residence and adjacent buildings plus a certain amount of the surrounding acreage (for example, 5 or 10 acres). In practical effect, the landowner gives up the landowner’s development rights to the property.

**“Trail Easement”** - The landowner grants the Township an easement or right for the public to use a portion of the property for walking, jogging, bike riding and similar uses such as roller skating. However, no motorized vehicles will be permitted on the trail except for police, maintenance and other emergency vehicles. Other restrictions, such as time of use, will be imposed and enforced by Township ordinance. The minimum width of the easement will typically be about ten (10) feet but it may be wider. There may also be a wider temporary easement for use, from time to time, for construction and maintenance purposes as the Township may pave the easement.

**“Bargain Sale”** - The landowner transfers ownership of all or part of the property to the Township by a transaction which is in part a sale as the Township pays the owner for part of the value of the property and which transaction is in part a gift or donation by the owner to the Township of part of the value of the property. For example, the property may have a value of \$10,000 per acre. The owner could agree to a bargain sale by which the Township agrees to pay the owner \$7,000 per acre and the owner agrees to donate the remaining fair market value of \$3,000 per acre to the Township. The landowner may receive tax deductions and benefits for the gift portion of this bargain sale.

Hilltown Township  
Open Space Preservation Program

Expression of Interest Form

1. Identification of Landowners & Property Location

(a) **Name(s) of Landowner(s):** \_\_\_\_\_

(b) **Address of Property:** (please include any convenient landmarks such as cross roads, schools or churches, etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(c) **Approximate Acreage:**

Total Acres: \_\_\_\_\_

Number of acres for possible submission  
to Open Space Program: \_\_\_\_\_

(d) **Tax Map Parcel ("TMP") Number:** (if known) \_\_\_\_\_

(e) **Mailing Address of Landowner(s):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(f) **Telephone Contact Information:**

Home Telephone Number: \_\_\_\_\_

Work Telephone Number: \_\_\_\_\_

Please contact me (check convenient times):

At home before \_\_\_\_\_ or after \_\_\_\_\_

At work before \_\_\_\_\_ or after \_\_\_\_\_

Contact my designated Representative as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Hilltown Township**  
**Open Space Preservation Program**

**Expression of Interest Form**

2. **Type of Interest in Open Space Program** (please check one or more)

(a) **I would consider a possible Donation/Gift to Township of the following:**

- Ownership of Land
- Conservation Easement
- Trail Easement
- Combination (please explain):

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(b) **I would like to be considered for Township purchase and acquisition of the following interest in my land:**

- Ownership of Land
- Conservation Easement
- Trail Easement
- Combination (please explain):

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(c) **Bargain Sale:**

- Yes, I would consider part or all of my property for a "Bargain Sale" to the Township.

(d) **Farmland Conservation:**

- I am interested in more information about the *Bucks County Agricultural Land Preservation Program*, the joint state/county farmland preservation program.
- My property does not qualify for the joint county/state farmland preservation program, but I am interested in trying to preserve it as farmland.

Hilltown Township  
Open Space Preservation Program

Expression of Interest Form

(e) **Historic Preservation:**

I am interested in preserving the historic nature of my property (please explain):

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(f) **Other Proposal:**

The Township is receptive to all kinds of offers and creative suggestions regarding Open Space preservation. If you have a proposal to make that does not fit into the above categories or another suggestion, please use this space to explain your proposal (attach additional pages, if necessary):

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3. **Additional Unique Factors and Characteristics of Property**

Please describe any additional characteristics of your property that would help the Open Space Committee (for example, environmental factors such as forest, wetlands and habitat, etc.):

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Date: \_\_\_\_\_

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

Revised: 2012