



HILLTOWN TOWNSHIP

Bucks County, Penna.

2010 OPEN SPACE PLAN

PREPARED October 26, 2009

ADOPTED March 8, 2010

RESOLUTION #2010-13

What is Open Space?

The Bucks County Open Space Program defines open space as land that has not been developed for intensive human use; that has no (or very few) buildings, roads, or other structures. Open space can also perform many important ecological, economic, aesthetic, recreational, and agricultural functions.

The Bucks County Open Space Program distinguishes three types of open space:

Natural Areas, Farmland, and Parkland

COVER PHOTO:

Beyer Farm, Minsi Trail
Hilltown Township
Bucks County, Pennsylvania

PLAN PREPARED BY:

Bill Wert, CPRP
Assistant Township Manager, Director of
Parks, Recreation & Open Space



**HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION #2010 - 13**

WHEREAS, the Board of Supervisors of the Township of Hilltown recognizes that the Township contains open space and natural areas that contribute to the quality of life and economic health of our community which are worthy of preservation; and

WHEREAS, the Bucks County Commissioners have renewed funding of the Bucks County Open Space Program through a referendum overwhelmingly passed by voters on November 6, 2007, the purpose of which is to protect in perpetuity those natural resource areas and farmlands deemed essential to preserve the unique character of Bucks County; and

WHEREAS, the Bucks County Open Space Program provides an allocation of funding for protection of open space resources by municipalities provided that the municipality first prepares an approved municipal open space plan; and

WHEREAS, the Township of Hilltown, wishes to participate in the Municipal Grant Program; and

NOW, THEREFORE, the Board of Supervisors of the Township of Hilltown, Bucks County, Pennsylvania hereby resolves that the Hilltown Township Open Space Plan, dated October 26, 2009 prepared in compliance with the Municipal Open Space Plan Guidelines distributed by the Bucks County Open Space Program, has been discussed at a public meeting and is hereby adopted in its entirety in the form attached hereto, as the official Open Space Plan of the Township of Hilltown; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution to be attached to, and made part of said Open Space Plan, and furthermore, that the Township of Hilltown intends to take actions as appropriate to implement the goals of the Open Space Plan.

This Resolution has been duly prepared and adopted by the Governing Body of the Township of Hilltown in a public meeting held this 8 day of March, 2010.

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS

Aynela S. Sumo Township Secretary
ATTEST

John B. McIlhinney
John B. McIlhinney, Chairperson

Barbara A. Salvadore
Barbara A. Salvadore, Vice-Chairperson

James C. Groff
James C. Groff, Member

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I. EXECUTIVE SUMMARY

For nearly a decade, land preservation has been an integral part of maintaining the rural character of Hilltown Township. When the Bucks County Commissioners placed a referendum question on the voting ballot asking the citizens if they were willing to impose a tax to fund land preservation, the voters resoundingly said yes. As a result, in 1997, voters approved Bucks County borrowing \$59 million dollars for open space preservation, \$20 million of which was allocated to assist every municipality in its local preservation efforts.

In February 1997, the Hilltown Township Board of Supervisors convened an advisory committee for open space preservation. This committee consisted of representatives of the general public and members of the Township’s Planning Commission, and members of the Park and Recreation Board. This committee identified a number of advantages that preserving open space provides to the Township and its residents, which include:

OPEN SPACE ADVANTAGES:

- ✓ Preserving the rural character of the Township;
- ✓ Protecting the environment; and
- ✓ Providing recreational opportunities for the Township’s growing population when the property is purchased outright, not when conservation easements are purchased.

A primary goal of developing a comprehensive preservation plan was to realize these advantages, as well as completing the requirements to secure the Township’s County funding allotment. This goal was accomplished through creation of the 1998 Open Space Preservation Plan. An additional goal was to recognize the increased development pressures and how these pressures had the potential to negatively impact:

NEGATIVE IMPACTS FROM DEVELOPMENT PRESSURE:

- ✓ Quality and Quantity of Farmlands;
- ✓ Woodlands and Fields;
- ✓ Environmental, Biological Diversity and Wildlife

To prevent these losses and negative impacts, and to evaluate open space in a systematic, uniform manner, the Open Space Committee created a mechanism to identify and prioritize properties for preservation. This systematic method of identifying and prioritizing undeveloped land would improve the process that would assist the Township in meeting its open space needs. As a result of their efforts, the Hilltown Township Board of Supervisors, on April 27, 1998, adopted the “Hilltown Township Open Space Preservation Plan”.

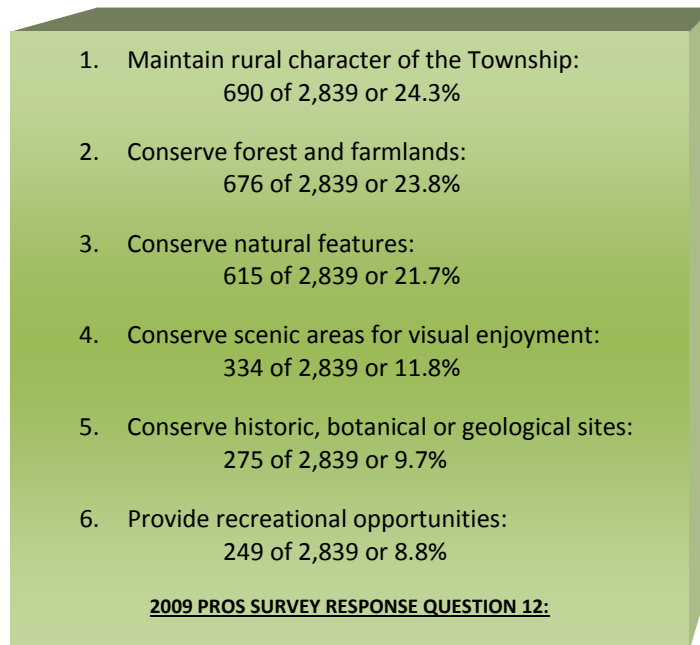
Since Bucks County’s first bond referendum was very successful at preserving nearly 300 parcels representing over 13,000 acres of open space throughout Bucks County, the Commissioners again reached out to the citizens of Buck County asking them to support another bond referendum, this time \$87 million dollars over the next 10 years for land preservation. Of this, \$26 million is allocated for municipal open space preservation projects. In order to secure Hilltown Township’s allotment of \$686,281.00, the Township must update its 1998 Open Space Preservation Plan.

In an effort to preserve more open space, Hilltown Township placed a referendum on the November, 2000 ballot which asked residents if they would:

“...favor the imposition of an additional Earned Income Tax at the rate of .25% by Hilltown Township to be used for financing the acquisition of open space for the purpose of acquiring agricultural, conservation easements; for the purpose of acquiring property development rights; and for the purpose of acquiring recreation or historical lands?” (Appendix A)

This referendum was overwhelmingly approved with sixty-nine percent (69.1% or 3,164 of 4,582) voting in the affirmative. Since inception, Hilltown Township has, utilizing this dedicated revenue stream, preserved a total of eighteen (18) parcels equaling four hundred four (404.131) acres. Of this, four (4) parcels were fee simple purchases totaling eighty acres (80.803) for dedicated park and recreation purposes. The remaining fourteen (14) parcels totaling three hundred twenty-three (323.327) acres were permanently preserved through the purchase of conservation easements.

In the Spring of 2009, the newly formed Hilltown Township Parks, Recreation & Open Space (PROS) Department completed a community survey (Appendix B). The purpose of the survey was to garner public input about the future of parks, recreation & open space in Hilltown Township. This survey was mailed to every property owner in Hilltown Township, or 4,902. There were 1,049 responses which represents a return rate of twenty-one percent (21.4%). The survey asked sixteen (16) questions pertaining to recreation programming, park/trail development and open space preservation. The following are the ranked responses to the question “There are many reasons to preserve open space, which reasons are important to you?”



The survey also indicated that many of the goals and objectives remain unchanged since 1998. The intent of this plan and the accompanying rating system is to revisit where the Township has been as it pertains to open space preservation and help guide where it is going over the next 10 years. Also, this plan is designed to be a companion document that will be incorporated with an overall Comprehensive Parks, Recreation, Open Space &

Trail/Greenway Plan for use in the future to help plan for meeting the needs of Hilltown Township’s residents relating to parks, recreation & open space preservation and to maintain the delicate balance between the development of Hilltown Township and the protection of its environment.

The reader should take note that all references in this document to plans, documents, goals & objectives prepared or stated by other agencies, including but not limited to the Pennridge Area Coordinating Committee, Bucks County Planning Commission and Delaware Valley Regional Planning Commission may or may not represent the goals and objectives of the Hilltown Township Board of Supervisors. These references are only identified for the purpose of recognizing their existence and potential impact to Hilltown Township. Further study and discussion needs to occur before accepting and approving the stated goals and objectives of non-township agencies.

II. COMMUNITY BACKGROUND

REGIONAL LOCATION:

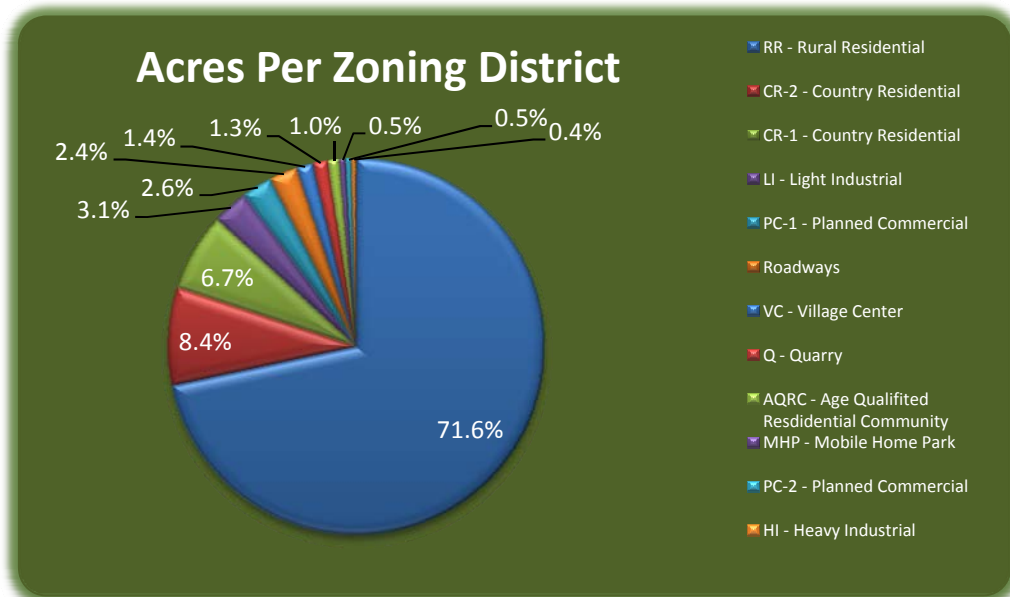
Hilltown Township is located in northwestern Bucks County. In its formative years, Hilltown Township, like most northern Bucks County communities, relied primarily upon agriculture as its main industry. Hilltown Township today still retains a predominantly rural/agricultural character but has experienced new residential, commercial and industrial land use and development throughout the Township.

Hilltown Township is bounded to the west by Montgomery County, to the north by Telford, Sellersville & Perkasie Boroughs, and East & West Rockhill Townships, to the east by Bedminster and Plumstead Townships and Dublin Borough, and to the south by New Britain Township. Silverdale Borough is contained within the center of the Township. Hilltown is approximately twenty-seven square miles in area and located approximately six miles north of Doylestown, the Bucks County seat.

Route 309 (Bethlehem Pike) crosses through the western portion of the Township providing access to Sellersville and Quakertown to the north and the Pennsylvania Turnpike and Philadelphia to the south. Other major roadways include Route 113 (Souderton Road), which runs southwest to northeast through the Township (and through the center of Silverdale), Route 313 on the eastern edge of the Township (running through Dublin Borough) and Route 152 (Limekiln Pike/Walnut Street). Rt. 152 (Limekiln Pike) provides access to Route 202 to the South.

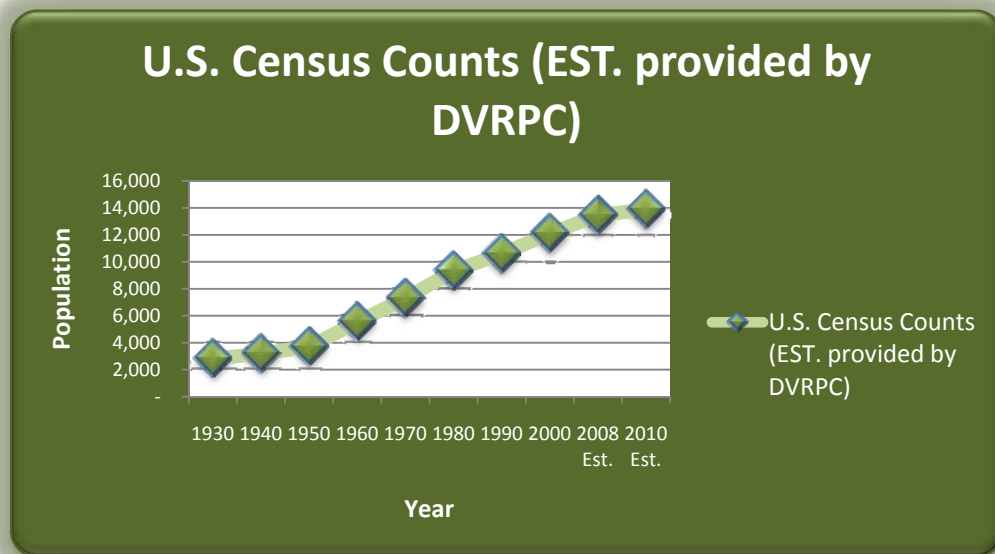
LAND USE CHARACTERISTICS:

Since the Township is largely made up of a Rural Residential zoning district, it is the prime target for residential development. It is also where the last remaining large tracts of land are located that need to be evaluated for possible land preservation.

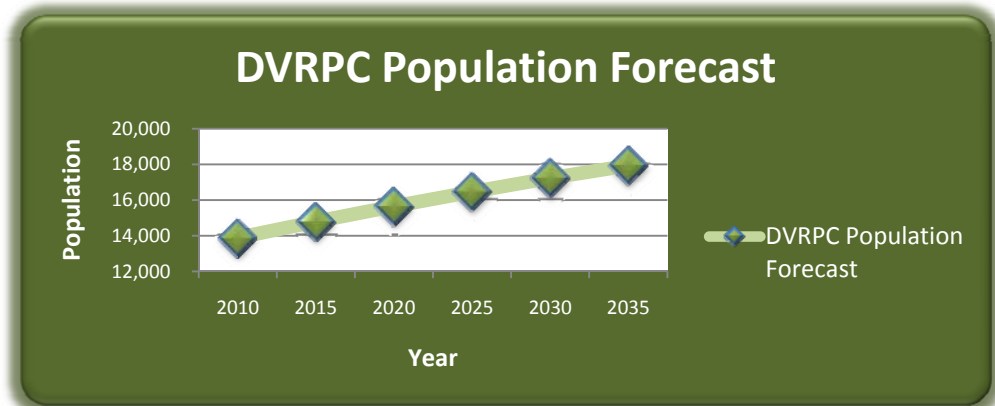


CURRENT POPULATION:

Like most municipalities in southeastern Pennsylvania, Hilltown Township has experienced significant growth. 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). According to the 2000 U.S. Census, Hilltown Township’s population increased 14.4% to 12,102 (Appendix C). Population estimates compiled by the U.S. Census Bureau in 2008 claimed the population of the Township increased to 13,447, or an additional 11.1% (Appendix D). The Delaware Valley Regional Planning Commission (DVRPC), and its nine County Planning Commissions, projects Hilltown Township’s population to reach 15,653 by 2020, an increase of 16.4% over the 2008 estimates (Appendix E).



As the population continues to increase, it is critical to have good planning in place to provide a balance of land preservation, as well as, providing necessary land for commercial and residential development. This, in turn, supports the tax base needed to provide the necessary services to the residents. Despite the volatility of the current economy, and not being able to forecast when development pressure will resume, Hilltown Township is a prime target for such growth as the desire for rural living and population shifts from the cities.



III. GOALS & OBJECTIVES

The land preservation element is one aspect of an open space management plan. However, there are many other objectives to include when considering open space preservation needs:

- ✓ 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 natural resources.
- ✓ 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.

In addition to addressing these land use planning issues, there are many benefits resulting from the preservation of open space, which include:

- ✓ The protection and conservation of water resources and watersheds by protecting the natural vegetative 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;
- ✓ Protection and conservation of farmlands;
- ✓ Protection of existing or planned park, recreation or conservation sites;
- ✓ The protection and conservation of natural resources, including but not limited to soils, beaches, streams, floodplains, steep slopes or marshes;
- ✓ Preservation of, geologic or botanic interest;
- ✓ The promotion of sound, cohesive, and efficient land development by preserving open.

To facilitate an understanding of the diverse characteristics and open space needs of the Township, the Township is divided into four geographic regions. Each region of the Township has unique features and is experiencing varying degrees of developmental pressure and open space preservation. Accordingly, different preservation goals have been identified for each region (Map 1).

QUADRANT ONE: “Northwest Region”:

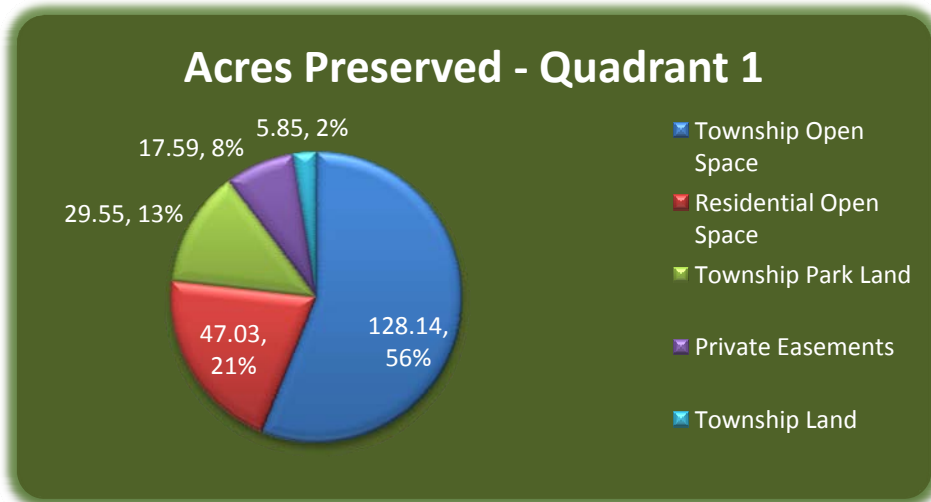
Features:

The Northwest region is bordered to the North by Sellersville Borough, Perkasio 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 Perkasio 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.

ACREAGE OF PRESERVED LAND:

39 parcels totaling 228.161 acres



ACREAGE PROTECTED IN ACT 319:

39 parcels totaling 506.90 acres

ACREAGE PROTECTED IN AGRICULTURAL SECURITY AREA:

48 parcels totaling 529.64 acres

ACREAGE FOR PRESERVATION CONSIDERATION BASED ON CURRENT CRITERIA (35 acre Minimum):

4 parcels totaling 150.87 acres

ACREAGE OFFERED BY OWNERS EXPRESSING INTEREST (EOI) OF PRESERVATION:

Parcels meeting 35 acre minimum:	0 parcels totaling 0 acres
Parcels not meeting 35 acre minimum:	4 parcels totaling 38.21 acres
TOTAL EOI:	4 parcels totaling 38.21 acres

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). Because of the increased population, a goal for this quadrant is to provide passive and active parks. The difficulty of accomplishing this goal is also the reason for the need, because of the increased population there are limited parcels and acres of land available for passive or active recreation areas.

QUADRANT 1 GOALS:

- Locate and acquire a sizeable property and/or utilize existing open space to provide for both an active and passive recreation areas.
- Create a link that connects Silverdale Borough with Perkasio Borough utilizing Silverdale Borough – Sell-Perk Link and the Perkasio Trail that connects into the Montgomery County Liberty Bell Trail. The Liberty Bell Trail is largely still in its planning stages, although some sections have been completed. The section along Township Line Road that is shared along the boundary with West Rockhill Township is not complete and waiting for future funding or developer contribution.
- Preserve additional lands adjacent to the Township property located at Keystone Drive and Schoolhouse Road.
- Preserve additional lands adjacent to the Township property located on Route 113 (site of the former Township Public Works Garage) and transform it into a passive park such as a picnic grove or possibly consider creating a farmers market at this location.

QUADRANT TWO: “Northeast 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.

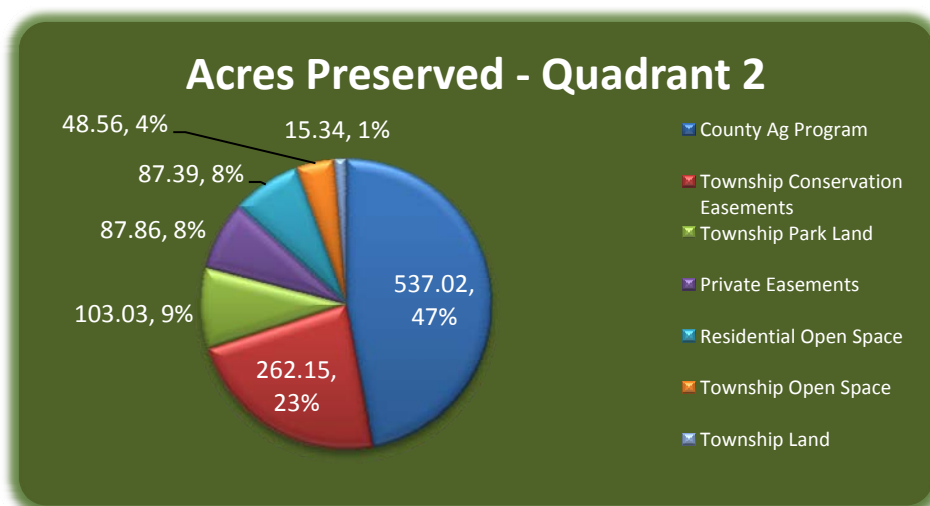
The center of the Northeast region has a Village Center (VC) zoning district, the Village of Blooming Glen. The Country Residential 2 (CR-2) zoning districts are located to the North and South of Blooming Glen; also to the South of Blooming Glen is a Quarry (Q) zoning district with an active stone quarry. This region has a new zoning district Age Qualified Residential Community (AQRC) that is comprised of 5 parcels totaling 179 acres. 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). The region also contains the Blooming Glen Playground, a Township-owned park of approximately 6.1 acres.

With the purchase of the parcels that make up Forest Road Park, which utilized partial funding from the Bucks County Municipal Open Space Program, the Township accomplished one of the goals from the 1998 Open Space Plan: “Locate and acquire a sizeable property suitable for active recreation purposes.” In addition to this acquisition, the Township purchased in 2008, with funding from the quarter (.25%) percent Earned Income Tax (EIT) for open space preservation, the Beyer Farm comprised of 23.493 acres. Combining these parcels equals 80.661 acres dedicated to future active and passive park land. As a result, this provides an opportunity to revisit the master plan for the Forest Road Park completed in 2004.

Also utilizing EIT funds, Hilltown Township purchased conservation easements on 16 parcels totaling 323.576 acres in this Quadrant including: White Chimney, Ludlow, Moyer, Scholl, and Haring Farms. The Heritage Conservancy holds conservation easements on the old iron bridge on Minsi Trail as well as 8 parcels totaling 87.859 acres.

ACREAGE OF PRESERVED LAND:

59 parcels totaling 1141.360 acres



ACREAGE PROTECTED IN ACT 319: 49 parcels totaling 1058.96 acres

ACREAGE PROTECTED IN AGRICULTURAL SECURITY AREA: 69 parcels totaling 1599.95 acres

ACREAGE FOR PRESERVATION CONSIDERATION BASED ON CURRENT CRITERIA (35 acre Minimum):
16 parcels totaling 621.30 acres

ACREAGE OFFERED BY OWNERS EXPRESSING INTEREST (EOI) OF PRESERVATION:

Parcels meeting 35 acre minimum:	1 parcel totaling 52.98 acres
Parcels not meeting 35 acre minimum:	2 parcels totaling 19.05 acres
TOTAL EOI:	3 parcels totaling 72.04 acres

DEVELOPMENTAL PRESSURE:

This region has been a rapidly growing area of the Township containing a major portion of the CR-1 development district. There was also a zoning change in this region allowing for Age Qualified Residential Community (AQRC). A proposed plan for this new zoning district is to consolidate 5 parcels totaling approximately 179 acres. The plan proposed 268 dwelling units arranged in 67 different buildings, a sewer plant and recreation facilities such as walking trails, a 12,000 sq. ft. community center, including a pool/spa, and two tennis courts.

QUADRANT 2 GOALS:

- Revisit the Forest Road Park Master Plan to incorporate the Beyer Farm.
- Create a trail/greenway link connecting Frontier Park with Forest Road Park via Moyer and Ludlow Farms
- 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.
- Promote the preservation of the remaining working farms utilizing participation in the Bucks County Agricultural Preservation Program.

QUADRANT THREE: “Southwest 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 paralleling Route 309. Significant commercial and industrial development currently 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.

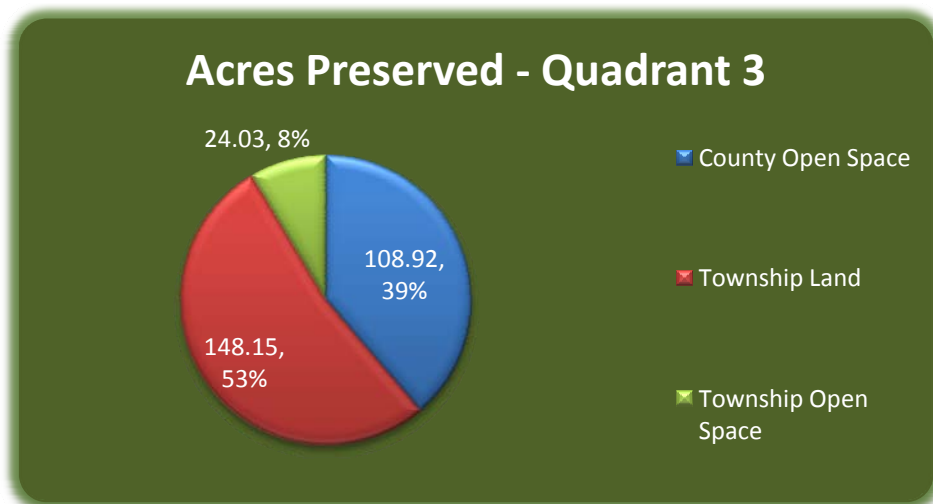
The J.M. Grasse Elementary School is located on Rickert Road near Diamond Street. Philadelphia Electric Company (PECO) owns parcels for a power line and adjacent properties which transverse this region.

Through negotiations with the David Cutler Group, Hilltown Township accepted a donation of approximately 150 acres of land with road frontage on Hilltown Pike and Township Line Road. Previously known as Berry Brow Farm, early discussions of its future use included a possible golf course; however, no plans have been formalized to-date.

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.

ACREAGE OF PRESERVED LAND:

13 parcels totaling 281.104 acres



ACREAGE PROTECTED IN ACT 319: 40 parcels totaling 806.47 acres

ACREAGE PROTECTED IN AGRICULTURAL SECURITY AREA: 37 parcels totaling 770.66 acres

ACREAGE FOR PRESERVATION CONSIDERATION BASED ON CURRENT CRITERIA (35 acre Minimum):
11 parcels totaling 495.67 acres

ACREAGE OFFERED BY OWNERS EXPRESSING INTEREST (EOI) OF PRESERVATION:

Parcels meeting 35 acre minimum: 2 parcels totaling 82.47 acres

Parcels not meeting 35 acre minimum: 4 parcels totaling 44.90 acres

TOTAL EOI: 6 parcels totaling 127.37 acres

DEVELOPMENTAL PRESSURE:

This region has experienced growth along the commercial district of the Route 309 corridor bordered by Montgomery County.

QUADRANT 3 GOALS:

- Complete a master plan that would investigate future use of Berry Brow Farm.
- Locate and acquire a property in the Rural Residential zoning district adjacent to the Bucks County flood dam area to provide for both passive and active recreation areas.
- Work with PECO to acquire trail easements along the power line parcels to connect with Montgomery Township.

QUADRANT FOUR: “Southeast Region”:

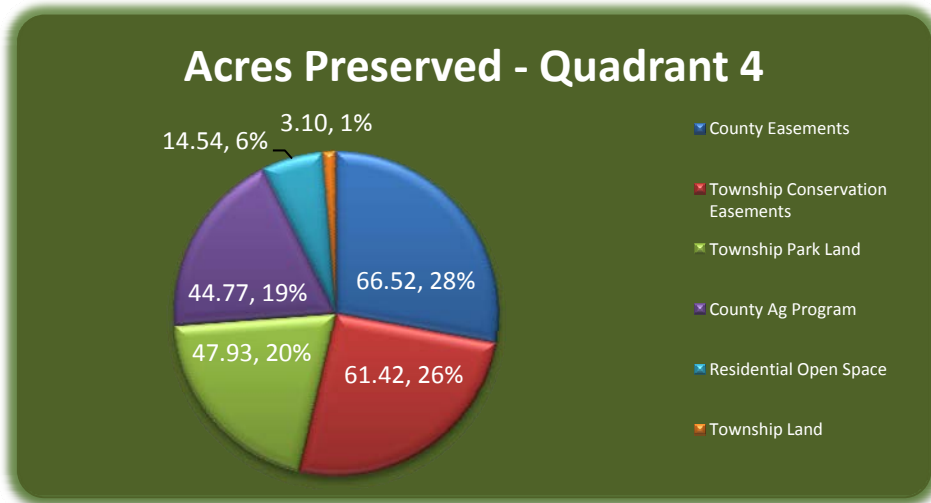
Features:

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 Civic Park, the Deep Run Valley Sports Association, the Pearl S. Buck Foundation, and a 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.

As part of the Bucks County Municipal Open Space Program, Hilltown Township, in cooperation with Dublin Borough, acquired 38.18 acres on Frontier Road. The future use is intended for an active recreational facility. The total purchase price for Frontier Road was \$302,092, of which, \$140,570 was Dublin Borough’s portion and \$161,522 was Hilltown’s portion. The parcels are owned solely by Hilltown Township and are currently being farmed until such time plans are developed for active parks and recreation use. Currently, there are not any plans or funding to develop this park.

ACREAGE OF PRESERVED LAND: 25 parcels totaling 238.278 acres



ACREAGE PROTECTED IN ACT 319: 63 parcels totaling 1062.66 acres

ACREAGE PROTECTED IN AGRICULTURAL SECURITY AREA: 68 parcels totaling 955.04 acres

ACREAGE FOR PRESERVATION CONSIDERATION BASED ON CURRENT CRITERIA (35 acre Minimum):
 9 parcels totaling 405.10 acres

ACREAGE OFFERED BY OWNERS EXPRESSING INTEREST (EOI) OF PRESERVATION:

Parcels meeting 35 acre minimum:	1 parcel totaling 45.99 acres
Parcels not meeting 35 acre minimum:	4 parcels totaling 97.30 acres
TOTAL EOI:	5 parcels totaling 143.29 acres

DEVELOPMENTAL PRESSURE:

This region of the Township is currently under the least developmental pressure. This region is mostly zoned Rural Residential with the exception of a small section along Route 313 south of Dublin Borough, which is zoned PC-2. The Dublin Borough border is the most likely area to begin developmental pressures in this region. The quarry, with its own zoning district, is also in this region.

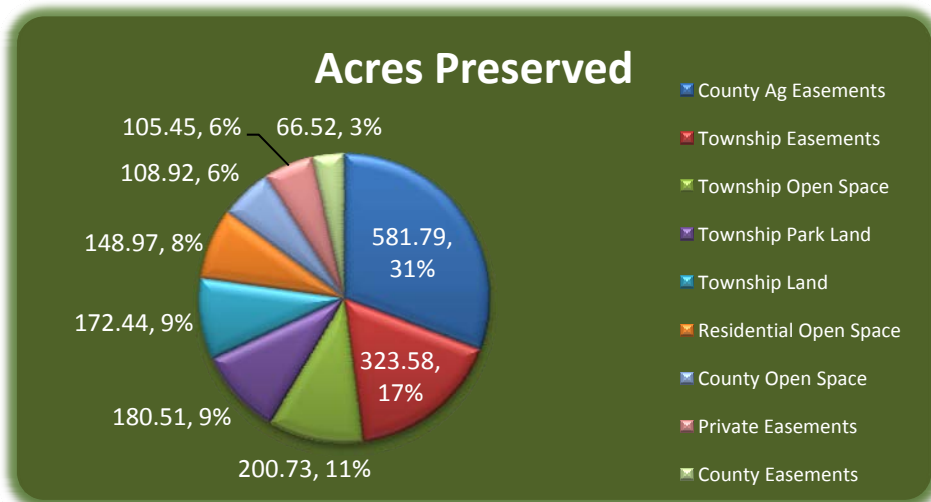
QUADRANT 4 GOALS:

- Master Plan Frontier Park in cooperation with Dublin Borough to identify recreation needs and opportunities in order to develop a future park. Consider utilizing Bucks County Municipal Open Space Program funds. Combining Hilltown Township and Dublin Borough’s MOSP funding would generate approximately \$920,000 of non Township funds for park development. Potentially, a 50% matching Pennsylvania Department of Conservation & Natural Resource grant could be applied for that could increase park development funds to \$1.3 million. Utilizing this non-Township funding would allow existing Recreation Capital Funds to be used for other park projects such as Forest Road Park.
- Create an on-road or other links between the Deep Run Valley Sports Association and the Hilltown Civic 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.
- Work with PECO the possible acquisition of trail easements along the power line parcels.
- Locate and acquire land around the Pearl S. Buck Foundation, a nationally registered historic landmark.
- Promote and encourage land owners of the remaining working farms to utilize and participate in the Bucks County Agricultural Preservation Program.

IV. INVENTORY OF PROTECTED LANDS

Park, recreation, and open space resources are important parts of a community’s identity and contribute to the overall quality of life. Open space contributes to a municipality’s character, preserves the natural ecosystems upon which we depend, and provides an attractive setting in which to live, work and play. Park and recreation facilities provide an avenue for residents to interact and recreate, and to help create a sense of community. With the passage of a 69% voter approved Earned Income Tax (EIT) in 2000, which was dedicated to the preservation of open space in Hilltown Township, it was clear that open space preservation was an important issue to its residents.

Hilltown Township has been progressive in its open space preservation efforts since completion of the 1998 Open Space Plan. Currently, the Township owns over five hundred fifty-three (553) acres of municipal land and has preserved an additional three hundred twenty-three (323) acres through the purchase of agricultural conservation easements. Total preservation efforts within Hilltown Township by Bucks County and Private Land Trusts equals one thousand, eight hundred eighty-eight (1,888.904) acres which represents approximately eleven (11%) percent of the total land area of Hilltown Township (Map 2). For a complete data listing of all protected lands, see Appendix F.



Generally, park and open space resources can be classified into three categories:

- 1) Permanently protected lands,
- 2) Temporarily protected lands, and
- 3) Unprotected lands.

1) PERMANENTLY PROTECTED LANDS:

Permanently protected lands include areas that are more likely to be preserved due to their ownership, such as publicly owned lands (e.g., parks or vacant tracts), lands owned by nonprofit conservation organizations or homeowner's associations, and other similar lands (e.g., cemeteries). The following provides a brief description of all permanently protected open space lands. Total preservation efforts equals one thousand, eight hundred eighty-eight (1,888.904) acres of permanently protected lands existing within the Township, which represents approximately eleven (11%) percent of the total land area of Hilltown Township (Map 2).

a) County Open Space

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. The County owns 9 parcels totaling 108.924 acres for this flood dam area.

b) County Agricultural Conservation Easements

Hilltown Township and its residents are beneficiaries of the efforts Bucks County and local farmers have made in preserving active farms. As a result of their combined efforts, there are 15 parcels totaling 581.785 acres preserved.

c) County Easements

In the Fall of 2009, Bucks County preserved the sixty-six acre (66.520) Pearl S. Buck property, which is listed on the National Historic Registry. Located on Dublin Road in Quadrant Four (4), this preservation was a result of a Conservation Easement purchased by Bucks County.

d) Township Land

This category delineates lands owned by Hilltown Township but not designated as park land or open space. There are six (6) unrestricted parcels totaling 172 acres of land in this category. Included in this category are: the current Township Building Site; Civic Park Water Tower Site; the site of the old Public Works Garage on Route 113; Township land on the corner of Route 113 and Callowhill Road; and the Berry Brow Property.

e) Township Park and Open Space Land

Hilltown Township has permanently protected 877.256 acres of open space: Township park lands (180.512 acres); township land (172.439); open spaces dedicated to the Township from developers in residential communities (200.729 acres); or through agricultural conservation easements (323.576 acres).

In May of 1998, the Bucks County Open Space Review Board approved the Township's first Open Space Plan. Soon thereafter, the Township submitted the necessary grant application to the Bucks County Open Space Review Board to receive its allotment of \$559,772. This funding was used to assist in the purchase of three parcels, all of which are intended for future active recreational uses:

(i) FRONTIER ROAD PARK:

Utilizing \$161,522.00 of the County's funding, Hilltown Township jointly purchased with Dublin Borough 38.18 acres on Frontier Road. The total purchase price for Frontier Road was \$302,092.00, of which, \$140,570.00 was Dublin Borough's portion of the County Open Space funding. Per the agreement and deed documents, the parcels are owned solely by Hilltown Township and are currently being farmed.

(ii) FOREST ROAD PARK:

At Forest Road Park, the Township purchased two contiguous parcels of farmland totaling 58.1 acres utilizing the remainder of the County Open Space funds, or \$398,250. In 2004, the Township developed a master plan for an active recreation park. In 2007-08, Phase I of construction was completed, which included rough grading and driveway/parking lot improvements. At the time of preparation of this document, funding for development of future phases had not yet been budgeted.

f) Open Space within Residential Developments

The provision of open space for residential developments is regulated by the Zoning Ordinance. Article V, Sections 160-56 through 160-60 of this ordinance provides performance standards for the provision of open space in residential developments. Additionally, the Subdivision/Land Development Ordinance, Section 140-47 requires public dedication of land suitable for recreation use and upon agreement; the developer can construct recreation facilities, payment of fees in-lieu-thereof, private preservation of land, or a combination for park or recreation purposes. Article VII, Sections 140-59 through 140-63 defines the purposes, fees, dedication, criteria for location and suitability of, ownership and fee in-lieu of dedication of recreation lands. Many residential subdivisions have some sort of open space associated with them. Some of this space has been dedicated to the Township; some of it remains in the hands of Homeowners' Associations.

Utilizing these preservation techniques, there has been a total of 30 parcels totaling 148.966 acres of open spaces permanently protected from future development. Also, these parcels remain in the ownership of Homeowner Associations (HOA), and are therefore, responsible for the maintenance of the open space.

g) Private Land Trusts

In addition to the above categories, private land trusts have preserved 9 parcels totaling 105.453 acres utilizing conservation easements. One parcel is preserved via easement as a result of the land development process and the remaining easements are held by the Heritage Conservancy.

OPEN SPACE IN HILLTOWN TOWNSHIP

✓ Undesignated Township Land:	172.439
✓ Designated Township Open Space <i>(Developer donations, vulnerable natural resource protection areas such as wetlands, floodplains, steep slopes, and woodlands):</i>	200.729 acres
✓ Designated Township Park Land:	180.512 acres
✓ <u>Agricultural Conservation Easements:</u>	<u>323.576 acres</u>
TOTAL PRESERVED BY TOWNSHIP:	877.256 acres

✓ Bucks County:	
• Owned Open Space:	108.924 acres
• Conservation Easements (Pearl Buck)	66.520 acres
• Agricultural Conservation Easements:	581.785 acres
✓ Privately Owned Easements:	105.453 acres
✓ Residential Open Space <i>(HOA Ownership):</i>	<u>148.966 acres</u>
TOTAL PRESERVED BY OTHERS:	1,011.648 acres

TOTAL PRESERVED LAND IN HILLTOWN: 1,888.904 acres

2) TEMPORARILY PROTECTED LANDS:

Temporarily protected lands are areas that are in open space use or partial open space use in conjunction with existing recreational facilities. However, the owner reserves the right to develop the land in the future (under the parameters of the underlying zoning) therefore making these lands not permanently preserved. The most common temporary open space areas are lands that are enrolled in preferential tax assessment programs. Other types of temporary open space include private recreational lands (golf courses, camps and campgrounds, nature preserves) and school facilities. In total, there are 464 parcels identified as open space representing 7,722.94 acres that are not permanently preserved (Map 3). For a complete data listing of all temporarily protected lands, see Appendix G.

a) Lands with Preferential Assessment

Act 319 is the Pennsylvania Farmland and Forest Land Assessment Act. This State law was passed in 1974 and was amended in 1998. The Act allows lands of 10 acres or greater

devoted to agricultural and forest land use that is assessed at a value with those uses rather than at fair market value. The intention of the Act is to encourage property owners to retain their land in agricultural and forest use by providing property tax relief. Lands under Act 319 can be forest land, tillable or non-tillable land and includes any land use which promotes its natural condition or a reversion of the land to its natural state. The Act does not limit or interfere with individual property rights; it simply is a covenant that provides tax relief as long as the property owner does not change the use of the land. A key provision of the Act is properties remain in the program until the use changes and has no effect on local zoning or subdivision regulations. Also, if the use of the land changes, rollback taxes are assessed for the prior three year period, which represents the difference in property taxes due under the Act and the fair market value assessment. Lands covenanted under Acts 319 are considered only temporarily protected because the property owner has the right to terminate the agreement at any time.

Numerous residents (191 parcels totaling 3,435 acres) within the Township have registered their properties with the county under the Pennsylvania Farmland & Forest Land Assessment Act 319. Bucks County has entered into voluntary covenants with owners who have valuable open space resources in order to preserve open space. As a result, the property owner is afforded a significant savings through a preferential property tax assessment as an incentive to maintain the land as open space. Enrollment in this program is continuous unless dissolved by the landowner or eligibility requirements are not met.

Lands in the Act 319 program should be considered in the overall open space planning process. Although lands that contain covenants are only temporarily protected, it shows the willingness of landowners to maintain their properties in open space. Since approximately twenty (22%) percent of the Township is taking advantage of this temporary protection, this also makes these properties susceptible to future development pressure. Developers, in appropriate market conditions, are willing to pay the rollback taxes in addition to the fair market value of the land in order to secure the land for housing developments. Using the average Hilltown family size from the 2000 U.S. Census of 3.17 and assuming the minimum lot size required in the Rural Residential Zoning District, these potentially developable acres could translate into more than 3,000 dwellings.

b) Agricultural Security Areas

Similar to lands covenanted under the preferential assessment programs, enrollment into an Agricultural Security Area (ASA) suggests a significant commitment by property owners for ongoing farmland preservation. The ASA program was created by the Agricultural Security Area Law (Act 43 of 1981) to protect the agricultural industry from increasing development pressure. ASAs are intended to promote permanent and viable farming operations by strengthening the farmer's sense of security in their right to farm.

For properties to be eligible for enrollment into an ASA, the aggregate total of the properties must be a minimum of 250 acres of viable farmland, and the zoning district in which these properties are located must permit agricultural uses. Individual parcels comprising a designated ASA must be at least 10 acres in area of which at least 50 percent contains Class 1–4

soils. Respective property owners must petition the Township Supervisors in order to gain approval into the program.

Consequently, once enrolled into an ASA, farmers gain the following benefits: Protection from municipal nuisance ordinances which restrict odors and noise in a community; Protection from governmental acquisitions of land through condemnation or eminent domain; lands proposed for such action within a ASA must first be approved by the Agricultural Lands Condemnation Approval Board; Enrollment into the county’s easement purchase program requires previous establishment of properties in an ASA.

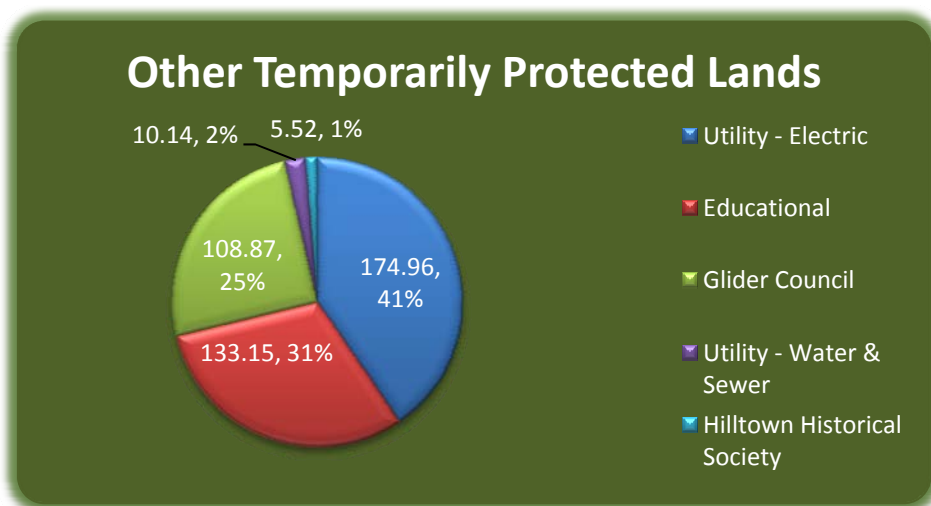
Hilltown Township created, by resolution, the first ASA in 1986. Since that time there have been a total of 5 resolutions passed, which added additional parcels to the ASA. After a review of all of these resolutions, the Hilltown Township Agricultural Security Area contains approximately 222 parcels representing approximately 3,855.30 acres of farmland.

c) Private Recreational Areas

Other types of temporary protected lands include private recreational areas that are non-profit organizations available to the public, such as golf courses, camps and campgrounds, and nature preserves. This does not include any business located within Hilltown Township that may specialize in recreational opportunities such the roller/ice skating, skateboarding or paintball facilities located in the PC-1 zoning district. Currently, Deep Run Valley Sports Association (DRVSA) is the only private recreation facility in the Township. The Township is in receipt of an Expression of Interest form from DRVSA to preserve a twenty-five (25) acre parcel they own.

d) Other Temporarily Protected Lands

Some parcels owned by government or quasi-government agencies such as schools, churches and utility companies also qualify as temporarily protected because they are not deed restrictive covenants which permanently protect the land from future development. In other words, the land can be sold and developed in the future for a different use.



3) **UNPROTECTED LANDS.**

Unprotected lands include any lands in Hilltown Township that do not have any preservation mechanism in place that would discourage or prevent the land from being developed or affected by development in the future. In total, all remaining Township parcels equal 5,146 and represent 10,824.73 unprotected acres. This includes however, any size lot in all the zoning districts, both residential and commercial properties.

V. INVENTORY OF VULNERABLE RESOURCES

On October 13, 2003, the Hilltown Township Board of Supervisors adopted a Comprehensive Plan Update. It includes a chapter on Natural Resources/Open Space Element containing all the information as required in Section 5 (Inventory of Vulnerable Resources) of the Open Space Plan Guidelines and is included in Appendix H. The old maps referenced in the Comprehensive Plan have been removed; therefore causing the page numbering discrepancy. Updated maps identifying the natural resources, as required in the Open Space Plan Guidelines, are provided in Maps 4 through 11 in the back of this plan and are based on GIS information provided by Bucks County.

The Hilltown Township Board of Supervisors needs to define what is “historic”. The National Register of Historic Places has criteria it uses to determine a historic place, event, building or person. Similarly, the Pennsylvania Historic and Museum Commission has criteria for designation of Historical Markers. Both criteria (Appendix J) are purposely designed to recognize a person, place, thing or event of State or National significance. Therefore, these criteria may be unobtainable on the local level. This does not mean a local structure or lands may not have historical significance, it just does not have State or National significance. As a result, before expenditures of open space funds on the preservation of historic lands or buildings occurs, the determination of what is historic needs to be studied at the local level in order to identify if a building or property in Hilltown Township has local historic significance. However, if an individual property owner seeks State or National designation, it may or may not warrant the expenditure of open space funds. This decision rests solely with the Hilltown Township Board of Supervisors.

VI. OPEN SPACE LINKAGES

GREEN WAYS:

A connected system of open space allows for the movement of wildlife, plants and people throughout the region. Linked trails and greenways provide greater recreational and environmental benefits. These connections are vital to the survival of many plant and animal species, especially as the natural landscape is increasingly fragmented through development.

According to DCNR's *Pennsylvania's Greenways: An Action Plan for Creating Connections*, greenways are linear corridors of public and private land that serve as the linkages between specifically identified natural resource based or manmade features. These corridors often follow canals, rivers, stream valleys, or ridgelines as well as connected parcels of undeveloped open spaces or farm land. Earlier assessment of the municipality's natural resources will aid in developing greenway priorities. In addition to the natural and environmental benefits of open space linkages, these corridors can create opportunities for some recreational pursuits such as trails (hiking, biking, and walking) and picnic areas.

With the preservation efforts in the Northeast Quadrant, there are blocks of land representing the beginnings of open space linkages. One notable area begins with preservation of the Beer Farms by the County Agricultural Program located off Minsi Trail. Following this across the street is the key acquisition in 2008 of the Beyer Farm. This links directly with adjacent Forest Road Park purchased by the Township in 1999. Also, with the preservation of the Ludlow Farm in 2008, there currently exists only one unpreserved farm separating this large tract of open space linkage. This farm is listed in the Act 319 Tax Relief Program and is also enrolled in the Hilltown Agricultural Security Area, both of which indicates the land owner's willingness to protect the parcel for farming, thereby assisting in creating this natural open space linkage.

With the purchase of the Frontier Road property in 2001 and an adjacent conservation easement of the Moyer Farm in 2007, located adjacent to the Ludlow Farm, a significant open space linkage has been preserved. NOTE: In addition to the conservation easement on the Moyer Farm, there is also a separate pedestrian trail easement along the southern boundary. Also, at time of settlement, Mr. & Mrs. Ludlow indicated they would be willing to discuss a pedestrian easement should the Township decide a trail was needed across their farm.

Another open space linkage that has evolved over the years as a result of preservation efforts of private land owners, the County and the Township exists in the area surrounding the Village of Blooming Glen. Start first with the permanently preserved Rosenberger and Moyer farms on the north side of Route 113, and continue on the south side of Route 113 with additional Rosenberger parcels abutting Miriam Drive at the Blooming Glen Post Office. Then, cross Blooming Glen Road into the Blooming Glen School House (former municipal building) which sits adjacent to the Blooming Glen Playground Park. These Township-owned parcels become the keystone with the additionally preserved Rosenberger lands located across Route 113.

TRAIL WAYS:

In addition to preserving tracts of contiguous parcels for the preservation of greenways, pedestrian trails were identified as priority areas in the 1998 Open Space Plan. According to the results of the 2009 Parks, Recreation & Open Space Community Survey, residents indicated their support for the development of a hike-n-bike system connecting neighborhoods to Township parks. These results merely reinforce the idea that the Township should pursue the development of a trail system both through the subdivision/land development process, as well as through possible land or trail easement acquisitions.

Below is a list of trail linkages that have either been previously discussed at Board of Supervisor meetings or were identified in the 1998 Open Space Plan as future trail possibilities to develop.

✓ Hilltown Village Link:	Create a trail link between the Hilltown Civic Park and the Deep Run Valley Sports Association.
✓ Hilltown Village - Dublin Road Link:	Create a trail link between the Deep Run Valley Sports Association and Dublin Borough
✓ Dublin Road Link – Frontier Park - Dublin Link:	Create a trail link between Dublin Road and Frontier Road Park and Dublin Borough.
✓ Dublin Road - Minsi Trail Link	Create a trail link between Dublin Road and Minsi Trail via Forest Road Park/Beyer Farm, utilizing Forest Road
✓ Frontier Park – Forest Road Park/Beyer Farm	Create a trail link between Frontier Park and Forest Road Park/Beyer Farm utilizing easement on Moyer Farm. Investigate possible easement on Ludlow Farm.
✓ Minsi Trail Link	Create trail link with Bedminster Township and ultimately only a short distance to Nockamixon State Park.
✓ Peace Valley Park Link	Create a trail link to connect the Hilltown Village - Dublin Road Link with Bucks County’s link with Peace Valley Park to the south in New Britain Township.
✓ Silverdale Borough-Blooming Glen Village Link	Create a trail link between Silverdale Borough (at the new junior high school) and Blooming Glen Village.
✓ Silverdale Borough – Sellersville -Perkasie Link	Create a trail link between Silverdale Borough (at the new junior high school) and Sellersville/Perkasie Boroughs.
✓ South Perkasie Road - Minsi Trail Link	Create a trail link between SB-SP (at Route 152) and Minsi Trail along the Perkiomen Creek East Branch.
✓ Mill Road Link	Create a trail link between the Bucks County owned flood dam/open space and the Hilltown Civic Park, utilizing the perimeter of the Philadelphia Glider Council property.
✓ J.M. Grasse Link	Create a trail link between the J.M. Grasse Elementary School and the Mill Road Link to the South.
✓ Orchard Road Link	Create a trail link between Silverdale Borough – Sellersville - Perkasie (at Route 152) and the Bethlehem Pike/Schoolhouse Road area.
✓ Hilltown Village – Silverdale Borough Link	Create a trail link between Hilltown Village (at Route 152) and the Silverdale Borough-Blooming Glen Village Link.
✓ Hilltown Village – Blooming Glen Link	Create a trail link between Hilltown Village at Deep Run Valley Sports Association and Silverdale Borough-Blooming Glen Village Link (at Route 113).

In addition to the aforementioned trail connections, the Pennridge Area Coordinating Committee (PACC) completed the Pennridge Area Greenway Plan in April of 2000. As stated on their website (<http://penridgegreenway.webs.com/>):

“The goal of the Pennridge Area Greenway Plan is to preserve the intrinsic value of the Pennridge Area's open space, cultural, historic, scenic, and recreational resources while providing a network of link parks, trails, and on-road recreational facilities suitable for all residents.”

The plan explores the possibility of developing a linear park or greenway corridor in the study area. The study area includes eight municipalities that make up the Pennridge School District boundaries. The recommended greenways and linkages that include Hilltown Township are attached in Appendix I. Also, see disclaimer in the Executive Summary.

A specific trails master plan for the entire Township should be completed to develop a feasibility of, potential location of and prioritization of all trail considerations. This level study would significantly increase the Township's ability to pursue trail construction funding and should be considered.

VII. ANALYSIS OF RESOURCES

Development and careful study of the preceding sections will guide Hilltown Township in identifying open space needs and priorities relevant to stated goals. The Board of Supervisors established an overall land preservation goal of parcels larger than thirty-five (35) acres. Attention should also be given to the location, distribution, balance and types of open space that may meet the needs of the community. Analysis should include linkages within the municipality, as well as connections to neighboring communities.

According to the results of the 2009 survey, there are many reasons to preserve open space; however, the top two reasons were to maintain Hilltown Township's rural character and to conserve forests and farm lands. Residents indicated that their first preference of open space fund expenditures would be for acquisition of lands for wildlife/natural areas protection. The second preference was for the acquisition of land for park development. Therefore, in addition to the environmental, rural preservation and agricultural characteristics, consideration should also be given to a parcel's ability for viable future park development. Also, survey results indicated that Hilltown Township residents are interested in developing pedestrian and bicycle trails, particularly connecting neighborhoods to parks. In conjunction with the survey question about the type of park system Hilltown Township should develop, (regional, neighborhood, or both), it was determined that a parcel's proximity to residential centers should be evaluated. Therefore, consideration should be given to parcels that may increase the Township's ability to develop parks and make trail connections to neighborhoods.

Utilizing the previous ranking criteria established in the 1998 Open Space Plan as a starting point, the following ranking system takes into account the aforementioned survey responses. If a parcel meets the initial size goal of thirty-five (35) acres, the parcel is evaluated based on the point system below. Points are awarded based on the parcel's ability to meet the stated criteria. After tallying all the points, higher scoring parcels represent a higher priority for preservation consideration. This inventory is intended as the first step of a multi-phase evaluation of possible properties for preservation. Ultimately, parcel selection and open space fund expenditure is the decision of the Hilltown Township Board of Supervisors. This ranking criteria system is only designed to assist in the decision making process.

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	2 pt	_____	
(2) Not present on property	0 pts	_____	
b) Steep Slopes			
(1) Greater than 15%	2 pt	_____	
(2) Less than 15% or not present	0 pts	_____	
c) Streams			
(1) Exceptional Stream Frontage	3 pts	_____	
(2) Some Stream Frontage	2 pts	_____	
(3) No Frontage on Parcel	0 pts	_____	
d) Woodlands			
(1) Mature Woods Coverage (Diameter Breast Height-DBH 12"- or greater - >25% of parcel)	4 pts	_____	
(2) Mature Woods Coverage (>10% but <25% of parcel)	3 pts	_____	
(3) Less Mature (DBH under 12" - <10% of parcel)	2 pts	_____	
(4) Immature Woods, Scrub Trees, Tree Lines	1 pt	_____	
e) Unique Habitat (As Identified By Bucks County Natural Resources Inventory)			
(1) Present on Parcel	3 pts	_____	
(2) Not Present on Parcel	0 pts	_____	
f) Unique Geological Features			
(1) Present on Parcel	3 pts	_____	
(2) Not Present on Parcel	0 pts	_____	

TOTAL POSSIBLE POINTS FOR ENVIRONMENTAL CHARACTERISTICS: 17 Points

2. Rural Preservation Characteristics

Priority will be given to property that protects existing open space, farmland,; 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	3pts	_____	
(2) Adjacent to Open Space	2 pts	_____	
(3) No Significant Contribution	0 pts	_____	
d) Trail Development Opportunities			
(1) Contains or links Proposed/Active Trail	3 pts	_____	
(2) Provides access to Proposed/Active Trail	2 pts	_____	
(3) Complements Proposed/Active Trail	1 pt	_____	
(4) No Significant Contribution	0 pt	_____	
e) Zoning Classifications			
(1) Rural Residential	2 pts	_____	
(2) Country Residential I & II	1 pts	_____	
(3) Other	0 pt	_____	

f) Proximity to Residential Developments			_____
(1) Quadrant 1 – Northwest	4 pts		_____
(2) Quadrant 3 – Southwest	3 pts		_____
(3) Quadrant 4 – Southeast	2 pts		_____
(4) Quadrant 2 – Northeast	1 pt		_____

TOTAL POSSIBLE POINTS FOR RURAL PRESERVATION CHARACTERISTICS: 17 Points

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 pts		_____
(2) Buffers Active Farm	1 pts		_____
(3) No Significant Farm Contribution	0 pts		_____
b) Parcel Size			
(1) Parcel > 50 acres	3 pts		_____
(2) Parcel 35> - <50 acres	2 pts		_____
(3) Parcels <35	0 pts		_____
c) Development Suitability			
(1) Easily Developed	3 pts		_____
(2) Minor Impediments to Development	2 pts		_____
(3) Severe Impediments to Development	0 pts		_____
d) Owner Conservation Interest			
(1) Applied to County Conservation program	3 pts		_____
(2) Has completed Township’s EOI Form	2 pts		_____
(3) Expressed no interest to date	0 pt		_____

TOTAL POSSIBLE POINTS FOR AGRICULTURAL CHARACTERISTICS: 11 Points

VIII. NON-ACQUISITION TOOLS & TECHNIQUES

Hilltown Township has the provision of open space for a residential development that is regulated by the Zoning Ordinance. Article V, Sections 160-56 through 160-60 of this ordinance provides performance standards for the provision of open space in residential developments. Additionally, the Subdivision/Land Development Ordinance, Section 140-47 requires public dedication of land suitable for recreation use and upon agreement; the developer can construct recreation facilities, payment of fees in-lieu-of, private preservation of land, or a combination thereof, for park or recreation purposes. Article VII, Sections 140-59 through 140-63 defines the purposes, fees, dedication, criteria for location and suitability of, ownership and fee in-lieu-of dedication of recreation lands. Many residential subdivisions have some sort of open space associated with them. Some of this space has been dedicated to the Township while some of it remains in the hands of Homeowners' Associations. Township Zoning and Subdivision/Land Development Ordinance regulations should be reviewed and strengthened as needed. Every effort must be made during the plan review process to ensure protection of these resources.

The Hilltown Township Board of Supervisors should consider adopting a Vulnerable Resources Map 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.

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.

Promote flexible Zoning Ordinance standards. Review methods used by other municipalities and implement into the Hilltown Township 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 subdivisions 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 accordance with the recommendations of Hilltown Township's Comprehensive Plan.

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.

IX. GOVERNMENT ORGANIZATION & FINANCING

In 2008, the Hilltown Township Board of Supervisors hired its first Assistant Township Manager, Director of Parks, Recreation & Open Space with the primary purpose of creating a Parks, Recreation & Open Space Department. Funded with a .80 tax mill, or approximately \$175,000 per year, the Parks & Recreation Fund is intended to generate sufficient tax revenues for the purpose of covering the assorted expenses for maintaining all parks and open space owned by Hilltown Township.

Also established by the Hilltown Township Board of Supervisors in 2008, was the creation of the Parks, Recreation & Open Space (PROS) Citizens Advisory Committee. The PROS Committee is comprised of seven (7) residents of Hilltown Township. Their purpose, as defined by Ordinance #2008-04, is to advise and make recommendations to the Hilltown Township Manager in planning regulations of and maintenance of parks, recreation facilities, recreational programs and open space based upon such written goals and objectives as established by the Hilltown Township Board of Supervisors.

In 2000, Hilltown Township placed a referendum on the November ballot asking residents if they would:

“...favor the imposition of an additional Earned Income Tax at the rate of .25% by Hilltown Township to be used for financing the acquisition of open space for the purpose of acquiring agricultural, conservation easements; for the purpose of acquiring property development rights; and for the purpose of acquiring recreation or historical lands?”

This referendum was overwhelmingly approved with sixty-nine percent (69.1% or 3,164 of 4,582) voting in the affirmative. As a result, the Earned Income Tax generates approximately \$900,000 annually for the sole purpose of open space preservation.

In addition to the Township sources mentioned above, the 2007 Bucks County Open Space Bond Issue provides \$686,281 for the purpose of assisting municipalities in open space preservation. A grant application for these funds will be submitted once this plan is approved by the Hilltown Township Board of Supervisors and Bucks County.

Other sources of possible funding include, but are not limited to include:

1. Several grant programs administered by the Pennsylvania 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 of \$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 of 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.
 4. Certain tax benefits may be used to compensate the property owner for acquisition, these include bargain sales and tax deductions and credits.
 5. 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 out of pocket funds for the acquisition. Lands lying in floodplains may be acquired for a reduced price.

X. ACTION PLAN

The Hilltown Township Board of Supervisors will have to establish which of the following goals it would like to accomplish. A grant application, which includes adopting a resolution, will have to be submitted to the Bucks County Open Space Review Board for approval. This application and resolution determines which project the Township would like to allocate the Bucks County Open Space Program funding.

Once these funds are expended, the Hilltown Township 2009 Open Space Plan will continue to guide the Township with open space preservation efforts for years to come. To do that, discussion by the Hilltown Township Board of Supervisors is needed to identify their priorities moving forward. Below contains all of the goals identified in this plan for Board consideration.

QUADRANT 1 GOALS:

- Locate and acquire a sizeable property and/or utilize existing open space to provide for both active and passive recreation areas.
- Create a link that connects Silverdale Borough with Perkasio Borough utilizing Silverdale Borough – Sell-Perk Link and the Perkasio Trail that connects into the Montgomery County Liberty Bell Trail. The Liberty Bell Trail is largely still in its planning stages, although some sections have been completed. The section along Township Line Road that is shared along the boundary with West Rockhill Township is not complete, waiting for future funding or developer contribution.
- Preserve additional lands adjacent to the Township property located at Keystone Drive and Schoolhouse Road.
- Preserve additional lands adjacent to the Township property located on Route 113 (former Township Public Works Garage) and transform it into a passive park such as a picnic grove; or possibly consider creating a farmers market at this location.

QUADRANT 2 GOALS:

- Revisit the Forest Road Park Master Plan to incorporate the Beyer Farm.
- Create a trail/greenway link connecting Frontier Road Park with Forest Road Park via the Moyer and Ludlow Farms
- 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.
- Promote the preservation of the remaining working farms utilizing participation in the Bucks County Agricultural Preservation Program.

QUADRANT 3 GOALS:

- Complete a master plan that would investigate future use of the former Berry Brow Farm property.
- Locate and acquire a property in the Rural Residential zoning district adjacent to the Bucks County flood dam area to provide for both passive and active recreation areas.
- Investigate with PECO to acquire trail easements along the power line parcels to connect with Montgomery Township.

QUADRANT 4 GOALS:

- Master Plan Frontier Road Park in cooperation with Dublin Borough to identify recreation needs and opportunities in order to develop a future park. Consider utilizing Bucks County Municipal Open Space Program funds. Combining Hilltown Township and Dublin Borough’s MOSP funding would generate approximately \$920,000 of non Township funds for park development. Potentially, a 50% matching Penna. Department of Conservation & Natural Resource grant could be applied for that could increase park development funds to \$1.3 million. Utilizing this non-Township funding would allow existing Recreation Capital Funds to be used for other park projects such as Forest Road Park.
- Create an on-road or other links between the Deep Run Valley Sports Association and the Hilltown Civic 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.
- Investigate 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.
- Promote and encourage landowners of the remaining working farms to utilizing and participate in the Bucks County Agricultural Preservation Program.

TRAILS & GREENWAYS:

Below is a list of trail linkages that have either been previously discussed at Board of Supervisor meetings or were identified in the 1998 Open Space Plan for the possible development of as future trails. A specific trails master plan for the entire Township should be completed which would develop the feasibility of, the potential location of, and the prioritization of all trail considerations. This level study would significantly increase the Township’s ability to pursue trail construction funding and should be considered.

✓ Hilltown Village Link:	Create a trail link between the Hilltown Civic Park and the Deep Run Valley Sports Association.
✓ Hilltown Village - Dublin Road Link:	Create a trail link between the Deep Run Valley Sports Association and Dublin Borough
✓ Dublin Road – Frontier Park - Dublin Link:	Create a trail link between Dublin Road and Frontier Road Park (Dublin Borough).
✓ Dublin Road - Minsi Trail Link	Create a trail link between Dublin Road and Minsi Trail via the Forest Road Park/Beyer Farm, utilizing Forest Road
✓ Frontier Road Park – Forest Road Park/Beyer Farm	Create a trail link between Frontier Road Park and Forest Road Park/Beyer Farm utilizing easement on Moyer Farm. Investigate possible easement on Ludlow Farm.
✓ Minsi Trail Link	Create trail link with Bedminster Township and ultimately only a short distance to Nockamixon State Park.
✓ Peace Valley Park Link	Create a trail link to connect the Hilltown Village - Dublin Road Link with Bucks County’s Link with Peace Valley Park to the south in New Britain Township.
✓ Silverdale Borough-Blooming Glen Village Link	Create a trail link between Silverdale Borough (at the new junior high school) and Blooming Glen Village.
✓ Silverdale Borough – Sellersville -Perkasie Link	Create a trail link between Silverdale Borough (at the new junior high school) and Sellersville/Perkasie Boroughs.
✓ South Perkasie Road - Minsi Trail Link	Create a trail link between SB-SP (at Route 152) and Minsi Trail along the Perkiomen Creek East Branch.
✓ Mill Road Link	Create a trail link between the Bucks County owned flood dam/open space and the Hilltown Civic Park, utilizing the perimeter of the Philadelphia Glider Council property.
✓ J.M. Grasse Link	Create a trail link between the J.M. Grasse Elementary School and the Mill Road Link to the South.
✓ Orchard Road Link	Create a trail link between Silverdale Borough – Sellersville - Perkasie (at Route 152) and the Bethlehem Pike/Schoolhouse Road area.
✓ Hilltown Village – Silverdale Borough Link	Create a trail link between Hilltown Village (at Route 152) and the Silverdale Borough-Blooming Glen Village Link.
✓ Hilltown Village – Blooming Glen Link	Create a trail link between Hilltown Village at Deep Run Valley Sports Association and Silverdale Borough-Blooming Glen Village Link (at Route 113).

Appendix A
2000 Open Space Referendum

ORDINANCE NO. 2000 - 7

AN ORDINANCE OF THE TOWNSHIP OF HILLTOWN, BUCKS COUNTY, PENNSYLVANIA DETERMINING THE ADVISABILITY OF IMPOSING AN ADDITIONAL EARNED INCOME TAX AT THE RATE OF .25% WITHIN THE TOWNSHIP WITH THE ASSENT OF THE ELECTORS, CALLING FOR AN ELECTION FOR THE PURPOSE OF OBTAINING THAT ASSENT, AND APPROVING THE CONTENT AND FORM OF NOTICE OF ELECTIONS SPECIFICALLY FOR THE PURPOSE OF LAND PRESERVATION PURSUANT TO ACT 153 OF 1996, THE OPEN SPACE LANDS ACT

WHEREAS, the Board of Supervisors of Hilltown Township recognizes the significance of agriculture to the community and the historical significance of Hilltown Township's farming heritage; and

WHEREAS, the Board of Supervisors recognizes that open space and the preservation of natural resources can increase property values, and, consequently, tax revenues; and

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

WHEREAS, the Board of Supervisors recognizes that the preservation of unique land for open space and/or agricultural activities is in the Township's best interest and is necessary to preserve the quality of life for Hilltown Township residents; and

WHEREAS, Act 153 of 1996, the Open Space Lands Act (hereinafter the "Act"), specifically authorizes the Board of Supervisors to preserve and acquire unique lands for open space, historical, agricultural and recreational purposes; and the Board of Supervisors have adopted a plan of acquiring and maintaining open space within Hilltown Township.

NOW THEREFORE, be it ordained that the Hilltown Township Board of Supervisors hereby determines that it is advisable to impose an additional Earned Income Tax at the rate of .25% for the purpose of acquisition and/or preservation of open space, historical and agricultural lands as defined by the Act, and seeks the assent of the electors to undertake this action as set forth herein:

SECTION 1 - OBJECTIVE

To impose an Earned Income Tax at the rate of .25% with elector assent for the purpose of acquiring or preserving open space and agricultural lands within the Township in accordance with Act 153 of 1996.

SECTION 2 - CALLING FOR ELECTION

The Board of Supervisors has determined that approval of the electors of Hilltown Township shall be obtained in the general election of November 7, 2000, in Bucks County, Pennsylvania, under the provisions of Act 153 of 1996, the Open Space Lands Act, Section 7.1. A certified copy of this Ordinance and the Election Question shall be forwarded to the Board of Elections for submission to the electors of Hilltown Township at the next general election occurring not less than the 13th Tuesday following the filing of the Ordinance at the County Board of Elections.

SECTION 3 - ELECTION QUESTION

A. The Board of Supervisors of Hilltown Township has determined that the question to be submitted to the voters at the election shall be substantially in the form as set forth in Section 7.1 of Act 153 of 1996 as follows:

“Do you favor the imposition of an additional Earned Income Tax at the rate of .25% by Hilltown Township to be used for financing the acquisition of open space; for the purpose of acquiring agricultural, conservation easements; for the purpose of acquiring property development rights; and for the purpose of acquiring recreation or historical lands?”

YES or NO

B. Plain English Version: The ballot question asks the voters of Hilltown Township whether the Township should impose an additional Earned Income Tax at the rate of .25% on an annual basis to purchase land or interest in land for preservation and conservation of open, undeveloped land in Hilltown Township. The Township would use the money to do one (1) or more of the following:

- (1) Finance the acquisition of open space: The Township would purchase undeveloped land or farmland from land owners in the Township and would restrict the land from development.
- (2) Acquire agricultural or natural resource conservation easements: The Township would purchase agricultural or natural resource conservation easements or participate in federal, state or county land preservation programs which acquire agricultural or natural resource easements. A conservation easement prevents a land owner from developing his/her land but allows the land owner to retain his/her land for farming or conservation purposes.
- (3) Acquire property development rights: Under this option, a land owner would sell some or all of the development rights in a property to the Township, thereby reducing density for future development. The land owner would retain the property, but once the development rights are sold, the development of the property would be limited.

- (4) Acquire recreation or historical lands: The Township would purchase land or interests in land for recreational activities or historical preservation purposes.

A vote of "YES" to the ballot question approves the imposition of an additional Earned Income Tax at the rate of .25% upon Township residents for the foregoing purposes.

SECTION 4 - SEVERABILITY

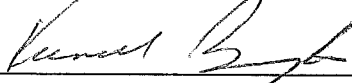
If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared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


SECTION 5 - EFFECTIVE DATE

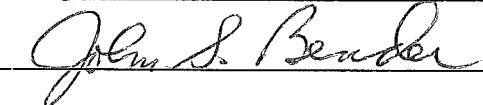
This Ordinance shall become effective in accordance with the provisions of the Second Class Township Code of the Commonwealth of Pennsylvania.

ORDAINED, this 10th day of July, A.D., 2000.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS







c/ht00/ordrefer

HILLTOWN TOWNSHIP REFERENDUM

“Do you favor the imposition of an additional Earned Income Tax at the rate of .25% by Hilltown Township to be used for financing the acquisition of open space; for the purpose of acquiring agricultural, conservation easements; for the purpose of acquiring property development rights; and for the purpose of acquiring recreation or historical lands?”

YES or NO

B. Plain English Version: The ballot question asks the voters of Hilltown Township whether the Township should impose an additional Earned Income Tax at the rate of .25% on an annual basis to purchase land or interest in land for preservation and conservation of open, undeveloped land in Hilltown Township. The Township would use the money to do one (1) or more of the following:

- (1) Finance the acquisition of open space: The Township would purchase undeveloped land or farmland from land owners in the Township and would restrict the land from development.
- (2) Acquire agricultural or natural resource conservation easements: The Township would purchase agricultural or natural resource conservation easements or participate in federal, state or county land preservation programs which acquire agricultural or natural resource easements. A conservation easement prevents a land owner from developing his/her land but allows the land owner to retain his/her land for farming or conservation purposes.
- (3) Acquire property development rights: Under this option, a land owner would sell some or all of the development rights in a property to the Township, thereby reducing density for future development. The land owner would retain the property, but once the development rights are sold, the development of the property would be limited.
- (4) Acquire recreation or historical lands: The Township would purchase land or interests in land for recreational activities or historical preservation purposes.

A vote of “YES” to the ballot question approves the imposition of an additional Earned Income Tax at the rate of .25% upon Township residents for the foregoing purposes.

Appendix B
Parks, Recreation & Open Space Community Survey



HILLTOWN TOWNSHIP
2009 PARKS AND RECREATION SURVEY
 HILLTOWN TOWNSHIP, BUCKS COUNTY
 WWW.HILLTOWN.ORG

WE NEED YOUR HELP!

Hilltown Township is in the midst of planning for the future parks, recreation and open space needs of its residents. With the recent creation of a department, the Township is developing a Comprehensive Parks, Recreation & Open Space Plan. In order to do this most effectively, your input is vital! This survey has been mailed to every household in the Township to give tax payers the opportunity to provide input into the development of recreation and parks services for many, many years to come.

Included with this survey is a Park Amenity Inventory (blue sheet) of existing properties preserved in and by Hilltown Township. You may keep this for your future reference. Please take a few minutes to fill out this survey. When you are finished, just fold and place it into the envelope provided and drop it in the mail – the Township will pay the postage. If you would like to help save the Township money, please consider using your own stamp.

We thank you for your time and assistance on completing this important survey and appreciate your response by **April 30, 2009**. If you have any questions, please call (215)-453-6000 ext. 237. Also, check out the Hilltown Township website for survey results and other Township news including upcoming parks and recreation programs by visiting www.hilltown.org.

Thank you in advance!
 Hilltown Township Board of Supervisors
 Hilltown Township Parks, Recreation & Open Space Citizen Advisory Committee

RECREATION PROGRAMMING:

1. Which three (3) of the following age categories do you think Hilltown Township should provide organized recreation program opportunities?

<input type="checkbox"/> Babies/Toddlers (0-2)	<input type="checkbox"/> Teens (13-19)	<input type="checkbox"/> Seniors (56+)
<input type="checkbox"/> Preschoolers (3-5)	<input type="checkbox"/> Young Adults (20-35)	<input type="checkbox"/> Special Needs (Age____)
<input type="checkbox"/> Young Children (6-12)	<input type="checkbox"/> Adults (36-55)	<input type="checkbox"/> None of the Above

Suggested Activities? _____
2. Which three (3) of the following types of programs would you or your family consider participating in if they were offered by Hilltown Township?

<input type="checkbox"/> Movie & Discount Amusement Tickets	<input type="checkbox"/> Aerobics/Yoga/Adult Exercise	<input type="checkbox"/> Family Programs
<input type="checkbox"/> Music Concerts	<input type="checkbox"/> Summer/Playground Camps	<input type="checkbox"/> Adult Sports Programs
<input type="checkbox"/> Bus Events/Trips/Tours	<input type="checkbox"/> Pee Wee Sports	<input type="checkbox"/> Senior Programs
<input type="checkbox"/> Swimming	<input type="checkbox"/> Youth Programs	<input type="checkbox"/> Science Programs
3. If you or your family were to participate in recreation programs offered, how much would you be willing to pay per program?

<input type="checkbox"/> \$0 - \$10 per participant	<input type="checkbox"/> \$11 - \$19 per participant	<input type="checkbox"/> \$20 - \$29 per participant
<input type="checkbox"/> \$30 - \$39 per participant	<input type="checkbox"/> \$40 - \$49 per participant	<input type="checkbox"/> \$50 or more
4. Does your family participate in the existing organized recreation opportunities available in the region?

<input type="checkbox"/> Lacrosse	<input type="checkbox"/> Football	<input type="checkbox"/> Swimming
<input type="checkbox"/> Softball	<input type="checkbox"/> Soccer	<input type="checkbox"/> Baseball
<input type="checkbox"/> Basketball	<input type="checkbox"/> School District Sponsored Programs	<input type="checkbox"/> C.Y.O Programs
<input type="checkbox"/> YMCA/YWCA Programs	<input type="checkbox"/> Bucks County Parks Programs	<input type="checkbox"/> Other: _____
5. If any member of your family has special needs, could you please explain what they are?



HILLTOWN TOWNSHIP
2009 PARKS AND RECREATION SURVEY
 HILLTOWN TOWNSHIP, BUCKS COUNTY
 WWW.HILLTOWN.ORG

PARK FACILITIES:

6. How often do you visit Hilltown Township's Civic Park & Blooming Glen Park? (See attached Park Amenity Inventory)?
 Don't Use 1 – 5 Visits/Month 5 – 10 Visits/Month 1 – 5 Visits/Week Daily
7. How would you rate Hilltown Townships Park System?
 Good Adequate Poor Unaware Don't Use
8. What type of recreation facilities are most needed and should be provided by Hilltown Township? Check top 5 needs.
 Trails (Circle Type) Hike - Bike - Horse - ATV Athletic Fields (What Type) _____ Picnic Areas
 Community Recreation Center Environmental Education Center Golf
 Indoor Sports Facility Skateboarding Park Tennis Courts
 Playgrounds Volleyball Courts Dog Park
 Other _____
9. Do you think Hilltown Township should develop larger regional parks or smaller neighborhood (community) parks?
 Regional Neighborhood Both Neither No Opinion
10. How important is the development of pedestrian and bicycle trails to connect the following?
 Hilltown Township Parks: Important Not Important Other - Please Explain: _____
 Township Neighborhoods: Important Not Important
 Neighborhoods To Township Parks: Important Not Important
11. Would you support a tax increase to fund future development and maintenance of parks in Hilltown Township?
 Yes No Not sure

OPEN SPACE PRESERVATION:

12. There are many reasons to preserve open space, which reasons are important to you? Check top 3 reasons.
 Maintain rural character of the Township Provide recreational opportunities Conserve forest and farmlands
 Conserve Scenic areas for visual enjoyment Conserve natural features like water resources, soils, streams, floodplains, steep slopes & marshes Conserve historic, botanical or geological sites
13. How do you prefer the Township spend the Open Space funds from your Earned Income Taxes?
 Farmland Protection via Conservation Easements Land Acquisition For Park Development Land Acquisition For Open Space Preservation Land Acquisition For Wildlife and Natural Areas Restoration
14. If you are interested in preserving your property, please provide your name, address and phone number so we may contact you to discuss.
 Name: _____ Phone: _____
 Address: _____ Email: _____
 Tax Parcel #: _____ Acreage: _____

GENERAL INFORMATION:

15. Are you a Hilltown Township resident (Pay your property taxes to Hilltown Township?) Yes No
- 15a. How many years have you lived in the Township?
 Less Than 1 year 1 – 5 years 6 – 10 years 10 – 20 years Over 20 years
 Comments: _____
16. What other comments would you care to make about recreation opportunities, park facility or trail development or open space in Hilltown?
 Comments: _____

****This is optional**** If you have additional comments, suggestions or questions and would like to receive a follow-up phone call about this survey or Parks, Recreation & Open Space in general, please provide your name & phone number.

Name: _____ Phone _____

Appendix C
2000 United States Census

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Hilltown township, Bucks County, Pennsylvania

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	12,102	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	12,102	100.0
Male.....	5,973	49.4	Hispanic or Latino (of any race).....	177	1.5
Female.....	6,129	50.6	Mexican.....	22	0.2
Under 5 years.....	868	7.2	Puerto Rican.....	118	1.0
5 to 9 years.....	969	8.0	Cuban.....	6	-
10 to 14 years.....	938	7.8	Other Hispanic or Latino.....	31	0.3
15 to 19 years.....	748	6.2	Not Hispanic or Latino.....	11,925	98.5
20 to 24 years.....	500	4.1	White alone.....	11,494	95.0
25 to 34 years.....	1,528	12.6	RELATIONSHIP		
35 to 44 years.....	2,171	17.9	Total population	12,102	100.0
45 to 54 years.....	1,720	14.2	In households.....	12,020	99.3
55 to 59 years.....	701	5.8	Householder.....	4,275	35.3
60 to 64 years.....	499	4.1	Spouse.....	2,955	24.4
65 to 74 years.....	832	6.9	Child.....	4,021	33.2
75 to 84 years.....	484	4.0	Own child under 18 years.....	3,125	25.8
85 years and over.....	144	1.2	Other relatives.....	396	3.3
Median age (years).....	37.3	(X)	Under 18 years.....	112	0.9
18 years and over.....	8,812	72.8	Nonrelatives.....	373	3.1
Male.....	4,279	35.4	Unmarried partner.....	200	1.7
Female.....	4,533	37.5	In group quarters.....	82	0.7
21 years and over.....	8,479	70.1	Institutionalized population.....	65	0.5
62 years and over.....	1,750	14.5	Noninstitutionalized population.....	17	0.1
65 years and over.....	1,460	12.1	HOUSEHOLD BY TYPE		
Male.....	646	5.3	Total households	4,275	100.0
Female.....	814	6.7	Family households (families).....	3,390	79.3
RACE			With own children under 18 years.....	1,605	37.5
One race.....	11,982	99.0	Married-couple family.....	2,955	69.1
White.....	11,611	95.9	With own children under 18 years.....	1,401	32.8
Black or African American.....	186	1.5	Female householder, no husband present.....	301	7.0
American Indian and Alaska Native.....	11	0.1	With own children under 18 years.....	146	3.4
Asian.....	131	1.1	Nonfamily households.....	885	20.7
Asian Indian.....	18	0.1	Householder living alone.....	699	16.4
Chinese.....	12	0.1	Householder 65 years and over.....	289	6.8
Filipino.....	7	0.1	Households with individuals under 18 years.....	1,690	39.5
Japanese.....	3	-	Households with individuals 65 years and over.....	998	23.3
Korean.....	22	0.2	Average household size.....	2.81	(X)
Vietnamese.....	57	0.5	Average family size.....	3.17	(X)
Other Asian ¹	12	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	3	-	Total housing units	4,370	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	4,275	97.8
Guamanian or Chamorro.....	-	-	Vacant housing units.....	95	2.2
Samoan.....	-	-	For seasonal, recreational, or occasional use.....	5	0.1
Other Pacific Islander ²	3	-	Homeowner vacancy rate (percent).....	0.6	(X)
Some other race.....	40	0.3	Rental vacancy rate (percent).....	2.8	(X)
Two or more races.....	120	1.0	HOUSING TENURE		
Race alone or in combination with one or more other races: ³			Occupied housing units	4,275	100.0
White.....	11,718	96.8	Owner-occupied housing units.....	3,586	83.9
Black or African American.....	252	2.1	Renter-occupied housing units.....	689	16.1
American Indian and Alaska Native.....	56	0.5	Average household size of owner-occupied units.....	2.90	(X)
Asian.....	150	1.2	Average household size of renter-occupied units.....	2.36	(X)
Native Hawaiian and Other Pacific Islander.....	6	-			
Some other race.....	67	0.6			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Hilltown township, Bucks County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school	3,260	100.0	Total population	12,102	100.0
Nursery school, preschool	310	9.5	Native	11,836	97.8
Kindergarten	149	4.6	Born in United States	11,729	96.9
Elementary school (grades 1-8)	1,669	51.2	State of residence	9,869	81.5
High school (grades 9-12)	563	17.3	Different state	1,860	15.4
College or graduate school	569	17.5	Born outside United States	107	0.9
EDUCATIONAL ATTAINMENT			Foreign born	266	2.2
Population 25 years and over	8,019	100.0	Entered 1990 to March 2000	70	0.6
Less than 9th grade	297	3.7	Naturalized citizen	148	1.2
9th to 12th grade, no diploma	805	10.0	Not a citizen	118	1.0
High school graduate (includes equivalency)	2,694	33.6	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	1,581	19.7	Total (excluding born at sea)	266	100.0
Associate degree	530	6.6	Europe	127	47.7
Bachelor's degree	1,378	17.2	Asia	100	37.6
Graduate or professional degree	734	9.2	Africa	21	7.9
Percent high school graduate or higher	86.3	(X)	Oceania	-	-
Percent bachelor's degree or higher	26.3	(X)	Latin America	18	6.8
MARITAL STATUS			Northern America	-	-
Population 15 years and over	9,345	100.0	LANGUAGE SPOKEN AT HOME		
Never married	1,968	21.1	Population 5 years and over	11,265	100.0
Now married, except separated	6,141	65.7	English only	10,680	94.8
Separated	113	1.2	Language other than English	585	5.2
Widowed	517	5.5	Speak English less than "very well"	170	1.5
Female	420	4.5	Spanish	263	2.3
Divorced	606	6.5	Speak English less than "very well"	74	0.7
Female	329	3.5	Other Indo-European languages	250	2.2
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well"	58	0.5
Grandparent living in household with one or more own grandchildren under 18 years	156	100.0	Asian and Pacific Island languages	66	0.6
Grandparent responsible for grandchildren	29	18.6	Speak English less than "very well"	38	0.3
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over ..	8,813	100.0	Total population	12,102	100.0
Civilian veterans	1,110	12.6	Total ancestries reported	14,433	119.3
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab	35	0.3
Population 5 to 20 years	2,751	100.0	Czech ¹	67	0.6
With a disability	152	5.5	Danish	10	0.1
Population 21 to 64 years	7,060	100.0	Dutch	242	2.0
With a disability	976	13.8	English	1,163	9.6
Percent employed	72.5	(X)	French (except Basque) ¹	111	0.9
No disability	6,084	86.2	French Canadian ¹	121	1.0
Percent employed	81.7	(X)	German	4,650	38.4
Population 65 years and over	1,381	100.0	Greek	38	0.3
With a disability	432	31.3	Hungarian	148	1.2
RESIDENCE IN 1995			Irish ¹	2,329	19.2
Population 5 years and over	11,265	100.0	Italian	1,445	11.9
Same house in 1995	7,548	67.0	Lithuanian	86	0.7
Different house in the U.S. in 1995	3,673	32.6	Norwegian	32	0.3
Same county	1,799	16.0	Polish	699	5.8
Different county	1,874	16.6	Portuguese	26	0.2
Same state	1,452	12.9	Russian	119	1.0
Different state	422	3.7	Scotch-Irish	179	1.5
Elsewhere in 1995	44	0.4	Scottish	169	1.4
			Slovak	51	0.4
			Subsaharan African	26	0.2
			Swedish	61	0.5
			Swiss	346	2.9
			Ukrainian	91	0.8
			United States or American	401	3.3
			Welsh	162	1.3
			West Indian (excluding Hispanic groups)	-	-
			Other ancestries	1,626	13.4

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Hilltown township, Bucks County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	4,370	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	4,275	100.0
1-unit, detached	3,215	73.6	1.00 or less	4,204	98.3
1-unit, attached	567	13.0	1.01 to 1.50	40	0.9
2 units	129	3.0	1.51 or more	31	0.7
3 or 4 units	71	1.6			
5 to 9 units	134	3.1	Specified owner-occupied units	3,108	100.0
10 to 19 units	64	1.5	VALUE		
20 or more units	72	1.6	Less than \$50,000	14	0.5
Mobile home	118	2.7	\$50,000 to \$99,999	297	9.6
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	626	20.1
			\$150,000 to \$199,999	1,182	38.0
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	790	25.4
1999 to March 2000	60	1.4	\$300,000 to \$499,999	194	6.2
1995 to 1998	402	9.2	\$500,000 to \$999,999	5	0.2
1990 to 1994	351	8.0	\$1,000,000 or more	-	-
1980 to 1989	688	15.7	Median (dollars)	170,600	(X)
1970 to 1979	889	20.3			
1960 to 1969	583	13.3	MORTGAGE STATUS AND SELECTED		
1940 to 1959	790	18.1	MONTHLY OWNER COSTS		
1939 or earlier	607	13.9	With a mortgage	2,243	72.2
			Less than \$300	-	-
ROOMS			\$300 to \$499	43	1.4
1 room	30	0.7	\$500 to \$699	118	3.8
2 rooms	75	1.7	\$700 to \$999	377	12.1
3 rooms	88	2.0	\$1,000 to \$1,499	937	30.1
4 rooms	472	10.8	\$1,500 to \$1,999	495	15.9
5 rooms	578	13.2	\$2,000 or more	273	8.8
6 rooms	868	19.9	Median (dollars)	1,318	(X)
7 rooms	854	19.5	Not mortgaged	865	27.8
8 rooms	695	15.9	Median (dollars)	395	(X)
9 or more rooms	710	16.2			
Median (rooms)	6.6	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	4,275	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	1,006	32.4
1999 to March 2000	372	8.7	15.0 to 19.9 percent	554	17.8
1995 to 1998	1,121	26.2	20.0 to 24.9 percent	624	20.1
1990 to 1994	866	20.3	25.0 to 29.9 percent	254	8.2
1980 to 1989	933	21.8	30.0 to 34.9 percent	195	6.3
1970 to 1979	467	10.9	35.0 percent or more	459	14.8
1969 or earlier	516	12.1	Not computed	16	0.5
VEHICLES AVAILABLE			Specified renter-occupied units	631	100.0
None	190	4.4	GROSS RENT		
1	996	23.3	Less than \$200	-	-
2	2,146	50.2	\$200 to \$299	57	9.0
3 or more	943	22.1	\$300 to \$499	69	10.9
			\$500 to \$749	283	44.8
HOUSE HEATING FUEL			\$750 to \$999	70	11.1
Utility gas	295	6.9	\$1,000 to \$1,499	62	9.8
Bottled, tank, or LP gas	171	4.0	\$1,500 or more	63	10.0
Electricity	1,611	37.7	No cash rent	27	4.3
Fuel oil, kerosene, etc	2,132	49.9	Median (dollars)	671	(X)
Coal or coke	10	0.2			
Wood	47	1.1	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	-	-	Less than 15.0 percent	99	15.7
No fuel used	9	0.2	15.0 to 19.9 percent	82	13.0
			20.0 to 24.9 percent	123	19.5
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	35	5.5
Lacking complete plumbing facilities	11	0.3	30.0 to 34.9 percent	83	13.2
Lacking complete kitchen facilities	47	1.1	35.0 percent or more	182	28.8
No telephone service	10	0.2	Not computed	27	4.3

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Appendix D
2008 U.S. Census Population Estimate



U.S. Census Bureau
American FactFinder

POPULATION FINDER

United States | Pennsylvania | Bucks County | Hilltown township
Hilltown township, Bucks County, Pennsylvania

city/ town, county, or zip

hilltown

state

Pennsylvania



search by address »

The 2008 population estimate for Hilltown township, Bucks County, Pennsylvania is 13,447.

Note: Information about challenges to population estimates data can be found on the Population Estimates Challenges page.

View population trends...

	2008	2000	1990
Population	13,447	12,102	10,582

Source: U.S. Census Bureau, 2008 Population Estimates, Census 2000, 1990 Census

View more results...


Population for all cities and towns in Pennsylvania, 2000-2008:

alphabetic | ranked

Map of Persons per Square Mile, City/Town by Census Tract:

2000 | 1990

See more data for Hilltown township, Bucks County, Pennsylvania on the Fact Sheet.

The letters PDF or symbol  indicate a document is in the Portable Document Format (PDF). To view the file you will need the Adobe® Acrobat® Reader, which is available for **free** from the Adobe web site.

Appendix E
DVRPC 2035 Population Forecasts



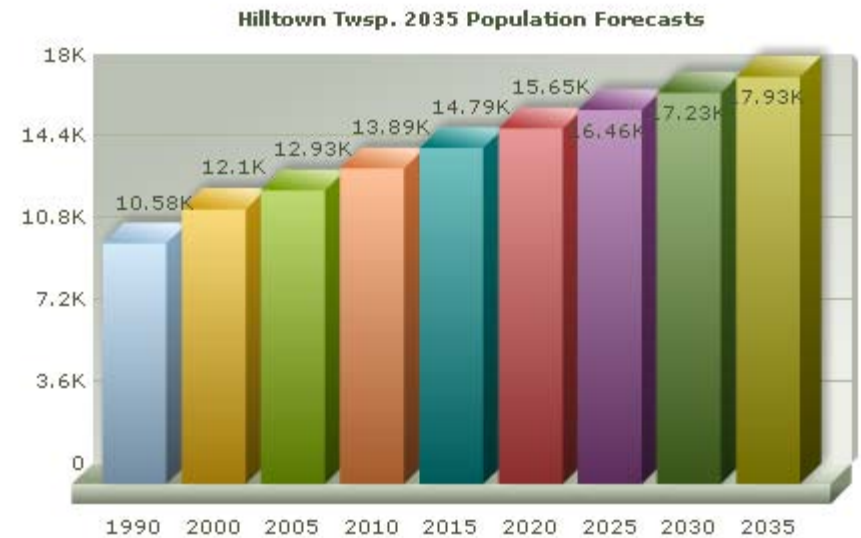
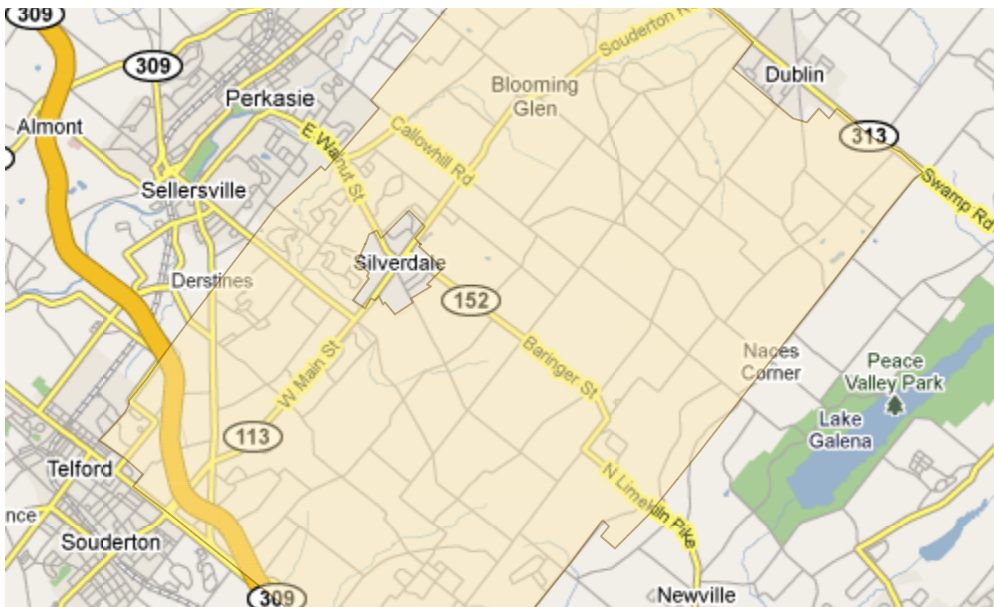
Municipal Data Navigator

County: Bucks MCD:

Hilltown Township Data Type:

2035 Population Forecasts

Show



Export to Excel

MCD	1990 Census	2000 Census	2005 Estimate	2010 Estimate	2015 Estimate	2020 Estimate	2025 Estimate	2030 Estimate	2035 Estimate	Abs Change 2005 - 2035	% Change 2005 - 2035
Hilltown Township	10.58K	12.1K	12.93K	13.89K	14.79K	15.65K	16.46K	17.23K	7.93K	-5.05K	-38.8%

Township	10582	12100	12925	13886	14794	15653	16462	17227	17931	5006	38.73
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Data Source: Delaware Valley Regional Planning Commission

DVRPC, 190 N. Independence Mall West, 8th Floor,
Philadelphia, PA 19106-1520
215.592.1800

Mary Bell
Manager of Demographic and Economic Analysis
mbell@dvrpc.org

Appendix F
Permanently Protected Lands

Hilltown Township Open Space Data - Permanently Preserved

Preservation Method

Parcel Number	Acreeage	Open Space Description	Owner	Common Name:
<u>County Aq. Program</u>				
1	15-011-086	56.922	County	Rosenberger, Henry L & Charlo
2	15-011-087	29.612	County	Rosenberger, Henry L & Charlo
3	15-011-096-001	44.624	County	Rosenberger, Henry L & Charlo
4	15-017-047	20.741	County	Moyer, Richard
5	15-017-049	79.817	County	Rosenberger, Henry L & Charlo
6	15-017-054	29.928	County	Rosenberger, Henry L & Charlo
7	15-017-055	67.904	County	Rosenberger, Henry L & Charlo
8	15-017-057	24.697	County	Rosenberger, Henry L & Charlo
9	15-017-058	10.505	County	Rosenberger, Henry L & Charlo
10	15-028-168	20.282	County	Beer, Kenneth
11	15-028-175	19.738	County	Bishop
12	15-029-011	82.678	County	Beer, Kenneth
13	15-029-016	58.558	County	Beer, Kenneth
14	15-029-017	31.033	County	Beer, Kenneth
15	15-029-119-001	4.746	County	Bishop

TOTAL: ACREAGE: <u>County Aq. Program</u>	581.785	% OF GRAND TOTAL:	30.80%
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County Easements

1	15-029-098	1.435	Conservation Easement	Pearl S. Buck Foundation	Pearl Buck
2	15-029-098-010	1.323	Conservation Easement	Pearl S. Buck Foundation	Pearl Buck
3	15-029-098-011	2.118	Conservation Easement	Pearl S. Buck Foundation	Pearl Buck
4	15-029-098-012	1.879	Conservation Easement	Pearl S. Buck Foundation	Pearl Buck
5	15-029-098-013	1.880	Conservation Easement	Pearl S. Buck Foundation	Pearl Buck
6	15-029-098-014	1.719	Conservation Easement	Pearl S. Buck Foundation	Pearl Buck
7	15-029-098-015	1.640	Conservation Easement	Pearl S. Buck Foundation	Pearl Buck
8	15-029-098-016	1.397	Conservation Easement	Pearl S. Buck Foundation	Pearl Buck
9	15-029-106	53.130	Conservation Easement	Pearl S. Buck Foundation	Pearl Buck

TOTAL: ACREAGE: <u>County Easements</u>	66.520	% OF GRAND TOTAL:	3.52%
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County Open Space

1	15-022-062	3.778	County	Bucks County
2	15-022-062-001	39.367	County	Bucks County
3	15-022-062-002	2.333	County	Bucks County
4	15-022-063	2.425	County	Bucks County
5	15-022-064-002	1.260	County	Bucks County
6	15-022-158	2.328	County	Bucks County
7	15-022-159	14.184	County	Bucks County
8	15-022-161	35.809	County	Bucks County
9	15-022-162-001	7.440	County	Bucks County

TOTAL: ACREAGE: <u>County Open Space</u>	108.924	% OF GRAND TOTAL:	5.77%
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Private Land Trust

1	15-001-141	17.594	Private	Morrison, Gregg K & Mahoney,
2	15-029-022	5.543	Private	Henderson
3	15-029-061-003	14.295	Private	Scholl, John
4	15-029-061-004	10.364	Private	Dise
5	15-029-061-005	10.305	Private	Bender
6	15-029-061-006	10.842	Private	Tauras
7	15-029-061-007	12.052	Private	Houpert
8	15-029-061-008	13.623	Private	Afzal
9	15-029-061-009	10.835	Private	Giffin

Preservation Method

Parcel Number	Acreage	Open Space Description	Owner	Common Name:
TOTAL: ACREAGE:		105.453	% OF GRAND TOTAL:	5.58%
<i>Private Land Trust</i>				

Residential Open Space

1	15-003-008	6.474	Private	Firstcor LTD
2	15-006-046	1.809	Private	Wyndham Woods LP
3	15-007-187	7.289	Private	Summer Lea Community Assn.
4	15-007-188	1.925	Private	Summer Lea Community Assn.
5	15-007-189	0.485	Private	Summer Lea Community Assn.
6	15-007-190	1.434	Private	Summer Lea Community Assn.
7	15-011-079	3.555	Private	Pleasantview Homeowners Assn.
8	15-013-035	15.212	Private	Country Rd. Homeowners Assn. I
9	15-013-036	0.180	Private	Country Rd. Homeowners Assn. I
10	15-014-096	7.369	Private	Heritage Long Leaf
11	15-014-097	10.026	Private	Heritage Long Leaf
12	15-016-028	6.998	Private	Country Rd. Homeowners Assn. I
13	15-016-226	10.859	Private	Heritage Orchard Hill LLP
14	15-028-076	17.615	Private	Yu Ruey J & Ho Chin
15	15-028-111	18.520	Private	Ashland Meadows
16	15-028-117	4.640	Private	Ashland Meadows
17	15-028-208	6.161	Private	Hilltown Chase Assoc. LP
18	15-029-106-001	0.001	Private	Lomax, Beverly
19	15-029-117-003	1.873	Private	Rice H Franklin & Ruth H
20	15-034-078-001	0.696	Private	Toll PA IX LP
21	15-034-082	8.803	Private	Toll PA IX LP
22	15-034-082-035	3.167	Private	Toll PA IX LP
23	15-041-085	2.209	Private	GREEN MEADOWS COM SERVICES ASS
24	15-041-085-001	4.634	Private	GREEN MEADOWS COM SERVICES ASS
25	15-043-054	1.670	Private	Hilltown Chase Homeowners Assn
26	15-043-055	1.983	Private	Hilltown Chase Homeowners Assn
27	15-048-061	0.141	Private	Heritage Long Leaf
28	15-048-062	0.606	Private	Heritage Long Leaf
29	15-049-044	0.303	Private	Wyndham Woods LP
30	15-049-045	2.330	Private	Wyndham Woods LP

TOTAL: ACREAGE:		148.966	% OF GRAND TOTAL:	7.89%
<i>Residential Open Space</i>				

Township Conservation Easement

1	15-017-009	64.955	Conservation Easement	Haring, Rachel Residuary Trust
2	15-017-023-002	44.244	Conservation Easement	Scholl, Benjamin R & Jean
3	15-017-023-003	9.907	Conservation Easement	Scholl, Ronald L
4	15-017-023-004	9.824	Conservation Easement	Scholl, Ralph & Nadine
5	15-017-054-001	37.532	Conservation Easement	Atlantis Properties
6	15-029-064	19.741	Conservation Easement	Moyer, Nevin and David
7	15-029-064-001	4.147	Conservation Easement	Moyer, Nevin and David
8	15-029-064-002	1.918	Conservation Easement	Moyer, Nevin and David
9	15-029-080	10.262	Conservation Easement	Moyer, Nevin and David
10	15-029-080-011	9.577	Conservation Easement	Moyer, Nevin and David
11	15-029-080-012	11.080	Conservation Easement	Landis, Jacob C & June
12	15-029-081	38.965	Conservation Easement	Ludlow
13	15-029-087	2.189	Conservation Easement	Baisch
14	15-029-087-001	18.692	Conservation Easement	Baisch
15	15-029-088	10.280	Conservation Easement	Baisch
16	15-029-104	30.262	Conservation Easement	Moyer, Melvin

TOTAL: ACREAGE:		323.576	% OF GRAND TOTAL:	17.13%
<i>Township Conservation Easement</i>				

Township Land

1	15-011-033	0.942	Municipal	Hilltown Township	Old Public Works Garage
2	15-011-034-003	4.906	Municipal	Hilltown Township	Old Public Works Garage

Preservation Method

	Parcel Number	Acreage	Open Space Description	Owner	Common Name:
3	15-011-095	8.166	Municipal	Hilltown Township	Estate of Edith Yoder
4	15-028-090-003	7.178	Municipal	Hilltown Township	Hilltown Township Building
5	15-028-136	3.097	Municipal	Hilltown Township	Hilltown Civic Park (Water Tower - Lio
6	15-032-040	148.151	Municipal	Hilltown Township	Berry Brow

TOTAL: ACREAGE: <i>Township Land</i>	172.439	% OF GRAND TOTAL:	9.13%
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Township Open Space

1	15-001-098-003	11.951	Municipal	Hilltown Township	School House Road
2	15-011-022-015	20.903	Municipal	Hilltown Township	Summer Lea OS Section II
3	15-011-027-002	2.773	Municipal	Hilltown Township	Orchard Hill
4	15-011-082	1.765	Municipal	Hilltown Township	Houck
5	15-012-018	19.727	Municipal	Hilltown Township	Pleasant Meadow Parcel D
6	15-012-044	0.088	Municipal	Hilltown Township	Pleasant Meadow Phase 3
7	15-012-062	14.500	Municipal	Hilltown Township	Pleasant Meadow Phase 3 Parcel A
8	15-012-063	3.779	Municipal	Hilltown Township	Pleasant Meadow Phase 3 Parcel B
9	15-014-072	1.635	Municipal	Hilltown Township	Longleaf Estates Open Space B
10	15-014-073	6.054	Municipal	Hilltown Township	Longleaf Estates Open Space C
11	15-014-074	0.529	Municipal	Hilltown Township	Longleaf Estates Open Space D
12	15-014-075	4.648	Municipal	Hilltown Township	Longleaf Estates Open Space E
13	15-015-017-034	3.589	Municipal	Hilltown Township	Orchard Glen
14	15-015-097	2.121	Municipal	Hilltown Township	Pleasant Meadows Phase 3 - O.S. C
15	15-015-101	16.167	Municipal	Hilltown Township	Sterling Knoll Open Space
16	15-015-147	4.311	Municipal	Hilltown Township	Ochard Station Open Space
17	15-015-148	2.434	Municipal	Hilltown Township	Ochard Station Open Space
18	15-015-149	6.244	Municipal	Hilltown Township	Ochard Station Open Space
19	15-015-150	0.435	Municipal	Hilltown Township	Ochard Station Open Space
20	15-028-042	9.360	Municipal	Hilltown Township	John Matczak Plan Lot 10
21	15-042-037	3.386	Municipal	Hilltown Township	Hilltown Hunt Bergen Open Space D
22	15-044-052	10.404	Municipal	Hilltown Township	Deerfield
23	15-046-010	3.210	Municipal	Hilltown Township	Hilltown Hunt Bergen Open Space C
24	15-046-011	13.061	Municipal	Hilltown Township	Hilltown Hunt Bergen Open Space B/F
25	15-047-004	13.629	Municipal	Hilltown Township	Hilltown Hunt Bergen Open Space A
26	15-054-011	20.623	Municipal	Hilltown Township	Hilltown Ridge Phase 1 Parcel A
27	15-054-012	1.548	Municipal	Hilltown Township	Hilltown Ridge Phase 1 Parcel B
28	15-058-004	1.858	Municipal	Hilltown Township	Reserve at Hilltown Parcel C Phase 1

TOTAL: ACREAGE: <i>Township Open Space</i>	200.729	% OF GRAND TOTAL:	10.63%
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Township Park Land

1	15-011-068	16.288	Municipal	Hilltown Township	Telegraph Road
2	15-014-071	7.275	Municipal	Hilltown Township	Longleaf Estates Tot Lot & Playfield -
3	15-017-064	4.565	Municipal	Hilltown Township	Blooming Glen Park
4	15-019-057	0.640	Municipal	Hilltown Township	Blooming Glen Park
5	15-019-070	0.378	Municipal	Hilltown Township	Blooming Glen Park
6	15-028-030	1.620	Municipal	Hilltown Township	Seidel/Fairhill Road
7	15-028-032	20.652	Municipal	Hilltown Township	Randolph/Fairhill
8	15-028-135	11.273	Municipal	Hilltown Township	Hilltown Civic Park (Civic Association)
9	15-029-041	18.527	Municipal	Hilltown Township	Forest Road Park - Rice Farm
10	15-029-047-003	23.493	Municipal	Hilltown Township	Beyer Farm
11	15-029-047-004	38.642	Municipal	Hilltown Township	Forest Road Park - Rice Lot 2
12	15-029-105	27.988	Municipal	Hilltown Township	Frontier Park - Levitties
13	15-029-107	8.671	Municipal	Hilltown Township	Frontier Park - Levitties
14	15-030-012	0.501	Municipal	Hilltown Township	Blooming Glen Park

TOTAL: ACREAGE: <i>Township Park Land</i>	180.512	% OF GRAND TOTAL:	9.56%
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TOTAL PRESERVED ACREAGE:	1888.904
TOTAL PRESERVED PARCELS:	136

Appendix G
Temporarily Protected Lands

Hilltown Township Temporarily Preserved Open Space Data

Preservation Method

Parcel Number	Acreeage	Open Space Description	Owner	
<u>Act 319</u>				
1	15-001-001	13.279	Agriculture	Balmer, Z Kenneth & Ruth
2	15-001-002	9.980	Agriculture	Balmer, Z Kenneth & Ruth
3	15-001-002-001	12.099	Agriculture	Balmer, K Daniel & Christine
4	15-001-004-001	16.471	Agriculture	Balmer, Z Kenneth & Ruth
5	15-001-075	25.694	Agriculture	McKnight, Catherine J A
6	15-001-086	38.457	Agriculture	Derstine, Duane A & Allison
7	15-001-091	38.274	Agriculture	Calvary Church
8	15-001-096	4.418	Agriculture	Derstine
9	15-001-132	23.551	Forest	Hilmer, Theodore W & Lillian F
10	15-001-151	5.773	Agriculture	Derstine
11	15-001-165	9.941	Agriculture	Godshall, Raymond G
12	15-001-166	4.607	Agriculture	Rose, Torrey T & Nicole
13	15-001-166-002	4.126	Agriculture	Rose, Torrey T & Nicole
14	15-001-166-003	6.319	Agriculture	Rose, Torrey T & Nicole
15	15-007-001	1.390	Agriculture	Aikens, Victoria
16	15-011-032	11.769	Agriculture	Snyder, John J
17	15-011-041	26.133	Agriculture	Schmell, Aurther M & Shirley
18	15-011-060	29.557	Agriculture	Bolton, Charles L
19	15-011-062-001	10.487	Agriculture	Macaulay, Kenneth G, III &
20	15-011-064	56.360	Agriculture	Weikel, A Bruce & Gretchen
21	15-011-075	10.983	Forest	Donahue, Gerald M
22	15-011-088-002	15.060	Agriculture	Weikel, Calvin & doris L
23	15-011-093	11.944	Forest	Geller, Larry J
24	15-011-096	13.170	Agriculture	Stoltz, Jerald P & Barbara
25	15-017-006	9.955	Forest	McCoy, Mark F & Carol
26	15-017-008	8.319	Agriculture	Muse, Delano P
27	15-017-010	20.481	Agriculture	Brower, Benjamin & Janet L
28	15-017-010-001	41.075	Agriculture	Spolar, Doreen
29	15-017-011	18.062	Agriculture	Shoemaker, Earl B & Betty
30	15-017-019	17.768	Agriculture	Marino, Joseph M & Catherine
31	15-017-020-002	14.627	Forest	Menegaux, Edmond C & Anita
32	15-017-020-004	10.480	Agriculture	Bailey, Stanley S Jr.
33	15-017-039	29.841	Agriculture	Hafler, Earl S III
34	15-017-044-001	25.434	Agriculture	Blooming Glen Mennonite Church
35	15-017-053	52.987	Agriculture	Webster, Wilma E Rev Trust
36	15-017-071	22.884	Agriculture	Scholl, G Richard & Joan
37	15-017-075-001	51.418	Agriculture	Egly, George C Jr
38	15-021-016-001	10.009	Forest	Barron, Michael & Debrah L
39	15-022-020	13.716	Forest	Ernst, roger A & Dorothy
40	15-022-029	33.722	Agriculture	Myers, Philip A & Shirley
41	15-022-029-001	11.655	Forest	Gunden, James M & Suzanne
42	15-022-032	25.009	Agriculture	Reckner, John L & Carol
43	15-022-032-001	19.687	Agriculture	Lewis, J. Brooke
44	15-022-048-003	7.122	Agriculture	Aichele
45	15-022-078	50.409	Agriculture	Bennett, Marguerite
46	15-022-079	9.434	Forest	Lannan
47	15-022-082	35.872	Forest	Hopkins
48	15-022-083	8.953	Agriculture	Earlley
49	15-022-084	16.345	Agriculture	Traynor
50	15-022-084-001	3.971	Agriculture	Rieker
51	15-022-086	5.919	Agriculture	Rieker
52	15-022-087	6.395	Agriculture	Rieker
53	15-022-089	24.428	Agriculture	Bennett, William
54	15-022-105-001	8.507	Agriculture	Blaxall
55	15-022-108	13.877	Forest	Ferrino
56	15-022-115	10.146	Agriculture	Snyder, Paul
57	15-022-120	27.923	Agriculture	Francis
58	15-022-122	21.007	Agriculture	Kendra, Helen
59	15-022-122-002	10.237	Agriculture	Kendra, Steven
60	15-022-122-003	10.770	Agriculture	Kendra, Daniel
61	15-022-135	42.676	Agriculture	Blaxal, Williamson
62	15-022-148-001	23.094	Forest	Loo
63	15-022-165	11.850	Agriculture	Dostman
64	15-022-180	22.110	Agriculture	Smith, David
65	15-022-190	47.279	Agriculture	Ott, Robert

Preservation Method

	Parcel Number	Acreage	Open Space Description	Owner
66	15-022-190-001	16.110	Agriculture	Ott, Dale
67	15-022-194-003	10.210	Agriculture	Ott, Robert
68	15-022-202	17.539	Agriculture	Toth
69	15-022-225	11.704	Agriculture	Landis
70	15-022-231-002	9.204	Agriculture	Gottschling
71	15-022-231-003	11.764	Agriculture	Wamsher
72	15-022-234	20.484	Agriculture	Gottschling
73	15-028-013-018	9.516	Forest	Fazio
74	15-028-018	14.060	Agriculture	Reed
75	15-028-019-004	9.903	Forest	Galloway
76	15-028-039-005	10.149	Agriculture	Simons, Lloyd
77	15-028-046-001	35.186	Agriculture	Balmer, Dwane
78	15-028-052-001	9.718	Agriculture	Beaver
79	15-028-068	16.338	Agriculture	Daly
80	15-028-069	12.953	Agriculture	Collier, Waterhouse
81	15-028-078	24.462	Forest	Rieser
82	15-028-079	36.279	Agriculture	Hockman, Walter
83	15-028-113	9.575	Agriculture	Cliver, Trustee
84	15-028-118	16.555	Agriculture	Lysinger
85	15-028-118-005	9.580	Agriculture	Bolton, Edgar
86	15-028-118-006	11.372	Agriculture	Yuzwiak
87	15-028-119-004	10.442	Agriculture	Young
88	15-028-124.001	16.020	Agriculture	Antunes
89	15-028-126-001	9.953	Agriculture	Linke, Doris
90	15-028-126-002	10.113	Agriculture	Craun, Byrne
91	15-028-126-003	10.250	Agriculture	Smith, Charles
92	15-028-126-004	10.323	Forest	Ockershausen
93	15-028-126-005	10.441	Forest	Christoph
94	15-028-126-006	10.534	Forest	Jaxheimer
95	15-028-127	5.330	Agriculture	Linke, Thomas
96	15-028-129	19.999	Agriculture	Linke, Thomas
97	15-028-147	17.878	Agriculture	Wilson, John
98	15-028-153	12.386	Agriculture	Grim, Helen
99	15-028-153-001	11.555	Agriculture	Neikirk, Grim
100	15-028-153-002	29.361	Agriculture	Grim, Gregory
101	15-028-154-003	10.341	Agriculture	Hayes
102	15-028-159-004	15.284	Agriculture	Vineis
103	15-028-161	12.992	Agriculture	Beer, Roger
104	15-028-161-002	12.914	Agriculture	Lear
105	15-028-171	10.808	Forest	Skiffington
106	15-028-171-003	10.914	Forest	Passerini
107	15-028-174-001	8.292	Agriculture	Bishop
108	15-028-195	29.719	Agriculture	Simons, Florence
109	15-028-198	6.279	Agriculture	Unzicker
110	15-028-210	11.220	Agriculture	Reustle
111	15-028-212	25.407	Agriculture	Grabowski
112	15-029-001	69.162	Agriculture	Rosenberger
113	15-029-008-002	0.379	Agriculture	Rosenberger
114	15-029-010-005	7.395	Agriculture	Binsberger, Trustees
115	15-029-026	40.534	Agriculture	Rosenberger
116	15-029-041-001	12.089	Agriculture	Haines and Kibblehouse, Inc.
117	15-029-050-001	11.706	Forest	Sensinger, Gerald
118	15-029-050-002	13.340	Agriculture	Rubel
119	15-029-051	13.578	Agriculture	Hansen
120	15-029-055-001	27.817	Agriculture	Rubel
121	15-029-055-002	1.320	Agriculture	Rubel
122	15-029-056	40.011	Agriculture	Hansen
123	15-029-067	55.140	Agriculture	Sensinger, Trustees
124	15-029-069	32.791	Agriculture	Brickajlik
125	15-029-081-003	14.278	Agriculture	Ludlow, Mark
126	15-029-084	25.855	Agriculture	Hirst
127	15-029-088-001	14.147	Agriculture	Baisch
128	15-029-099-001	29.367	Agriculture	Loo
129	15-029-102	11.737	Agriculture	Moyer, Melvin
130	15-029-106-003	51.504	Forest	Lomax
131	15-029-117-001	9.888	Agriculture	Becchina
132	15-029-118	30.558	Agriculture	Lewis, Trumbower, Wentz
133	15-029-120	23.508	Agriculture	Eberhard
134	15-029-121-005	11.287	Agriculture	Creveling, Trustees
135	15-029-121-006	8.116	Forest	Fanelli
136	15-029-121-010	3.118	Agriculture	Wendig

Preservation Method

	Parcel Number	Acreage	Open Space Description	Owner
137	15-029-124	9.207	Agriculture	Wendig
138	15-029-127	4.053	Agriculture	May
139	15-029-128	10.374	Agriculture	Ponticello
140	15-029-142	38.147	Agriculture	Lapinski
141	15-032-005-002	26.830	Agriculture	Baum, Trustees
142	15-032-007	41.711	Agriculture	Baum
143	15-032-010	54.873	Agriculture	Baum
144	15-032-071	2.728	Agriculture	Gottschling
145	15-032-086	73.952	Agriculture	Miketa
146	15-034-043	20.986	Agriculture	Vassalo, Huber
147	15-034-046	10.136	Agriculture	Licwinko
148	15-034-046-001	11.580	Agriculture	Winston, Patrick
149	15-034-055	19.779	Agriculture	A & E Partnership
150	15-034-063-002	10.286	Forest	Jefferson
151	15-034-063-003	8.774	Forest	Lockard
152	15-034-077	18.733	Agriculture	Miller, Patricia
153	15-034-077-001	16.594	Agriculture	Roberson, Zittel
154	15-034-084	92.319	Agriculture	Haines and Kibblehouse, Inc.
155	15-034-094	11.540	Forest	Fischer
156	15-034-103	13.681	Forest	Wuerstle, Murphy
157	15-034-117-002	18.864	Agriculture	Grass
158	15-034-132-001	22.057	Agriculture	Seik
159	15-034-133	11.236	Agriculture	Grasse, Rodney
160	15-034-133-001	9.203	Agriculture	Eatherton
161	15-034-142	24.609	Agriculture	Assal
162	15-035-001	9.482	Agriculture	Nordell
163	15-035-004	11.794	Agriculture	Hockman, Paul
164	15-035-009	24.128	Agriculture	Dubyk
165	15-035-012	33.400	Agriculture	Hockman, Paul
166	15-035-021	19.442	Agriculture	Hockman, Paul
167	15-035-033	16.780	Agriculture	Gratias
168	15-035-048-002	10.349	Agriculture	Mumbauer
169	15-035-052	7.436	Agriculture	Gratias
170	15-035-059	25.903	Agriculture	Smith, Walter
171	15-035-060-002	4.888	Agriculture	Hockman, Paul
172	15-035-060-004	5.798	Agriculture	Hockman, Paul
173	15-035-062-001	18.178	Agriculture	Hockman, Paul
174	15-035-063	14.081	Agriculture	Smith, Harley
175	15-035-063-003	12.665	Agriculture	Hockman, Paul
176	15-035-063-004	9.675	Agriculture	Miller, Virgil
177	15-035-066-001	13.477	Agriculture	McGraw
178	15-035-067	13.371	Agriculture	Grasse, James
179	15-035-069	9.431	Agriculture	Parrish
180	15-035-071	22.063	Agriculture	Gray
181	15-035-072	21.369	Agriculture	Baskin
182	15-035-079	45.989	Agriculture	Funk
183	15-035-086	10.008	Agriculture	Costo
184	15-040-001	0.499	Agriculture	Trinka
185	15-040-002	0.521	Agriculture	Trinka
186	15-040-003	0.542	Agriculture	Trinka
187	15-040-004	0.517	Agriculture	Trinka
188	15-040-005	0.571	Agriculture	Trinka
189	15-040-006	0.565	Agriculture	Trinka
190	15-040-007	0.601	Agriculture	Trinka
191	15-040-026	13.878	Agriculture	Trinka

TOTAL: ACREAGE:

Act 319

3434.996

% OF GRAND TOTAL:

88.81%

Quasi-Governmental - Institutional

1	15-001-058-003	0.561	Utility - Water & Sewer	North Penn Water Authority
2	15-001-094	3.415	Hilltown Historical Society	Hilltown Historical Society
3	15-001-122-001	2.103	Hilltown Historical Society	Hilltown Historical Society
4	15-001-125	4.035	Utility - Water & Sewer	HTWSA
5	15-001-126-001	2.724	Utility - Water & Sewer	HTWSA
6	15-011-084-006	0.985	Utility - Water & Sewer	HTWSA
7	15-013-001.001	0.275	Utility - Water & Sewer	Perkasie Borough Authority
8	15-017-050-001	1.428	Utility - Electric	Pennsylvania Power & Light Co

Preservation Method

	Parcel Number	Acreage	Open Space Description	Owner
9	15-017-071-001	1.263	Utility - Water & Sewer	Chaszczewicz, James P & Barb
10	15-022-046-001	16.536	Utility - Electric	PECO
11	15-022-083-003	17.833	Utility - Electric	PECO
12	15-022-106-001	5.036	Utility - Electric	PECO
13	15-022-107-001	0.908	Utility - Electric	PECO
14	15-022-108-002	0.228	Utility - Electric	PECO
15	15-022-109-001	2.707	Utility - Electric	PECO
16	15-022-220-001	2.232	Utility - Electric	PECO
17	15-022-221	4.868	Utility - Electric	PECO
18	15-022-229-001	6.423	Utility - Electric	PECO
19	15-022-231-001	2.626	Utility - Electric	PECO
20	15-022-241	14.539	Education	Pennridge School District
21	15-023-033	0.461	Utility - Electric	PECO
22	15-025-001	0.831	Utility - Electric	PECO
23	15-025-002	1.763	Utility - Electric	PECO
24	15-028-053	78.788	Glider Council	Glider Council
25	15-028-053-001	3.769	Glider Council	Glider Council
26	15-028-065-002	6.836	Glider Council	Glider Council
27	15-028-065-003	17.443	Glider Council	Glider Council
28	15-028-101	2.203	Education	Archdiocese of Philadelphia
29	15-028-102	0.838	Education	Archdiocese of Philadelphia
30	15-028-103	63.035	Education	Archdiocese of Philadelphia
31	15-028-108	15.481	Education	Pennridge School District
32	15-028-158	2.035	Glider Council	Glider Council
33	15-029-129	22.221	Education	Pennridge School District
34	15-029-134	14.837	Education	Pennridge School District
35	15-032-050	0.296	Utility - Water & Sewer	North Penn Water Authority
36	15-032-079-001	0.223	Utility - Electric	PECO
37	15-032-080	15.851	Utility - Electric	PECO
38	15-034-055-002	14.655	Utility - Electric	PECO
39	15-034-062	7.127	Utility - Electric	PECO
40	15-034-078	14.037	Utility - Electric	PECO
41	15-034-087-001	1.264	Utility - Electric	PECO
42	15-034-088-001	5.561	Utility - Electric	PECO
43	15-034-090	0.722	Utility - Electric	PECO
44	15-034-090-001	0.989	Utility - Electric	PECO
45	15-034-116-001	3.850	Utility - Electric	PECO
46	15-034-117-001	9.207	Utility - Electric	PECO
47	15-034-123-001	0.150	Utility - Electric	PECO
48	15-034-124	3.621	Utility - Electric	PECO
49	15-035-063-001	7.422	Utility - Electric	PECO
50	15-035-064-001	13.835	Utility - Electric	PECO
51	15-035-067-001	12.567	Utility - Electric	PECO

TOTAL: ACREAGE:	432.643	% OF GRAND TOTAL:	11.19%
<i>Quasi-Governmental - Institutional</i>			

TOTAL PRESERVED ACREAGE:	3867.639
TOTAL PRESERVED PARCELS:	242

Appendix H
*2003 Hilltown Township Comprehensive Plan – Natural
Resources/Open Space Elements*

Natural Resources/Open Space Element

(Note: This text is taken from the 1991 Comprehensive Plan)

Natural Features

The Pennsylvania Constitution provides a solid basis for municipal policies dealing with the conservation and preservation of a community's natural features and resources.

The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and aesthetic values of the environment. Pennsylvania's public natural resources are the common property of all people including generations yet to come.

In order to best preserve and protect this constitutional obligation, a survey of the existing natural elements relating to the land, water, air, plant and animal life of the community must be identified, inventoried, analyzed and ultimately utilized as a fundamental basis for making informed and appropriate land use and development policies and decisions at the local level. This process is collectively referred to as a Natural Resources Inventory ("NRI"). The component elements of the Hilltown Township NRI are discussed below.

Physiography

Physiography is the primary study of the interactions between man and his natural environment.

The physiography of a community plays an important role in establishing sound land use and community development planning policies. The Township's main assets of adequate drinking water, clean streams, and a variable landscape with woodlands and open areas, can be conserved if sound land use policies are developed in concert with natural features information. The consequences of ignoring the natural environment during the development process include flooding, erosion, water pollution, groundwater depletion and/or contamination, loss of wildlife habitat and species, and destruction of scenic areas. Local government can play an active role in resource protection by identifying, documenting and ultimately controlling the potentially

adverse effects of development and thereby reducing public hazards, protecting adjoining property owners, maintaining water quality, and reducing future governmental costs from unwarranted environmental degradation.

Environmentally sensitive areas, as identified by the Natural Resources Inventory, are areas whose destruction or disturbance will affect the quality of life of a community by:

- 1) Creating hazards such as flooding, excessive soil erosion, and landslides;
- 2) Destroying important public resources such as water supplies and the water quality of lakes, rivers and aquifers; and
- 3) Destroying and/or needlessly wasting productive agricultural lands and other valuable natural and/or renewable and non-renewable resources.

Geology and Groundwater Hydrology

The hydrogeology of the Township has been described in the Groundwater Resource Study prepared for the Township by INTEX, Incorporated, which is hereby referred to by reference as a technical appendix to the 1991 Comprehensive Plan. This report discusses the geological formations underlying the Township and their relative significance regarding reliable sources of groundwater supplies and their relative limitations on land use planning and development opportunities. The bedrock geology is composed of the Brunswick and Lockatong formations. The Lockatong formation is a less reliable source for large amounts of groundwater than the Brunswick Formation which is generally considered to be a reliable source of groundwater in moderate supplies.

The findings of the INTEX report suggest that certain areas of the Township should be developed less intensely than others due to generally uncertain groundwater supply yields and reliability. The Pennsylvania Municipalities Planning Code, Act 170, Section 301(b) states:

The Comprehensive Plan shall include a plan for the reliable supply of water, considering current and future water resources availability, uses and limitations, including provisions adequate to protect water supply sources, any such plan shall be consistent with the State Water Plan and any applicable water resources plan adopted by a River Basin Commission.

Topography and Surface Hydrology

Hilltown Township lies within three major watersheds, the East Branch of the Perkiomen Creek, the Neshaminy Creek Watershed (divided into two Sub-basins, the North and West Branch), and the Tohickon-Deep Run Watershed. While the Township lies mostly in the East Branch of the Perkiomen, the ridgeline dividing the watersheds crosses the Township approximately diagonally from just below Telford to the southeastern corner of the Township below Dublin; see Map 4 – Topography and Surface Hydrology for exact delineation of the watershed boundaries.

The headwaters of all four watersheds (the three major watershed including and two sub-basins) are located in Hilltown. As such, many first and second order dendritic creeks and streams are located throughout the Township. Some of these waterways include: Mill Creek, Pleasant Spring Creek, and the Morris Run draining the Upper Perkiomen Watershed; and County Line Creek, and the Deep Run draining the upper waters of the Neshaminy Creek to the southeast.

The Township's topography is generally characterized by a gentle rolling terrain with many broad flat topographic regions with slopes generally less than fifteen (15) percent. The Township also boasts the second highest elevational point in the County. Most areas of the Township afford long views throughout both Bucks and Montgomery Counties.

Steep Slopes and Erosion

Hillsides are geographic landforms whose slopes and soils are in a balance with their vegetative cover, underlying geology, and the weathering process. Maintaining this equilibrium reduces the danger to public health and safety posed by potentially unstable hillsides primarily caused by surface erosion.

The limited areas of the Township with slopes in excess of 15 percent are located along the New Britain Township boundary to the southeast, and along the Perkasio-Sellersville border to the northwest. In addition, the numerous stream banks and corridors located within the Township also typically display slopes in excess of 15 percent.

Development on hillsides with steep slopes potentially affects their natural equilibrium of vegetation, slope, and soil. Unrestricted and/or poorly planned disturbance of steep slopes may also potentially alter the natural drainage pattern of a hillside, producing increased stormwater runoff and soil erosion.

Construction of impervious surfaces, such as roads and buildings, also increases the amount of stormwater runoff by decreasing the amount of surface water infiltration into the sub-soil and ultimately the groundwater aquifer systems of the Township. Poorly managed surface disturbances can aggravate the potential for soil loss during rainstorms and high winds thereby increasing potential runoff in addition to producing intensified erosion. This erosion may then result in the loss of soil productivity and lead to the resultant deposition of sediment in streams or onto down-slope lands creating the potential hazards of downstream flooding and/or sedimentation.

The impacts of soil erosion are seen by Hilltown Township to be significant for several reasons. First, soil erosion reduces the productivity of uplands for agriculture or landscaping purposes thus increasing the need for fertilizers and/or soil conditioners. Also, eroded soils deposited down slope may kill vegetation or collect in streets and storm sewers where removal is costly to the public. In addition, stormwater runoff can carry soil particles to streams and other water bodies down-flow whereby potentially destroying aquatic habitats and scouring stream and other natural waterways in the process.

Soils

The study of the physical properties of soils has become one of the most important land use planning indicators in establishing the intrinsic suitability of land to sustain specific types and intensities of land use and development. The proper use of soils information can be utilized, in part, to rationally establish and reasonably defend a land use and conservation plan that identifies areas most suited for development activities, while restricting ill-suited land uses in areas of environmental sensitivity.

In addition, soils information can be a reliable indicator of valuable natural resources required for farming, resource extraction and open space planning.

Agricultural Soils

According to the United States Department of Agriculture, Natural Resource Conservation Service (Soil Survey of Bucks County, 2002), Hilltown has some prime farmland soils as well as farmland soils which are of statewide importance. To be classified as prime farmland, the soils must meet certain moisture, temperature, drainage, acidity, and compositional criteria. Soils of statewide importance are those soils, which are significant because of their composition as well as for their use for food and crop production locally. Prime farmland soils present in the Township include Readington Silt Loam, Raritan Silt Loam, and Lawrenceville Silt Loam.

Prime agricultural soils are located in the area south of Mill and Dublin Roads. Farmland soils of statewide importance are generally located throughout much of the Township. There is also some farmland soils of local importance located in the eastern corner of the Township. Examples of this type of soils present in the Township include Culleoka-Weikert Channery, Abbottstonw Silt Loam, and Reaville Channery Silt Loam,

Upland Soils

Soil characteristics can also determine which areas of the Township can effectively be developed using on-lot sewage disposal systems. Because there are no public sewers proposed for the Township outside of the Development Districts, this Plan will recommend the type, intensity, and location of rural development based in part upon soil characteristics and their suitability for on-lot sewage disposal. The traditional on-site sewage disposal system works primarily on soils that have the proper characteristics to filter and purify the wastewater without contaminating the

groundwater. New types of sewage disposal systems have expanded significantly in recent years to include community septic systems, sand mounds, spray systems, and package plant stream discharge systems. All of these systems fall under the regulatory jurisdiction of the Pennsylvania Department of Environmental Protection and/or the Bucks County Health Department.

The appropriateness of these various systems relies in part upon the soil in which they are located. While some systems utilizing sand or gravel mounds, or spray irrigation are now acceptable and may work properly on soils which would normally not be suitable for traditional subsurface septic systems, the soil types and their general suitability for on-lot sewage disposal still remains invaluable land use planning information. Refer to the Act 537 "Wastewater Facilities Plan" dated November 22, 1999, which is hereby incorporated by reference and included as a technical appendix to this Plan.

Floodplain and Alluvial Soils

Floodplains are level, streamside areas that are covered periodically by floodwater that cannot be contained in the stream channel. The amount of area covered by floodwaters varies with the intensity of a flood. The breadth of a floodplain is measured in terms of the probability that an area will be covered by floodwaters. For example, "100-year floodplain" indicates there is one chance in one hundred that floodwaters will cover an area of any given year.

Floodplain identification and protection is important for two reasons:

1. Development within floodplains is subject to the destructive force of floodwaters and urbanization may augment downstream flooding hazards, and
2. Floodplains have significant ecological, recreational, and amenity values.

Floodplains have historically been attractive areas for development due primarily to the ease of transportation and development of their relatively flat and attractive landscape. But as development increases in and around floodplains, the potential for flood losses correspondingly increases. In urbanizing areas, extensive impervious surfaces and the associated floodplain encroachments augment both the increased volumes of floodwater that flows downstream and the associated increased potential for flood damage.

Floodplains are a valuable natural resource. Wildlife is abundant along streams because of their diverse natural habitats. The potential for water-based recreation and the productivity of the soil give floodplains a positive socioeconomic value.

Generally, only floodplains of larger streams are mapped by the Federal Emergency Management Agency (FEMA). In addition to these FEMA mapped floodplains, and in lower order streams that may not be mapped, floodplain and/or alluvial soil, as identified by the County Soil Survey, are utilized to indicate potential flood hazard areas for land use planning purposes.

Hydric Soils and Wetlands

Hydric soils are soils that form the basic component of wetlands. The Hydric soils in Hilltown Township as determined by the County Soil Survey are two types of Towhee Silt Loam (the soil type differs with the slope of the ground), another type of Towhee, the Towhee-Glenville Silt Loam, Doylestown Silt Loam, Hatboro Silt Loam, and Bowmansville-knaurs Silt Loam. Because soil type is only one indicator of the existence of wetlands, the presence of these soils alone is generally not adequate proof of the existence of wetlands. In many instances, however the presence of hydric soils are generally considered to be the primary indicator of the presence, or potential presence, of wetlands.

In the context of land use planning, wetlands are similar in character and function to floodplain and alluvial soils. Wetlands include swamps, marshes, bogs and similar areas displaying a seasonally high water table. Wetlands are also valuable natural resources because they provide groundwater recharge, provide wildlife habitat, help with flood control, and filter sediments that affect water quality. These public values depend directly on the presence of healthy wetlands. Despite the advantages provided by wetlands to both the natural and human environment, they too often are considered unimportant areas, to be filled, drained and converted to other uses rather than conserved in their natural state.

Wetlands are regulated by the U.S. Army Corps of Engineers and by the Pennsylvania Department of Environmental Protection under the Clean Stream Act. These agencies have strict regulatory guidelines on the disturbance of wetlands within the Commonwealth. They define wetlands in the following way:

Wetlands are areas that are inundated by surface or ground-water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, bogs, and similar areas.

Preliminary wetland mapping has been completed by the U.S. Fish and Wildlife Service through its National Wetlands Inventory Project. Major wetland areas were identified from aerial photographs using wetland vegetation, and open water as primary indicators. Smaller wetland areas are not included and wetland delineation should occur on a site-by-site basis using soil and hydrology information as well as vegetative indicators. The Township's responsibility with respect to wetlands is to establish policies on their disturbance and to alert landowners that in areas where wetlands soils and vegetation may exist, environmental and/or engineering studies may be required to determine if, and to what extent, development may or may not be appropriate. In addition to the identification of wetland areas, the Pennsylvania Department of Environmental Protection has proposed that transition areas around exceptional wetlands also be protected.

Woodlands

The public interest in woodland protection extends far beyond aesthetics. Not only do the recreational, aesthetic and economic benefits of woodlands suffer from poorly regulated land use, but other less familiar benefits of woodlands are also harmed. Woodland vegetation moderates the effects of winds and storms, stabilizes and enriches the soil, helps control erosion, and slows runoff from precipitation, thereby allowing it to be filtered by the forest floor as it percolates down into the groundwater reserves. Woodlands are also buffers to the sights and sounds of civilization. They mute the noise from highways and factories, as well as absorb some air pollutants. Moreover, woodlands are moderators of climatic extremes. The microclimate of a forest, created in part by the shade of the trees and the transpiration of water from the leaves, keeps surrounding air at an even temperature. Woodland temperatures are generally cooler in the day and warmer at night than the more widely fluctuating temperatures of unforested areas. Woodlands adjacent to, and interspersed among, suburban and urban areas thus act as natural air conditioners. Woodlands provide a varied and rich environment for many kinds of plants and animals. This environmental diversity is an important resource for wildlife habitat and is a general environmental and recreational asset to the community.

Open Space Inventory

Overall, the Township's 1998 Open Space Preservation Plan states that Hilltown owns over 150 acres of open space ground, with 20 of those acres used for municipal parks. However, since the adoption of that plan the Township has acquired over 100 acres more in open space, giving the Township a total of approximately 260-acres. The Township has acquired a parcel of ground along Rickert Road, in the Pearl Buck Region, totaling 37-acres, programmed to become a park with trail connections to the Pearl S. Buck Historic Site.

In addition to the open space represented on the Existing Open Space Map are various parcels owned by organizations other than the Township, but can be considered open space. The two largest parcels of which are owned and operated by a private organization and Bucks County. Southeast of the intersection of Rickert Road and Green Street, is a large parcel of ground owned and operated by the Philadelphia Glider Council Inc., and east of the Township border, near Church and Fairhill School Roads, Bucks County owns a flood control dam and land for flood control.

Current Development Trends

The Township's 1998 Open Space Preservation Plan divides Hilltown into four regions, with each of those areas experiencing development pressure. The Northwest Region, the "Bethlehem Pike Region," along with the Northeast Region, is experiencing the greatest amount of development pressure. Specifically, Bethlehem Pike has the most diverse zoning (including the CR-1, CR-2, MHP, PC-1, LI, and HD Districts), includes a section of the Bethlehem Pike Corridor, and shares a large segment of the border of Silverdale Borough. The Open Space Preservation Plan states that the needed open space in this area of the Township should be for both passive and active parks; however, it questions the availability of land for these uses.

Also bordering Silverdale Borough, the Northeast Region, the "Minsi Trail Region," the other area of strong residential development pressure contains the significant portion of the CR-1 Development District and the Village Center Zoning District, home to the Blooming Glen Village. This area is designed to receive a considerable portion of the development as outlined in the Land Use Plan of this Comprehensive Plan. Within the Open Space Preservation Plan goals outlined for this area include the need to create a nature area and trail/greenway system along the East Branch of the Perkiomen Creek,

creation of links between rural roads and the various villages within Hilltown and neighboring Boroughs and Townships, acquisition of a "sizeable" property for active recreation, and to promote the preservation of working farms.

Of the two southern quadrants of the Township, the Southwest "Mill Road" Region is experiencing more development pressure, mainly centered along the Route 309, Bethlehem Pike Corridor. In addition to the commercial development pressure along that corridor, this area is seeing residential development in the Berry Brow development, a large single-family subdivision with open space set aside for future residents either as parkland or as a golf course. The goals for this area, as defined by the Open Space Preservation Plan, call for negotiation for easement rights for a trail/greenway system in the PECO Right-of-Way (extending into the Southeast Region), acquisition of a "sizeable" property near the Bucks County Flood Control Dam for passive and active recreation uses, and enhancement of the greenbelt buffer between both the LI and PC-1 Districts and the neighboring RR Residential District.

The other southern region, the "Pearl Buck" Region, in the southeast quadrant of Hilltown, according to the 1998 Open Space Preservation Plan is under the least development pressure of the four areas. The area is seeing pressure for development along the border with Dublin Borough. Goals for this area, according to the Open Space Preservation Plan include creating linkages between Deep Run Valley Sports Association and the Township's Civic Association Park, a link between Hilltown Village and Peace Valley Park (in New Britain Township), acquire land around the Pearl S. Buck National Register Historic Landmark to create a greenbelt buffer, and preservation of working farms in the area.

Process of Land Dedication

The procedure for dedicating Open Space to the Township is outlined in Section 501., Site Capacity Calculations, in Hilltown's Zoning Ordinance. In addition, a minimum open space ratio when required for new residential developments is detailed in Section 502., which lists a high of 65% open space dedication in the CR-2 Zoning District when using the Single Family Cluster Option 2. In Section 538., Conveyance, and Maintenance of Municipal Use/Open Space Lands, the Zoning Ordinance details the requirements that must be met in order for the Township to accept the dedication.

Overall, these requirements have been adequate to meet the needs of the Township specifically concerning the lands dedicated and those parcels under development.

Agricultural Land and Open Space Conservation Trends

Although the Township does not have separate agricultural land preservation program, Bucks County's program has been highly successful both for the County and for Hilltown in preserving agricultural land within the Township. The Bucks County Agricultural Land Preservation Program is based upon Act 43 (1981), Pennsylvania's Agricultural Security Area Law, and Act 149 amending the Agricultural Security Area Law, in 1988. Initially the Security Area Law enables the creation of agricultural security areas by local governments (which has been done by Hilltown Township), based upon landowners' petition. The amendments contained in Act 149 provided the funding mechanism for the Pennsylvania Agricultural Conservation Easement Purchase Program. Agricultural Security Areas are intended first to protect farmers from ordinances which would unreasonably restrict their operations, and secondly, to provide for the permanent purchase of their development rights.

Overall, the County program is striving to preserve over 10,000 acres of farmland throughout the County by the 2007. As of August 2000 the Bucks County Agricultural Preservation Board has protected 4,412 acres of prime farmland, according to the Bucks County Agricultural Land Preservation Program's Annual Report, released in August 2000, with Hilltown contributing over 214 acres to that total. However, the Bucks County Annual Report does not include a 307-acre farm near Blooming Glen Village recently accepted into the program, and another 33-acre farm near Blooming Glen, whose application is under review by the County. All totaled, Hilltown currently contributes 521-acres to the program, with the potential to increase to 554-acres in the near future.

In addition to the County's agricultural preservation program, Hilltown has parcels reserved from future development through the County's Open Space Program, and through easement agreements with the Heritage Conservancy, a private land conservation organization. A 58-acre group of parcels near Forest and Hayhouse Roads has been reserved through the County program, and a collection of parcels between Souderton Road extending southward toward Rickert Road, near the border with Bedminster, totaling 82.88-acres.

Pennridge Area Greenway Plan

The Pennridge Area, consisting of the Townships of Bedminster, East Rockhill, Hilltown, West Rockhill, and the Boroughs of Perkasié, Sellersville, and Silverdale, and Pennridge Chamber of Commerce, Pennridge School District, and Bucks County Community College, published a Greenway Plan in April 2000. This Greenway Plan details some specific goals and proposed greenways for the region, including some affecting Hilltown Township (though the Township has not specifically endorsed this plan). The plan aims to maintain and improve the quality of life and environment for the residents of the area through providing adequate open space.

The Plan contains a Model Greenway/Bike Route ordinance, and guidelines and standards for Natural Resource Protection, Performance Subdivisions, Overlay Districts, Mandatory Dedication/Fees In-Lieu, Transfer of Development Rights, Farmland Preservation, Design Standards, Joint Municipal Planning and Zoning, and various other Land Acquisition Options. Many of these options are included as recommendations or goals of this Comprehensive Plan.

The Area Greenway Plan also includes a recommendation for Hilltown Township to work with the Pennridge Area Coordinating Committee (PACC) to extend the Mill Creek Greenway through the acquisition of easements along portions of Mill Creek that extend through private property. In addition, the Plan recommends that Hilltown work with the PACC to acquire easements from private property owners along the West Branch of Neshaminy Creek and work with PECO to secure access arrangements along their rights-of-way.

Calculation of Open Space/Recreation Need

A needs analysis for open space was prepared for this plan using population projections for the year 2010 from the Delaware Valley Regional Planning Commission (DVRPC) and two sets of guidelines to determine the recreational needs for Hilltown; the Open Space Standards and Criteria for the Delaware Valley (DVRPC, December 1977) and the Recreation, Park, and Open Space Standards and Guidelines published by the National Recreation and Park Association (NRPA, 1983). Although these guidelines were not included in the 1998 Open Space Preservation Plan, they are intended here as a general measure of the need for additional open space. These standards are generalized and many factors may serve to reduce a municipality's dependence on them.

DVRPC population projections for the year 2010 show the expected population of Hilltown to be 14,970. Using this population estimate and the DVRPC (7.5 acres/1000 residents) and the NRPA (6.25 to 10.5 acres/1000 residents), it is estimated that Township will require between 112 and 157 acres of open space in the year 2010 to adequately serve the recreational needs of its residents. The table below (Figure 13- Open Space/Recreation Need) shows the estimated necessary acreage for recreation currently and for the projected population using the DVRPC and NRPA guidelines. (The higher guideline for NRPA, 10.5 acres/1000 residents, was used to provide a range with the DVRPC guideline of 7.5 acres/1000 residents.)

Figure 13 - Open Space/Recreation Need

Year	Population	DVRPC acreage	NRPA acreage	Existing Acreage
1990 Census	10,582	79.3	111.0	150
2000 Census	12,102	90.8	127.1	250
2010 Projections	14,970	112.3	157.2	N/A

As of the 1998 Open Space Preservation Plan, the Township owns over 150 acres of open space consisting of parks, and undeveloped parcels. This total does not include over 100-acres acquired by the Township since 1998 and the 37 acres that Hilltown is recently acquired. Nor does this total include the over 430 acres owned by other agencies (i.e. the 112 acres owned by Bucks County, or the 109-acres owned by the Philadelphia Glider Council), the over 500-acres with permanent easements against

development (which does not ensure the use as a recreation—passive or active—for the residents), or the acreage to be set aside as part of the Berry Brow subdivision.

By comparing the projected 2010 population to the most stringent NRPA guidelines (10.5-acres/1000 persons) and what exists in Hilltown currently, the Township has an overage of approximately 130-acres; this which does not include any open space held by other agencies or organizations.

Natural Resources/Open Space Plan

The open space plan is based on an analysis of the background information in the previous sections of this document, and the Township's 1998 Open Space Preservation Plan. It is also strongly based on the stated goals and objectives, and the prospects for future growth and change. The challenge presented by the open space plan is how to allow Hilltown Township to maintain its current rural and agricultural character and identity, while accommodating necessary growth and providing existing and future residents with an adequate amount of passive and active recreational areas, and preserving the natural features in the Township.

The following map (Map 8 – Natural Resources/Open Space Plan) details the existing open space within Hilltown Township and a proposed trail/greenway system throughout the Township. Other than a parcel that is under application to the Bucks County Agricultural Land Preservation Program and a parcel recently acquired by the Township, the map does not show any proposed new land for open space. While the Township does currently have a surplus of open space, and a surplus for the projected population in 2010 (according to the NRPA guidelines), future developments should continue to provide open space to maintain a favorable ratio. The identification of specific parcels of land to be reserved in the future would be inappropriate without further study. Studies should be undertaken to identify those parcels that are considered ecologically fragile, important to the wildlife and their habitats within Hilltown (and surrounding areas), and areas that preserve natural features important to the residents of the Township, as well as ones which will serve concentrations of future population. The following criteria should be used in conjunction with those already outlined in the Township's Subdivision and Land Development Ordinance, for future open space acquisitions, (but not be limited to):

- Maximization of “buffers” between incompatible land use types, developed land uses, existing farmland, and ecologically fragile areas
- Protection and preservation of remaining woodland and steep slopes in the Township
- Creation of a ‘relationship’ with existing and other planned parks/open spaces within the Township
- Creation of linkages between different portions of the Township with open spaces
- Maintaining a desirable ratio for active and passive recreation lands
- Relationship of open space/parks with existing and planned population centers
- Relationship of open space with village areas (to reinforce and/or create open space ‘rings’ around villages)

Concerning the trail system outlined on the Open Space Plan Map, the First through Fourth priority trails are taken directly from the 1998 Open Space Preservation Plan, the only addition is the Fifth Priority trails. These trails are seen as necessary connections between existing open space areas, proposed trails, and proposed trailhead locations. With the proposed trail system, all locations depicted on the map are generalized. The exact location of any trail should be determined by availability of land when financing becomes available, or when development is proposed. The following criteria should be used for future trail alignments, (but not be limited to):

- Conservation of Ecologically Fragile Areas
- Creation of a ‘relationship’ with existing open space within the Township.
- Creation of linkages between portions of the Township.
- Creation of linkage between population concentrations and both passive and active open space areas.
- Determination of the need for rest stops along the length of the trail system.

Natural Resources/Open Space Implementation Strategies

Many of the implementation strategies recommended within this Open Space Plan are currently used within the Township, and are taken from the previously adopted Open Space Preservation Plan.

For the selection of new parkland, the Open Space Committee members currently use a parcel rating system to determine the most appropriate locations for community parks.

This process is an objective tool used to 'systematically focus' on appropriate locations, and requires mapping and an in-depth study of numerous factors regarding parkland development. While a study of this nature and depth is not an 'overnight' process, it is important in the short term to start this process so that the governing body within the Township can use whatever information is available at the time to render an informed decision regarding the acquisition of a parcel. When considering such decisions, factors such as those listed in the prior section of this document (criteria for open space acquisition, p.57) should also be considered.

The Open Space Preservation Plan calls for a comprehensive review of the Township's Subdivision and Land Development Ordinance regulations for riparian buffer, woodland, floodplain, wetland, and steep slope protection. The plan notes that this is a continual process and recommends the adoption of a Vulnerable Resources Map, creation of incentive standards for the zoning ordinance to protect historic and culturally significant properties, purchase of landowners development rights. This should also include amendments to *Section 525* of Hilltown's Subdivision Ordinance to include criteria for determining when fee-in-lieu is appropriate instead of reservation or preservation of land for either passive open space or active recreation (i.e., when parkland is nearby, if there is no land within the subdivision that is not suitable for intended uses, etc.).

Other implementation techniques suggested in the 1998 Open Space Preservation Plan include the preparation of a Comprehensive Park and Recreation Plan, encouragement of public participation in resource protection programs, and respecting private property rights. Specifically, the proposed comprehensive park and recreation plan should consider residential growth, existing and future roles of the School District, and the county park system in determining the need and adequacy of facilities within the Township. The plan encourages public participation through working cooperatively with the Park & Recreation Board and fostering a better understanding of resource protection programs within the community.

Appendix I
Pennridge Area Greenway Plan



*Recommended
Greenway Routes*

Recommended Greenway Corridors

Establishing a regional greenway and trail network is an important aspect of open space planning. Interconnecting existing parks, open spaces, activity areas, and population centers with a trail and greenway network can provide residents with convenient access and expanded recreational opportunities within the region.

Open space linkages and greenways are linear corridors that have either natural amenities or offer the opportunity to physically connect existing or proposed open space and recreation areas with residential areas, employment centers, and shopping centers. The linkages proposed in this plan, and illustrated on the Recommended Greenway Routes map, follow floodplains, existing trail facilities, stream corridors, utility rights-of-way, and paved roadways.

The priority points of interest identified in the previous chapter served as the basis for determining the recommended linkages. Through discussions with the Pennridge Area Coordinating Committee, several possible linkages (including on and off-road facilities) have been proposed. Routes that are designated as "Recommended Greenway Routes" include those that are either already in place, could be implemented fairly easily in the near future, are a recommended link in the representative municipalities' open space plan, or are long-term projects that the PACC should begin working towards implementation. Proposed routes include on-road facilities, that would require little or no right-of-way acquisition, and can be implemented using easements acquired through subdivisions and land developments. The majority of the recommended linkages are proposed to be located within the floodplain of several major streams and their tributaries. The following are the linkages that have been identified by the Pennridge Area Coordinating Committee.

A. Dublin Borough–Nockamixon State Park Link

The Dublin Borough–Nockamixon State Park Link would be an on-road facility that utilizes PA Route 313. The installation of bicycle lanes along this corridor may be feasible by reducing the cartway width along PA Route 313 to 11 feet. The corridor would serve as a primary route through the center of the Pennridge Area. Several of the routes proposed in this plan, including the East Branch Perkiomen–Deer Run Greenway, would intersect with this route. Points of interest along this corridor include:

- Dublin Borough Park – Dublin Borough
- St. Luke's United Church of Christ – Dublin Borough
- Dublin Village Plaza – Dublin Borough
- Stonebridge – Bedminster Township
- Nockamixon State Park – East Rockhill, Bedminster, and Haycock Townships

Implementation Strategies

- Coordinate repaving projects with the Bucks County Planning Commission and PennDOT, in an effort to increase shoulder width along the corridor by reducing the existing cartway width;
- Seek federal funding through the Transportation Enhancements (TE) program or the Congestion Mitigation and Air Quality Improvement Program (CMAQ);
- Signage should be provided along the corridor designating PA Route 313 as a designated bicycle route;
- Mandatory dedication of bicycle facilities in conjunction with subdivision and land development proposals.

Two spur routes are proposed along the Dublin Borough–Nockamixon State Park Link.

- A1. Willard H. Markey Centennial Park Link - Willard H. Markey Centennial Park and a parcel along PA Route 563 recently acquired through the Bucks County Open Space Program represent a huge expanse of open space and recreational facilities in East Rockhill Township. According to the *East Rockhill Township Open Space Plan, 1998*, the township is interested in providing linkages from PA Route 313 to Markey Park. The plan indicates several parcels that the township is interested in acquiring in fee simple or through conservation easements that would make up this linkage. The Perkasio Borough Authority also owns parcels adjacent to Markey Park that could also be included in the spur.

Implementation Strategies

- The property necessary to implement this spur is owned by East Rockhill Township. The PACC should coordinate with East Rockhill Township to determine which type of greenway facilities (e.g., natural or paved surface) should be constructed on this spur route.
- A2. Old Bethlehem Road Spur - The Old Bethlehem Road Spur would provide users of the Dublin Borough–Nockamixon State Park Link a shortcut to Nockamixon State Park. The spur, like the Dublin–Nockamixon State Park link, would be an on-road facility. The spur would pass through the villages of Hagersville and Keelersville.

Implementation Strategies

- Coordinate repaving projects with the Bucks County Planning Commission and PennDOT, in an effort to increase shoulder width along the corridor by reducing the existing cartway width;

- Seek federal funding through the Transportation Enhancements (TE) program or the Congestion Mitigation and Air Quality Improvement Program (CMAQ);
- Mandatory dedication of bicycle facilities in conjunction with subdivision and land development proposals.

B. East Branch Perkiomen–Deer Run Greenway

The East Branch Perkiomen–Deer Run Greenway would extend from Bedminster Township, where Deer Run branches from the Tohickon Creek to Salford and Franconia townships in Montgomery County. The link would be comprised of an entirely off-road facility that would follow the East Branch Perkiomen and Deer Run Stream Corridor. A very small portion of the greenway would require access easements along two parcels located in Bedminster Township in order to link the East Branch Perkiomen corridor with the Deer Run corridor. A majority of the facility already exists in Menlo and Lenape parks, and the remaining portion of the corridor could be acquired through purchasing easements from property owners along the stream corridor. Points of interest along the Lenape–Menlo Park Link include:

- The Pines at Pennridge
- Moods Covered Bridge
- Village of Glenwood Shopping Center
- Upper County Campus of Bucks County Community College
- Kulp Park
- South Perkasio Covered Bridge
- Menlo Park
- Lenape Park
- E.B. Druckenmiller Park
- Bedminster Elementary School
- Bedminster Municipal Building
- Sellersville Borough Fire Company
- Tohickon Creek Greenway

Implementation Strategies

- Municipalities should continue to apply existing natural resource protection standards to provide protection from development along the length of the stream corridor;
- The PACC should work towards acquiring access easements along those portions of the stream corridor that pass through private property. Emphasis should be placed on those properties owned by quasi-public agencies such as PPL, SEPTA, the Pennridge Wastewater Treatment Authority, and nonprofit agencies such as the Sellersville Fire Company;
- Bedminster Township should ensure that appropriate access arrangements are secured for the off-road connection shown on the Recommended Greenway

Routes map that links the East Branch Perkiomen corridor with the Deer Run corridor;

- PACC should work with West Rockhill Township to obtain Natural Areas Program funding for Priority 3 sites #31-East Branch Meadow and #63-East Branch Perkiomen between Sellersville and PA Route 309.

C. Pleasant Spring Greenway

The Pleasant Spring Greenway would follow the Pleasant Spring stream corridor. The greenway would intersect with the East Branch Perkiomen-Deer Run Greenway in Menlo Park, located in Perkasio Borough. A majority of the Pleasant Spring floodplain is being utilized as a utility easement or currently dedicated open space associated with the Pleasant Meadows and Longleaf Estates, and utilizing this as part of the system would be feasible through the acquisition of access easements.

The greenway would branch into two spur routes at the Pleasant Meadows subdivision. The southwestern spur would continue to follow the Pleasant Creek corridor, providing a connection to the Pennridge Central Middle School in Silverdale Borough, and ultimately terminate at the Philadelphia Glider Council property, located on PA Route 152.

The northeastern spur of the Pleasant Spring Greenway would follow the floodplain of an unnamed tributary of Pleasant Spring Creek to Callowhill Road. The spur would follow the route designated as the "HV-SB Link" in the *Hilltown Township Open Space Plan*, 1998. The northeastern spur would continue to follow the Peace Valley Park Links designated in the *Hilltown Township Open Space Plan*, 1998, using utility easements, access arrangements, and on-road linkages.

Points of interest located along the Pleasant Spring Greenway and its spur routes include:

- Pleasant Meadows
- Orchard Glen
- Orchard Station
- Longleaf Estates
- Pennridge Central Middle School
- John M. Grasse Elementary School
- Philadelphia Glider Council
- Country Roads
- M.M. Seyler Elementary School
- Blooming Glen
- Hilltown Township Open Space property located on Rickert Road
- Hilltown Township Municipal Building

Implementation Strategies

- Acquire access arrangements for the existing utility easements located along the stream corridor;
- Utilize existing open space associated with the Pleasant Meadows and Country Road subdivisions;
- Natural resource protection standards provide protection from development along the stream corridors; however, appropriate access arrangements will need to be acquired from property owners;
- In areas where linkages do not follow floodplain corridors, appropriate access arrangements will need to be acquired prior to development of the system.

D. Tohickon Creek Greenway

The Tohickon Creek Greenway would follow the Tohickon Creek stream corridor and would extend from Stover-Myers Mill to the Richland Township border. Stover-Myers Mill, located in Bedminster Township, is a county park consisting of 22 acres. Because the park is located along the Tohickon Creek, Nockamixon State Park would be a key feature located along this greenway. The *Bucks County Park and Recreation Plan*, 1986 identifies this park and the Tohickon Creek as a potential link park to connect Nockamixon State Park to Ralph Stover State Park. A linear park along the stream valley would be an appropriate setting for most trail based recreational activities such as hiking, jogging or horseback riding. Because the land around the creek is floodplain, the opportunity for preserving it as open space is feasible.

Although Camp Tohikane and Quakertown Swamp are the only significant points of interest located directly along this link, other than Stover-Myers Mill and Nockamixon State Park, this link has the potential to become a high-use corridor. The corridor would provide users with a natural environment to enjoy hiking, walking, bird watching, and fishing. Additionally, users will be able to easily access High Rocks State Park and Tohickon Valley County Park from the greenway.

Implementation Strategies

- Natural resource protection standards already prohibit development within the Tohickon Creek floodplain. Bedminster and East Rockhill townships should begin to attempt to acquire access arrangements with property owners along the Tohickon;
- The township should work toward the preservation of the Tohickon as a link park through the dedication of easements or donations of land as development is proposed along the creek;
- Through intermunicipal planning efforts, the Tohickon Creek Greenway could connect with the Quakertown Area Link Park System established in the *Quakertown Area Linked Open Space Plan*, 1981;

- The PACC should work with Bedminster and Tinicum townships to obtain Natural Areas Program funding for Priority 4 site #19—Tohickon Creek;
- The PACC should work with East Rockhill and Haycock townships to obtain Natural Areas Program funding for Priority 2 site #29—meadow at confluence of Kimples Creek to Tohickon Creek, and Priority 3 site #87—Camp Tohikanee;
- Encourage Bucks County officials to pursue the implementation of the link park along the Tohickon Creek from Stover-Myers Mill to Nockamixon State Park, as identified in the *Bucks County Park and Recreation Plan, 1986*.

E. Dublin–Stover-Myers Mill Link

The Dublin–Stover-Myers Mill Link is designated as an on-road bicycle facility in the *Bedminster Township Bike Priority Plan, 1999*. The on-road facility would utilize Elephant Road, PA Route 113, Kellers Church Road, Deep Run Road, and Dark Hollow Road, with its terminus at Stover-Myers Mill County Park. The linkage would highlight various points of interest such as:

- Stonebridge Estates
- Irish Meeting House
- Bedminster Elementary School
- Bedminster Township Municipal Building
- Pipersville Free Library
- Stover-Myers Mill County Park
- Tohickon Creek Greenway

Implementation Strategies

- Coordinate repaving projects with the Bucks County Planning Commission and PennDOT, in an effort to increase shoulder width along the corridor by reducing the existing cartway width;
- Seek federal funding through the Transportation Enhancements (TE) program or the Congestion Mitigation and Air Quality Improvement Program (CMAQ);
- Mandatory dedication of bicycle facilities in conjunction with subdivision and land development proposals (an existing requirement per the *Bedminster Township Subdivision and Land Development Ordinance*).

F. Plumstead–East Rockhill Greenway

The Texas-Eastern pipeline right-of-way is located through Bedminster and East Rockhill townships, and could serve as an off-road link to the East/West Rockhill area. The utility right-of-way is free of trees, and is generally flat the entire length of the corridor. Children and adults alike are currently using the right-of-way as an off-road trail facility in an informal way. It may be feasible to reach an agreement with

Texas-Eastern to gain access to the right-of-way in order to develop a facility that is usable for the multitude of potential users. However, it would be necessary to utilize the intersection warning techniques discussed in the Design Elements chapter at the several road crossings that are present along the corridor.

The Plumstead–East Rockhill Greenway would intersect with several of the proposed greenway and on-road facilities described in this plan (e.g., East Branch Perkiomen–Deer Run Greenway, Dublin Borough–Nockamixon State Park Link, Three Mile Run Greenway). The Willard H. Markey Centennial Park and East Rockhill Township open space facilities would be accessible through a spur route along an unnamed tributary of Three Mile Run.

The PA Route 309 bypass/Bethlehem Boulevard interchange prohibits the greenway from extending further into West Rockhill Township. However, an off-road connection with the State Game Lands #196 Greenway may be feasible. Some interesting features located along this segment include:

- State Game Lands #139
- East Rockhill Municipal Building
- Willard H. Markey Centennial Park
- East Rockhill Township open space network
- Rock Hill
- Quakertown Swamp
- East Branch Perkiomen – Deer Run Greenway
- Dublin Borough – Nockamixon State Park Link
- Three Mile Run Greenway
- Rockhill Station

Implementation Strategies

- Secure access easements with the Texas-Eastern Gas Pipeline Corporation;
- The PACC should work with East Rockhill Township to obtain Natural Areas Program funding for Priority 1 site #14—Quakertown Swamp, and Priority 2 site #44—Rock Hill.

G. Deep Run Greenway

The Deep Run Greenway would lie within the floodplain corridor of Deep Run and its tributaries. The greenway would connect residents of Dublin Borough and Bedminster Township with the Tohickon Creek Greenway. An on-road connection, utilizing Stony Bridge Road and Rickert Road would connect the greenway with the Dublin Borough–Nockamixon State Park Link. An on-road bicycle route that follows Dark Hollow Road, Old Easton Road, and Deep Run Road would link the Deep Run and Cabin Run corridors with the Tohickon. Key features located along this route include:

- Stover-Myers Mill County Park
- Tohickon Creek Greenway
- Bedminster Industrial Park
- Plumsteadville Industrial Park
- Plumstead – East Rockhill Greenway

Implementation Strategies

- Mandatory dedication of bicycle facilities in conjunction with subdivision and land development proposals (an existing requirement per the *Bedminster Township Subdivision and Land Development Ordinance*).
- Natural resource protection standards already prohibit development within the Deep Run and Cabin Run floodplains; Bedminster Township should begin to attempt to acquire access arrangements with property owners along these corridors.

H. Three Mile Run Greenway

Utilizing the Three Mile Run stream corridor, the Three Mile Run Greenway would connect residents of East Rockhill and West Rockhill townships with Nockamixon State Park. The greenway would follow the Three Mile Run corridor and would terminate inside the state park. The Three Mile Run Greenway would allow users to connect with several of the other systems proposed within this plan.

Low traffic volumes on Rockhill Road provide an excellent opportunity for an on-road connection to State Game Lands #139 and the Plumstead–East Rockhill Greenway. An additional spur route would travel through the Willard H. Markey Centennial Park, Pennridge Senior High School, and the Pines at Pennridge. This spur would connect the Three Mile Run Greenway with the East Branch Perkiomen–Deer Run Greenway. An unnamed tributary of Three Mile Run could provide access to the Dublin Borough–Nockamixon State Park bikeway and the Plumstead–East Rockhill Greenway. Points of interest located along the Three Mile Run Greenway and its spur routes include:

- State Game Lands #139
- Ridge Run
- Stony Hill Manor
- Cheryl Estates
- Park Hill Estates
- Pennridge Airport
- Willard H. Markey Centennial Park
- Pennridge Senior High School
- Pines at Pennridge
- East Rockhill Township Building

Implementation Strategies

- Use local funds or grant money to develop the spur system linking the Three Mile Run Greenway with the East Branch Perkiomen–Deer Run Greenway;
- Obtain access agreements from property owners along the Three Mile Run corridor;
- East Rockhill Township should work towards gaining access permission for the off-road connection between the Three Mile Run corridor and State Game Lands #139;
- East Rockhill Township should provide adequate signage along Rockhill Road designating this road as a designated bicycle route.

I. Ridge Valley Greenway

The Ridge Valley Greenway would follow the Ridge Valley Creek floodplain. The greenway would link James Memorial Park, and State Game Lands #196 with the Montgomery County open space network. A short on-road link using Hafners Road would be required to link the Ridge Valley floodplain corridor with James Memorial Park. A combination of on and off-road linkages would connect James Memorial Park and the Ridge Valley Greenway with the East Branch Perkiomen–Deer Run Greenway. The roads encompassing the on-road linkages are low-volume roads that would most likely not need to be widened to provide safe bicycle and pedestrian traffic. Through the use of the oil pipeline easement that parallels SGL #196, the Ridge Valley Greenway and Butter Creek Greenway could be linked together. This easement could also serve as a link between the Salford and Richland township open space networks. Features along this segment include:

- State Game Lands #196
- James Memorial Park
- West Rockhill Elementary School
- Holiday House Recreation Area

Implementation Strategies

- Mandatory dedication of bicycle facilities in conjunction with subdivision and land development.
- Natural resource protection standards already prohibit development within the Ridge Valley Creek floodplain; West Rockhill Township should begin to attempt to acquire access arrangements with property owners along these corridors and those corridors necessary to provide linkages outside of the floodplain;
- The PACC should work with West Rockhill Township to obtain Natural Area Program funding for priority 4 site #16—Ridge Valley Creek;
- The PACC should work to acquire access agreements with the oil pipeline company in order to provide connection between the Ridge Valley Greenway

and the Butter Creek Greenway, and between the Salford and Richland township open space networks;

- The PACC should work with West Rockhill Township to obtain Natural Areas Program funding for Priority 4 site #16—Ridge Valley Creek.

J. Butter Creek Greenway

The Butter Creek floodplain connects the Manderfield Wilderness Preserve with State Game Lands #196. A connection using the Interstate Energy Residual Oil utility easement would provide a north-south connection through West Rockhill Township, connecting the Salford Township open space system with the Richland Township open space network. An on-road connection utilizing Green Top Road and Chase Street could connect the Butter Creek Greenway with the Plumstead–East Rockhill Greenway. The Manderfield Wilderness Preserve and State Game Lands #196 are the only major points of interest in the vicinity of the greenway; however, several scenic roads intersect with the greenway, offering users the opportunity to stray off the trail and into the rural areas of Bucks County.

Implementation Strategies

- Secure access easements with the Interstate Energy Corporation, a large portion of the utility right-of-way is located within SGL #196, and is already accessible;
- Signage along the utility right-of-way alerting users to wear safety orange during hunting seasons will be necessary;
- Signage along all on-road connections will be necessary to alert motorists to the presence of bicyclists and pedestrians on the roadway;
- Access easements from property owners along the route would need to be obtained by West Rockhill Township;
- The PACC should work with West Rockhill Township to obtain Natural Area Program funding for Priority 2 site #25—Butter Creek.

K. Telford Borough Greenway

The Telford Borough Greenway would link Telford Borough into the East Branch Perkiomen–Deer Run Greenway system. An existing trail system is located along the Quakertown Rail Line in the vicinity of the Telford Business Park. The system would require an off-road connection to be made in order to connect to the East Branch Perkiomen greenway system. Areas of interest along this proposed facility include:

- Rockhill Industrial Park
- Telford Business Park
- Telford Municipal Park
- Indian Valley Library

- Rockhill Mennonite Church
- East Branch Perkiomen–Deer Run Greenway

Implementation Strategies

- A trail facility currently exists along the Quakertown Rail Line, West Rockhill Township should work towards obtaining access arrangements with property owners to provide the connection from the East Branch Perkiomen–Deer Run Greenway;
- The PACC should work with Telford Borough officials to attempt to improve the trail corridor along the rail line;
- In the event that the Quakertown Rail Line is reactivated for passenger service in the future, the PACC should ensure that safety measures are implemented to prevent users from trespassing upon the active rail lines;
- The PACC should work towards acquiring access easements along portions of the stream corridor that pass through private property;
- Acquire access arrangements for existing utility easements located along the stream corridor;
- Coordinate repaving projects with PennDOT and the Bucks County Planning Commission;
- Coordinate with future efforts of the Liberty Bell Trail.

L. Mill Creek Greenway

The Mill Creek Greenway would extend from the East Branch Perkiomen – Deer Run Greenway, and would follow the Mill Creek stream corridor. The greenway would extend into Hilltown Township, connecting with the on-road spur routes of the Pleasant Spring Greenway. The Mill Creek Greenway would provide an excellent connection with the proposed Liberty Bell Trail, and through the use of on-road connections could connect with the proposed PA Route 113 Heritage Corridor. Points of interest along this route include:

- Mill Creek Manor
- Sellersville Elementary School
- Hilltown Plaza
- Romanoski Fields
- Hilltown Industrial Park

Implementation Strategies

- The PACC should work with West Rockhill and Hilltown townships to acquire access easements along portions of the Mill Creek stream corridor that pass through private property;
- The PACC should work to acquire access arrangements for the existing utility easements located along the stream corridor;

- Coordinate repaving projects with the Bucks County Planning Commission and PennDOT, in an effort to increase shoulder width along the corridor by reducing the existing cartway width;
- Ensure that proper warning signs are placed on Central Avenue at the PA Route 309 Bypass in order to alert motorists of the possible presence of bicyclists and pedestrians;
- Coordinate greenway-planning efforts with the Liberty Bell Trail planning committees.

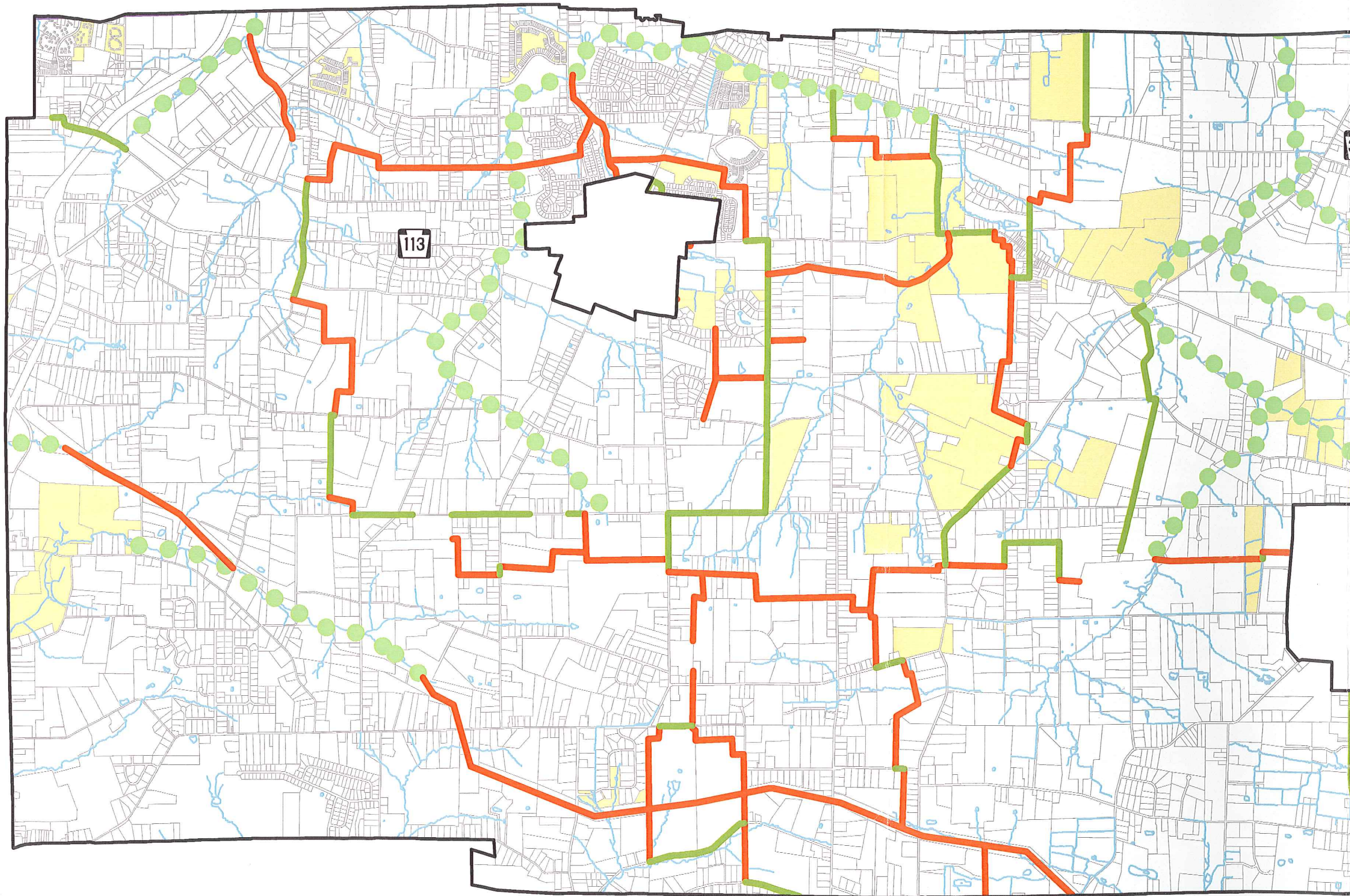
M. West Branch Neshaminy – New Britain Greenway

The West Branch Neshaminy–New Britain Greenway would primarily follow the PECO right-of-way located in the lower end of Hilltown Township, but would also follow an unnamed tributary of the West Branch Neshaminy Creek. The greenway would pass through several areas of active agriculture, and would provide access to a few scenic vistas indicated in the *Hilltown Township Open Space Plan, 1998*.

Implementation Strategies

- Hilltown Township should work towards acquiring access easements with property owners in areas where the corridor would pass through private property;
- Hilltown Township should work to secure access arrangements along the PECO right-of-way.

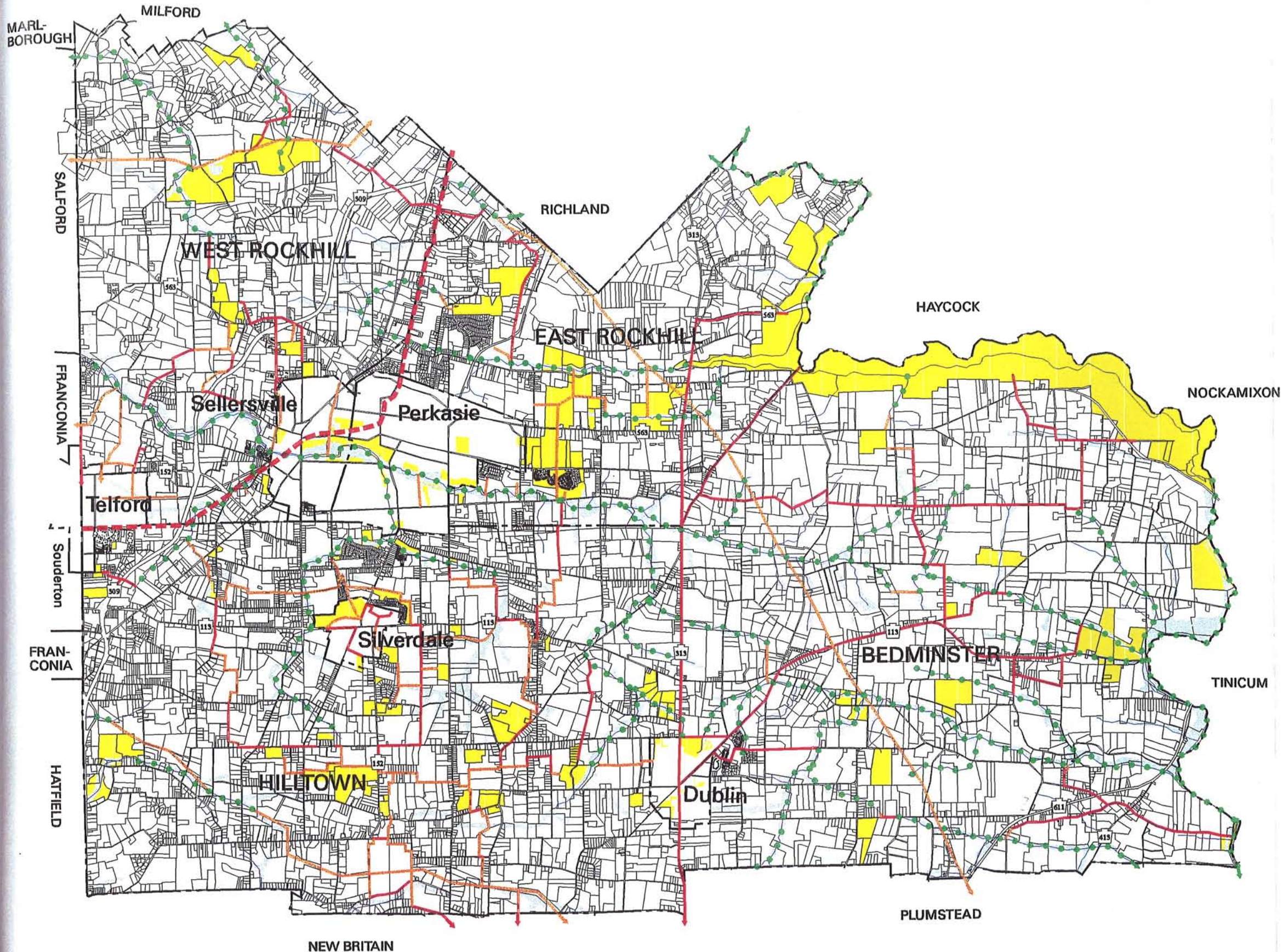
Hilltown Township Recommended Greenway Routes *Penridge Area Greenway Plan*



- Open Space
- Rivers, Streams, Ponds and Lakes
- Liberty Bell Trail
- Off-Road Linkages
- On-Road Linkages
- Floodplain Greenways

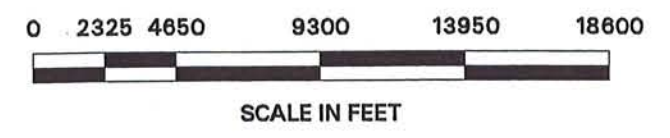


PENNRIDGE AREA GREENWAY PLAN



RECOMMENDED GREENWAY ROUTES

- On-Road/Bike Routes
- ... Floodplain Greenways
- Off-Road Linkages
- Liberty Bell Trail
- Points of Interest
- Alluvial Soils



Prepared by Bucks County Planning Commission, 2000

Appendix J
National Register of Historic Places Criteria
&
Pa. Historical Marker Guidelines

**NATIONAL REGISTER BULLETIN****HOW TO COMPLETE THE NATIONAL REGISTER REGISTRATION FORM**[Previous](#)[Table of Contents](#)[Next](#)**U.S. Department of the Interior, National Park Service****APPENDIX V****THE NATIONAL HISTORIC LANDMARKS CRITERIA**

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
- That are associated importantly with the lives of persons nationally significant in the history of the United States; or
- That represent some great idea or ideal of the American people; or
- That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
- That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
- That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large

areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

NATIONAL HISTORIC LANDMARK EXCLUSIONS

Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that have achieved significance

within the past fifty years are not eligible for designation. If such properties fall within the following categories they may, nevertheless, be found to qualify:

- A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or
- A building or structure removed from its original location but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or
- A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nations's history and the association consequential; or
- A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building, or structure directly associated with the productive life of that person exists; or
- A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or an exceptionally significant event; or
- A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or
- A property achieving national significance within the past 50 years if it is of extraordinary national importance.

[National Register Home](#) | [Publications Home](#) | [Previous Page](#) | [Next Page](#)

[Comments or Questions](#)

JPJ



[PHMC Home](#)

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African American History Programs

Energy: Innovation and Impact

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History of Pennsylvania State Historical Markers

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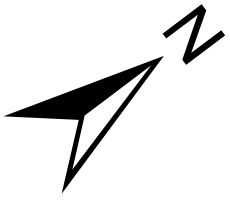
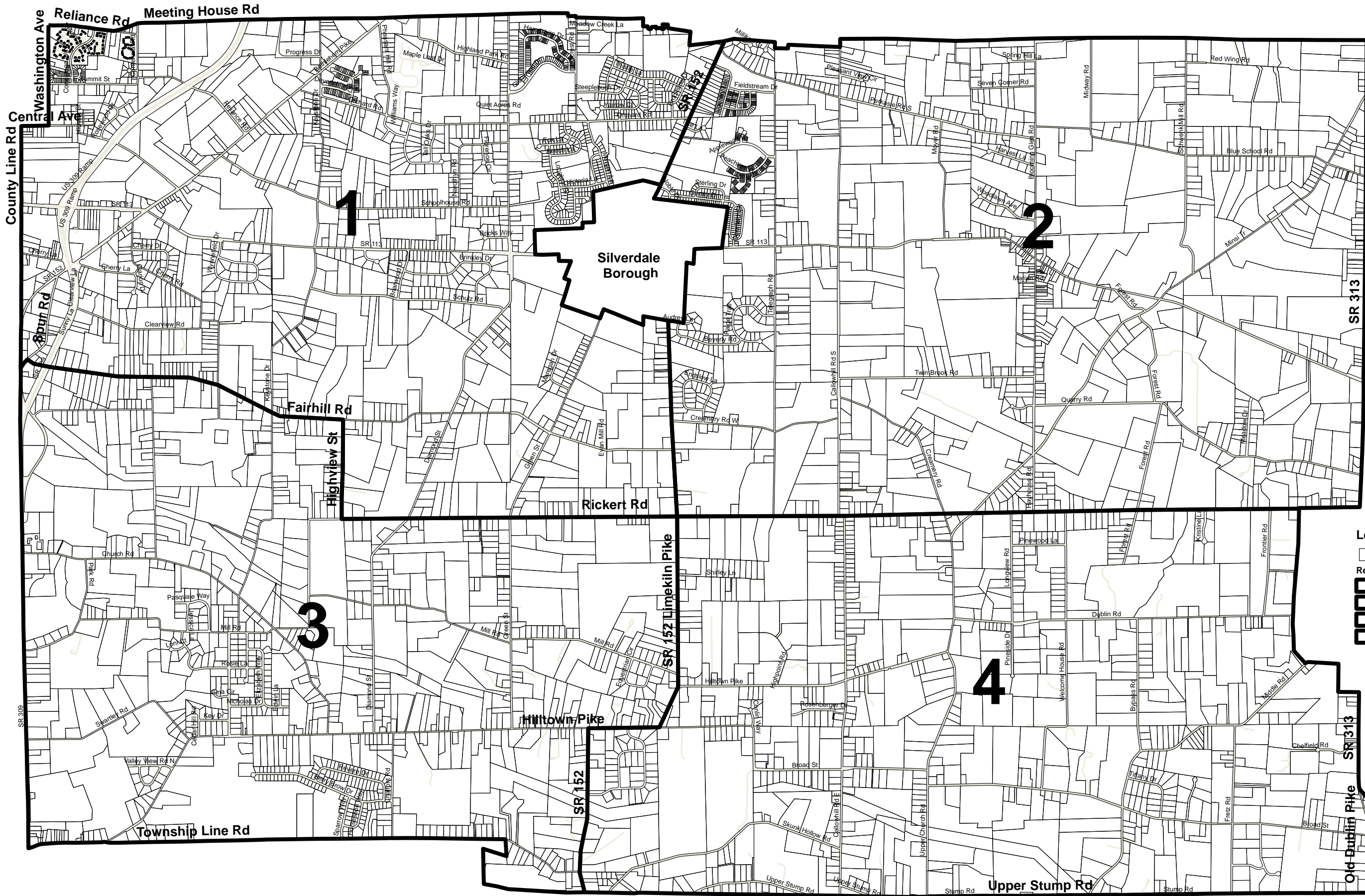
Pennsylvania Historical Marker Guidelines

CRITERIA FOR APPROVAL OF STATE HISTORICAL MARKERS

Adopted by Resolution of the Pennsylvania Historical and Museum Commission (PHMC)
[June 19,2008]

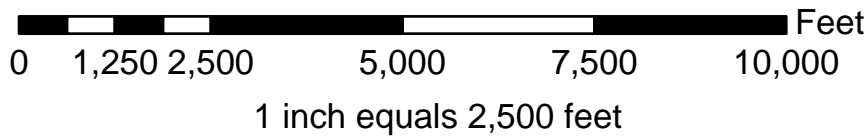
1. The nomination is clear and organized and includes thorough documentation (with selected photocopies and bibliographies from primary and secondary sources) and verification of the facts claimed.
2. The person, place, or event to be marked had a significant impact on its times.
3. The person, place, or event to be marked is of statewide or national historical significance rather than that of local or regional interest.
4. The place, or event to be marked is historic and dated to at least ten years prior to the nomination. It is not contemporary.
5. The person to be marked has been deceased for at least ten years.
6. Nominations for geographical, topographical, or natural features are to be referred to the appropriate federal, state, or local agency.
7. People, places, and events already marked with existing monuments or markers receive less favorable consideration for a PHMC historical marker.
8. People, places, and events nominated, reviewed, and disapproved by the Commission three times in succession are not eligible for review panel consideration for a period of three years.
9. Governors of Pennsylvania are approved as the subject of a historical marker upon nomination (subject to Criteria #5).
10. Historic sites or properties owned by the Pennsylvania Historical and Museum Commission are approved as the subject of a historical marker upon nomination.
11. Places listed on the National Register of Historic Places and/or recognized as National Historic Landmarks or United Nations World Heritage Sites receive consideration by the review panel. Such places will not be summarily approved, but will receive equal consideration.
12. Cemeteries and burial places are generally not approved unless the nomination demonstrates that the cemetery meets criterion 2, 3, or 11.

Map 1
Township Quadrants



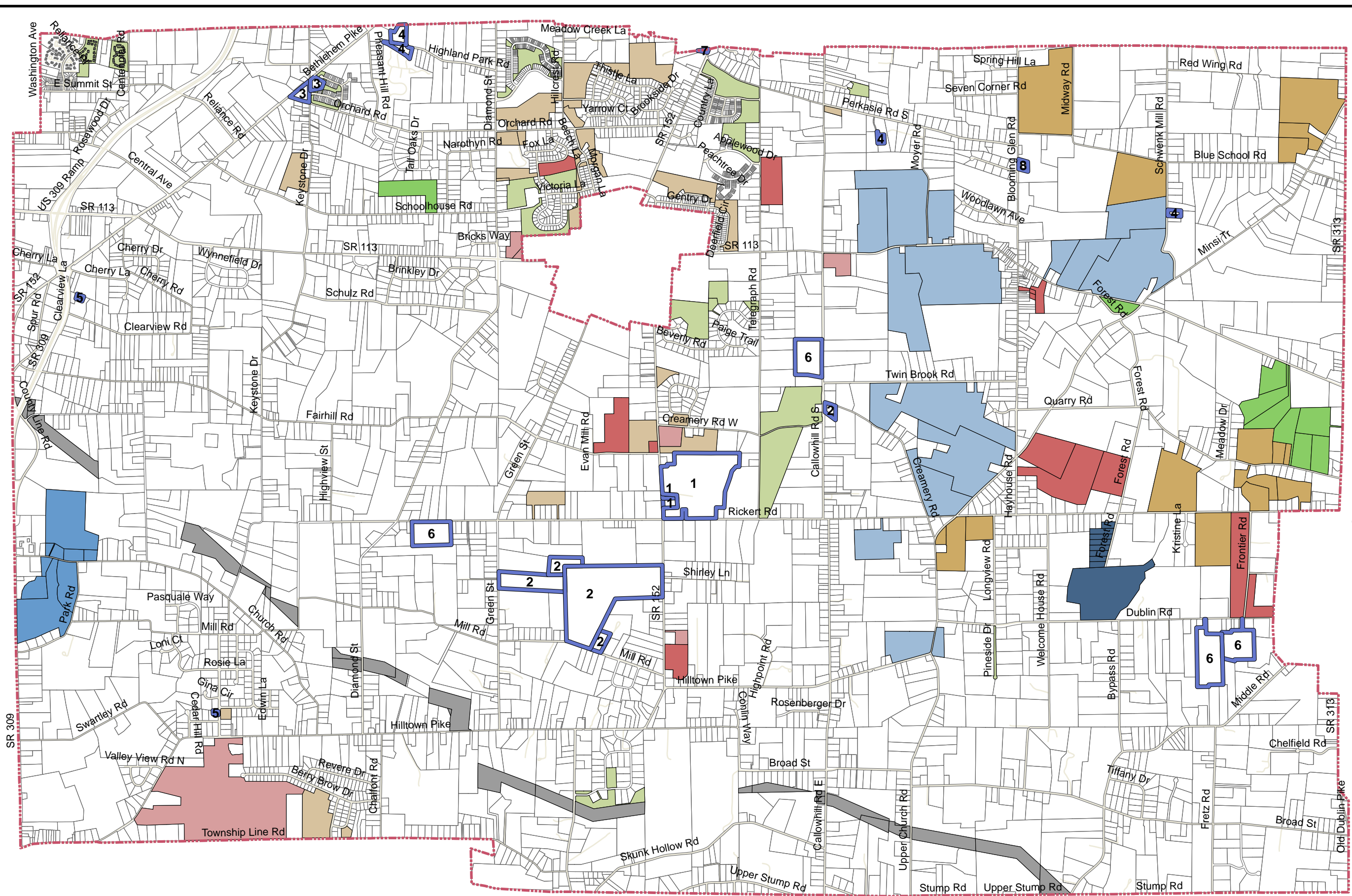
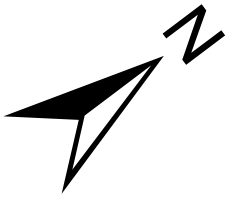
- Legend**
- Parcels
 - Region Quadrants**
 - 1 Northwest Region (Bethlehem Pike)
 - 2 Northeast Region (Minsi Trail)
 - 3 Southwest Region (Mill Road)
 - 4 Southeast Region (Pearl Buck)

Source: Bucks County Planning Commission
Hilltown Township Open Space Plan



Map 1:
Hilltown Township, Bucks County, PA
Township Quadrants

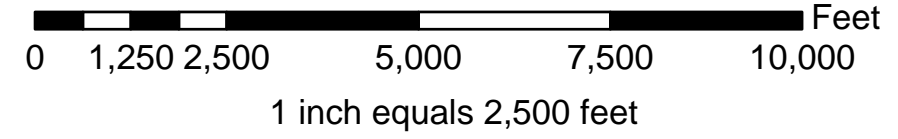
Map 2
Preserved Open Space



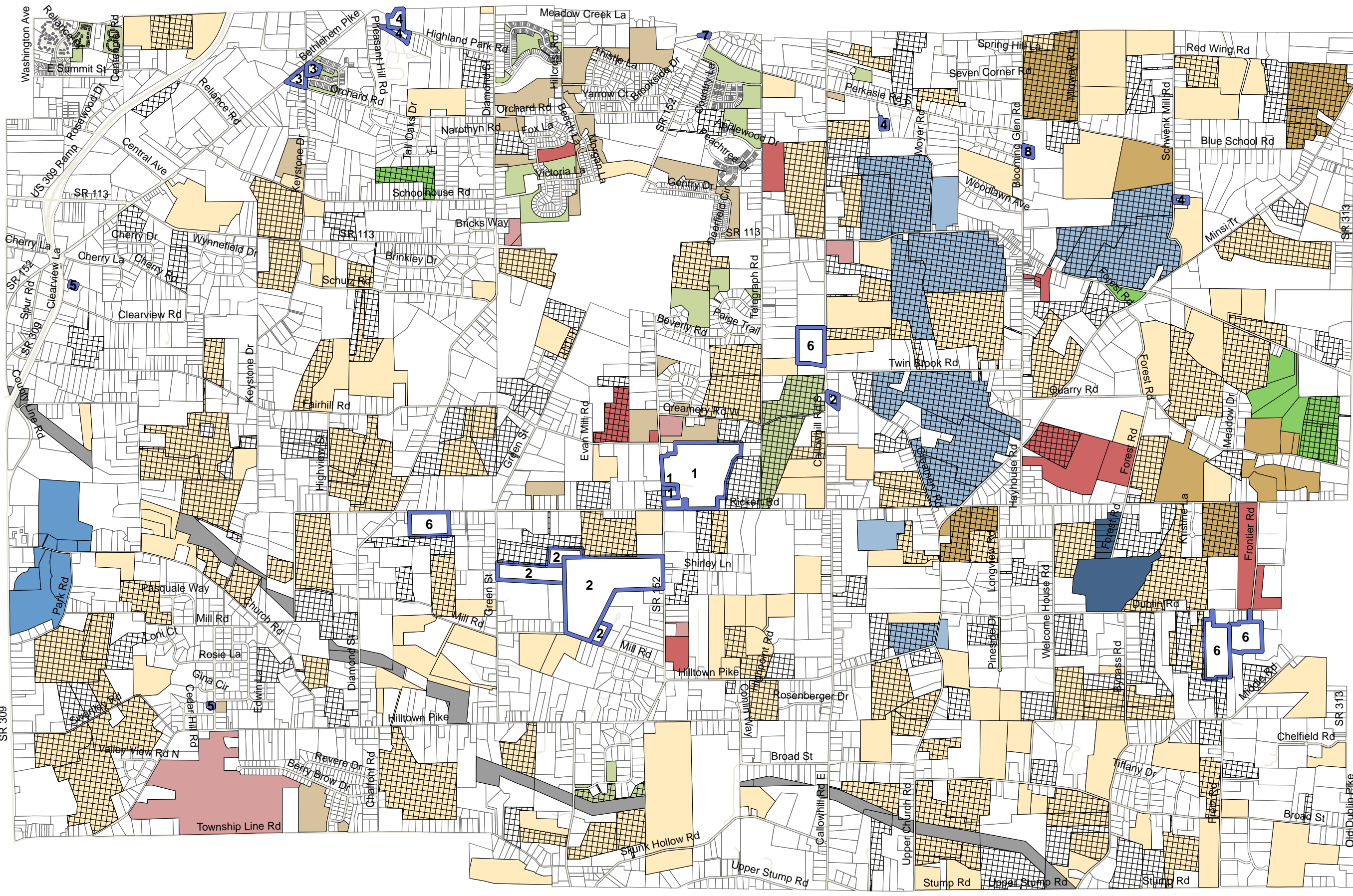
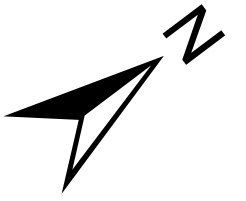
- Legend**
- Township Boundary
 - Open Space Data Aggregate**
 - Industrial/Institutional
 - PECO
 - Preserved Open Space**
 - Township Land
 - Township Park Land
 - Township Open Space
 - Township Cons. Easement
 - Residential Open Space
 - Private Land Trust
 - County Ag. Program
 - County Open Space
 - County Easement

- Industrial/Institutional Properties**
1. Archdiocese of Philadelphia
 2. Philadelphia Glider Council
 3. Hilltown Historical Society
 4. Hilltown Water & Sewer Authority
 5. North Penn Water Authority
 6. Pennridge School District
 7. Perkasie Borough Authority
 8. Pennsylvania Power & Light

Source: Bucks County, DCNR

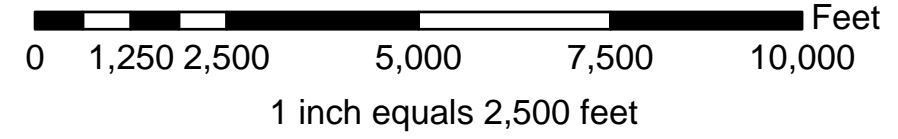


Map 3
*Preserved Open Space with Act 319 Parcels & Agricultural
Security Parcels*

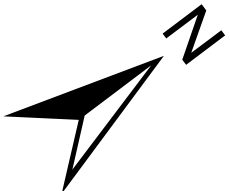
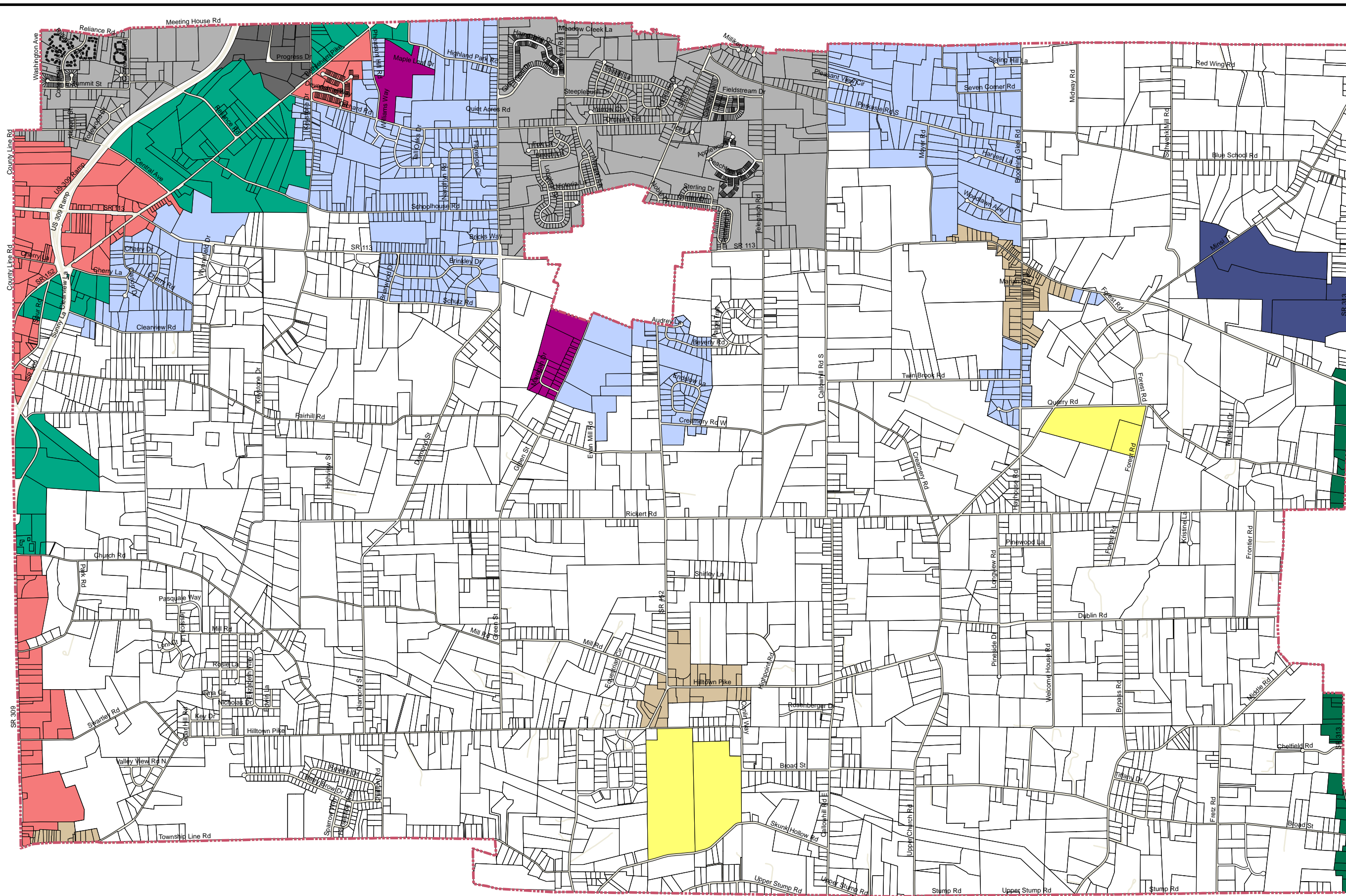


- Legend**
- Agricultural Security District Parcels
 - Other Properties**
 - Industrial/Institutional
 - PECO
 - Preserved Open Space and Act 319**
 - Act 319
 - Township Land
 - Township Park Land
 - Township Open Space
 - Township Conservation Easement
 - Residential Open Space
 - Private Land Trust
 - County Ag. Program
 - County Open Space
 - County Easement
- Industrial/Institutional Properties**
1. Archdiocese of Philadelphia
 2. Philadelphia Glider Council
 3. Hilltown Historical Society
 4. Hilltown Water & Sewer Authority
 5. North Penn Water Authority
 6. Pennridge School District
 7. Perkasio Borough Authority
 8. Pennsylvania Power & Light

Source: Bucks County, DCNR

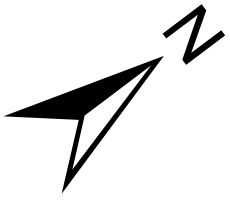


Maps 4
Existing Zoning



- Legend**
- Township Boundary
 - Zoning Districts**
 - AQRC Age Qual. Res. Community
 - CR-1 Country Residential
 - CR-2 Country Residential
 - HI Heavy Industrial
 - LI Light Industrial
 - MHP Mobile Home Park
 - PC-1 Planned Commercial
 - PC-2 Planned Commercial
 - Q Quarry
 - RR Rural Residential
 - VC Village Center
- Source: Bucks County, Hilltown Township Zoning Map

Maps 5-11
Resource Maps

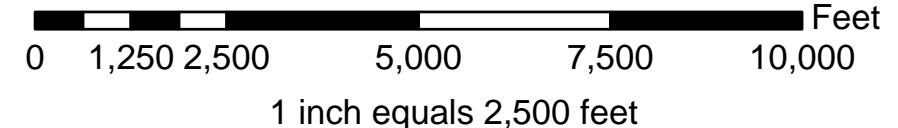


Legend

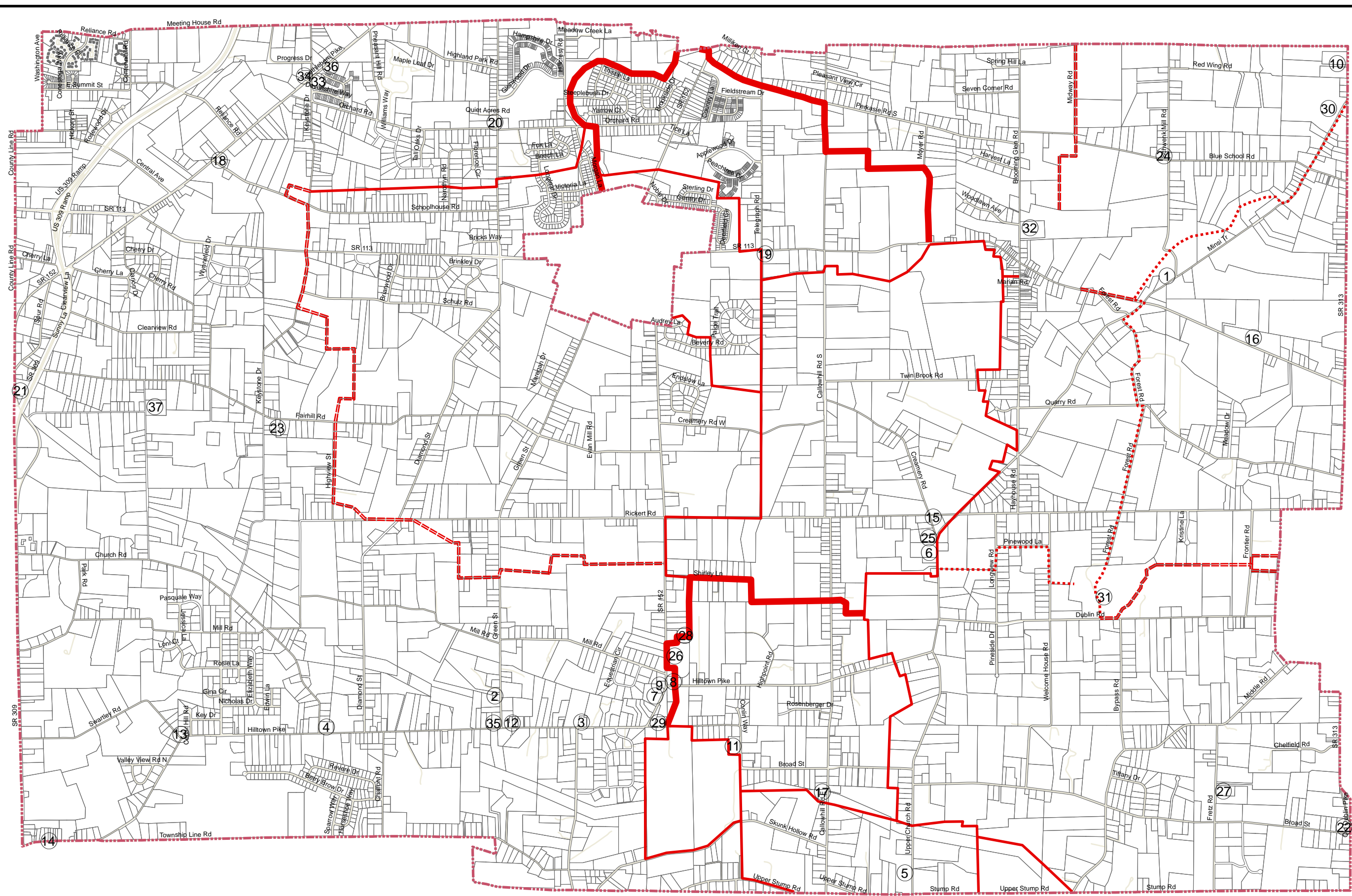
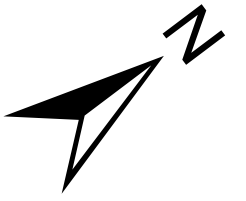
- Township Boundary
- Brunswick Formation
- Lockatong Formation

Source: Bucks County, DCNR

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Map 5:
Existing Geology
 Hilltown Township, Bucks County, PA



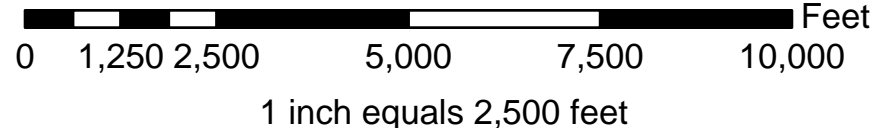
- Historic Sites**
1. Siples Mill
 2. Evangelist Church
 3. German Reformed Church
 4. St. Peters Union Church
 5. Upper Baptist Church
 6. Lunns Tavern
 7. McHenry's Tavern
 8. Mt. Pleasant Tavern
 9. Hilltown Post Office
 10. Ed Rinkers Tavern
 11. Broad Street Hotel
 12. Temperance Hotel
 13. Swartley School
 14. Line Lexington
 15. Fretz School
 16. Hunsberger School
 17. Chestnut Ridge School
 18. Pennville School
 19. Geyman's School
 20. Red School
 21. Reiff's Store & Tavern
 22. Landis-Moyer Hotel
 23. Metzger English-German School
 24. Blue School
 25. Capt. Deans Tavern
 26. Hilltown Race Track
 27. Union School
 28. Thomas Log Barn
 29. Bernard Young House
 30. Shellenberger Tavern
 31. Pearl Buck National Landmark Home
 32. Mennonite Meeting House
 33. Strassburger Store
 34. Black Smith Shop
 35. Copes Wheelwright Shop
 36. Harzel-Strassburger Home
 37. Fairhill School
- Legend**
- Township Boundary
 - Proposed Open Space Links
 - First Priority Link
 - Second Priority Link
 - Third Priority Link
 - Fourth Priority Link
- Source: Bucks County, Hilltown Open Space Preservation Plan, Hilltown Historical Society



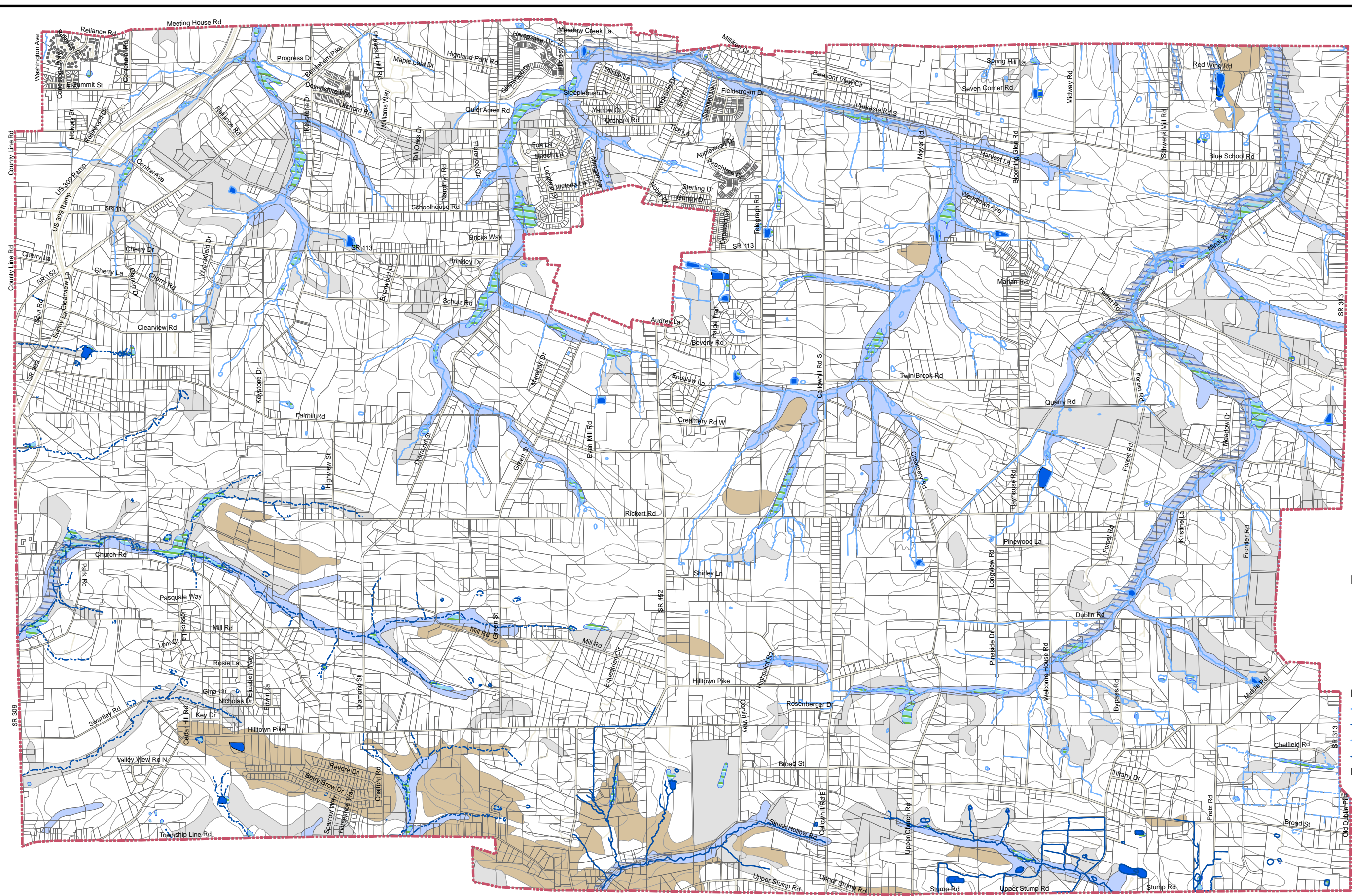
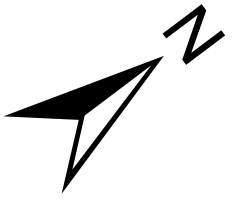
Legend
 Township Boundary

Source: Bucks County, DVRPC

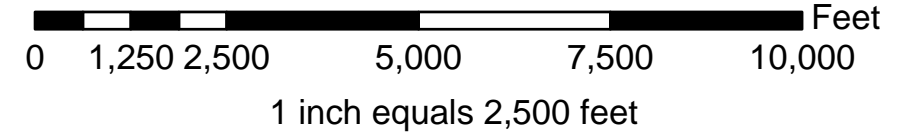
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Map 7:
Existing Land Cover
 Hilltown Township, Bucks County, PA



- Legend**
- Township Boundary
 - Water Bodies
 - 100 Year Floodplain
 - Open Water Wetlands
 - Wetlands
 - Floodplain Soils
- DEP Stream Designations**
- Trout Stock Fishery
 - Trout Stock/Migratory Fishery
 - Warm Water Fishery
 - Warm Water/Migratory Fishery
- Runoff and Infiltration Rates**
- Moderate runoff and infiltration
 - High runoff; slow infiltration
 - Very high runoff; very slow infiltration
- Source: Bucks County, FEMA, NWI, USDA, Bucks Co. Nat. Resource Plan

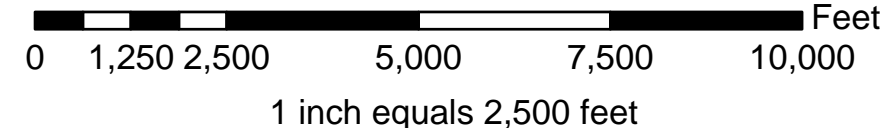


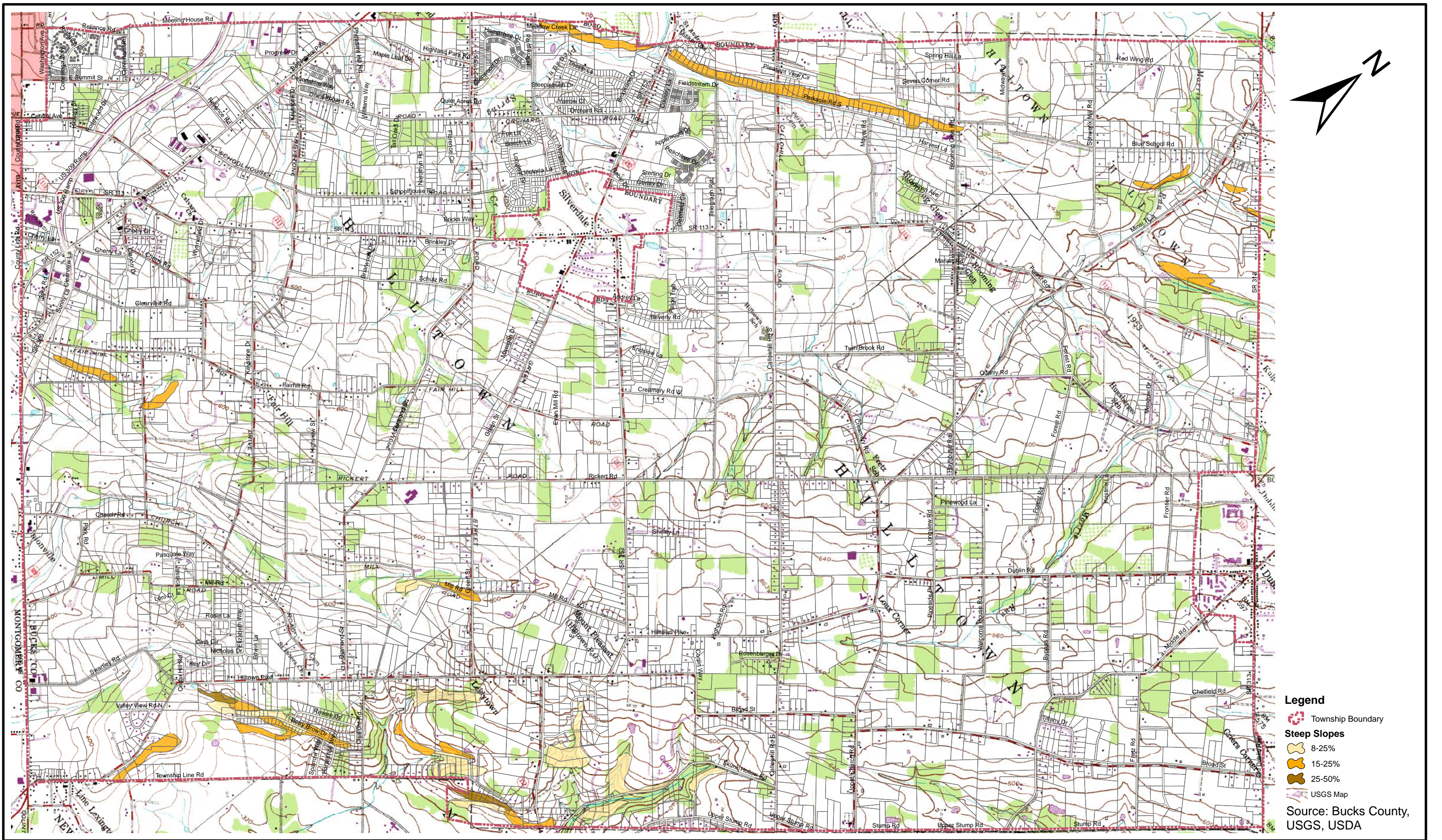


Legend

- Township Boundary
- Septic Limitations**
- Variable
- Moderate
- Severe

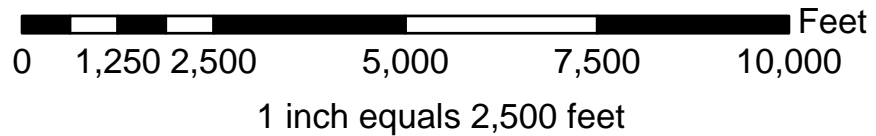
Source: Bucks County, USDA



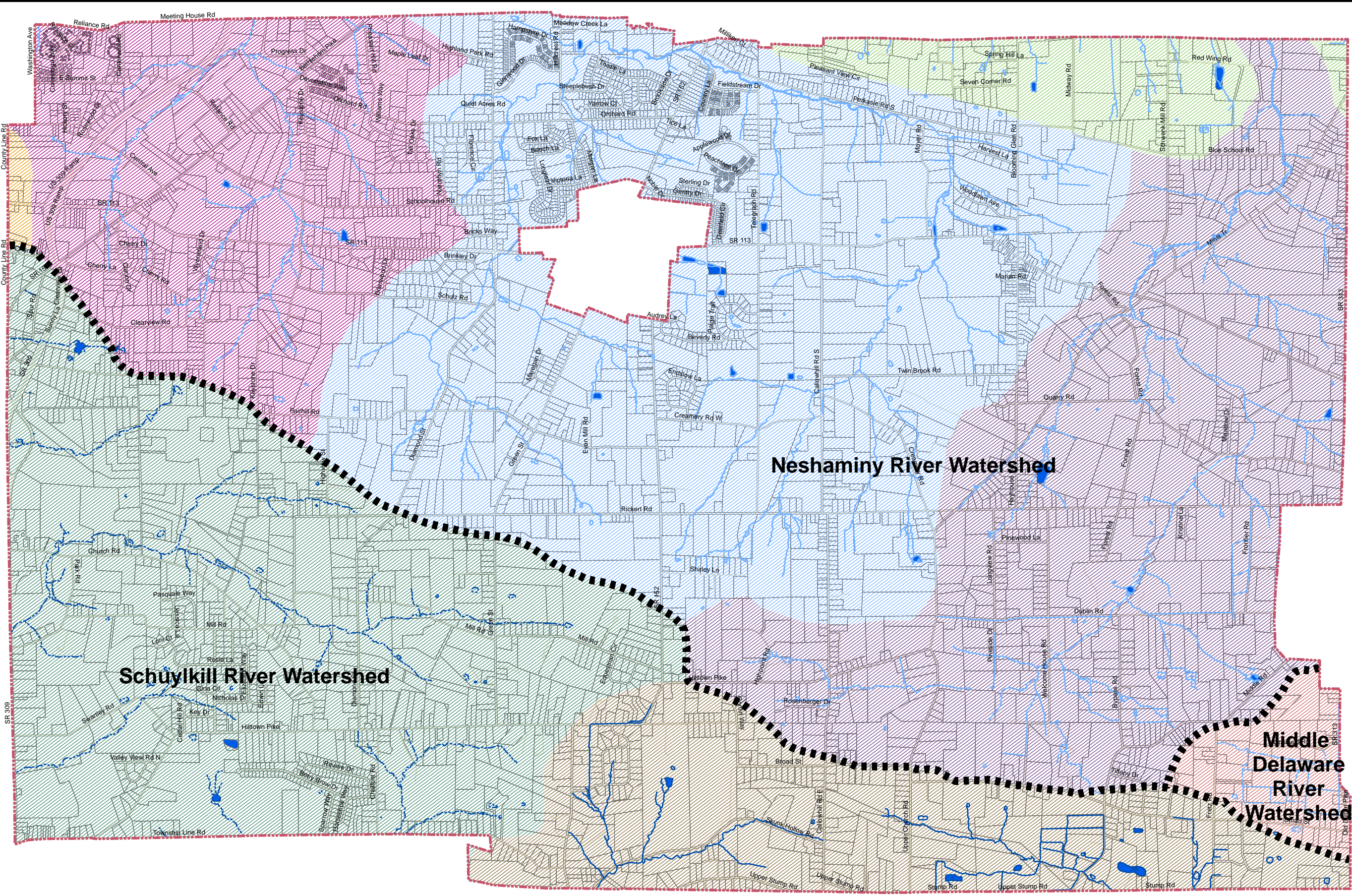
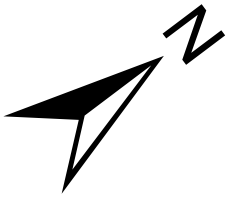


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Map 10:
Existing Topographic Features
Hilltown Township, Bucks County, PA



- Legend**
- Township Boundary
 - Water Bodies
 - Hydrology**
 - DEP Stream Designations**
 - Trout Stock Fishery
 - Trout Stock/Migratory Fishery
 - Warm Water Fishery
 - Warm Water/Migratory Fishery
 - Major Watershed Boundaries
 - Minor Watershed Boundaries**
 - Deep Run
 - East Branch Perkiomen Creek
 - Mill Creek
 - Morris Run
 - North Branch Neshaminy Creek
 - Pleasant Spring Creek
 - Skippack Creek
 - West Branch Neshaminy Creek
- Source: Bucks County, DRBC, Bucks County Natural Areas Inventory, Bucks County Natural Resources Plan