

NORTHAMPTON TOWNSHIP

Bucks County, Pennsylvania



OPEN SPACE PLAN

2010

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Executive Summary

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 includes support for municipalities to assist with local land preservation efforts and open space planning. The Municipal Open Space Program (MOSP) aids municipalities in the acquisition of land for agricultural preservation, natural resource protection, or recreation. To be eligible to receive MOSP funding, municipalities are required to adopt an open space plan outlining the natural resources and conservation priorities important to their community.

The Board adopted The *Northampton Township Comprehensive Plan Update of 1999* which included two additional volumes: a Park and Recreation Plan and a Natural Areas Inventory. The Open Space Plan Update 2009 serves as a compilation of these two volumes and presents a comprehensive look at the Township's entire open space fabric, including many spaces traditionally considered as open space such as parks, but also considering many of the other non-traditional contributing open spaces, such as preserved agricultural lands and preserved environmentally sensitive areas.

This Plan is intended to be a dynamic planning document that will guide Township decisions regarding agricultural preservation, natural resource protection, and recreation land acquisition. It contains text, charts, maps, and photographs detailing existing resources and surrounding opportunities. The Open Space Plan was written for policy makers and the general public alike. It is the intent of this Plan to help all parties better understand the complex open space issues and to visualize the exciting open space opportunities facing the Township.

The Plan is divided into three core areas: background, inventory and analysis, and recommendations.

The background section (Chapters I – Introduction, II - Community Background and III - Goals and Objectives) frames the open space issues currently facing the Township, summarizes past planning initiatives, details population and housing data, and presents goals to meet these challenges.

The inventory and analysis section (Chapters IV - Inventory of Protected Lands, V - Inventory of Vulnerable Resources, VI - Open Space Linkages, and VII - Analysis of Resources) serves as the guts of the Plan and catalogs the vast inventory of open space resources throughout the Township and region, including parks, institutions, and potential trail connections. These sections include several detailed maps indicating resource locations as well as potential planning opportunities.

The final section, (Chapters VIII - Tools and Techniques, IX - Government Organization and Financing, and X - Action Plan) presents recommendations for immediate and long-range projects, ordinance amendments and other strategies for meeting community goals, and identifies open space, natural features and historic resource preservation opportunities.

The following provides a summary of significant issues, facts, and findings for each of the plan chapters found in the Northampton Township Open Space Plan Update 2009.

Community Background—This section discusses Northampton's regional context within Bucks County, land use characteristics, and population and housing trends. The most prominent land use in the Township is residential. Open space or preserved lands, totaling approximately 4,600 acres is the next most prominent land use in the Township.

Between the years 2000 and 2008, Northampton Township experienced a small population increase of 1,477 (3.75%) with a total population of 40,861 in the year 2008. By the year 2020, Northampton Township is projected to have a population of anywhere between 48,340 and 60,720 depending on the type of growth (low, medium or high). An estimated 7,664 to 10,154 additional dwelling units will be required to meet the projected population increase. Due to an unprecedented economic downturn at the end of 2008, these forecasts may be somewhat inflated. However, proactive planning for the protection and preservation of open space resources is paramount.

Goals and Objectives—The goals and objectives form the basic framework for this open space plan. Collectively, goals and objectives provide a basis for officials to analyze and evaluate key decisions regarding open space resources and open space related resources (e.g. natural, historic, scenic, and park and recreational resources) confronting the Township.

Inventory of Protected Lands—Northampton Township has been committed to preserving land for open space, recreational, and historic, and natural resource protection purposes. Permanently protected land comprises approximately 4,600 acres or 28 percent of the total land area of the Township. This section provides a comprehensive inventory of protected lands based upon parcel ownership and means of protection (e.g. fee simple ownership, deed restriction, conservation and agricultural easements).

Inventory of Vulnerable Resources—Collectively, Northampton’s natural, historic, and scenic resources shape the Township’s unique character and identity. However, these resources are susceptible to degradation if insensitive growth and development occurs nearby. This section provides an inventory and analysis of Northampton’s vulnerable resources that can assist Township officials in identifying the most suitable lands for preservation. While it is unrealistic for Township officials to preserve and protect all of these vulnerable resource areas, those that are the most important to the Township can be targeted.

Open Space Linkages—Northampton Township has the potential to focus on greenway and stream corridor protection and establish a Township-wide trail network that will connect points of interest (e.g. schools, commercial centers, residential developments, and recreational areas) within the Township as well as the region.

Analysis of Resources—The Township has an extensive recreational program which meets the needs of its residents; however, there is always room for improvement, especially as potential growth occurs. In addition to continual upkeep of the current recreational needs of the community, the Township seeks to maintain a balance with the historic character of the area. This includes preservation of agricultural activities within Northampton.

Tools and Techniques—Municipalities have an array of tools and techniques at their disposal for preserving land for open space, and natural resource, historic, and scenic protection as well as park and recreational purposes. This section details various ways of preserving open space and environmentally sensitive lands. Means include local ordinance provisions and mandatory dedication/fee in-lieu-of contributions, fee simple purchase, donation, and easements.

Government Organization and Financing—The Northampton Township Parks and Recreation Board serves in an advisory capacity and assists the Township

Supervisors in planning, regulating, and maintaining parks, recreation facilities, and programs. The Parks and Recreation Board may recommend to the Board of Supervisors such plans and provisions it deems necessary to acquire, preserve, continue, and expand park and recreation facilities, including the cost of such recommendations.

In addition to the Parks and Recreation Board and the Board of Supervisors, Northampton Township has an effective Parks and Recreation Department which is responsible for recreation and service delivery, planning, park planning, and park operations.

Action Plan—Finally, to implement the plan’s goals and objectives, the Action Plan provides a complete summary of recommendations—sorted by the goals being addressed. The priority for each action is also provided. Priorities are broken into low, medium, high, and ongoing.

Table of Contents

	<i>Page</i>
Chapter 1. Introduction.....	7
Chapter 2. Community Background.....	9
2.1 Regional Context.....	9
2.2 History.....	9
2.3 Demographic Makeup.....	10
2.4 Land Use Characteristics.....	14
Chapter 3. Goals and Objectives.....	16
Chapter 4. Inventory of Protected Lands.....	18
4.1 State Owned Lands.....	18
4.2 County Owned Lands.....	18
4.3 Township Owned Lands.....	18
4.4 School District Owned Lands.....	20
4.5 Easements Held by Heritage Conservancy.....	20
4.6 Privately Owned Lands.....	20
4.7 Temporarily Protected Lands.....	22
4.8 Summary.....	22
Chapter 5. Inventory of Vulnerable Resources.....	30
5.1 Historic Resources.....	30
5.2 Natural Resources.....	31
5.3 Summary.....	36
Chapter 6. Open Space Linkages.....	37
Chapter 7. Analysis of Resources.....	40

Chapter 8. Tools and Techniques.....41

8.1 Local Ordinance Provisions.....41

8.2 Fee Simple Purchase.....43

8.3 Lease.....43

8.4 Donation.....44

8.5 Easements.....44

Chapter 9. Government Organization and Financing.....45

Chapter 10. Action Plan.....46

Appendix

Appendix A: Property Status Report SAMPLE.....A-1

List of Tables

Table 1: Population Growth.....10

Table 2: Population by Age Cohort, 1990-2008.....12

Table 3: Age Cohort by Percentage of Population, 2008.....13

Table 4: Rank by Percentage of Population, 2008.....13

Table 5: Inventory of Existing Open Space.....24

Table 6: Act 319 Properties.....29

List of Maps

Map 1: Regional Location.....9

Map 2: Existing Open Space.....23

Map 3: Physiographic Provinces of Pennsylvania.....32

Chapter One: Introduction

Northampton Township is the largest of the Hamptons, and lies east of Lower and Upper Southampton Townships. The Township was settled by English and Dutch colonists, and incorporated in 1722. The communities of Addisville, Churchville, Holland, Jacksonville, Richboro and Rocksville are all located within Northampton Township and were among the first villages established in the Township.

The Township's population grew consistently between 1780 and 1860 due to a thriving agricultural economy. These communities remained relatively rural until the second half of the 1800's when the area became a commercial center after the arrival of the railroad. Following improvements to the transportation network, the development of jobs in areas outside center cities, and the post World War II policies which encouraged suburban home ownership, Northampton Township transitioned from a rural landscape to a suburban community.

Although Northampton Township is principally characterized as suburban, there are still clusters of farmland throughout the Township which provide unique views and are considered an asset to the community. In addition to farmland, there are historic assets and natural features which add to the appeal of the Township and are worth preserving.



Regency at Northampton

Anticipating increased development pressure that would lead to a loss of valuable open space and an increased demand for park and recreational facilities, the Board of Supervisors recognized the need for a blueprint for community development. In response, the Board adopted *The Northampton Township Comprehensive Plan Update of 1999* which included two additional volumes: a Park and

Recreation Plan and a Natural Areas Inventory.

As Bucks County and its municipalities continued to face ongoing challenges of population growth, rising land values, and increasing pressures to convert farmland, open space, and wildlife habitat, there was recognition for continued open space preservation. In November 2007, voters endorsed the borrowing of \$87 million to continue the Bucks County Open Space Program, which includes the following program areas: Farmland Preservation, Natural Areas, Municipal Open Space, County Parkland, and Delaware Riverfront. Out of the \$26 million allocated for the Municipal Open Space Program (MOSP), Northampton is eligible for \$1,020,604. This funding can be used for financial assistance to municipalities for open space planning, acquisition, and improvements. To become eligible to receive funding, municipalities are required to reexamine and where necessary, update existing open space plans according to the MOSP guidelines.

The intent of the *Northampton Township Open Space Plan* is to satisfy the MOSP guidelines. The purpose of this plan is to provide officials and the general public with direction and initiative on open space acquisition and improving park and recreation programs, facilities, equipment, and financing. The plan provides an analysis of population and housing trends, an analysis of existing park and recreation resources, a recreational needs assessment, and appropriate recommendations.

Chapter Two: Community Background

2.1 Regional Context

Northampton Township is located in Bucks County, Pennsylvania, approximately 12 miles northeast of Philadelphia. The Township has a total area of 26.1 square miles, with a population density of approximately 1,559 people per square mile. The Township is bordered to the west by the Little Neshaminy Creek and to the north by the Neshaminy Creek. (See **Map 1: Regional Location**)

Map 1: Regional Location



2.2 History

Northampton Township was first settled by immigrants from England who arrived with William Penn. The Township received its name from a town outside of London, Northamptonshire. The municipality was officially organized in 1722, when a petition was filed with the court to form a township. Following the English, Dutch immigrants settled in Northampton Township. The village of Churchville was first settled by the Dutch and was named after the North and South Reformed Church built in 1816.

Along with Churchville there were four other villages established within Northampton Township: Richboro, Addisville, Jacksonville, and Rocksville which is now known as Holland.

The Township's economy was originally agricultural-based supplemented by a livestock industry. The suburbanization of the Township came along with railroads and other improvements to the transportation network, the development of jobs outside the center cities, and the post World War II policies which encouraged home ownership.

Today, while agricultural activity is evident, the amount of land devoted to farming has declined. Northampton lies between areas of less intense development in Central Bucks County and those of more intense development in Lower Bucks County. Traveling through the Township from Lower Bucks to Central Bucks, the character of the Township changes and becomes more dominated by agriculture. It is a transitional community in the Bucks County landscape.

2.3 Demographic Makeup

Population and Housing Trends

Northampton Township has experienced continued population growth over the past fifty years. A population surge was experienced in the Township between 1950 and 1970 with an overall growth rate of approximately 165 percent. Since 1990 growth has tapered off with only an 11.2 percent change between the 1990 and 2000 Census. Northampton's percentage increase for population is relatively on par with Bucks County over this same time period.

**Table 1: Population Growth
Northampton Township and Bucks County
1990 - 2008**

Northampton Township				1990-2000 Change		2000-2008 Change	
	1990	2000	2008	Amount	Percentage	Amount	Percentage
Population	35,406	39,384	40,861	3,978	11.24%	1,477	3.75
Bucks County				1990-2000 Change		2000-2008 Change	
	1990	2000	2008	Amount	Percentage	Amount	Percentage
Population	541,224	597,635	620,057	118,424	10.40%	22,422	3.75

Source: U.S. Census, 1990; 2000; 2006-2008 American Community Survey 3-Year Estimates.

Northampton’s average household size fell from 3.17 persons per household in 1990 to 3.01 persons per household in 2000. This trend, which is occurring throughout the county, is due to an increase in the number of smaller families and singles living alone. It may also reflect an increased number of people whose children have grown up and left home. Despite this drop, Northampton Township continues to have a household size greater than the average household size in Bucks County which was 2.69 persons per household in 2000.

U.S. Census data is released every 10 years; subsequently, the next Census release will be available shortly after 2010. However, the U.S. Census Bureau provides annual population estimates and American Community Surveys that can be used as indicators of population growth. The American Community Survey for 2006 to 2008 indicates a population of 620,057 (an increase of approximately 3.75 percent from the 2000 Census) for Bucks County, and a population of 40,861 (also an increase of approximately 3.75 percent) for Northampton Township. Since population growth is expected to continue, the Township should proactively plan to satisfy the future needs of its residents.

Age and Gender Composition

According to the U.S. Census, the gender make up of Northampton Township residents remains nearly equal between 1990 and 2008. In 1990, there were 18,039 females (51 percent) and 17,367 males (49 percent). In 2008, the female and male populations increased to 20,385 (50 percent) and 20,476, (50 percent).

Census data indicate the composition of Northampton Township’s population is very similar to that of Bucks County. The median age within Northampton in

2008 was 41.9. The following tables highlight the population by age cohort from 1990 to 2008, age cohort by percentage of population in 2008, and rank of age cohort by percentage of population in 2008.

Table 2: Population by Age Cohort, 1990-2008

Cohort	1990		2000		2008	
	Population	% of Total	Population	% of Total	Population	% of Total
Under 5 years	2,267	6.40	2,263	5.75	2,354	5.80
5 to 9	2,736	7.73	3,212	8.16	2,446	6.00
10 to 14	2,444	6.90	3,551	9.02	3,380	8.30
15 to 19	3,748	10.59	2,956	7.51	3,309	8.10
20 to 24	2,312	6.53	1,692	4.30	2,448	6.00
25 to 34	4,797	13.55	3,519	8.94	2,988	7.30
35 to 44	6,698	18.92	7,188	18.25	5,656	13.80
45 to 54	5,031	14.21	6,961	17.67	7,589	18.60
55 to 59	1,591	4.49	2,451	6.22	3,507	8.60
60 to 64	1,185	3.35	1,662	4.22	2,196	5.40
65 to 74	1,497	4.23	2,169	5.51	3,125	7.60
75 to 84	720	2.03	1,224	3.11	1,354	3.30
85 and above	380	1.07	536	1.36	489	1.20
Total	35,406	100*	39,384	100*	40,861	100*

Source: U.S. Census, 1990; 2000; 2006-2008 American Community Survey 3-Year Estimates.

Note: May not add up to 100 percent due to rounding.

Table 3: Age Cohort by Percentage of Population, 2008

Cohort	2000	2008	Percent Change
Under 5 years	5.75%	5.8%	0.05
5 to 9	8.16%	6.0%	-2.16
10 to 14	9.02%	8.3%	-0.72
15 to 19	7.51%	8.1%	0.59
20 to 24	4.30%	6.0%	1.70
25 to 34	8.94%	7.3%	-1.64
35 to 44	18.25%	13.8%	-4.45
45 to 54	17.67%	18.6%	0.93
55 to 59	6.22%	8.6%	2.38
60 to 64	4.22%	5.4%	1.18
65 to 74	5.51%	7.6%	2.09
75 to 84	3.11%	3.3%	0.19
85 and above	1.36%	1.2%	-0.16

Source: U.S. Census, 2000 and 2006-2008 American Community Survey 3-Year Estimates.

Table 4. Rank by Percentage of Population, 2008

Age Cohort	Percentage
45 to 54	18.6
35 to 44	13.8
55 to 59	8.6
10 to 14	8.3
15 to 19	8.1
65 to 74	7.6
25 to 34	7.3
5 to 9	6.0
20 to 24	6.0
Under 5 years	5.8
60 to 64	5.4
75 to 84	3.3
85 and above	1.2

Source: U.S. Census, 2006-2008 American Community Survey 3-Year Estimates.

Based upon an examination of the age composition in Tables 3 and 4 above, the following trends can be summarized between 2000 and 2008:

- Adults in the 45 to 54 age cohorts represent the largest percentage of the Township's population (18.6) despite experiencing only a small increase in the percentage of population (0.93 percent).
- Adults 55 and over account for about 26 percent of the total population of the Township but their growth in the last 8 years has remained relatively neutral.
- School age cohorts, 5 to 19 has decreased slightly over the 8 year period and account for 28 percent of the Township's population. Despite the estimated decrease, this base of younger residents will continue to play an important role. The Township should continue to provide a variety of recreational facilities such as playgrounds, playfields for youth sports and activities and expand these facilities to satisfy potential increasing demands.
- With the future aging of the 35 to 54 cohorts, a higher demand for senior services including housing, healthcare, and transportation may be generated. The Township should consider activities that tend to interest older residents when planning for new park and recreation activities, such as golf, walking, and biking.
- Demographic trends suggest a steady increase in population and housing units in Northampton over the next decade. Township officials should ensure the adequate provision of open space with active and passive recreational facilities will satisfy residents' potential needs and demands.

Population and Housing Projections

Based upon housing forecasts prepared for the *Northampton Township Comprehensive Plan Update of 1999*, approximately 7,664 to 10,154 new housing units will be needed between 1990 and 2020. Due to an unprecedented economic downturn at the end of 2008, these forecasts may be somewhat inflated.

According to the *Northampton Township Comprehensive Plan Update of 1999*, the number of residents projected for 2020 based upon the low growth, medium-growth, high-growth scenarios is 48,340, 53,520, and 60,720, respectively.

2.4 Land Use Characteristics

Although agriculture was once the predominant land use within Northampton Township, the majority of this land has been converted to residential use. The primary housing type is the single-family detached dwelling unit. There are

some higher density developments located along the portion of Bridgetown Pike and Bristol Road south of the Trenton Cutoff and in Richboro.

Due to the size of Tyler State Park and the Churchville Nature Center, the Township contains a significant amount of land for recreational purposes. The Township provides 264.95 acres of open space dedicated to parks while the Commonwealth of Pennsylvania, Bucks County and the Heritage Conservancy hold an additional 2,000 acres of open space.



Churchville County Park and Reservoir

This amounts to approximately 14 percent of the Township's total land.

Commercial development is concentrated in Richboro along Second Street Pike. There is a mix of service and retail along with some office use. This commercial development is characterized primarily as a series of shopping centers rather than as an integrated downtown area oriented towards the main streets. Additional commercial development exists in the Holland area along Buck Road and throughout the Township.

Industrial uses amount to a small portion of the Township's land use and is located in the north along Jacksonville Road.

A full analysis of the Township's land use characteristics can be found in the *Northampton Township Comprehensive Plan Update of 1999*.

Chapter Three: Goals and Objectives

The following goals and objectives form the basic framework for this open space plan. A goal is an ideal or desired condition that expresses the values of the Township in broad terms while an objective defines a purpose or commitment to achieve a desired goal or condition. Collectively, the goals and objectives provide a basis for officials to analyze and evaluate key decisions regarding open space resources and open space related resources (e.g. natural, historic, scenic, and park and recreational resources) facing the Township.

The goals and objectives identified in this section are intended to harmonize and build upon the goals and objectives outlined in the *Northampton Township Comprehensive Plan Update of 1999*.

Goal 1: Preserve the intrinsic value of Northampton Township's natural, historic, and cultural areas.

Objectives:

- Protect significant natural resources (including wetlands, floodplains, greenways, riparian buffers, woodlands, and steep slopes) from the adverse impacts caused by insensitive development through local ordinance regulations.
- Encourage the acquisition of open space and conservation easements to preserve natural areas.
- Identify and coordinate areas of natural resources that should be preserved.
- Maintain the natural systems of streams and waterways in the Township.
- Maintain and encourage the private preservation of historic resources and structures.
- Encourage the private purchase and restoration of historic buildings that have fallen into disrepair, for adaptive reuse.

Goal 2: Preserve and maintain what remains of Northampton Township's rural character.

Objectives:

- Encourage and support the continuation of farming in the Township.
- Promote the preservation of agricultural land through sound land use policies and regulations.

- Encourage farmland preservation through conservation easement purchase or donation.
- Encourage participation in the Bucks County Agricultural Preservation Program.

Goal 3: Provide recreational and community facilities to support the current and future population of the Township.

Objectives:

- Establish a greenway and consider trail networks that connect points of interest within the Township such as areas of protected open space, significant historic and scenic resources, and park and recreation facilities as well as points of interest located in adjacent communities.
- Continue to support and coordinate recreational activities with area sports/athletic groups/associations.
- Periodically solicit the input of Township residents on their insight of existing park/recreational facilities and the need for additional park/recreational resources.
- Develop park and recreation facilities that preserve scenic, historic, and natural resources, which contribute to the rural quality and biological diversity of the Township.

Goal 4: Further develop administrative policies and practices that encourage the preservation of open space and historic resources.

Objectives:

- Focus municipal open space planning and acquisition efforts on the preservation of significant agricultural lands, natural lands, and historic sites.
- Review open space preservation priorities on a regular basis to ensure the Township is focusing preservation efforts in the appropriate areas.
- Encourage residents to form community preservation and clean-up groups to maintain areas of concern.
- Encourage cooperation with adjacent municipalities, government agencies and non-profit service providers and organizations to expand recreational facilities, community facilities, and trail linkages.

Chapter Four:

Inventory of Protected Lands

Northampton Township's park and open space resources include areas containing residential, vacant, agricultural, and park and recreational land uses. Agricultural properties participating in the Act 319 Program are only temporarily protected. The permanently protected lands comprise approximately 4,600 acres or about 28 percent of the total area in the Township. The location and extent of these lands are illustrated in Map 2 and a detailed summary and description of these sites are located in Table 5. Agricultural properties participating in the Act 319 Program account for approximately 8 percent (1,405 acres) of the Township land area.

The following provides a brief description of all protected open space lands.

4.1 State Owned Lands

The Commonwealth of Pennsylvania owns significant land in Northampton in the form of State parklands. Approximately 1,108 acres of Tyler State Park is located within the Township. Tyler State Park provides opportunities for picnicking, informal play areas and sports fields, fishing and canoeing in the Neshaminy Creek, and multiple trails for hiking, biking and horseback riding. Additionally, the park offers environmental education and interpretive programs, a community theater and an art center.

4.2 County Owned Lands

Bucks County owns approximately 706 acres of land within Northampton Township. The County owns two parcels along the eastern portion of the Township adjacent to the Neshaminy Creek. The largest portion of county-owned land in the Township is the Churchville Reservoir and Nature Center. The Churchville Nature Center is comprised of lands of Bucks County and Aqua America, Inc. surrounding the Churchville Reservoir. The Churchville Nature Center offers opportunities for environmental education and passive recreational pursuits. The lands surrounding the reservoir function primarily to buffer and protect the water resource.

4.3 Township Owned Lands

The Township owns over 600 acres of preserved open space. This open space includes park and recreation land, dedicated open space, and detention basins. Park and recreation areas account for approximately 265 acres of Township-

owned open space. The Northampton Township Recreation Complex, located on Newtown-Richboro Road in Richboro, provides a wide range of activities for the largest cross-section of the population. Facilities are provided for young children, youth, young adults, adults and seniors. This property houses the Recreation Center which is the hub for all activities planned by the Township Parks and Recreation Department. The Recreation Center has a full size gymnasium and a number of activity rooms and offices for the Program Staff. The Recreation Complex provides lighted tennis courts and basketball courts, as well as athletic fields which serve the community's baseball, softball, football and soccer organizations.

Hampton Estates Park is classified as a special purpose recreation facility meeting the needs of youth baseball with fields and field house with storage, concessions and meeting room. Big Meadow Park, located along the Neshaminy Creek, provides baseball and softball fields, and a soccer field. Due to its proximity to the Neshaminy Creek the opportunity to be a trailhead location for the Neshaminy Greenway would open the park to new visitors and recreational opportunities. Pheasant Run Park is in close proximity to the Churchville Nature



Municipal Park

Center. The park offers both active and passive recreational activities and has the potential to provide a connection to the Churchville Nature Center trail system. The newest park added to the Northampton Township recreation system is the Municipal Park (NAWC lands). Located at New Road and Hatboro Road, the park groundbreaking took place in 2001. The land was once owned by the Navy, serving as a flight path to the former

Naval Air Warfare Center in Warminster. Acquired through the Federal

Government's Lands to Parks Program, this park now serves as an active and passive recreational facility boasting trails, playground equipment, ball fields, basketball courts, a hockey rink and an amphitheater. Across from the Municipal Park on Hatboro Road the Township, in 2002, acquired additional land through the Lands to Parks Program. This tract is referred to as the 39 acre park. Immediate plans include passive recreational opportunities.

The remainder of Township-owned lands are open space areas dedicated to the Township by private landowners and/or developers.

4.4 School District Owned Lands

The Council Rock School District owns a significant amount of land within Northampton Township that is utilized for recreational needs. The school district owns approximately 350 acres and each individual school offers some type of active recreational facility for use by the public. Public schools located within Northampton Township include:

- Churchville Elementary School
- Council Rock Junior High School/Holland
- Council Rock High School
- Hillcrest Elementary School
- Holland Elementary School
- Holland Middle School
- Richboro Elementary School
- Rolling Hills Elementary School
- Welch Elementary School



Rolling Hills Elementary School

4.5 Easements Held by Heritage Conservancy

Not all permanently protected lands are held by a government entity. The Heritage Conservancy holds approximately 180 acres of land under conservation easements. A conservation easement is a legal agreement between the owner of a property and a nonprofit organization or government agency in which the owner agrees to restrict future uses of a parcel of land. The landowner and any subsequent owners must comply with the provisions of the easement. Typical restrictions may include limitations on any additional homes on the property, and restrictions on the disturbance or removal of vegetation or wildlife habitat. Since all situations are unique in their own ways, each easement is different as well. In granting the easement, the landowner retains some rights, but voluntarily gives up others. The land stays in private ownership and can therefore be resold—but the conservation easement stays with the land forever.

4.6 Privately Owned Lands

As further discussed in Chapter Eight, the Northampton Township Zoning Ordinance requires developers to provide areas for open space when proposing residential or cluster design developments. These open space areas must be

easily accessible and should be suitable for development as a recreation area. While some of these open space areas may be dedicated to the Township, many remain in the ownership of a homeowners association.

In addition to these privately-owned residential areas of open space Northampton Township has several areas of open space dedicated to private recreational clubs. The Spring Mill Country Club, located on Jacksonville Road, consists of approximately 184 acres and offers golf, banquet facilities, a fitness center and swim club to its members. The Northampton Valley Country Club, located on Newtown-Richboro Road in Richboro adjacent to the Township Recreation Complex, consists of approximately 120 acres and offers golf, private



Northampton Valley Country Club

swimming pool, banquet facilities, and driving range. The Northampton Valley Country Club swimming pool is leased to the Township which offers swim club membership to the public and sponsors the Northampton Swim Team. The pool is also widely used by the Township's many camps. The Langhorne Rod and Gun Club, located on Stoney Ford Road,

consists of approximately 50 acres. It is a private membership club established in the late 1950's promoting the safe handling and

enjoyment of firearms for sport. The Langhorne Rod and Gun Club offers several public events. The Northampton Tennis and Fitness Club offers indoor recreational activities. Established in 1975, Northampton Tennis & Fitness is located in Richboro, Pennsylvania. The facility offers 7 Indoor Plexipave surfaced courts and 4 Outdoor Har-Tru courts, as well as state-of-the-art fitness equipment.

4.7 Temporarily Protected Lands

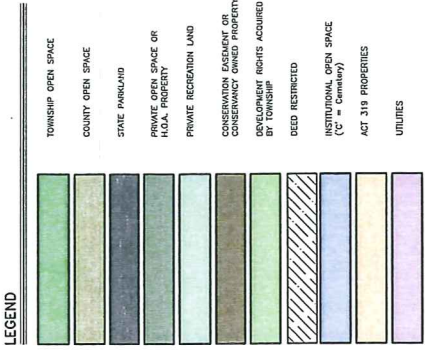
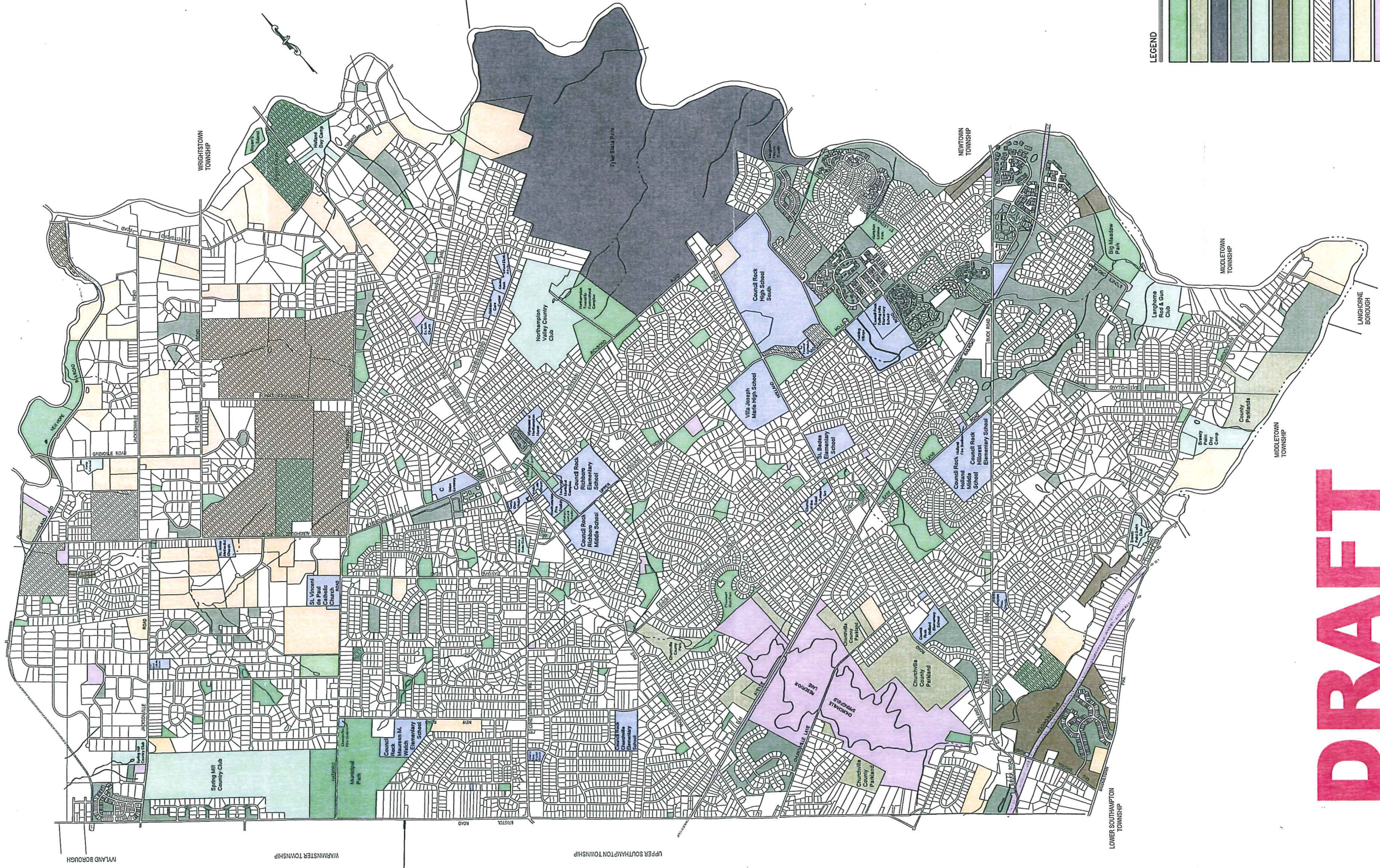
In addition to farmland and other open space that is permanently protected through conservation easements, there are numerous properties in Northampton Township that participate in other programs of the Commonwealth that provide various degrees of temporary protection.

The Pennsylvania Farmland and Forest Land Assessment Act of 1974, or Act 319, offers participating landowners a preferential tax rate on their properties. To be eligible for consideration under Act 319 the property must be a minimum of ten acres and be considered either farmland or forest by the local tax assessing authority. The tax savings that result from the preferential assessment under Act 319 are intended to encourage the preservation of farmland and open space by reducing the costs of running the farm. More than 60 properties that account for approximately 1,405 acres in Northampton are preferentially assessed under Act 319. (Refer to Table 6)

While Act 319 encourages open space preservation, it does not ensure it. At any time the landowner may remove their land from the program and develop the land for profit. There are monetary penalties, in the form of back taxes, that are levied due to withdrawal from the program but these are often paid by the developer to whom the land is sold. Therefore, while Act 319 land can be enjoyed for its open and scenic qualities, it cannot be relied upon as a source of permanent open space protection.

4.8 Summary

Northampton is committed to preserving land for open space, recreational, and natural resource protection purposes. Approximately 28 percent (4,600 acres) of the land area of the Township has been permanently protected in some form or another, and an additional 1,405 acres of agriculture land has been temporarily protected through Act 319 assessment. However, there are still significant natural, historic, and scenic resources that are not protected from future development.



DRAFT

022991 09/29/07 10/11/07 11/15/07 12/13/07		VLS JES JES JES	0 500 1000 2000 3000	SCALE: 1" = 1000' STUDY	NORTHAMPTON TOWNSHIP EXISTING OPEN SPACE Boucher & James, Inc. C O N S U L T I N G E N G I N E E R S A R C H I T E C T S 1000 W. MARKET STREET, SUITE 200, PHILADELPHIA, PA 19102 215-563-1100	SHEET 1 OF 1 JULY 20, 2008
NORTHAMPTON TWP. OPEN SPACE PLAN NORTHAMPTON TOWNSHIP BUCKS COUNTY, PENNSYLVANIA NORTHAMPTON TOWNSHIP 55 TOWNSHIP ROAD RICHMOND, PA 18954		NORTHAMPTON TOWNSHIP OPEN SPACE PLAN JULY 20, 2008				

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Table 5: Inventory of Existing Open Space

Form of Ownership/Site	Tax Map Number(s)	Description of Use(s)	Degree of Public Access	Description of Recreational Facilities	Acreage
State-Owned Lands					
Tyler State Park	31-23-6	Passive recreation	Open to the public	Picnicking, play areas and ball fields, fishing and canoeing, trails, and environmental education.	1,108*
Total Acres					1,108
County-Owned Lands					
Churchville Nature Center (County Parklands)	various	Passive recreation	Open to the public	Environmental education, hiking, bird watching	637**
County Parklands	31-39-10 & 31-89-1	Passive recreation	Open to the public		69.2
Total Acres					706.2
Township-Owned Lands					
Northampton Township Recreation Complex	31-23-4 & 31-23-5	Active recreation	Open to the public	Ball fields, playground, amphitheater, recreation center, lighted tennis courts and basketball courts	61.8
Hampton Estates Park	31-23-45-2	Active recreation	Open to the public	Ball fields	16.4
Pheasant Run Park	31-43-117	Active and passive recreation	Open to the public	Basketball courts and ball fields	19.5
Big Meadow Park	31-87-69	Active recreation	Open to the public	Ball fields	31.9
Northampton Municipal Park (NAWC Land)	31-5-36	Active recreation	Open to the public	Tot lot, pavilions, amphitheater, ball fields, trails and memory garden	90
39-Acre Park (Hatboro Road)	31-5-1	Passive recreation	Open to the public	To be developed	40.8
Municipal Complex	31-18-23 & 31-9-39	Local government office	Limited access	N/A	9.1
Northampton Commons	31-5-102	Passive recreation	Open to the public	Memorial park	0.36
Montgomery Developers Company	31-58-28	Detention basin	Access prohibited	N/A	4.36
Beazer Homes Corporation	31-58-208	Detention basin	Access prohibited	N/A	11.52
Grenoble Road	31-4-1	Public Works maintenance storage	Access prohibited	N/A	33.72
Morrissey Land	31-23-39 & 31-23-42-2	Farm lease	Access prohibited	N/A	31.37
Hampton Estates	31-79-245	Active recreation	Open to the public	Ball fields	4.55
Windmill Village West	31-8-173	Detention basin	Access prohibited	N/A	2.67
Tanyard Road	31-17-202	Preserved open space	Access prohibited	N/A	5.3
Scott Drive	31-19-71-1	Detention basin	Access prohibited	N/A	0.6
Torresdale Builders Company (Spring Valley West)	31-40-183, 31-40-84 & 31-40-97	Preserved open space and detention basin	Access prohibited	N/A	16.81
Sodano Property	31-35-8-1 & 31-35-6	Preserved open space	Access prohibited	N/A	1.1
Jordan Corners Homeowners Association	31-35-7-7	Passive recreation	Limited access	Common open space	0.92
Hollandale	various	Passive recreation	Limited access	Common open space	50.72
Allterra Corporation	31-26-16-1	Preserved open space	Access prohibited	N/A	4.73

Form of Ownership/Site	Tax Map Number(s)	Description of Uses(s)	Degree of Public Access	Description of Recreational Facilities	Acreage
Breckenridge Estates	31-1-72-9	Detention basin	Access prohibited	N/A	1.5
Ungerer Tract	31-1-70	Preserved open space	Access prohibited	N/A	0.88
C&B Development	31-49-64 & 31-49-77	Detention basin	Access prohibited	N/A	3.21
Gianni Development Corporation	31-68-17	Detention basin	Access prohibited	N/A	2.48
Pulinski Pond	31-69-29	Preserved open space	Open to the public	Pond	2.61
Wedgewood Green	31-69-117 & 31-69-118	Detention basin	Access prohibited	N/A	4.56
Terra Acres Development Corporation	31-60-90, 31-60-132 & 31-60-161	Detention basin	Access prohibited	N/A	7.16
Richboro Farms	31-73-85, 31-77-73 & 31-77-74	Detention basin	Access prohibited	N/A	12.05
Richboro Farms	31-77-73	Farm lease	Access prohibited	N/A	13
Hatboro and Bristol Roads	31-5-1	Passive recreation	Open to the public	Track	40.77
Hampton Valley Homes	31-11-96	Detention basin	Access prohibited	N/A	0.95
Montgomery Developers Company	31-75-1, 31-75-13, 31-75-76 & 31-75-101	Detention basin	Access prohibited	N/A	16.35
Mallard Creek	31-8-219	Detention basin	Access prohibited	Pond	5.39
Northampton Estates	31-57-281	Detention basin	Access prohibited	N/A	5.41
Centennial Acres	31-60-112	Detention basin	Access prohibited	N/A	2.8
Buck Road	31-54-215	Detention basin	Access prohibited	N/A	1.67
Northampton Hunt	Various	Preserved open space and detention basin	Access limited	Common open space	12.02
Tanner Estates	Various	Detention basin	Access prohibited	N/A	13.17
Goldstein Property	31-76-14	Detention basin	Access prohibited	N/A	2.5
Spruce Drive	31-38-16-21	Detention basin	Access prohibited	N/A	0.63
Matthew Circle	31-84-61 & 31-84-62	Detention basin	Access prohibited	N/A	4.42
Tanyard Farm North	31-9-135	Detention basin	Access prohibited	N/A	1.38
Fox Run	31-9-111	Detention basin	Access prohibited	N/A	0.44
Applegate	31-15-87-14	Detention basin	Access prohibited	N/A	2
Meadow View	31-15-109-8	Detention basin	Access prohibited	N/A	0.36
Holland Meadow Estates	various	Detention basin	Access prohibited	N/A	5.41
Pheasant Run	various	Detention basin	Access prohibited	N/A	15.79
E Windrose Drive	31-17-203	Detention basin	Access prohibited	N/A	4.56
Laurel Road	31-46-252	Detention basin	Access prohibited	N/A	1.23
Green Valley	31-15-12-39 & 31-15-12-40	Detention basin	Access prohibited	N/A	3.78
Brookwood Estates	31-70-74	Detention basin (leased to Municipal Authority)	Access prohibited	N/A	12.98
Total Acres					639.69
Institutional Lands					
Saint Vincent dePaul Catholic Church	31-5-23-2 & 31-15-158-1	Active recreation	Limited access	Ball fields	47.01
Bux Mont Christian Church	31-1-75	Private open space	Limited access	N/A	2

Form of Ownership/Site	Tax Map Number(s)	Description of Use(s)	Degree of Public Access	Description of Recreational Facilities	Acreage
Saint John's Methodist Church	31-5-23-1	Private open space	Limited access	N/A	7.71
Addisville Reformed Dutch Church Cemetery	31-9-16	Active recreation	Limited access	Playground	0.47
Ohev Shalom	31-9-16-1	Private open space	Limited access	N/A	4.06
Bucks County Redevelopment Authority	31-9-29-1	Private open space	Limited access	N/A	2.13
Advent Evangelical Lutheran Church	31-12-36	Private open space	Limited access	N/A	6.23
Church of the Reformed Dutch Church	31-13-52 & 31-15-148	Private open space	Limited access	N/A	3.75
Church of the Good Samaritan	31-15-110-1	Private open space	Limited access	N/A	10
Dotterer Memorial Baptist Church	31-16-131	Private open space	Limited access	N/A	6.99
Southampton Church	31-21-28	Private open space	Limited access	N/A	0.06
Sisters of Saint Casimir High School	31-23-34	Private open space	Limited access	N/A	55.5
Feaster Burying Ground	31-23-41	Private open space	Access prohibited	Cemetery	1
Union Cemetery	31-5-99	Private open space	Limited access	Cemetery	14
Northampton Presbyterian Church	31-31-105	Private open space	Limited access	N/A	5.16
Tressler Lutheran Services	31-35-4	Private open space	Limited access	N/A	43.41
Trinity Reformed Church	31-35-37-1	Private open space	Limited access	N/A	3
Richboro Care Center	31-44-192	Private open space	Limited access	Nursing home	7.53
Council Rock School District Administrative Office	31-44-191	Private open space	Limited access	N/A	10.26
Wynwood of Northampton Manor	31-23-1	Private open space	Limited access	Personal care facility	11.4
Twining Village	31-35-4	Private open space	Limited access	Personal care facility	43.41
Saint Bedes Elementary School	31-15-158-1	Private school	Limited access	Ball fields	24.98
Villa Joseph Marie High School	31-23-34	Private school	Limited access	Ball fields	55.5
Council Rock Maureen M. Welch Elementary School	31-5-36-1	Active recreation	Open to the public	Playground, access to Municipal Park	32
Council Rock Churchville Elementary School	31-15-11	Active recreation	Open to the public	Ball fields, soccer fields, basketball courts	19.6
Council Rock Richboro Middle School	31-15-139-2	Active recreation	Open to the public	Ball fields and basketball courts	38.6
Council Rock Richboro Elementary School	31-15-142-1	Active recreation	Open to the public	Ball fields, soccer fields, basketball courts	33.6
Council Rock High School South	31-23-42	Active recreation	Open to the public	Ball fields and basketball courts	126.3
Council Rock Holland Elementary School	31-26-27-1	Active recreation	Open to the public	Ball fields, basketball courts and playground	16.7
Council Rock Rolling Hills Elementary School	31-35-4-1	Active recreation	Open to the public	Ball fields, soccer fields, basketball courts and playground	18.1
Council Rock Holland Middle School/Hillcrest Elementary School	31-35-5	Active recreation	Open to the public	Ball fields and playground	68.2
Total Acres					718.66
Conservation Easements Held by Heritage Conservancy					
Hession Property	31-1-47	Conservation easement	Access prohibited	N/A	15.1
234 Limited	31-1-50	Conservation easement	Access prohibited	N/A	2.22
	Various	Conservation easement	Access prohibited	N/A	2.84

Form of Ownership/Site	Tax Map Number(s)	Description of Use(s)	Degree of Public Access	Description of Recreational Facilities	Acres
Bucks County Parks Foundation	31-35-24 & 31-35-24-1	Conservation easement	Access prohibited	N/A	16.44
Village Shires	31-74-58	Conservation easement	Access prohibited	N/A	13.54
	31-26-57	Conservation easement	Access prohibited	N/A	55.67
	31-26-59	Conservation easement	Access prohibited	N/A	10.66
	31-26-65-2	Conservation easement	Access prohibited	N/A	17.56
	31-56-213	Conservation easement	Access prohibited	N/A	14.91
	31-83-1 & 31-83-2	Conservation easement	Access prohibited	N/A	30.98
Total Acres					179.92
Privately-Owned Lands					
Poli Industrial	31-1-1-3	Industrial common area	Access prohibited	N/A	2.3
Jacksonville Management Company	31-1-6-18 & 31-1-6-19	Industrial common area	Access prohibited	N/A	3.99
Judd Associates Limited Partnership	31-5-3-55 & 31-5-3-56	Private open space	Access prohibited	N/A	
Deer Run Farms Homeowners Association	31-86-11	Private open space	Access prohibited	N/A	6.48
Westwynd Homeowners Association	31-10-2 & 31-10-2-18	Private open space	Access prohibited	N/A	20.67
Rolling Coach Homeowners Association	31-10-9-35	Private open space	Access prohibited	N/A	2.35
Northampton Legacy Associates	31-5-87-3	Detention basin	Access prohibited	N/A	2.53
Telford Industrial Development Authority	31-9-1-1	Private open space	Access prohibited	N/A	5.9
Cameron Wilson	31-13-200-2	Detention basin	Access prohibited	N/A	1.2
Deluca	31-13-219	Private open space	Access prohibited	N/A	7.85
569 Bustleton Pike	31-15-134-6	Private open space	Access prohibited	N/A	
Edwin Lorenc	31-26-119	Private open space	Access prohibited	N/A	10.21
Ridings Northampton Residential Association	31-56-211, 31-56-212, 31-56-214	Private open space	Access prohibited	N/A	22.15
Hills at Northampton Community Association	Various	Private open space	Limited access	Tennis courts	128.21
Village Shires Community Association	31-65-414 & 31-65-442	Private open space	Limited access	Playground, pool, tennis courts, clubhouse	121.74
One Hundred Acre Woods	31-37-198	Private open space	Limited access	Playground	32.77
Penns Court Homeowners Association	Various	Private open space	Limited access	Pool, tennis courts, hockey rink and clubhouse	45.65
Jordan Corners Homeowners Association	31-64-226	Private open space	Limited access	N/A	20.96
Pleasant Valley Association	31-26-59-3	Private open space	Limited access	N/A	6.73
Tanner Property	31-54-175	Detention basin	Access prohibited	N/A	4.13
Cedarbrook Farms	31-12-237	Private open space	Access prohibited	N/A	10.77
Feingold Property	31-84-83 & 31-84-84	Private open space	Access prohibited	N/A	28.55
Total Acres	31-66-86	Detention basin	Access prohibited	N/A	2.85
Privately-Owned Recreation Lands					487.99
Spring Mill Association	31-1-4	Private open space	Limited access	Private swimming pool and fitness center	12
Spring Mill Country Club	31-5-3	Private open space	Limited access	Golf course	184.1

Form of Ownership/Site	Tax Map Number(s)	Description of Use(s)	Degree of Public Access	Description of Recreational Facilities	Acreage
Sosnow Camp	31-10-65	Private open space	Limited access	Day camp	16.94
LaGrotte Camp	31-1-51-2	Private open space	Limited access	Day camp	
Northampton Valley Golf Club	31-23-3	Private open space	Limited access	Golf course	119.6
Breezy Point Camp	31-35-38 & 31-35-39	Private open space	Limited access	Day camp	38.61
Langhorne Rod and Gun Club	31-35-48-1	Private open space	Limited access	Sportsmen club	50.48
Camp Carousel	31-1-51-2	Private open space	Limited access	Day camp	
Northampton Tennis and Fitness Club	31-23-3-2	Private open space	Limited access	Indoor recreational facility	4.1
Total Acres					425.83
Township-Owned Development Rights					
Tanner Property	31-1-15	Deed restricted	Access prohibited	N/A	40.47
Haisl Property	31-5-17	Deed restricted	Access prohibited	N/A	18.41
Feeney Property	31-5-29-1	Deed restricted	Access prohibited	N/A	54
Bertolet Property	31-35-23-1	Deed restricted	Access prohibited	N/A	6.37
CDR Property	31-26-61-14	Deed restricted	Access prohibited	N/A	13.56
Hantman Property	31-10-92	Easement	Access prohibited	N/A	7.37
Jones Property	31-26-61	Deed restricted	Access prohibited	N/A	15.07
Total Acres					155.25
Deed Restricted Properties					
Hampton Hills	31-60-83	Detention basin	Access prohibited	N/A	3.25
Bryan Farm	31-10-69 & 31-10-49	Private	Access prohibited	N/A	97
Baust Property	31-23-40-1	Private	Access prohibited	N/A	18.2
Walsh Property	31-23-40-2	Private	Access prohibited	Horse farm	8.19
Miller Property	31-1-41	Private	Access prohibited	N/A	49
Total Acres					175.64

* In Northampton Township

** Includes protected lands of Bucks County and Aqua America Inc.

Table 6: Act 319 Properties

Owner Name	Tax Map Number	Acres	Deed Restricted
Adamow Property	31-1-7-1	10	
Burns-Gutekunst Property	31-1-51	10.01	
Miller-Rossi Property	31-1-51-3	10.01	
Parsons-Fareed Property	31-1-51-4	10.22	
Welker-Hagstotz Property	31-1-53-1	14.61	
Cheltenham-Wuensche Property	31-1-69-5	10.14	
MacIntosh Property	31-1-69-6	10.35	
Giovinazzio Property	31-1-69-8	10.28	
Wolford-Conyne Property	31-4-2	11.02	
Tomlinson Property	31-4-3	19.8	X
Wolford-Dudlik Property	31-4-5-2	10.08	
Margolis Property	31-4-5-3	10.42	
Kearney Property	31-4-5-5	11.42	
Ripley Property	31-4-6-11	29.12	
Kravitz Property	31-4-6-32	10.97	
Gilmour Property	31-4-7	50.72	
Blair Property	31-4-10-5	10.06	
Smith-Propato Property	31-4-10-3	10.17	
Bross-Rusden Property	31-4-10-1	10.32	
Lindenbaum-Kramer Property	31-5-22	14.7	
Mack-Lee Property	31-5-23	10	
Mallies-Murphy Property	31-5-23-5	10	
Brooks Property	31-5-23-6	10.02	
Model-Roosevelt Property	31-5-23-10	10	
Lisgar Property	31-5-23-11	10	
Horton Property	31-5-23-14	10	
Leehurst Property	31-5-25	57.08	
Davis Property	31-5-27	17.06	
Solly Property	31-5-30	86.1	X
Tanner Property	31-5-31	88.41	X
Russell Property	31-5-39	14.5	
Greco-Palio Property	31-5-104	10.33	
Gunkel Property	31-5-105	10.27	
Sicalides Property	31-5-107	12.85	
Shaefer-Rook Property	31-10-8	75.23	X
White-Bernhardt	31-10-9-33	10.6	
Counts-Reich Property	31-10-9-34	10.51	
Stackhouse-Rook Property	31-10-10	83.31	X
Heuscher Property	31-10-11	116.32	X
Rook Property	31-10-16	53.87	X
Jastrzanski Property	31-10-17	11.56	
Mandes Property	31-10-17-3	11.5	
Harding-Mandes Property	31-10-17-4	11.5	
Mullin Property	31-10-34-1	15.85	
Davis Property	31-10-38	41.61	
Davis Property	31-10-41	18.73	
Weiler-Bresnan Property	31-10-53-1	13.63	
Russell Property	31-10-75	28.67	
Hatton Property	31-10-82-1	19.92	
Neely Property	31-10-90	16.11	
Indian Rock Property	31-10-93-1	57.1	
Darling Property	31-15-82	10	
Morrissey-Fluehr Property	31-23-42-4	10.87	
Barber-Leedom Property	31-26-4	16.85	
Sketchley Property	31-26-64-2	27.34	
Barclay-McIntyre Property	31-26-92	9.9	
Lorenc Property	31-26-131	47.38	
Purcell Property	31-39-14	34.46	
Steel Property	31-39-14-1	11.04	
Total Acres		1404.9	

Chapter Five: Inventory of Vulnerable Resources

5.1 *Historic Resources*

Northampton Township has a variety and wide range of historic and architectural resources worthy of preservation. Recognizing this fact, the Northampton Township Historical Society was formed in 1973 to preserve the Township's historic resources and to educate the residents of the Township regarding local historical heritage. In addition, the Board of Supervisors created a Historic Commission consisting of seven members which would serve as an advisory group to the Board. The objectives of the Historic Commission include:

1. Promote an appreciation of local history by means of historical presentations and displays, the collection of local historical facts and data, and the preservation of local historical photos, sites and artifacts.
2. Support the study of local history in Northampton Township's schools. Promote The Feaster/Van Horn Cemetery (1748) as a "living historical record" for use in social studies classes by the Council Rock School District.
3. Maintain an archives room in the Northampton Library and make its collections available for public viewing on a scheduled basis.
4. Review all demolition permit applications submitted within the Township and advise the Board of Supervisors of the potential for preservation of early structures.
5. Support the Bucks County Conservancy.
6. Identify and acquire appropriate grants and fellowships to assist in achieving the objectives listed above.

To date there are six properties listed on the National Register of Historic Places. The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized under the National Historic Preservation Act of 1966, it is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources. Its primary goals are to foster a national preservation ethic; promote a greater appreciation



Twining Ford Covered Bridge

of America's heritage; and increase and broaden the public's understanding and appreciation of historic places. The six listed properties are:

1. Willow Mill Complex (Shaw's Mill) - Corn mill built in 1740 located on Bustleton Pike.
2. Twining Ford Covered Bridge - Tyler State Park.
3. Twin Trees Farm - 1740 house which was the site of important meetings in the pre-Revolutionary days; located on Second Street Pike.
4. John Thompson House - 1751 house with a distinctive gambrel roof. Former home of John Thompson, an early Bucks County sheriff; located on Second Street Pike.
5. Hampton Hill - 1744 house on property purchased by Dutch settlers.
6. Churchville Historic District - historic village consisting of over 140 buildings comprised of vernacular examples of Gothic Revival, Bungalow, Colonial Revival, Four Square, Dutch Colonial, Neo-Classical, and other historic architecture styles. Located along Bristol Road and Bustleton Avenue.

In addition to these six sites there are countless other sites listed as historically significant by the Bucks County Conservancy. The Conservancy conducted a survey of relevant historic sites in Northampton Township between 1988 and 1989. The Bucks County Conservancy maintains records on all historic buildings surveyed. For further information regarding historic resources in the Township refer to the *Northampton Township Natural Resource Inventory, 1989*.

5.2 Natural Resources

Northampton has a wealth of natural resources that affect the quality of life of its residents. Farmland and agricultural soils, floodplains, wetlands, and riparian corridors are some of the resources that contribute to the aesthetic and rural character of the Township. Land use planning should balance future development with the protection of the Township's inherent natural resources. Several of these natural resources are listed in the Bucks County Natural Resources Inventory as Priority Sites that must be preserved and protected. Maps identifying natural areas can be found in the *Northampton Township Natural Resource Inventory, 1989* and the *Northampton Township Comprehensive Plan Update, 1999*.

Topography

Northampton Township is located within the Piedmont Physiographic Province, which is known for its gently rolling hills. (Map 3) Specifically, Northampton

physical and chemical properties of the underlying geologic formation. The descriptions and water bearing characteristics of each are described below:

- The Stockton formation is comprised of layers of arkosic sandstone, siltstone and conglomerate interbedded with layers of red shales as well as fine-grained siliceous sandstones. Because of its ease of erosion, the Stockton formation forms gently rolling or relatively flat lowlands. The Stockton sandstone is the best source of groundwater. Yields will range from 100 to 300 gpm, averaging around 130 gpm of moderately soft water.
- The Lockatong formation is comprised of dark gray to black thick-bedded argillite with occasional zones of thin black shale. Because of its hard impervious shale and fractures, ground water yields are poor, averaging only 10 gpm. However, along fault zones yields are sometimes as high as 100 gpm.

Hydrology

There are 5 major bodies of water that run through Northampton Township. They are the Neshaminy Creek, Little Neshaminy Creek, Ironworks Creek, Mill Creek and Pine Run. The Neshaminy Creek borders the Township to the north, and connects to the Little Neshaminy Creek along the western border of the Township and Mill Creek along the eastern border. Pine Run extends from Mill Creek and the Ironworks Creek runs above and below the Churchville Reservoir. All of Northampton Township drains to the Delaware River Basin through the Neshaminy Creek and its tributaries.



Little Neshaminy Creek at the Forks

The Bucks County Natural Areas Inventory identifies the Forks of the Neshaminy as a Priority Site. The site includes forested slopes and floodplains along the Little Neshaminy and Neshaminy Creeks where the two come together near Rushland. It extends to Almshouse Road along the Little Neshaminy Neshaminy Creek to Dark Hollow Road. The north-facing wooded slope along the Neshaminy Creek below Dark Hollow Road is of particular interest as are the extensive wooded slopes and floodplains along the Little Neshaminy Creek between the mouth and Almshouse Road. The site is valuable due to its unusually undisturbed section of the respective creek valleys.

The 100-year flood areas are located along the streams in the Township. Northampton Township mapped its floodplains and flood hazard areas and officially adopted the Floodplain and Flood Hazard Map. The areas delineated on the map are those areas which are vulnerable to flooding and are characterized by floodplain soils. The Northampton Township Zoning Ordinance prohibits development within any area of the Floodplain or Flood Hazard District.

Wetlands

Typically, wetlands occur as marshes, swamps, and bogs. Often, they are saturated lands or areas that display a seasonal high water table. Wetlands are important resources providing habitat for wildlife, filtering stormwater runoff and improving water quality, reducing potential flood damage, and increasing groundwater recharge. Wetland areas greater than 10 acres in size are dispersed throughout the Township, specifically in the area of Ironworks Creek and Churchville Reservoir. There are also additional areas of wetlands along the Little Neshaminy tributary above Hatboro Road.

The Churchville Reservoir is identified as a Priority Site in the Bucks County Natural Areas Inventory. The open space around the reservoir constitutes a large block of undeveloped land encompassing a diversity of natural habitats, including mature mixed oak forest, plantations of red and white pine, successional red maple forest, wetlands, grasslands, and agricultural fields. Land around the reservoir is only partially county-owned, much of it is also owned by Aqua America, Inc. Permanent protection and public access should be sought for all open land around the reservoir.

The Northampton Township Zoning Ordinance requires 100 percent protection within all wetlands, and 80 percent protection within 100 feet of any wetlands, vegetation (or to the limit of wet or hydric soils, whichever is shorter), lake shoreline or pond shoreline.

Woodlands

Northampton Township does not have extensive woodland areas. Most of the wooded areas are located along the Neshaminy Creek and in Tyler State Park. Scattered woodlands can be found in the Churchville area around the reservoir and the County Park. These woodland resources provide numerous benefits to the environment including water and air purification, local and regional climate control, open space, erosion control, wildlife habitat, and providing a commercial

value as timber and firewood. Vegetative cover also enhances groundwater recharge by reducing the volume and rate of runoff.

Woodlands provide visual and audible buffering while contributing to the Township's scenic value. When woodlands are located in environmentally sensitive areas, such as steep slopes areas, along tributaries and wetlands, even minor disturbances can lead to serious environmental degradation. The current Northampton Township Zoning Ordinance protects woodland areas by restricting disturbance within forest areas to 20 percent.

Agricultural Soils

The U.S. Department of Agriculture—Natural Resources Conservation Service (NRCS) has recently recertified the soils in Bucks County and has identified and mapped important farmlands. This

identification takes into account not only soil quality but also other environmental conditions that affect agricultural productivity, such as climate and soil acidity. Generally, in Bucks County, the important farmlands surveyed by the NRCS include soil capability classes I through IV, grouped into two



Rook Farm Temperance Lane

classifications— Prime Farmland (soils with land capability class 1 and 2 soils) and Additional Farmland of

Statewide Importance (soils with land capability class 2 and 3 soils).

NRCS defines Prime Farmland as land that has the best combination of physical and chemical characteristics for producing feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land or other land, but not urban built-up land or water). Additional Farmland of Statewide Importance generally includes those lands that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable.

Class I soils have few limitations restricting agricultural use. The largest concentration of these soils in the Township is located between Newtown-

Richboro Road and Upper Holland Road. Class II soils are predominant through most of the Township and are characterized by gentle slopes and are moderately erodable. Class III and Class IV soils have severe limitations for cultivation due to steep slopes, poor drainage and erosion hazard. These soils can be found in the northern corner of the Township and the area to the south of Rocksville Road and Bridgetown Pike. According to the *Northampton Township Natural Areas Inventory*, Class I soils comprise 5.62 percent of the Township, Class II soils comprise 45.9 percent of the Township's total land area, and Class III soils comprise 12.64 percent of the Township.

Due to the gentle slopes, these soils that are classified as prime for agricultural uses are also ideal for development. Pressure on remaining farm properties to develop is significant. The Township considers the preservation of farmland a top priority in their land acquisition objectives.

5.3 Summary

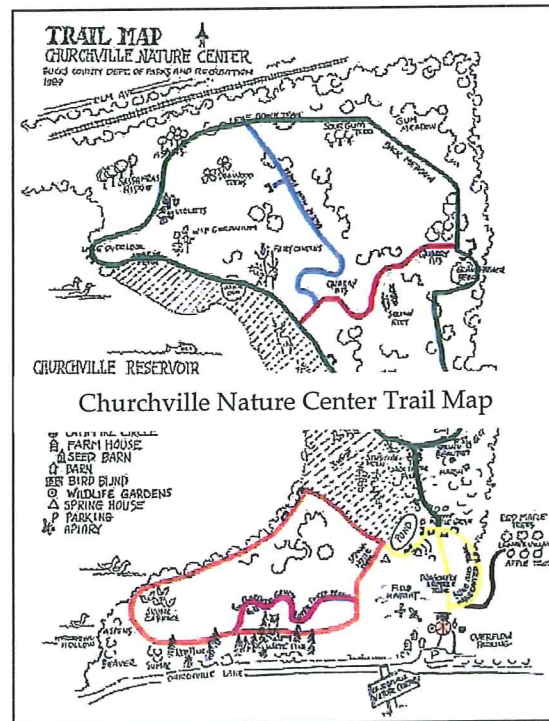
Collectively, Northampton's natural and historic resources shape its unique character and identity. Many of these resource areas are sensitive and are susceptible to degradation from insensitive adjacent growth and development. While it is unrealistic for the Township to preserve and protect all of the vulnerable resources identified above, those that are the most important to the Township can be targeted. The Township's priority acquisition areas are highlighted in the Analysis of Resources chapter.

Chapter Six: Open Space Linkages

A greenway is a linear open space area established along either a natural corridor, such as a riverfront, stream valley, or ridgeline; or along an abandoned railroad right-of-way, a canal, scenic road, or other route. Greenways provide numerous benefits to their surrounding communities. By linking individual parks together, linear trails can create a unified park system throughout a municipality and even beyond its borders. The following trails and greenways are located within Northampton Township:

Churchville Nature Center offers approximately 2 miles of nature trails developed on 54 acres which take the hiker through field and forest. Highlights include a wheelchair accessible, handicapped trail (wheelchairs are available for use upon request); a recreated Lenape Indian Village; the Dragonfly Pond; an historic springhouse; a pine forest; a bird observation blind and the Memorial Wildlife Gardens.

Tyler State Park consists of 1,711 acres in Bucks County, of which 1,108 acres is located within Northampton Township. Park roads, trails, and facilities are carefully nestled within the original farm and woodland setting. Neshaminy Creek meanders through the park, dividing the land into several interesting sections. The park officially lists about ten miles of paved bicycle trails, four miles of gravel hiking trails, and nine miles of equestrian trails. Hikers are allowed on all of them, and are able to vary their hike from long or short, easy or more challenging, depending on personal preferences. Trail surfaces consist of paved paths, gravel trails, and woodland trails. Because the park extends beyond municipal boundaries it is an ideal hub for creating an interconnected trail/greenway system.



Churchville to Playwicki Greenway connects Lower Southampton, Northampton and Middletown Townships. The Churchville to Playwicki Greenway follows along the Ironworks and Mill Creeks from the Churchville Nature Center to Playwicki Park and then along the Neshaminy Creek to the Neshaminy High School. There are a number of large open spaces or hubs that are linked by the Ironworks, Mill and Neshaminy Creeks including:

- Park land owned by Bucks County such as the Churchville Nature Center, Playwicki Park and Churchville Farm
- Churchville Reservoir owned by Aqua America, Inc.
- Township-owned parks and open space areas such as Playwicki Farm Park, Periwinkle Park and Pheasant Run Park
- Idlewood Environmental Center owned by the Neshaminy School District, consisting of a large wooded area along the Neshaminy Creek
- Property along Mill Creek preserved by Heritage Conservancy

Heritage Conservancy has received Growing Greener grant funding from the Community Conservation Partnership Program sponsored by the PA Department of Conservation and Natural Resources' Bureau of Recreation and Conservation to develop a plan for improving and enhancing the Churchville to Playwicki Greenway. To date, the Conservancy has assembled a study committee of representatives from various public agencies in the area to identify the natural, cultural and scenic resources of the greenway and to determine ways in which these agencies can work with each other and neighboring landowners to maintain the greenway.

Northampton Township Municipal Park located at the intersection of Bristol Road and Hatboro Road consists of 90 acres of active and passive recreation. Along with the numerous sports fields, the park contains over 3 miles of trails. Due to its proximity to the Maureen M. Welch Elementary School, the Spring Mill Country Club, and other smaller parcels of township-owned open space Municipal Park is another excellent hub for a larger township-wide trail system which would connect these areas. The connection can include existing sidewalks.

Sidewalks are used to provide safe and convenient pedestrian access within the more built up portions of the Township. Sidewalks are an integral part of the Township's trail network by enhancing access from individual residences to points of interest in the Township.



Municipal Park Trail System

An important aspect of open space is the accessibility of that space to community residents and to the region as a whole. Open space linkages such as streambeds, hedgerows, and utility corridors can both increase the accessibility of parks by allowing off street pedestrian and bike access, and can offer recreational opportunities in and of themselves as passive recreational space. By locating open and recreational lands along potential linkages, the lands will

be more accessible and can go farther toward meeting the recreational needs of the community.

The use of stream/creek corridors provide ideal trails for passive recreational opportunities including walking, hiking, and nature study. By creating a trail, the riparian buffers along the creeks would be preserved, and the water quality would be better maintained. With limited development permitted in the floodplain, the stream corridors are ideal for trails.

In addition to the stream and creek corridors, the Township may want to consider the use of the Reading Railroad corridors as potential linkages within Northampton Township, as well as potential linkages to surrounding municipalities. Rail-trails are multi-purpose public paths created from former railroad corridors. Ideal for many uses, such as bicycling, walking, inline skating, cross-country skiing, equestrian and wheelchair use, rail-trails are extremely popular as recreation and transportation corridors. A regional example of a potential greenway that would utilize a rail corridor is the Newtown Greenway. The Newtown Greenway extends from Bucks County to the Philadelphia border and runs along an inactive rail line which parallels the Pennypack Creek through most of Montgomery County. Strong partnerships between municipalities, counties, rails-to-trails groups, and rail operators (i.e., SEPTA) may be considered to pursue open space linkages along rail corridors.

Chapter 7: Analysis of Resources

Northampton Township is recognized for providing a large variety of recreation opportunities to all residents and contributing to a healthy and active quality life. The Township is a leader in Pennsylvania in municipal recreation with higher participation and revenues than comparable townships in the area. Because the Township is actively meeting the recreational needs of its community, the focus for future open space acquisition has turned toward permanent preservation of those properties temporarily protected through the Act 319 Program.

Permanently preserving what remains of the Township's agricultural identity is the priority for acquisition. As stated in Chapter Four, Northampton Township has more than 60 existing properties which participate in the Act 319 Program, totaling over 1,400 acres.



Heuscher Property

The purpose of Act 319 is to provide a real estate tax benefit to owners of agricultural or forest land by taxing that land on the basis of its "use value" rather than its market value. This act provides preferential assessment to any individuals who agree to maintain their land solely

devoted to agricultural use, agricultural reserve, or forest reserve use. However, landowners may opt out of the program and the land is then susceptible to development pressures. In order to prevent the threat of development from overcoming these areas the Township must be proactive in pursuing methods of permanently preserving the land as agriculture.

The majority of these Act 319 assessed properties are located in the western part of the Township. The average size of an Act 319 property in Northampton Township is 25 acres, the smallest property being 10 acres and the largest property being 116 acres.

Chapter Eight: Tools and Techniques

Municipalities have an array of tools and techniques at their disposal for preserving land for open space, natural resource, historic, and scenic protection as well as park and recreational purposes. This section details various ways of preserving open space and resource lands through acquisition and non-acquisition means.

8.1 Local Ordinance Provisions

The Township Zoning Ordinance contains means for providing park and recreation lands or preserving natural and open space resources. These provisions include the environmental protection district, the recreation district, cluster design regulations, and open space requirements.

Environmental Protection District

The Township adopted the Environmental Protection (EP) District in 1988. The intent of this district is to permit low-impact development such as single-family detached dwellings and agriculture while preserving those natural resources of importance as identified in Chapter Five. This balance is accomplished through stringent area and development regulations.

The minimum lot size in the EP District is five acres for all permitted uses with a maximum building coverage of 3 percent and a maximum impervious surface ratio of 5 percent of the lot area.

The EP District is located in the western part of the Township along the Little Neshaminy Creek where larger parcels still exist.

Recreation District

The purpose of the Recreation (REC) District, adopted in 1991, is to provide suitable areas within the Township to accommodate spacious recreational uses and to provide appropriate design standards for these recreational uses. The REC District recognizes the equal importance of active and passive recreational opportunities.

Permitted uses by-right include public open space and municipal uses. Public open space may either be dedicated and put under the control of an open space easement or covenant within the legal jurisdiction of Northampton Township; or

it may be controlled by any agency of Bucks County, the Commonwealth of Pennsylvania, the federal government or non-profit organization, provided the land is permanently preserved as public open space. Conditional uses permitted within the REC District include country clubs, telecommunications facilities, or single-family detached dwellings.

The minimum lot size within the REC District is ten acres. The maximum impervious surface ratio for dedicated public open space within the legal jurisdiction of the Township and municipal uses is 25 percent, while all other permitted uses is 3 percent of the lot area.

Cluster Design Regulations

The cluster designed subdivision is permitted as a conditional use within the Country Residential, Agricultural-Residential, and Single-Family Districts. The purpose for cluster design is to (1) provide standards to foster the amount of open space and to control impervious surfaces within a development; (2) to control the intensity of development in areas of sensitive natural resources and/or features in order to reduce or eliminate adverse environmental impacts; (3) to protect natural and agricultural resources which are a common property of all people and which must be protected for future generations; and (4) provide standards for performance which make the unique characteristics of the land or site the determinants of its capacity for residential use.

Open land is required to be set aside as permanent usable open space or preserved area(s). The minimum required open space area varies between 30 percent and 50 percent depending within which district the cluster design development is being proposed. Existing natural features, such as creeks, streams, woodlands, steep slopes and prime agricultural land must be retained when possible. Specifically, no more than 25 percent of the lot area of a building lot may contain steep slopes, floodplains or wetlands.

Any open space must be held in common ownership by a single landowner or legal entity. This includes the use of condominium agreements which states that the land shall be held as a common element not to be sold to another party except to transfer to another method of ownership. A homeowners' association may also hold the open space land in common ownership. Another option is fee simple dedication. The Township may accept any portion(s) of the open space, provided that the land is accessible to the public, there is no cost involved, and the Township agrees to maintain the land. Open space lands dedicated to the Township may be developed and used for recreation purposes.

Open Space Requirements

All residential uses are mandated to provide open space. The minimum area to be reserved as open space varies from 10 to 30 percent, and no more than 60 percent of the required open space may contain floodplains and/or flood hazard areas, detention basin area, steep slope area, or wetlands. The siting of this open space must be easily accessible and should be of a suitable size and shape for recreational use.

The Board of Supervisors may require the payment of a fee-in-lieu of dedication of open space land if it determines that the size, shape, location, access, topography, soils or other features make the land impractical for open space dedication. This fee is based upon the total number of proposed dwelling units and the type of dwelling unit to be constructed. Any fees paid in-lieu of open space land dedication is used by the Township for the purpose of providing park and recreational facilities.

8.2 Fee Simple Purchase

Purchase of land via fee simple methods is the most direct technique of acquiring land for open space and recreation areas. The land is owned outright with all development rights included. The method is expensive but enables a community to use the land as it sees fit.

Local governments can use many different revenue sources to purchase land, including general revenue funds, user fees, bond issues, and special fundraisers. Other county and state funding sources are also available for open space and recreational purposes, including the Bucks County Open Space Program and the Community Conservation Partnerships Program (available through the Pennsylvania Department of Conservation and Natural Resources).

8.3 Lease

A lease is a conveyance and temporary possession/use of land for a prescribed period, in return for rent or some other compensation. Lease agreements may or may not be renewable and will be less than the landlord's term of ownership. The terms and conditions of a lease are contained in the lease agreement. The lease may provide for exclusive possession, responsibility for maintenance and insurance, and responsibility for liability. A lease may be appropriate in situations where the Township would like to take advantage of existing private recreational facilities and make them available for public use. The Township would not have to own the land, and payments would be lower than the cost of fee simple purchase.

8.4 Donation

Donation of land can be a gift of a parcel in fee simple terms or the gift of development rights or access. Land may be donated to local or county governments or to nonprofit organizations. This approach will permanently preserve land as open space.

If landowners donate development rights, they may be able to receive tax benefits, but the land must be permanently restricted from future development. In addition to the Township, there are a number of land conservation groups operating in Bucks County that would be willing to take these donations, including The Bedminster Land Conservancy, The Natural Lands Trust, The Nature Conservancy, and Heritage Conservancy.

The Board of Supervisors welcomes proposals to donate land to the Township for permanent open space use. However, if a parcel does not meet the preservation requirements of the Township, the Township can refer interested landowners to the conservation groups as noted above.

8.5 Easements

Easements can either be purchased or donated. The Township should continue to approach landowners with easement proposals when fee simple ownership is either not possible or unnecessary.

Public access easements should be pursued for trails. It is unnecessary for the Township to purchase entire tracts of land to secure enough usable space for a trail, which may only require a 15 to 20 foot wide easement.

Conservation easements are another type of easement that is a valuable tool to preserving the community's character or quality of life. These easements are developed to preserve specific resources, such as a streambed and its riparian corridor, a steeply sloping wooded hillside, or prime agricultural lands. Conservation easements can be publicly or privately held and may permit public access or prohibit it. They are particularly useful if the property owner is uncomfortable about permitting public access, where the resource is too sensitive and may be harmed by public access and/or where the resource in question is inappropriate for Township acquisition because it will be difficult to maintain or it is in an otherwise inappropriate location. It is common within Northampton Township for non-profit land conservation organizations to hold conservation easements, specifically Heritage Conservancy.

Chapter Nine: Government Organization and Financing

The Northampton Township Parks and Recreation Board serves in an advisory capacity and assists the Township Supervisors in planning, regulating, and maintaining parks, recreation facilities and programs. The Parks and Recreation Board may recommend to the Board of Supervisors such plans and provisions it deems necessary to acquire, preserve, continue and expand park and recreation facilities, including the cost of such recommendations. For instance, the Parks Board will review and make recommendations on proposed tot-lot equipment for pending subdivision plans.

The Parks and Recreation Board is composed of seven members appointed by the Board of Supervisors. Each member serves a 4-year term or until their successors are appointed. All persons appointed serve their full term unless they voluntarily resign, become unable to serve, or are removed by the Supervisors for dereliction or neglect of duty. The Parks and Recreation Board meets on the first and third Thursday of each month as needed to perform its duties and has the power to adopt rules and regulations for the conduct of business which comes before them.

In addition to the Parks and Recreation Board and the Board of Supervisors, Northampton Township has an effective Parks and Recreation Department which is responsible for recreation and service delivery, planning, park planning, and park operations. The Department is staffed with a full-time Director who oversees and supervises all park and recreation operations.

Most park and recreation systems rely heavily on tax dollars to fund operations; however, Northampton Township has proven to be a leader in generating revenues from non-tax sources. Non-tax sources include grants, program fees, sale of advertisements, donations and sponsorships, and lease agreements which offer recreational opportunities. As previously discussed in Chapter Eight, the Township accepts fee-in-lieu of the dedication of open space and uses these monies toward recreational needs. Because the Township is a leader in cost recovery for recreation programs it has enabled the Township to offer a greater number and range of programs than would be possible with township dollars alone.

Chapter Ten: Action Plan

The most effective means of protecting open space is through obtaining the development rights of a property by means of land acquisition (e.g., donation, fee simple purchase, purchase of easements). This plan recommends donation when possible; otherwise, fee-simple purchase and/or purchasing development rights to land or easement using funding from the Bucks County Municipal Open Space Program (MOSP), funds from the Township and/or other local, state or federal funds that may be available. Fee-simple acquisition is the most costly to a municipality. Consequently, Township officials should consider other open space preservation means deemed appropriate as discussed in the Tools and Techniques chapter.

The following Action Plan has been developed with specific strategies that have been prioritized for short and long range implementation to help the Township achieve its vision for open space, natural and historic resource preservation, and park and recreational needs. High Priority items are to be completed within the next year, Medium Priority items are to be completed within the next two to five years, Low Priority items are to be completed between five and ten years after plan publication, Ongoing Priority items are to be completed throughout the next 10 years.

Goal 1: Preserve the intrinsic value of Northampton Township’s natural, historic, and cultural areas.

Objective	Action Item	Priority
Protect significant natural resources (including wetlands, floodplains, greenways, riparian buffers, woodlands, and steep slopes) from the adverse impacts caused by insensitive development through local ordinance regulations and developer incentive programs.	Enforce existing natural resource protection standards to ensure that the environmental restrictions of the site proposed for development is not exceeded.	On-Going
	Examine methods of land preservation in addition to land acquisition, such as zoning strategies, and preservation easements.	High
	Examine the existing natural resource protection standards in the Zoning Ordinance to determine if they should be amended to incorporate additional protection measures and/or allowances for limited disturbance areas where appropriate.	High

Encourage the acquisition of open space and conservation easements to preserve natural areas.	Identify unprotected and potentially vulnerable resources and earmark specific areas for acquisition.	On-Going
Identify and coordinate areas of natural resources that should be preserved.	Coordinate with the Board of Supervisors to develop a map that prioritizes areas to be protected.	High
Maintain the natural systems of streams and waterways in the Township.	Pursue the development of Watershed Management Plans similar to the Little Neshaminy Creek River Conservation Plan 2007.	Medium
	Publicly recognize residents and volunteers who perform regular clean-ups to encourage other residents to participate in clean-ups.	High
Maintain and encourage the private preservation of historic resources and structures.	Develop a list of self-guided historic sites that people can take advantage of on their own during their leisure time and promote it on the Township website and in the Township newsletter.	High
	Update website to include historic inventory.	Medium
	Register significant historic structures or sites with the National Register of Historic Places.	High
Encourage the private purchase and restoration of historic buildings that have fallen into disrepair, for adaptive reuse.	Provide viable options for the adaptive reuse of existing historic structures/properties.	Medium

Goal 2: Preserve and maintain what remains of Northampton Township's rural character.

Objective	Action Item	Priority
Encourage and support the continuation of farming in the Township.	Work with owners of agricultural land to pursue preservation.	On-Going
	Recognize public and private conservation efforts through the Township website, municipal meetings, and other special events.	High
	Encourage and promote agricultural activities such as agricultural entertainment uses (i.e. strawberry picking, corn mazes, hayrides, etc)	Medium
Promote the preservation of agricultural land through sound land use policies and regulations.	Implement agricultural policies in the Township. .	On-Going

Encourage farmland preservation through conservation easement purchase or donation.	Provide education to homeowners regarding options for farmland preservation and conservation easements.	On-Going
Encourage participation in the Bucks County Agricultural Preservation Program.	Provide up to date information regarding the Program to local landowners.	On-Going

Goal 3: Provide recreational and community facilities to support the current and future population of the Township.

Objective	Action Item	Priority
Establish a greenway and trail network that connects points of interest within the Township such as areas of protected open space, significant historic and scenic resources, and park and recreation facilities as well as points of interest located in adjacent communities.	Evaluate the Township's existing development review process to ensure that current ordinances encourage developers to provide sidewalks and/or trail connections to provide access.	High
	Complete a comprehensive pedestrian and bicycle plan which explores trails, bike routes, sidewalks and other transportation facilities to make the community pedestrian and bicycle friendly.	Medium
	Work with the Board of Supervisors, the Parks and Recreation Board and the local community to develop a comprehensive greenway network throughout the Township which links parks, residential areas, schools, open space areas, and connect with trails and greenways outside of the Township.	High
Continue to support and coordinate recreational activities with area sports/athletic groups/associations.	Implement the Comprehensive Park and Recreation Plan.	On-Going
Periodically solicit the input of Township residents on their insight of existing park/recreational facilities and the need for additional park/recreational resources.	Coordinate with the Parks and Recreation Board to implement the goals of this Plan.	High
	Investigate and act upon citizen requests, suggestions and complaints concerning recreation, parks and open space services.	On-Going
	Track trends to monitor public interests and recreation demand. Plan responsive programs that anticipate and meet community needs.	On-Going

Develop park and recreation facilities that preserve scenic, historic, and natural resources, which contribute to the rural quality and biological diversity of the Township.	Implement the Comprehensive Park and Recreation Plan.	On-Going
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Goal 4: Further develop administrative policies and practices that encourage the preservation of open space and historic resources.

Objective	Action Item	Priority
Focus municipal open space planning and acquisition efforts on the preservation of significant agricultural lands, natural lands, and historic sites.	Adopt and revisit Open Space Plan as needed.	High
	Review and evaluate current process for prioritizing property acquisition, i.e. ranking system.	High
	Coordinate with the Board of Supervisors and the Parks and Recreation Board to implement the goals of this Plan.	High
Review open space preservation priorities on a regular basis to ensure the Township is focusing preservation efforts in the appropriate areas.	Implement the Comprehensive Park and Recreation Plan.	On-Going
Encourage residents to form community preservation and clean-up groups to maintain areas of concern.	Support community-based Environmental Action Groups / Watershed Associations.	High
Encourage cooperation with adjacent municipalities, government agencies and non-profit service providers and organizations to expand recreational facilities, community facilities, and trail linkages.	Participate in regional greenway and trail committees.	Medium
	Develop a survey to be sent to adjacent municipalities to determine interest in participating and contributing in offering special programs.	Medium
	Coordinate with adjacent municipalities to make sure recreational facilities are not unnecessarily being duplicated.	On-Going

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Property Status Report

Property Name: _____ Municipality: _____

Property Owner Name: _____

Tax Map Parcel #(s): _____ Date of Visit: _____

Are there any changes in the property? (e.g. construction, dredging or filling, trails, timber harvest, evidence of trespass, trash, flooding, fire, etc.) Attach current photos with sites marked on a map.

Are these changes consistent with the terms and conditions of the easement?

Any changes/improvements planned for the property by municipality?

RECOMMENDED ACTIONS:

Monitor name and affiliation _____

Signature of monitor _____