



GREENWAYS

Newsletter of
Delaware & Raritan Greenway, Inc.
Volume 7, Number 1
Winter 1999

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.

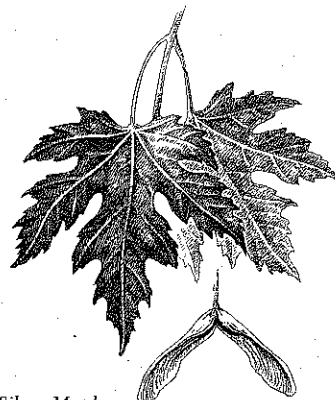
D&R Greenway is central New Jersey's regional land trust. As a leader in land preservation we:

- 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



Silver Maple
(*Acer saccharinum*)

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10th Anniversary Corporate Sponsors

With grateful appreciation for their generous contributions, D&R Greenway recognizes our 10th Anniversary Major Corporate Sponsors. Their contributions provide vital operating support to D&R Greenway enabling us to do landowner outreach, negotiate land protection agreements and manage our preserves.

Greenway Conservators (\$5,000 and above)

Public Service Electric and Gas Company
Johnson and Johnson

Greenway Benefactors (\$2,500-\$4,999)

First Union Foundation
Merrill Lynch & Co. Foundation, Inc.
Sarnoff Corporation

Greenway Receives Grants

The Geraldine R. Dodge Foundation awarded a grant of \$40,000 to D&R Greenway to expand the greenway by securing permanent protection of environmentally sensitive lands in central New Jersey. The grant supports D&R Greenway's land acquisition operations and the development of landowner outreach materials and programs. ■

Continued on page 12

Delaware & Raritan Greenway— The Lay of the Land

The Delaware & Raritan Greenway is a regional greenway made up of a network of smaller greenways. It stretches across central New Jersey, from the Sourland Mountain to the Hamilton/Trenton Marsh and covers a one-thousand-square-mile region. Spanning five counties, it includes all of Mercer County and parts of Burlington, Hunterdon, Middlesex and Somerset counties. It includes parts of the watersheds of the Delaware, Raritan and Millstone rivers.

A map of the D&R Greenway is included on pages 6 and 7.

The D&R Greenway can be divided into five geographic regions:

Delaware & Raritan Canal

Serving as the spine of our region, the canal frames our area of focus and provides recreational and scenic benefits throughout the Delaware & Raritan Greenway. Our goal is to buffer the canal with

green spaces that add value as a natural and historic corridor.

Delaware River Greenway

Waterways and bluffs that contribute to the Delaware River watershed range from highly scenic, cascading streams in Hunterdon County including the Lockatong, Wickecheoke and Alexauken creeks, to meandering waterways including Woolsey Brook, the Shipetaukin, and the Assunpink, that flow through farm fields and suburban communities in Mercer County. The Hamilton/Trenton Marsh provides a 1,250-acre wetland wilderness experience in an urban locale.

Millstone River Greenway

This portion of the D&R Greenway drains to the Millstone River which flows north to New Brunswick. This area ranges from wooded wilderness to a greenbelt around the more heavily-populated Princeton community. It includes Stony Brook, Beden's Brook,

Simonson Brook and other small waterways.

D&R Greenway maintains two preserves with trails along this greenway: McBurney Woods at Northern Stony Brook Preserve and Cedar Ridge Trail. Trails are marked and maps are available at the Greenway office.

The Institute Lands also have well-maintained woodland trails.

Raritan River

The Raritan River flows across the northern end of the D&R Greenway region. It is a populated area that benefits from the efforts of the D&R Greenway through linkages and connections.

Sourland Mountain

Underlain with diabase geology, the Sourlands remain largely undeveloped and still retain the natural character they held 300 years ago when Native Americans roamed this region. Heavily wooded and remote, this area has potential as a major natural reserve, with contiguous woodlands critical to the survival of neo-tropical migrant birds and other rare species of plants and animals. ■

Land Acquisition—The Heart of the Matter

D&R Greenway's proactive approach to land acquisition focuses on creating opportunities by targeting lands and actively seeking landowner commitments to land preservation. We work closely with the New Jersey DEP Green Acres Program and local governments to identify project areas and targets for acquisition based on available funding.

Our acquisition program emphasizes preservation of resource values. Priorities for acquisition and protection are determined by various land attributes.

- Proximity to the D&R Canal and to the Delaware, Millstone, and Raritan rivers and their tributary streams;
- Parcels within project areas approved by or identified for application to the New Jersey DEP Green Acres Program;

- Parcels along identified greenways that connect protected lands;
- Lands that protect water quality by providing protected buffers along streams and rivers;
- Parcels contiguous to other preserved sites that contribute to protection of intact habitat and biodiversity;
- Contribution to protection of the character of the region by preserving scenic vistas, farmlands, and natural areas;
- Properties threatened with development, that contribute to Greenway's vision, and that offer land preservation benefits which would exceed costs of the property.

Funds for land acquisition come primarily from public sources including the NJ State Green Acres Program and county and municipal funds.

D&R Greenway's land acquisition operations are supported by private contributions received from individuals, corporations and foundations. Since public funds can not be used toward the cost of operations associated with land protection, funding from private sources is critical to our success as a thriving land conservancy.

Goals for Future Land Preservation

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.

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 to protect our region's valuable open space. ■

Conservation Options

Preserving Your Piece of the Greenway: A How-To Guide

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 to explore 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 ownership to D&R Greenway. In either case, permanent restrictions ensure that the land will remain as open space forever.

There are many variations of land protection that will affect the landowner's continuing use and benefit. These include a conservation easement, fee acquisition, reserve life estate or remainder interest, and bequest. Each is described below.

A **conservation easement** is a legal restriction that prohibits subdivision 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, and continuing 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 be sold to pay the taxes.

A **fee simple acquisition** by D&R Greenway is the sale or gift of the property by deed to D&R Greenway. 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.

With a **bequest**, the landowner conveys the deed of the property to D&R Greenway at the time of his or her death. This 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 is 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 income tax deduction. In a bargain sale, the landowner realizes a percentage of cash value as well as the remaining tax benefit. 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 from 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 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 a sincere satisfaction from knowing that their land will be open forever.

To explore your options to protect your land, 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 retain 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 streams of the Delaware and Millstone rivers. The Canal serves as the main water supply for more than one million citizens.

With a guiding vision to protect

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 Shipetaukin was transferred from New Jersey Conservation Foundation.

1992 Established McBurney Woods Preserve through Green Acres grant and donation from landowner. This was the first Green Acres nonprofit project to be completed in New Jersey.

1992 Created Cedar Ridge Trail along the Central Stony Brook through a conservation easement.

1993 Received Environmental Achievement Award from Association of New Jersey Environmental Commissions (ANJEC).

1994 Governor Whitman signed legislation appropriating \$2.5 million in Green Acres Grants to D&R Greenway for five project areas.

1994 Initiated intense public outreach effort for Hamilton/Trenton Marsh. A full-time project director was hired.

1995 Received Delaware River Greenway Partnership Award in recognition of our public outreach and education program.

1995 Established the Donald B. Jones Conservation 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 Led partnership effort for the \$80,000 Roebling 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.

1998 Led public/private effort 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 Stony Brook 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 Provided leadership in the campaign that succeeded in securing open space funding for the state, Mercer County and seven municipalities in the Greenway region. ■

Major Gifts—Invest in the Green

An 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 exciting legacy of land protection in central New Jersey. We have protected more than 2,700 acres of woodlands, wetlands, open fields, stream corridors and scenic vistas.

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, corporations and foundations to provide the vital operating support required to carry out this important work.

Being judicious with our resources and focused on our goals, D&R Greenway has earned an outstanding return on the funds our donors have contributed. We have translated each dollar contribution invested in Greenway into protected land valued at more than twenty times that amount. In ten years, we have leveraged operating funds of \$1.9 million to protect lands valued at more than \$40 million.

In celebration of our 10th Anni-

versary we are embarking on a bold initiative to expand our programs to reach more landowners and increase the number of protected lands. In this aggressive arena, a diversified funding base and major gifts are even more critical to our success.

In 1999, the Board of Trustees announced a \$380,000 goal to support our expanded land protection operations. To meet these needs we are expanding our major gifts program. We are seeking a few key friends to lead and inspire others to give generously.

In addition to direct donations of cash and stocks, D&R Greenway also accepts bequests and other planned giving options. Your contribution to D&R Greenway will help to preserve the rich heritage that has been gifted to us and to protect the quality of life we enjoy. ■



Green Darner
(*Anax junius*)

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 acquiring and preserving land in our region. To help us accomplish these goals, the Board of Trustees has named a special 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. Chancellor is an enthusiastic supporter of open space and a major benefactor of land preservation in the D&R Greenway region.

Deborah Strom 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. Hamill, 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, environment, and economy in New Jersey.

James Scott Hill is an attorney with Smith, Stratton, Wise, Heher & Brennan. He is also chairman of Partners for Planning, Inc., and a trustee for the J. Seward Johnson Sr. 1961 & 1963 Charitable Trusts.

Mr. and Mrs. Robert F. Johnston live on the banks of the Stony Brook and appreciate its many beauties. Bob is head of Johnston 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 with Drinker Biddle and Reath LLP. He serves as counsel to several private foundations and was instrumental in the formation of the Princeton Area Community Foun-

dation, on whose board he also served.

Thomas A. Moore is president and chief executive officer of Nelson Communications, Inc., a medical communication company.

Maureen Ogden chairs the Governor's Council on NJ Outdoors. She has been widely recognized for her work to support the environment as a member of the NJ General Assembly from 1982-1996. She chaired the Environmental Committee of the Assembly for eight years.

Thomas M. O'Neill has been executive director of the Partnership for New Jersey since its creation in 1984.

Mr. & Mrs. William R. Robins are avid supporters of open space. Will is president of Q Financial, a finance company for businesses. Nancy is a community volunteer and chair of Hands on Helpers, a new organization that serves as a volunteer clearinghouse for greater Mercer County.

Leslie Jones Sauer is a principal and landscape architect with Andropogen Associates, Ltd. She is the daughter of D&R Greenway founder and noted preservationist Donald B. Jones.

Richard J. Sullivan 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 president of the Environmental Endowment for New Jersey. He was appointed first DEP commissioner in 1970 and also served as chair of the Pinelands Commission for 10 years.

Frank E. Taplin, Jr. is a former president of the Metropolitan Opera. He is a major supporter 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 several activities focused on land conservation. Plan to join us.

On Friday, March 5, we are sponsoring a workshop, *Estate Planning: The Tax Consequences of Land Preservation*. The program features Stephen J. Small, Esq., author of the income tax regulations on conservation easements and *Preserving Family Lands*.

This program is designed for attorneys, financial advisors, planning 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 luncheon will follow. Cost is \$45 for the workshop and \$15 for the luncheon program.

Also on Friday, March 5, from 4:00-6:00 p.m., Tom and Avril Moore will host *Tea at Tusculum* 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, *Delaware & Raritan Greenway: A 10th Anniversary Celebration*.

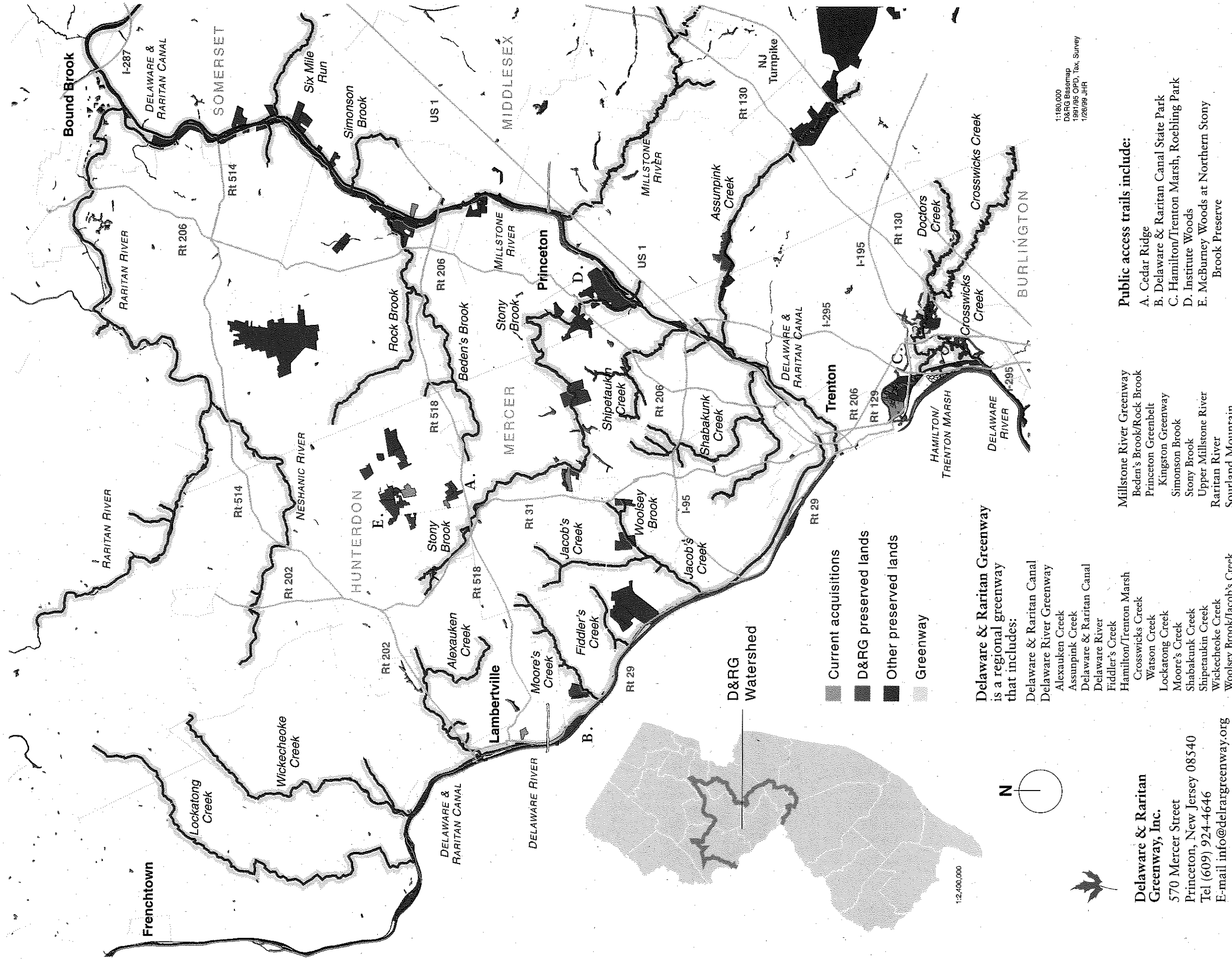
The program includes a reading by poet Paul Muldoon and the presentation of the Donald B. Jones Award to Governor Christine Todd Whitman in recognition of her outstanding commitment to preserving open space. Maureen Ogden, a member of our 10th Anniversary Committee and chair of the Governor's Council 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 Prallsville Mills in Stockton, NJ. Cost is \$60 per person. ■

Delaware & Raritan Greenway

Ribbons of Water and Greenery



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 100 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 Brook.
- Preserved 76 acres in the Sourland Mountain region to link the Stony Brook Greenway with 453 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 preservation.
- 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 Stash 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!

Cardinal Flower
(*Lobelia cardinalis*)



Delaware & Raritan Greenway Donor Recognition

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Geraldine R. Dodge Foundation†
J. Seward Johnson, Sr. 1963 Charitable Trusts
Public Service Electric & Gas Co.†
Mr. & Mrs. William M. Swain Jr.
The Curtis W. McGraw Foundation
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GREENWAY BENEFACTORS (\$5,000 to \$9,999)

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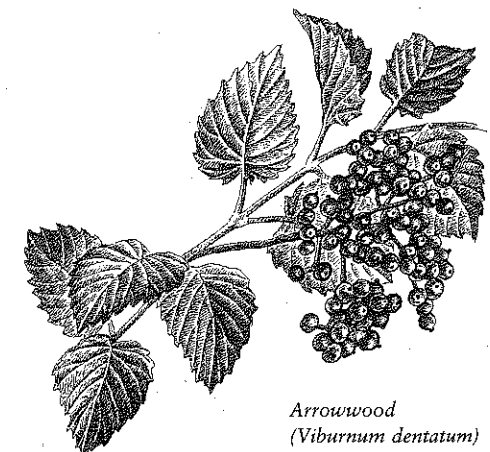
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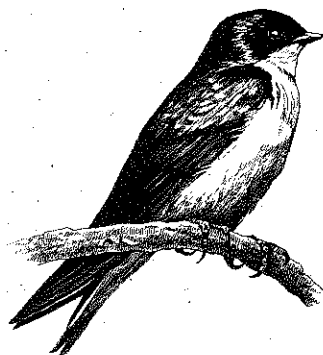
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Arrowwood
(*Viburnum dentatum*)



Tree Swallow
(*Tachycineta bicolor*)

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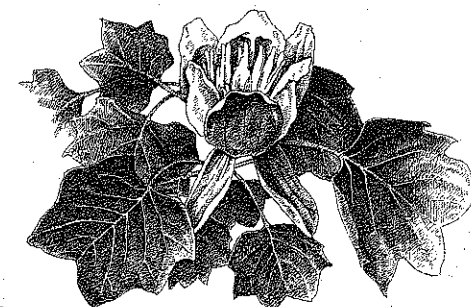
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Delaware & Raritan Greenway, Inc.,
is a regional, 501(c)(3) nonprofit land
conservancy dedicated to the preservation
of open space throughout central New Jersey.

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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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