

# GREENWAYS

Newsletter of  
Delaware & Raritan Greenway, Inc.  
Volume 6, Number 3  
Fall 1998

## In Perpetuity

### Woolsey Brook Greenway Expands

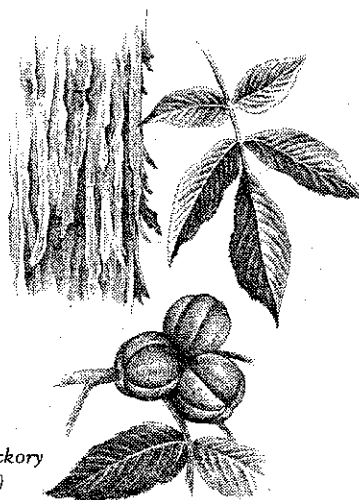
In July, D&R Greenway, in partnership with the state, Mercer County and Hopewell Township, preserved 167 acres of open field and forest along Woolsey Brook in Hopewell Township. This significant property is located next to the township complex in a rapidly developing area. By purchasing the land valued at close to \$2 million from owners Martin, Janet and Howard Alliger, and by placing conservation restrictions on the property, D&R Greenway and our partners have ensured that the fields and forest are protected forever.

Woolsey Brook meanders through the valley on the west side of Hopewell Township, joining with the waters of Seminary Brook and several unnamed tributaries before pouring into Jacobs Creek and the Delaware River. It finds its life from waters gurgling from springs hidden in a mature forest of white, black and red oaks, red maples and hickory trees. The forest is filled with the songs of wood thrush, oven birds, woodpeckers, red-tailed hawks and screech owls. Raccoons, fox, deer and other mammals make their home in the forest along the singing waters of the narrow winding brook.

Each spring, skunk cabbage, may apples, and other wildflowers push their way up through the layer of dried, decaying leaves to carpet the woodland floor. By summer, a thick canopy shades the forest providing shelter from the blazing sun. In the fall, bright autumn colors cover the trees in the valley as wildlife prepares for winter.

Stretching beyond the forest that lines the creek are acres of fertile farm fields, their boundaries defined by thin fence rows of greenery and paved roadways. The scenic vista of farm field and forest provides tranquil relief, seems to slow the speed of life from 65 miles per hour on neighboring I-95 to a more comfortable pace of sustained living—the pace at which we can notice the red-tailed hawk circling overhead, the doe with her fawn grazing in the field, and the great blue heron fishing at the water's edge; a pace at which we more readily notice joy, the person sitting next to us, and the gratefulness in our heart.

As is often the case, when we look more closely we find other jewels as well. The large expanse of open space supports the biodiversity of a healthy environment. The vegetation growing on the slopes stretching from the top of the hill to the creek, anchor the earth in place, minimizing erosion,



Shagbark Hickory  
(*Carya ovata*)

Continued on page 5

## Inside

- A YES! Vote for Open Space
- Conservation Options
- Intern Maps Greenway
- Upcoming Events

## Foundation, Corporations Support Greenway

Many thanks to The Baldwin Foundation Trust for their generous gift of \$3,000 to D&R Greenway. The grant supports our operations and helps to protect valuable open space in our region.

Greenway is also very grateful to Elizabethtown Water Company, who increased their corporate contribution to \$1,250 in support of D&R Greenway's preservation initiatives in central New Jersey.

A special heartfelt thanks to Deborah Strom Gibbons for hosting a Greenway neighborhood reception at her home in June. Deborah hosted a gathering of landowners living along Stony Brook and nearby Sourland Mountain who have an interest in preserving their land. Greenway Board and staff enjoyed the opportunity to promote the Greenway vision and meet neighbors who want to work with us to protect the land they love.

A big thank you to Dan Whitaker of Lambertville Station for benefitting D&R Greenway with proceeds from a dinner held in honor of Governor Christie Whitman. With flags flying and bands playing, the Governor pulled into the railroad station in Lambertville where she rallied the crowd in support of her open space initiative. Standing beside the D&R Canal, she announced new funding that will enable bike path improvements along the canal.

## Water Trail Grant Received

D&R Greenway is the recipient of a \$6,000 matching grant from the Federal Highway Administration through the National Recreational Trails Act to create a self-guided canoe and kayak trail at the Hamilton/Trenton Marsh. The water trail will be installed during the next year along Crosswicks and Watson Creeks at the marsh.

## Wish List

20-30 cup electric coffee maker,  
Photographer's light table. ☛

## Common Ground

### A YES! Vote for Open Space

With an overwhelming majority vote, both houses of the New Jersey state Legislature approved Governor Whitman's open space plan in July. The measure is the first-ever long-term \$1.8 billion plan to permanently preserve woodlands, farmlands and other open space in the state. Following a vigorous letter writing campaign by conservationists, the plan was unanimously approved in the Senate and by a 70-3 vote in the Assembly. It will come before voters in November.

The objective of the bill is to preserve one million acres of open space in the form of farmland preservation (500,000 acres), watershed protection (100,000 acres), greenways, trails and rights of way (200,000 acres) and recreational areas (200,000 acres) by

dedicating approximately \$98 million dollars a year from existing revenue to land acquisition. These funds in turn would be used to generate ready cash and finance bonds, creating close to \$1.8 billion dollars in total over the next ten years to be leveraged in land acquisition.

Governor Whitman outlined this plan in her second inaugural address and has made open space preservation the central issue of her second term. When the resolution passed through the houses, Governor Whitman stated, "Future generations will look to the passage of this resolution as one of the most important and defining events in determining the quality of life in New Jersey for the next millennium."

Kudos to Assemblyman Leonard

Lance and Senator Donald DiFrancesco who were the prime sponsors of the bills for a stable source of funding. Leonard Lance spoke persuasively when introducing the bill in an Assembly Appropriations Committee meeting held a few days before the vote, stating, "I personally want to be remembered for this bill and the lasting legacy it will provide for future generations."

The new bills replace the Green Acres Bond Act programs which have provided an integral source of funding for many non-profit organizations and have consistently been supported by voter approval since their inception in the 1970's. This has been the major source of acquisition funding for D&R Greenway, enabling protection of 2,600 acres since 1989. Unfortunately, the funds from these programs are virtually tapped out.

The dedication of existing funds requires a constitutional amendment and voter approval. New

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## Conservation Options

### Protecting the Greenway – It's a Bargain!

Everybody loves a bargain! We're all familiar with the sale rack at the store—with mark-downs at 50 percent or more—and how it attracts buyers away from the higher-priced merchandise. The same is true with conservation lands. Those property owners who donate a significant portion of the value of their land through a bargain sale to D&R Greenway get our attention!

Do any of these typical land-owner dilemmas ring a bell?

- Your property has been in your family for several generations, and you hope it will stay that way for a few more.
- Your property's value has skyrocketed in the twenty years or more since you first acquired it,

and you're worried about tax implications.

- You have a very low basis of cost in your land, and you're worried about capital gains on a sale of the property.
- You could really use some of the value out of your land to add to your income.
- Property taxes are increasingly hard to face on a fixed income.
- You love the natural beauty of your land, and would like to find a way to ensure that it stays as it is into the future.

These are the kinds of concerns that landowners present to us on a regular basis. Bargain sale of your property or of a conservation easement to D&R Greenway could be the answer.

The Alliger property in Hopewell is a good illustration of capital gains and income tax savings generated through a bargain sale. The property, purchased by D&R Greenway in partnership with Hopewell Township and Mercer County (see cover story), was purchased for far less than the appraised fair market value of the land. This means that the owner agreed to receive less money in hand for the property, in exchange for the tax deductions. By selling at a bargain price, he paid less capital gains tax.

In addition, the difference between the appraised value of the property and the sale price provides the owner with a "charitable gift" to Greenway, deductible from his income taxes. The Internal Revenue Service allows this deduction to be spread over six years, an important factor when gifting land or a conservation easement with values that may be greater than the allowable deduction limitations in

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Jersey voters play a critical role in the success of this open space initiative when the plan appears on the ballot this November. Without additional funding, D&R Greenway and other land preservation organizations will no longer be able to leverage the funds necessary to acquire lands for open space preservation.

This stable source of funding, if approved by voters in November, will make New Jersey a national leader in the race to preserve open space. According to the plan, approximately 40 percent of New Jersey's 4.8 million acres will be set aside for preservation, which is of particular importance for the most densely populated state in the country.

You can make a difference! The many D&R Greenway members who wrote letters and contacted their legislators indicating their support of the initiative in the summer helped to carry the vote in July. Our work is not over yet.

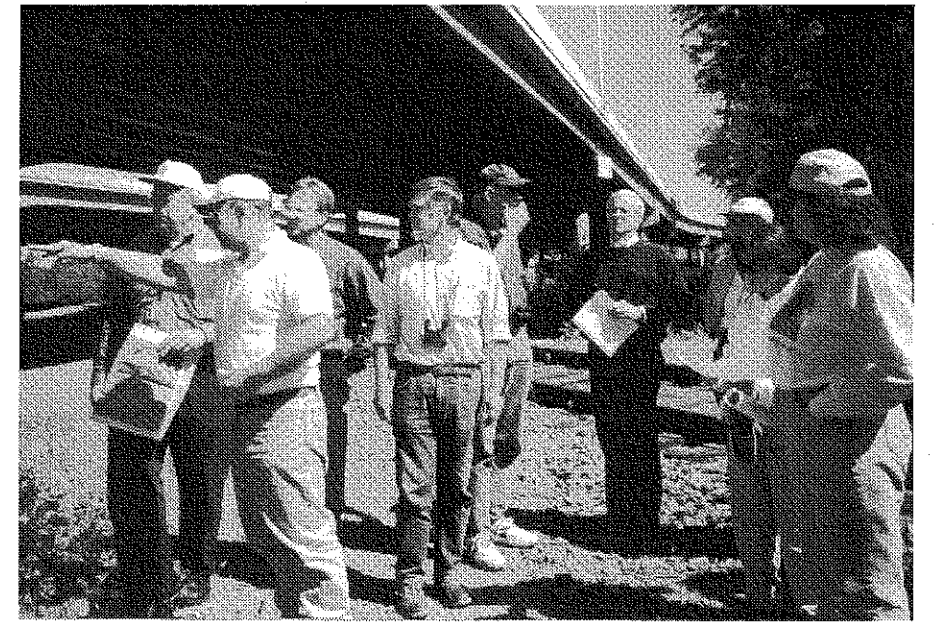
Promote the open space protection initiative to your friends and family. On November 3, be sure to get out and vote. If you won't be in town on election day, request an absentee ballot. Let your voice be heard in support of preserving New Jersey's prime natural resources and your quality of life.

### Greenway Board Undertakes Strategic Planning Process

Earlier this year, D&R Greenway's Board of Trustees and staff initiated a strategic planning process to review our mission, articulate our vision, define our goals and determine the strategies needed to achieve them. A draft plan was compiled and reviewed by the board and staff at a retreat in June and again during the summer. The final plan is now under review by the Board. Stay tuned for more good stuff . . . there are visions of green dancing in our heads!

### Management Plan Drafted for Marsh

The Hamilton/Trenton Marsh



*Members of Management Plan Committee tour Hamilton/Trenton Marsh.*

Coordinated Management Plan Committee is reviewing a draft management plan developed during the past several months. Building on the foundation of goals and priorities established by the marsh task forces over the past several years and incorporating information gathered at the public forum held in March, partners have compiled the draft plan now under review.

It is anticipated that the final draft will be published in November, 1998.

### River Sojourn a Success

D&R Greenway sponsored one day of a week-long Delaware River Sojourn this year. More than 60 people paddled with us to celebrate open space preservation in New Jersey and promote Governor Whitman's open space initiative. The flotilla of canoes and kayaks launched in Kingwood and proceeded downstream guided by Tom Wilkins, commodore of the Mohawk Canoe Club, with Chris Nielsen leading the River Safety Patrol. Dr. Mary Leck, professor at Rider University and Bill Rawlyk, both Greenway trustees, provided commentary on the geology of the area as well as the legends of Devil's Tea Table. After lunch at Bull's Island State Park

and a presentation on the open space initiative by Greenway chair, Neil Upmeyer, the entourage did a short portage and paddled the final distance on the D&R Canal, taking out at Prallsville Mills in Stockton.

Following a brief storm, the festivities continued with a picnic at Bull's Island campground. Later that evening Joe Dudis from the Garden State Storytellers entertained us with river tales and wild stories. ♣

## Condolences

Our deepest sympathy to the family of Margaret D. Wilson who died in August. Margaret and her husband, Dr. Emmett Wilson, Jr., have been supporters of D&R Greenway for many years. In 1993, they protected nearly thirty-five acres of land bordering the D&R Canal in Griggstown through a conservation easement donated to D&R Greenway. At the time of her death, she and her husband were working to protect an additional six and a half acres. Margaret, who held a Ph.D. from Harvard University, was a professor of philosophy at Princeton University. ♣

## Intern Maps Greenway

Over the past several months D&R Greenway benefited from the efforts of summer intern, Jordan Neas. Jordan, a resident of Princeton, is a senior majoring in Environmental Geography at Colgate University.

Jordan's primary responsibilities at Greenway were to map protected lands and other properties desirable for protection throughout our region. Using tax parcel maps donated by municipalities in the region, Jordan's mapping project illustrated contiguous preserves and linkages and areas D&R Greenway is looking to expand into. The maps provide a useful picture of the D&R Greenway and the vision we are working to implement.

Jordan worked with board member John Rassweiler to add these properties to our GIS database. She also gathered ownership

information, facilitating Greenway's efforts to initiate contact with prospective owners.

"This was a great opportunity for me to brush up on my computer skills and get a better feel for the Arc View GIS program," Jordan shared in summarizing her experience. "Most importantly, this mapping project enlightened me by demonstrating all the different processes and planning involved in acquiring land for preservation. At the same time, I hope it will allow D&R Greenway to gain a more comprehensive understanding of the areas already protected and what direction they would like to concentrate on in the future."

Jordan also assisted our efforts to promote and support Governor Whitman's open space initiative, attending sessions at the Statehouse and preparing packets to mail to

legislators. She provided field support by assisting board member Tom Poole with a bird inventory at Greenway's McBurney Preserve, and participated in landowner meetings with executive director, Linda Mead.

Jordan inspired us with her dedication and commitment to nonprofit work and D&R Greenway. "Nonprofit work has always been a keen interest of mine and something I have seriously considered pursuing after graduation. Working at D&R Greenway has solidified this personal interest and has given me a great deal of exposure to the nonprofit world. Work in the nonprofit sector allows for a moral accountability that I am looking for in a career. Coupled with D&R's main objective of open space and greenway preservation, this has been a perfect opportunity to pursue my academic interests in environmental studies and geography."

Thank you Jordan for illuminating our visions of green! 🌱

## Woolsey Brook

*Continued from page 1*

improving water filtration and protecting our water quality. Protecting this land is important not only for the wildlife that flourishes there, but for the well-being of those who live in our region and others who travel these roadways in their daily activities.

The preservation effort was spearheaded by D&R Greenway board member, Ted Stiles. Greenway worked closely with the state, Mercer County and Hopewell Township to raise the funds needed to buy the property. Greenway provided \$100,000 through a State Green Acres grant; Mercer County provided a \$365,000 grant; Merrill Lynch, who purchased neighboring land for development, contributed \$135,000 to Hopewell Township; and the township contributed the balance of the \$1.2 million needed to complete the bargain sale deal.

In agreeing to a bargain sale, the

owners benefited in two ways: they received compensation for a percentage of the value of their property and they achieved significant tax benefits. (See Conservation Options story on page 2.)

A deed of conservation restriction was designed and recorded by D&R Greenway to permanently protect the entire property. Three-quarters of the property is



*Nodding Bur Marigold  
(Bidens cernua)*

restricted to passive recreation and use as a nature preserve protecting its wildlife habitat, scenic value and the water quality of the stream. The remaining quarter includes the fields along Route 546 and is restricted to active recreation including ballfields and parking areas. Hopewell Township will own and manage the preserve.

In 1994, sixty-four acres further east along the brook were protected through a bargain sale and partial donation to D&R Greenway. With the addition of this recently protected property, the Woolsey Brook Greenway has expanded to include some 230 acres of prime farmland and forest. Greenway trustee, Ted Stiles, shares enthusiastically, "It's wonderful to protect an additional link in the greenway connecting Washington Crossing State Park with the Princeton Battlefield." Greenway continues to work with landowners in the area to protect the rural character of this region and the resource value of the Woolsey Brook. 🌱

## Greenway, BEES and Others Teach Teachers

D&R Greenway co-sponsored an exciting summer institute entitled "Watersheds, a Resource for Empowerment," for teachers in the Garden State. Working in partnership with BEES, Inc. (Building Environmental Education Solutions), New Jersey Audubon, and GREEN (Global Riverside Environmental Education Network), D&R Greenway provided a week-long education program designed to help teachers bring the environment into the classroom and link their students to their community. Eighteen teachers from across the state participated.

Using watersheds as a theme, teachers learned how to identify and integrate local issues into their curriculum, encourage their students to be active learners and practice workplace readiness skills, enable students to learn about career opportunities, and empower them to become involved and make a difference in their communities.



*Teachers in the summer institute program seine for aquatic creatures at the Hamilton/Trenton Marsh.*

Many environmental leaders from the region participated in the program. In addition to lectures and classroom activities, the program also included a guided wetlands tour and field program at

the Hamilton/Trenton Marsh and a tour of PSE&G's Mercer Generating Station.

Greenway's participation was supported by a grant received from the Junior League of Princeton. 🌱

## It's a Bargain!

*Continued from page 2*

any one year. Property owners may use this gift deduction to balance gains from other assets and can structure their gift accordingly.

Another example comes from a farm in Washington Crossing, protected through bargain sale of a conservation easement to Greenway last year. The land is highly valued property at the top of a scenic promontory in the Delaware River corridor. Significant frontage along Moore's Creek made it desirable for conservation. Greenway purchased the conservation easement at less than full value, providing the owner with many benefits. He received a proportionate value of the property while he continues to own and farm the land, he was afforded an income tax deduction for the value of the gift, and his future heirs will benefit from reduced inheritance taxes on a restricted property. Fur-

thermore, he has assured that all future property owners are bound to keep the land open and free from development.

Of course, D&R Greenway and the residents of our region win as well. Paying less than fair market value allows us to spread our funds further, protecting more of the Greenway. In addition, public funders, such as the NJ Green Acres Program, only provide a percentage of the full market value for acquisition. Deals that provide

a significant bargain to the citizens of the state are given high priority.

Bargain sales can take many forms, depending on the landowner's needs and interests. The important thing to remember is this: it can be a real bargain for all involved, affording great benefits on both sides of the settlement table.

To explore your options with Greenway, call Linda Mead at 609-924-4646. 🌱

### Tax Benefits of Bargain Sale

Type of Tax	Impact	Time Frame
Income	deduction	over 6 years
Capital Gains	reduced	immediate
Estate Inheritance	reduced	future
Property (fee sale)*	eliminated	immediate

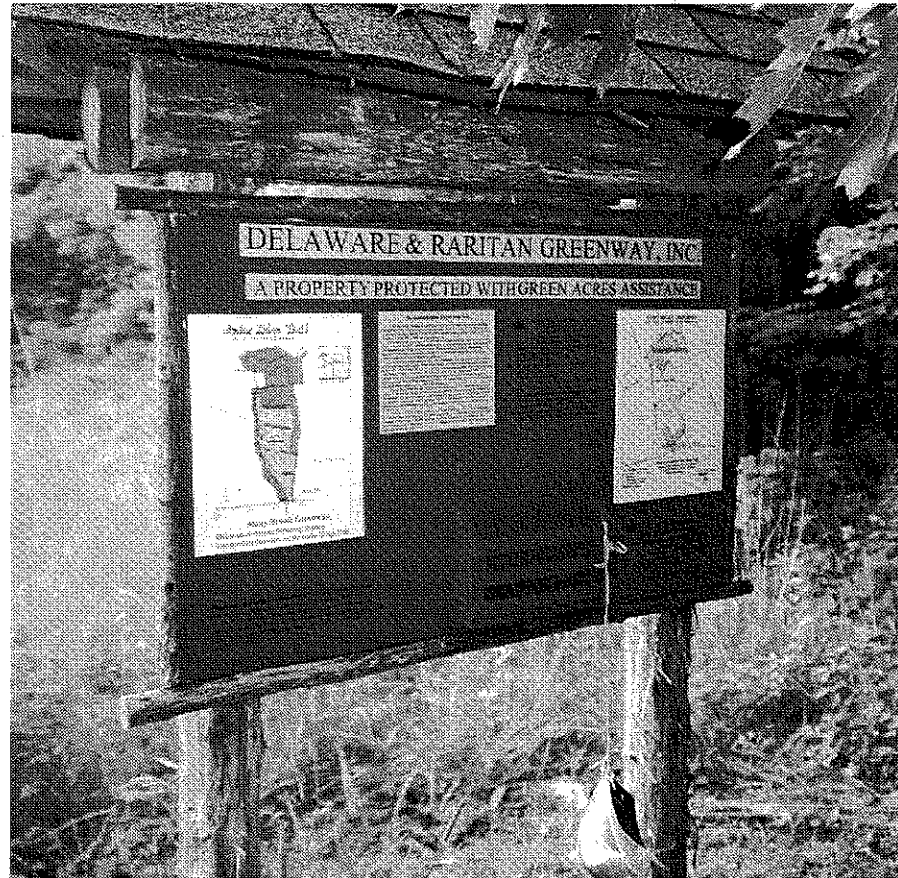
\*Based on sale of property. Conservation easement may reduce property taxes; check with your local assessor.

## Cedar Ridge Kiosk gets Facelift

The kiosk at the head of the Cedar Ridge Trail on VanDyke Road in Hopewell has a new look. The enhanced sign welcomes and guides visitors to this one-and-a-half-mile trail winding through 30 acres of forest and fields dotted with

wildflowers along Stony Brook. The sign also includes a map of other Greenway trails in the area.

Autumn is a great time to get out on the trail and enjoy the colorful wildflowers and leaves—check them out at Cedar Ridge Trail! 🍂



Cedar Ridge Trail kiosk is 'dressed-up' to welcome visitors.

## New Jersey Wildlife Viewing Guide Available

The *New Jersey Wildlife Viewing Guide* was recently published through the efforts of the National Watchable Wildlife Program, a unique partnership initiative coordinated by Defenders of Wildlife. The New Jersey Division of Fish, Game and Wildlife Endangered and Nongame Species Program provided major funding for the project from the sale of New Jersey's Conserve Wildlife

license plates. Published by Falcon Publishing Co., the guide contains detailed information on eighty-seven premier wildlife viewing sites in New Jersey. The guide includes maps and directions, access information viewing tips and color photos of New Jersey's wildlife.

The guide is available through area bookstores (ISBN 1-56044-569-6) for \$10.95. 🍂

## Upcoming Events

As the air turns crisp and autumn blazes in brilliant reds, yellows and oranges, it's a great time to get outside, explore and enjoy the wild outdoors. Along the waterways, turtles bask in the sunshine on the final warm days of fall. Wild animals forage and store food for the coming winter. Overhead, against a clear blue sky, you can catch a glimpse of the miracle of migration as wild geese, birds of prey and monarch butterflies ride the air waves to warmer climates. Keep your eyes, ears and hearts open so a bit of the wild seeps in and fills you too.

### Paddling the D&R Canal

To help you enjoy the outdoors, D&R Greenway and the Mohawk Canoe Club are cosponsoring a series of trips on the D&R Canal led by Mohawk Canoe Club Commodore Tom

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Tall Goldenrod  
(*Solidago altissima*)

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Wilkins. Enjoy a leisurely paddle and the beautiful scenery along this historic waterway.

These trips are open to the public. Canoe rentals are \$40 for members and \$50 for nonmembers. Maximum per canoe is two adults and two children under 16. Children under 16 are free when accompanied by two adults. We will match singles with partners when possible. Cost for nonmembers to bring their own canoe is \$10 per canoe.

Registration is required at least two weeks prior to the trip and will be confirmed. A full refund will be made if notice of cancellation is received at least 72 hours prior to the program. Call (609) 924-4646 to cancel. No refunds will be given after that time. For more information or to register, use the coupon below or call the Greenway Hotline at (609) 452-0525.

• **Millstone to New Brunswick**  
Saturday, October 3, 9:00 a.m. – 4:00 p.m.

This early autumn trip is sure to suit your paddling fancy! Pass by the 18th century VanWykle House whose sacred grounds hold an 18th century family cemetery. Massive masonry walls still span the preserved channels while evergreen hemlocks fill the steep cliffs on this section of the D&R Canal.

• **Lambertville to Trenton**  
Saturday, October 17, 9:00 a.m. – 4:00 p.m.

Paddle the historic feeder canal from Fireman's Eddy Access just south of Lambertville to Lower Ferry Road on the outskirts of the capitol city. Paddle along New Jersey's west shore and the Delaware River through an area steeped in history. We'll paddle through the tiny village of Titusville and Washington Crossing State Park. Enjoy the scenic views of the Delaware River and the rock formations along the canal. 🍂

## Event Registration

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone (day) \_\_\_\_\_

(evening) \_\_\_\_\_

### Paddling the D&R Canal:

• **Millstone to Brunswick**

Saturday, October 3, 9:00 a.m. – 4:00 p.m.

Number attending: \_\_\_\_\_ Amount enclosed \$ \_\_\_\_\_

• **Lambertville to Trenton**

Saturday, October 17, 9:00 a.m. – 4:00 p.m.

Number attending: \_\_\_\_\_ Amount enclosed \$ \_\_\_\_\_

Total enclosed \$ \_\_\_\_\_

Please make check payable to D&R Greenway and mail to:

**Delaware & Raritan Greenway Events**  
570 Mercer Road, Princeton, NJ 08540

## Membership counts!

Your contribution helps us preserve treasured open space. Join today and make a difference. Members receive advance notice and discounts to nature walks, canoe trips and lectures, and our quarterly newsletter *Greenways*.

- \$2,500 Greenway Donor
- \$1,000 Headwater Donor
- \$500 Tributary Donor
- \$250 Woodland Donor
- \$150 Trail Donor
- \$100 Wildflower Donor
- \$50 Maple Leaf Donor
- \$40 Family Membership
- \$35 Individual Membership
- \$20 Senior Citizen/Student
- Other \$ \_\_\_\_\_
- My company will match my gift.  
Enclosed is the matching gift form.

Also enclosed is a gift towards D&R Greenway's:

- Land Acquisition Fund \$ \_\_\_\_\_
- Management & Monitoring Fund \$ \_\_\_\_\_

I'd also like information about:

- preserving my stream corridor lands
- D&R Greenway trails
- volunteer opportunities



Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Tel (area code) \_\_\_\_\_

Please make check payable to D&R Greenway and mail to:

**Delaware & Raritan Greenway, Inc.**  
570 Mercer Road, Princeton, NJ 08540

