In Perpetuity

Delaware & Raritan Greenway—A Legacy of Land Protection

Since 1989, Delaware & Raritan Greenway has been protecting land along the Delaware & Raritan Canal and along the streams that flow through the surrounding 1,000-square mile region in central New Jersey. Our guiding vision is to create a greenway or network of preserved lands that will protect our water quality, help minimize flood damage, provide wildlife habitat, preserve our region’s unique character, and offer opportunities for passive recreation, nature education, and enjoyment for those who live and work here.

D&R Greenway is central New Jersey’s regional land trust. As a leader in land preservation we:

- Acquire land and conservation easements to protect the critical natural resources, open space, and remaining rural character of central New Jersey;
- Promote a vision of the regional greenway network to state, county and local governments and to local citizens;
- Assist citizen groups and municipalities in creating local greenways; and
- Provide leadership and coordination to public and private partners to maximize resources and assist in acquiring open space.

D&R Greenway works in partnership with the New Jersey DEP Green Acres Program, county and municipal governments, and private preservation groups to protect land. We seek and collaborate with landowners who are willing to participate in Greenway’s vision of regional conservation. Land protection agreements are tailored to the unique needs of the buyer and seller and can take the form of direct purchase, gifts, bargain sales, and conservation easements.

We have been extremely successful in our land preservation mission, preserving more than 2,700 acres of land in our first nine years. Since our formation in 1989, we have raised more than $22 million in public and private funds to protect land along Stony Brook, Woolsey Brook, Moore’s Creek, Simonson’s Brook, Shipetaukin Creek, Beden’s Brook, the D&R Canal, and at the Hamilton/Trenton Marsh—lands valued at more than $40 million.

D&R Greenway was the first non-profit land trust in the State of

Continued on page 12
Conservation Options

By Linda J. Mead

One of the greatest legacies we can leave is to preserve land so that its special qualities can be shared with future generations. As Will Rogers said, "Land, they're just not making it anymore. Once it's gone, it's gone forever." D&R Greenway has been working with landowners for a decade to design land protection deals that are a win-win for all. The most significant first step is a confidential discussion with the landowner to determine how the landowner's family and financial needs can be met while meeting conservation goals for the property. Landowners can choose to keep ownership of their property or to transfer the conservation easement to D&R Greenway. In either case, permanent restrictions ensure that the land will remain as open space for future generations.

There are many variations of land protection that will affect the landowner's choices. The most common include conservation easement, fee acquisition, and leaseback. Each is described below.

A conservation easement is a legal restriction that prevents subdivi- sions and development. The land remains in private ownership. D&R Greenway is responsible for monitoring and defending the restrictions with all future property owners. A conservation easement usually includes provisions for agricultural and recreational uses, allowing single residential use by the property owner. A conservation easement can substantially reduce the value of the property for inheritance tax purposes, enabling the land to remain in the family rather than to be sold to pay the taxes.

A fee simple acquisition by D&R Greenway is the sale of the property by deed to D&R Greenway. D&R Greenway becomes the owner of the land which is restricted as permanent open space. In some cases, the land may be transferred to a public agency as an addition to parkland. This can provide tax benefits and cash value to the landowner.

With a reserved life estate or remainder interest the land is transferred to D&R Greenway immediately and the owner reserves the use of the property for his or her lifetime (this right may be designed to benefit family generations). This allows the landowner to receive an income tax benefit during his or her lifetime, and removes the value of the property from the estate for inheritance tax purposes. The addition of a conservation easement ensures that the property will be permanently protected. Any of these land preservation techniques can be accomplished through either a donation or a bargain sale. A bargain sale in a sale at less than the appraised fair market value; donation is an outright gift for no financial remuneration. Just as giving a painting to a museum is tax deductible, the IRS has ruled that the value of land given to a qualified organization such as D&R Greenway can serve as a tax deduction. Both methods can provide a significant advantage to the donor. In a bargain sale, the landowner realizes a percentage of cash value as well as the remaining tax benefits. And, in the case of a conservation easement, the land's value is reduced for inheritance tax purposes.

Once the landowner and D&R Greenway reach a decision on the best method to achieve our mutual goals, we sign an agreement that allows D&R Greenway to expend the necessary funds to consummate the deal. D&R Greenway applies to the New Jersey Green Acres program, and in some cases to county and municipal programs, for acquisition funding. D&R Greenway also orders appraisals (in many cases, two are needed), a property survey, an environmental assessment to check for hazardous waste, and title insurance. These details usually take three to six months to complete. When the legal descriptions and assurances are in place, and the funding is received, the two public agencies, we hold a settlement and celebrate the land’s protection with the landowner.

From start to finish, it can easily take from six months to a year to complete a land preservation deal. The landowner’s costs are that of his or her own legal and financial advisors, and in many cases a share of the ancillary technical expense (e.g., survey, appraisal, etc.). Significant benefits may accrue to the landowner. In addition to possible cash and tax benefits, landowners can permanently protect the land they love in its natural state. Many landowners have expressed to us their pleasure in knowing that their land will be open forever.

To help you protect your property, call D&R Greenway at 609-924-4646. Become a part of the legacy today.

Flowering dogwood (Cornus florida)
A Growing Greenway—Ten Years in Review

Delaware & Raritan Greenway, Inc. began in 1987 as a project formed through a collaborative effort of citizens and nonprofit organizations concerned about the loss of open space in central New Jersey.

Our founders articulated a vision of the Delaware & Raritan Canal State Park as the basis for an open space network that would connect the most vital part of central New Jersey’s natural heritage.

The D&R Canal State Park is a 3,000 acre, sixty-six mile-long ribbon of green that follows the main stream of the Delaware and Millstone rivers. The Canal serves as the main water supply for more than one million people with a guiding vision to protect

Major Gifts—Invest in the Green

A

investment in D&R Greenway is a sound investment in your future and that of future generations as well. During the past ten years, D&R Greenway has built an existing legacy of land protection in central New Jersey. We have protected more than 2,700 acres of woodlands, wetlands, open fields, streams and other natural areas.

While public funding from state, county and municipal sources provide most of the funding for the direct purchase of land, D&R Greenway depends on major gifts from individuals, partnerships and foundations to provide the vital operating support required to carry out the mission.

Being judicious with our resources and focused on our goals, D&R Greenway coordinated an outstanding return on the funds the donors have contributed. We have transacted each deal, contributed investment in Greenway into protected land valued at more than twenty times the purchase price. To date, we have leveraged operating funds of $1.9 million to protect lands valued at more than two million dollars.

In celebration of our 10th Anniversary, this valuable resource, D&R Greenway began.

1987 Launched D&R Greenway as a project of Stony Brook-Millstone Watershed Association with a $10,000 gift from the Friends of Princeton Open Space.
1988 Hired first full-time Executive Director.
1989 Became independent organization with $501(c)(3) status.
1990 Completed first preservation project when a conservation easement on the Sheep Farm was transferred from New Jersey Conservation Foundation.
1992 Established McCarns Woods Preserve through Green Acres grant and donation from landowner. This was the first Green Acres nonprofit project to be completed in New Jersey.
1993 Created Cedar Ridge Trail along the old Stormy Brook through a conservation easement.
1993 Received Environmental Achievement Award from Association of New Jersey Environmental Commissions (ANJE).
1994 Governor Whitman signed legislation contributing $2.5 million in Green Acres Grants to D&R Greenway for five project areas.
1994 Initiated intensive public outreach effort for Hamilton/Trenton Marsh. A full-time project director was hired.
1995 Received Delaware River Greenway Partnership Award in recognition of outstanding public outreach and education program.
1995 Established the Donald B. Johnson Award.
1995 Reached the 1,000 acre mark in lands preserved by D&R Greenway.
1996 Received second $2 million in Green Acres Grants for six project areas.
1996 Assumed leadership role in developing the State’s first Land Trust Rally.
1997 Launched membership effort for the $80,000 Roofing Park Enhancement Project at the Hamilton/Trenton Marsh.
1997 Preserved the 589-acre Institute lands through a public-private partnership, generating the largest Green Acres award for a single land preservation project in New Jersey. We entered into long-term stewardship agreements to create the Hamilton/Trenton Marsh Management Plan.
1998 Launched the Sourland Mountain Initiative with a donation of land linking the Sourland Mountain to the Stone Bridge Greenway.
1998 Partnered with the Hunterdon Land Trust Alliance to secure an agreement to protect an historic farm along the Delaware River.
1998 Hosted the governor, state, county, and local officials at a press conference to kick off the Campaign for Open Space in New Jersey.
1998 Promoted leadership of the campaign that succeeded in securing open space funding for the state, county, and seven municipalities in the Greenway region.

10th Anniversary Committee Named

As we celebrate our 10th anniversary, we are committed to making a significant impact on protecting our treasured open space by seeking land owner commitments and working with public and private land in our region. To help us accomplish these goals, the Board of Trustees has formed the D&R Greenway 10th Anniversary Committee. We are delighted that these esteemed individuals have joined our team as ambassadors for D&R Greenway and land preservation. Committee members include:

Barbara U. Chancellors is an enthusiastic supporter of open space and a major benefactor of land preservation in the D&R Greenway region.
Deborah S. Gibbons, Ph.D. is a writer with published books on bird watching and women pioneers in the environmental movement. She recently donated a conservation easement on her 76-acre farm in East Amwell Township, Hunterdon County to D&R Greenway.
Samuel M. Hamlin, Jr. was a founding member of D&R Greenway. He is the founder of New Jersey Future, a nonprofit advocacy group that brings together leaders to work toward a sustainable society, economy and government.
James Scott Hill is an attorney with Smith, Stratton, Wise, Heiter & Brennan. He is also chairman of Partners for Planning, Inc., and a trustee of the East Layton Johnson Library.
Mr. and Mrs. Robert F. Johnstone live out this dream along Stonybrook and appreciate its many beauties. Bob is head of Johnstone Associates in Princeton, a venture firm which initiates new biomedical companies. Lynn is executive director of the Educational Ventures Foundation.
Samuel W. Lambert, III is a partner in a New Jersey law firm, LLP. He serves as counsel to several private foundations and was instrumental in the formation of the Princeton Area Community Foundation, on whose board he also served.
Thomas A. Moore is president and chief executive officer of Nelson Communications, Inc., a medical communications company.
Maureen Ogden chairs the Governor’s Council on NJ Outdoors. She has been actively promoting policies to support the environment as a member of the NJ General Assembly from 1982-1996. She is currently president of the Environmental Committee of the Assembly for eight years.
Richard P. Sullivan is a principal and landscape architect with Andropogon Associates, Ltd. She is the daughter of D&R Greenway founder and noted preservationist Donald B. Jones.
Robert F. Johnstone, Jr. is principal in the environmental management consulting firm of New Jersey First, Inc. He is president of the Fund for New Jersey, serves as treasurer of Common Wealth of New Jersey and is a member of the Environmental Endowment for New Jersey. He was appointed first DEP commissioner in 1970 and was later named Pinelands Commissioner for 10 years.
Frank E. Taplin, Jr. is a former president of the Metropolitan Opera. He is a major benefactor of land preservation along the D&R Greenway.
Van Zandt Williams, Jr. is vice president for development at Princeton University and is the chief administrative officer responsible for planning and directing the University’s fundraising activities.

10th Anniversary Activities Planned

This spring, D&R Greenway celebrates its 10th Anniversary with a series of activities focused on land conservation. Plan to join us.

On Friday, March 5, we are sponsoring a flavorful evening of music and laughter: The Consequences of Land Preservation. The program features Stephen Hawking, Esq., author of the income tax regulations on conservation easements and Preserving Family Lands. This program is designed for attorneys, financial advisors, planners and land use officials and other professionals who advise landowners.

The workshop will be held from 8:30-11:30 a.m. at the Nassau Club in Princeton. A round table lunch from 11:30 a.m. to 1 p.m. will follow. Cost is $45 for the workshop and $15 for the lunch program.

Also on Friday, March 5, from 4:00-6:00 p.m., Tom and Avril Moore will host Tea at Tsukudaya and a program by D&R Greenway, Preserving Your Family Lands. This complimentary program is for landowners who want to learn how they can preserve their family lands and realize income tax and inheritance tax benefits.

On Sunday, May 2, D&R Greenway will celebrate ten years of land preservation success at a reception and gala dinner: D&R Greenway's A 10th Anniversary Celebration. The program includes a reading by Paul Muldoon and the presentation of the Donald B. Jones Award to Governor Christine Todd Whitman in recognition of her outstanding commitment to preserving open space. Maureen Ogden, a member of the Howard G. Greenway Committee and chair of the Governor's Council of New Jersey Outdoors, will participate in the award presentation.

D&R Greenway will also recognize landowners who have protected their land along the D&R Greenway.

The reception will be held from 4:00-6:00 p.m. at the Millstone Inn in Millstone, NJ. Cost is $60 per person.
Delaware & Raritan Greenway
Preserving our Heritage  Protecting our Future

Delaware & Raritan Greenway had another banner year preserving more than 300 acres of open space. Individual contributions grew by seventy-six percent and included two very generous major gifts, corporate contributions increased by thirty-five percent and we added more than 180 new members. It is with great appreciation that we recognize and thank all of you who continue to generously support D&R Greenway.

1998 Accomplishments

Land Protection

To carry forth our vision of a greenway network, D&R Greenway:
- Partnered with Hopewell Township, Mercer County, and the state to preserve 167 acres along the Woolsey Creek.
- Preserved 76 acres in the Sourland Mountain region to link the Stony Brook Greenway with 433 acres of county-owned parkland.
- Led public/private effort to create a management plan to permanently protect the Hamilton/Trenton Marsh.
- Partnered with the Hunterdon Land Trust Alliance to secure an agreement to protect a 36-acre historic farm along the Delaware River corridor.

Education and Awareness

To increase awareness of the need for and benefits of land conservation, D&R Greenway:
- Hosted the governor, state, county, and local officials at the press conference to kick off the Campaign for Open Space in New Jersey.
- Provided leadership for a broad-based effort to educate voters on the importance of open space that succeeded in securing open space funding for the state, Mercer County and seven municipalities in our region.
- Received a National Recreational Trails Act matching grant to produce a self-guided canoe and kayak trail at the Hamilton/Trenton Marsh.
- Sponsored 43 walks, canoe trips, and other programs to promote land stewardship.
- Created a fun-filled monthly newsletter about the Hamilton/Trenton Marsh for 4,750 students and their teachers from Hamilton Township.

Land Stewardship

To foster a philosophy of land stewardship, D&R Greenway has enhanced opportunities for public enjoyment of open space:
- Improved public hiking trails on Greenway-owned preserves with upgraded information kiosks, and boardwalks to bridge wet areas.
- Co-sponsored the Hamilton/Trenton Marsh Trash Bash with NJ Community Water Watch. Two hundred volunteers collected four tons of debris.
- Organized 785 hours of volunteer work to improve and maintain trails.

Thanks to all our partners for our continued success in protecting the Delaware & Raritan Greenway!

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[increased level of giving in 1998]
* new donor

Amanwood
(Viburnum dentatum)
D&R Greenway Legacy
Continued from page 1

New Jersey to complete a land acquisition project under the New Jersey Green Acres Program in 1992. The 600-acre Institute Lands preservation project, completed in 1997 with D&R Greenway at the forefront of the broad public/private partnership, constituted the largest land acquisition commitment to a single preservation project by the State of New Jersey.

As D&R Greenway moves into the 21st century, our vision and strengths provide a framework for accomplishing the primary goal of the organization—acquiring and preserving open space.

Through a strategic planning process carried out in 1998, the Board of Trustees approved the following strategies to meet this goal.

- Promote the D&R Greenway vision, through leadership and partnership with state, county and local governments;
- Educate landowners about land preservation methods and benefits to encourage commitment;
- Facilitate land preservation through partnership agreements with counties, municipalities, and other private partners; and
- Promote land stewardship by effectively managing our preserves.

Our current land preservation initiatives continue to expand our preservation efforts, building on partnerships and successes generated over these past nine years. During the next ten years, we look forward to tapping opportunities that come knocking as well as creating new ones for land protection. By proactively seeking landowners and leveraging the increased funds, D&R Greenway will help make our region a place where people and wildlife continue to flourish!

Delaware & Raritan Greenway
Land Preservation Tally
1989–1998

D&R Greenway has translated each dollar contribution invested in Greenway operations into protected land valued at more than twenty times that amount.

- Acres preserved: 2,725
- Land value: $40 million
- Cost of acquisition: $22 million
- Operations: $1.9 million

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Delaware & Raritan Greenway, Inc., is a regional, 501(c)(3) nonprofit land conservancy dedicated to the preservation of open space throughout central New Jersey.

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