In Perpetuity

Neighbors Preserve Land in Historic Griggstown

Two important steps combined to achieve a major leap forward in Greenway’s preservation of the historic landscape along the Delaware & Raritan Canal. This achievement is a shining example of how neighbors who join together to protect their lands can make a lasting impact on their community.

Neighboring property owners Cindy & Bart Hoebel and Dr. Lois Speiden have committed their historic farms to permanent preservation with D&R Greenway. These two adjoining properties protect 130 acres of woods and fields that border the canal between Griggstown and Rocky Hill. The properties are situated directly along Canal Road, linking across the D&R Canal and the Millstone River to lands preserved by Greenway along the Bedens Brook.

American Indians once used the Millstone River Valley as a transportation route. During the American Revolution, New Jersey patriots living in this region helped Washington’s Continental Army. At the end of the war, General George Washington lived on a nearby farm, Rockingham, while the Continental Congress met in Princeton. Thomas Jefferson, Thomas Payne, and James Madison came down the road to Rockingham to celebrate and discuss Washington’s number one priority, a federal government. You could say our nation was born right here, based on a letter to the colonies penned by Washington in 1783.

Fifty years later, the D&R Canal was built connecting the Delaware River at Lambertville and Trenton with the Raritan River in New Brunswick. Canal boats carried coal, iron, hay and lumber to help the northern states industrialize and win the Civil War.

The Speiden property was once part of a larger tract of land owned by Captain Jacob Van Dyke and his descendents during the 18th and 19th centuries. Maps and deeds tell us that structures existed on the property as early as 1766. Evidence including beams and a corner fireplace in the basement indicates that the current house was possibly constructed in the 19th century on the foundation of the older house. During the early 20th century, the Speiden property and the neighboring Hoebel property were associated with the Atlantic Terracotta Company, whose factory still stands today along Canal Road.

Dr. Lois Speiden’s family grew organic vegetables and blueberries on their 85 acre farm. Their harvest was distributed through Princeton’s Whole Foods Market.

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Conservation Options
Two Gifts Enable a Green Future
BY LINDA J. MEAD, EXECUTIVE DIRECTOR

Greenway is pleased to announce two significant gifts that benefit all of us who care about a green future.

Bill and Linda Swain, Princeton residents and long-time Greenway supporters, have named D&R Greenway as a remainder beneficiary in a Charitable Remainder Unitrust (CRUT). A CRUT is an important estate planning tool that affords many benefits:
- Donor(s) receive income for life
- or for a designated term of years,
- Donor(s) select the rate of income they will receive,
- Donor(s) avoid capital gains on appreciated property,
- Donor(s) receive a charitable income tax deduction when they set up the CRUT,
- Donor(s) reduce the value of their estate to lessen inheritance tax,
- and
- Greenway receives the principal at the end of the CRUT term.

Bill served on Greenway’s board of trustees until 1998. He helped Greenway in our early years to structure and complete land preservation deals in Lawrence, Hopewell and East Amwell townships.

In announcing their long-range endowment gift to Greenway, the Swains noted, “Greenway has and continues to be a very important part of our lives here in Princeton. We applaud the great strides that Greenway has made in the last decade in programs, in prudent administration and leadership, and in community relations and outreach.

“It is our sincere hope that this gift will act as a springboard for Greenway to attract other foundations and estate planning gifts that will enable us to meet the mission of Greenway and all its component parts will continue to perpetuity.”

Greenway’s vision of green is further enabled through a gift received in the form of a Bequest in a will from local environmentalist Roberta F. ( Polly) Holden. Polly cared about protecting the environment and was particularly about identifying land in her own community of Hopewell. Greenway’s land preservation work began in Hopewell at our Northern Stony Brook Preserve.

The first land preservation agreement was completed by a non-profit in partnership with the New Jersey Green Acres Program.

To continue to be active in the Hopewell community, having preserved another 169 acres just this summer.

Polly’s bequest in her will was designated by her estate for support of both our current land preservation work, and toward our future. A portion of Polly’s bequest was dedicated to an endowment gift that will provide Greenway with long-term stability.

Polly’s estate shared her wishes in a letter to Greenway’s donor relations that she “wish[ed] to support and reinforce D&R Greenway’s role as central New Jersey’s land acquisition organization. These two methods of giving, a CRUT and a bequest, provide important contributions to Greenway. We wish them the best.”

The Many Faces of Greenway

The Board of Trustees is pleased to announce the election of Cynthia L. Reed to Greenway’s Board of Directors. A community activist who has devoted her time and energy to stimulating change in the Princeton community, Cindy is working closely with Greenway to support land preservation initiatives.

Cindy has worked in public and private park restoration in New York City, where she is involved in efforts in Central Park. She and her husband,John, have their permanent home in Princeton.

John Mitchell is an honorary curator at the New York Botanical Gardens. He is a published author on succulents and other plants, and expert on succulents. A member of the New Jersey plants is.

Reef

Common Ground
Walter Fullam’s Legacy of Conservation

A generation goes, and a generation comes, but Earth remains forever.—Ecclesiastes 1:4

Walter Fullam loved the quiet beauty and serenity of his rural Hopewell property, Cedar Ridge. But he was not alone in enjoying it with others. When his sons were young, he shared the land with Boy Scouts who enjoyed nature hikes and camping trips at Cedar Ridge. When it came time to decide the future of his land, Walter placed his trust in Delaware & Raritan Greenway.

Walter began his conservation journey years before he placed a conservation easement on family land owned in Massachusetts. Working with the Trustees for Reservations, the oldest land trust in the country, Walter was a pioneer in land conservation long before others took up the cause. It was the beginning of a commitment to preserve his 80 acres on Van Dyke Road in Hopewell with Greenway.

The conservation easement on Cedar Ridge ensures that the land will never be developed further. As a result, the land became the first protected under the New Jersey Green Acres Program.

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Walter Fullam’s Legacy of Conservation

Louise Wilkens Joins Staff to Oversee Stewardship of Preserved Lands

Louise Wilkens, a resident of Hillsborough and dedicated conservationist, has been named Greenway’s Land Steward. A grower of preserved land has led Greenway to recognize the need for close monitoring and stewardship to protect the integrity of the woods and fields we permanently preserve. Louise has already made a significant contribution to Greenway’s McCurney Woods, Cedar Ridge, and Woods Brook.

Today, the Cedar Ridge Trail winds through 30 acres of the Fullam property, an important connector to the state’s 2,500-mile network of trails.

Louise comes to Greenway with experience in developing and implementing environmental education programs and in overseeing land conservation projects.

Louise has received several awards for her community service including a Service Award from the New Jersey State Park Service, and Pescatteret from the AT&T Pioneers.

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In Perpetuity

Continued from page 1

Earth Center. With Lois' parents no longer living, and the family living elsewhere, Lois decided to sell her property. She was pleased to learn of Greenway as an option.

D&R Greenway explained the tax benefits as a benefit to Dr. Speiden. Although she had been offered more money from developers, Lois chose to sell her property at a bargain sale price to Greenway for preservation. Lois made a donation of part of the value of her property, which enabled her an income tax deduction, and received cash for the remaining value. Most importantly, Lois was able to preserve the property in the name of her family, recognizing her parents' keen love of the land.

Cindy and Bart Hoebel purchased the neighboring property, "Little Valley Farm," twenty-five years ago as a real estate investment. The land includes gently sloping forest and fields, paddocks, and an historic house that was once a boardinghouse for the tin-terrace factory. Bart says he struggled with rent control, muddy roads and repairs on the old house with its five apartments. He planted 3,000 pine seedlings, and gradually fell in love with the property's beauty and history and wanted to see it preserved. He and Cindy chose a conservation easement with Greenway that permanently protects the land from any future development. The Hoebels continue to own the property and receive income from its agricultural uses.

Bart points out with obvious delight, "This is a very different and far better investment than I ever imagined. Greenway supporters and New Jersey taxpayers can be proud of contributing to a beautiful recreational area, avian flyway, wildlife sanctuary, waterway, and a heritage corridor in the midst of a densely populated area.

Bart and Gary Forsythe, who rents the barn and runs Canal View Stable, are creating two miles of walking and riding trails for public access that connect to the canal towpath at the Little Valley bridge. Bart invites Greenway members and the community to come see the place first-hand. "Come for a walk where you cannot hear a car, but you may hear birds and horses, and see pine trees decorated with fireflies."

With money from the bargain sale, the Hoebels are trying to start a "floating classroom" on the Delaware River with an historic steamship that once operated on the Ohio Canal. Bart's goal is to give students and teachers an exciting opportunity to learn about clean water ecology. He is modeling his program after the Clearwater sloop on the Hudson.

Franklin Township, Somerset County, and the NJ Green Acres Program joined with Greenway to preserve these lands. The Spedden property has been transferred to Somerset County Parks, and Greenway holds the Hoebel conservation easement jointly with Franklin Township. Partnerships are the wave of future land preservation. Greenway is in the forefront by establishing partners that are committed to work together for common goals.

Tom Boccino of Somerset County Parks shares the county's enthusiasm. "It was actually D&R Greenway that brought these properties to our attention. It was a really great starting point for the county in Franklin Township. It opened a lot of doors to partnering and we've come a long way in establishing a presence in that area. It's been a totally positive experience."

Conservation Options

Continued from page 2

During their lifetime and within their estate, Greenway applauds the leadership and vision of the Swains and of Polly Holden. Thanks to their foresight, we can all enjoy a green future.

To find out more about estate planning tools to help you enable a vision of green through Delaware & Raritan Greenway, call Executive Director, Linda Mead at (609) 924-4646.

Note: Special thanks to Bob Sajdak of Comerica Bank for technical advice on this article.
“Our vision is to preserve the landscape and link the lands that played such a pivotal role in our nation’s history. D&R Greenway is the leading organization to help us achieve this goal throughout central New Jersey.”

—Dennis Davidson, Deputy Administrator, NJ DEP
Green Acres Program

Good Times

Continued from previous page

• On April 21, 2001 at 7 a.m., we’ll learn Fly Fishing on the Stony Brook, an “on stream” by fishing seminars hosted by Hardy Brook Farm. You’ll be fully outfitted to pursue your catch of the day, after which you’ll enjoy an outdoor brunch on this preserved farm. Tickets: $100 per person includes fishing gear and bug bracing.

• On May 5, 2001 we will Paddle the Pines. This canoe journey down the Osowgo will be led by Greenway Chair Neil Umpnay. Sorry, we’re sold out! Try again next year.

• On May 12, 2001 we’ll meet at Lawrenceville School at 3 p.m. for a Bluebird Trail Walk and Afternoon Tea. After exploring twenty bluebird houses, we’ll settle in for a good time at the Mott residence adjacent to the school. Tickets: $40 per person or $100 per family.

Greenway extends many thanks to our excellent Galas Committee for planning memorable and distinctive good times: Sophie Glover (Chair), Kem Barbosa, Rosemary Blair, Alice Eno, Irene Geskin, Alex Perry, Deborah Strom Gibbons, Laura Hanson, Chuck Hartman, Carolyn Healey, Jane Keller, Lisa Marzella, Hella McKay (Co-Chair, Kick-off Events), Jo-Ann Munoz, Diane Rosenberg, Tibbie Sanio, Amanda Stanton, Lisa Stockman, Regan Tudor, Mary Weeden, and Liz Wert. Welcome to new committee members Dorothy Bisell, Liz de Toro and Meredith Peterson. Planning for 2001 has already begun. To learn more about Sophie Glover at (609) 252-1708. Stay tuned for fun times!

Greenway Gives Thanks

In celebration of Thanksgiving, D&R Greenway gratefully acknowledges the support of our business and corporate sponsors. Your contributions enable us to keep close to landowners to preserve the quality of life in central New Jersey.

Many thanks to:

AT&T Foundation
Banisch Associates: Michael Bolan and Frank Rabach
Bender Valuation Services
Bloomberg LP
Bristol Myers-Squibb Company
By Design
Central Lennar / Pick Quick Papers, Inc.
Charles Jones, LLC
Drinks, Biddle & Shanley LLP
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Ethiaca, Inc.
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Smith, Stardom, Wise, Hehre & Brennan
Summit Bank
U.S. Trust Company of New Jersey
Whole Earth Center of Princeton, Inc.
Williams Transco Gas Pipe Line Company
Woodwinds Associates, Inc.

Below: A distinguished group of Greenway supporters enjoy a wine-tasting Gala at Tusculum

Above: Musical dressage riders perform for crowds at magical Gala event

New Video Illustrates Land Preservation through the Eyes of a Landowner

I think the Greenway’s great . . . it’s a group of dedicated professionals who do what they’re doing, and who do their best to help you walk through the bureaucracy, the paperwork—the Greenway staff really know how to explain all that.

—Deborah Strom Gibbons, Greenway landowner

Have you ever wondered what motivates the people who preserve their land with Greenway? Have you secretly wished you could walk the fields and forests with Greenway landowners, and ask why they chose to make this most important commitment? New Greenway’s new video, A Legacy of Land Protection, will allow you to experience the answers to your questions first-hand while enjoying the warmth and comfort of your armchair. Designed especially for landowners and their advisors, this new video showcases permanently preserved lands and illustrates how landowners can achieve financial and land conservation goals.

You’ll hear from landowners who have protected their lands with a conservation easement, and who have reaped the tax benefits of land preservation. You’ll hear from Greenway’s funders and supporters about why it is so critical to preserve land here in central New Jersey - before the bulldozers destroy the special places we still have left.

Our video “stars,” trustees, and sponsors were recently treated to a “red carpet” premiere. As the weather turns chilly, now is the perfect time to pop some popcorn and host your own video party as a way to introduce your friends to Greenway. Landowners and supporters who would like to learn more can do so by calling Pat Shapella at (609) 924-4466.

Special thanks to video sponsors: J. Seward Johnson Jr., Charitable Trusts; The Martin Group of PaineWebber, Inc., PSE&G, and a generous anonymous donor.

A musical performance on the closing gala event.
Your Gift Can Make a Difference

The future of our region depends to a large degree on the foresight and generosity of today's visionaries who are willing to support the protection of open space and consider new ways to make gifts. In our first decade, D&R Greenway has protected more than 3,200 acres in central New Jersey. We are working day-to-day to protect valuable open space and reach the ambitious goal established by Governor Whitman and endorsed by the citizens of New Jersey to protect 1,000,000 acres in the next ten years. To accomplish this goal, D&R Greenway is aggressively pursuing landowners with a commitment to land conservation and implementing a broad range of techniques to protect land and meet the unique needs of each landowner.

Funds from the State Green Acres Program and county and local government open space funds help to meet this challenge but can only be used for direct land purchase. Support from individuals, corporations and foundations provide critical support to D&R Greenway's land acquisition operations.

GIFTS OF CASH OR MARKETABLE SECURITIES
- Gifts may be designated to support specific programs or applied to D&R Greenway's general operating purposes.

GIFT OF LIFE INSURANCE
- Name D&R Greenway as the policy owner and beneficiary, and receive immediate tax deductions on your premium payments.

NAMED ENDOWMENT FUNDS
- The principal of a fund established in your name, or someone you wish to honor or memorialize, is managed for growth, while the income from the fund supports programs.

CHARITABLE REMAINder TRUST (CRT)
CHARITABLE REMAINder UNITrust (CRUT)
- You can provide D&R Greenway or yourself with a steady income stream, an immediate income tax deduction, and also leave a significant future gift to D&R Greenway. Both arrangements may entitle you to substantial tax savings.

BEQUEST
- Name D&R Greenway as a beneficiary in your will and make a lasting contribution to the organization and land preservation in central New Jersey.

For more information about any of these methods of giving, please call us at (609) 924-4646. We hope that we can count on your support today!

Delaware & Raritan Greenway, Inc.
570 Mercer Road
Princeton, New Jersey 08540
(609) 924-4646, Fax (609) 924-5577
Email info@drlargreenway.org