

# GREENWAYS

Newsletter of  
Delaware & Raritan Greenway, Inc.  
Volume 9, Number 2  
Fall 2001

## In Perpetuity

### *It Takes a Community — To Save the Land*

*Never doubt that a small group of thoughtful committed citizens can change the world. Indeed, it's the only thing that ever has. — Margaret Mead*

A three-year-old boy ran across the wide-open field, grinned and handed over a twenty-dollar bill. Nearby, a college student who had spent a quarter of his life advocating for protection of that same field gathered supporters for a nature walk. A couple, new to the neighborhood, shared their story of finding the perfect place to live—a place where people care about their community and where fields stay green.

These are but a few of the more than five hundred contributors who cared enough about the future of their community to make a commitment to save the land.

Saving the land is a commitment to the future. Instead of hearing bulldozers and watching new houses pop up on the land, we can look out at fields and forests of green. Hawks can soar, children can play, and people and wildlife can roam.

Our drinking water is protected. Greenway trails take us on new adventures—connecting us to places that go beyond our own backyard.

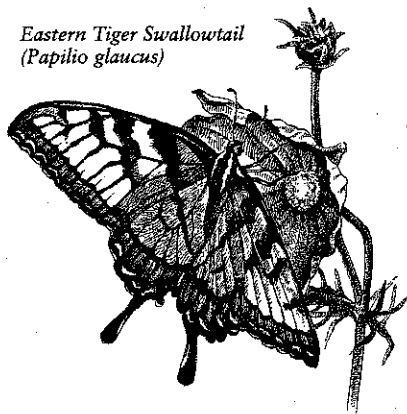
The past six months have been an extraordinary time for Delaware & Raritan Greenway. Since mid-May, we have preserved a total of 687 acres valued at \$35 million dollars. The funds to save these lands have come from a community of people and public partners working together toward a common goal. From the State's million-acre initiative, to the commitment of local governments through county and municipal tax dollars, to contributions from corporations and private citizens that leverage limited public funds, we have created a broader community that reaches beyond a single parcel of land.

It is that broader community of commitment that has made it possible to protect these lands now, and that will make it possible to protect more land into the future.

Future generations thank you.

*See inside to learn more about the Greenway lands that have been preserved through community effort.*

Eastern Tiger Swallowtail  
(*Papilio glaucus*)



## Inside

- Premier Princeton Properties Preserved
- For the Love of the Land
- Following Washington's Footsteps
- Wishes Can Come True
- Join the Party

## Greenway Opens New Office along D&R Canal

Greenway has moved to 1327 Canal Road. Join us at our open house on September 23 from 2:00–4:00 p.m.

## Greenway Meadows

Congratulations to Juliette de Baun and Greenway trustee Alan Hershey for submitting the winning entries in Princeton's Name-the-Park contest.

## Contributors Make a Difference

We are thankful to Bristol-Myers Squibb for a leadership gift of one million dollars to support preservation of the 186-acre Carson Road Woods in Lawrence Township. This outstanding level of support, coupled with the generosity of over 300 individuals and local companies, including Williams Transco Gas Pipeline Co. and Jasna Polana, enabled the success of this \$8.4 million effort. See inside to learn more.

Greenway is grateful to the 500+ individuals and businesses that contributed \$9 million in the past six months to protect three critical properties in the Princeton-Lawrence region. These lands—Greenway Meadows (the former Robert Wood Johnson estate), Coventry Farm, and Carson Road Woods—total 411 acres of permanently protected open space. Only through the generosity of our private donors were these great achievements possible.

Many thanks to our corporate and foundation sponsors who have contributed \$5,000 or more to support our mission: The Mary Owen Borden Foundation, UBS PaineWebber-The Martin Group, U.S. Trust Company of New Jersey, Bristol-Myers Squibb, Educational Testing Service, Public Service Electric & Gas Co., Sierra Foundation, Inc. and AT&T.

## Following Washington's Footsteps

When Lester and Barbara Robbins inherited the family farm, they made a decision to preserve its special heritage. The New Jersey history of the Robbins family goes back to 1690. Undoubtedly, the farm played a role in the history of the American Revolution. The Federal style house surviving on the property, circa 1820, is the oldest in Washington Township, Mercer County. Lester holds the sheepskin deeds that go back through generations of his family, for which the nearby town of Robbinsville was named.

The Robbins' approached D&R Greenway with Nancy Tindall of Washington Township in 1999 to learn about ways to preserve the house and surrounding 23 acres. With Greenway's help, the property was permanently preserved this summer with funds from the NJ Green Acres Program, Mercer County and Washington Township. *Continued on page 6*



Barbara Robbins, Doug Tindall and Nancy Tindall of Washington Township, Lester Robbins, and Cathy Lubbe of the township historic committee, in front of the preserved Robbins house.

## Common Ground

### A Community Rallies to Save Carson Road Woods

What does a community wish for? A place that celebrates its wholeness, exemplifies its uniqueness, and brings people together to enjoy its special qualities. Lawrence Township has found just that in the preservation of the 186-acre Carson Road Woods.

Carson Road Woods is a landscape of rolling farmland, with extensive areas of wetlands and a majestic beech forest. Two small streams meander through the property, feeding the Stony Brook. Wild turkeys, owls, foxes, and numerous songbirds of the meadows and inner forests live in this tranquil wildlife refuge, tucked away from nearby Route 1 corridor development.

When a developer proposed 57

new homes blanketing the site, the community spun into action. Led by Mayor Pam Mount of Lawrence Township, a committee composed of neighbors and organizations was formed to steer the effort. The developer agreed to a bargain sale of the property for open space preservation if the \$8.4 million purchase price could be raised in three months. D&R Greenway worked closely with the steering committee to identify public funding support, and to lead the private fundraising effort.

With a deadline looming, Greenway and the township organized a series of press conferences to publicize the need for private contributions. Leaders in the fundraising effort included D&R

Greenway, Lawrence Township Conservation Foundation, North Lawrence Citizens Association, and the Rosedale Acres Homeowners Association.

Greenway founder Sam Hamill played a key role. Along with Mayor Mount, neighbor David Prescott, Greenway trustee Joyce Copleman and others, Sam approached individuals and businesses from the region for help. Over three hundred responded to the call. Just in time to meet the deadline, success was achieved.

On July 21, Lawrence Mayor Pam Mount announced, "Thanks to the generosity of private citizens, neighbors and corporate partners, the 186-acre Carson Road Woods property will remain an open space forever. Future generations will enjoy this important legacy that we are leaving to our community." Mayor Mount recognized a million-dollar leadership gift from Bristol-Myers Squibb.

Linda Mead, executive director *Continued on page 7*

## Conservation Options

### For The Love of the Land: A Landowner's Story

It was a sunny day in Cranbury when we gathered with the Frosztega family to honor their preservation commitment. A goldfinch, New Jersey's state bird, flitted across the wildflower meadow. Joining with Greenway to celebrate the protection of the 31-acre farm were Cranbury Township officials and Renee Jones of the New Jersey Green Acres Program.

Renee recognized the family's choice of land preservation over development, "You are the hero because without your desire and perseverance this would not have been possible."

D&R Greenway was the catalyst to pull together state and local funds to protect the land. The 31 acres of woods and fields will be managed by Cranbury Township, with trails open to the public along the Cedar Brook. This parcel provides a vital link in the 'Crossroads of the American Revolution' vision designed to protect historic landscapes and link Revolutionary War parks. Linda Mead, executive director of Greenway and project leader for the 'Crossroads' project with the National Park Service, highlighted this connection, "Thanks to Christina Frosztega, the landscape that was here 225 years ago will remain into the future."

Christina Frosztega, her 91-year-old mother, and her two sons shared stories about their adventures living on the land. Christina's story, in her own words, is a testament to her love of the land.\*

"My parents and I purchased this property 44 years ago. We had lived in New York City for a few years and did not really like it very much.

My father, who came from a small town in Poland, wanted to live in the country not in this big city of New York. So, when the opportunity came to buy this prop-

erty in Cranbury, we decided to take a look at it.

Well, we all fell in love with Cranbury and this property we saw and decided to purchase it. We did not realize how large 34 acres of land was [the 31 preserved acres and 3 acres with a house], and what to do with it. So we asked around to find a farmer who would be willing to farm it for us. It has been farmed since 1958.

I married my husband, Boley, in 1958 and also lost my father the same year. My husband and I continued to lease the land. Two years ago we had to make a decision what to do with the land. My first thought was to sell it to a builder or to subdivide it myself into home building lots. Then one day I spoke with my friend David Dondero [who had preserved his land with D&R Greenway] and he asked me what I decided to do about it.

Well, I did not have an answer, but he had a suggestion for me—to look into the open space preservation program. I knew about the farmland preservation program, which I had considered, but the Green Acres open space program is what appealed to me the most. I would not really lose the land that I owned for almost half a century. I could still go there and walk on it and enjoy what it has to offer (without trespassing), and so could my two sons, and maybe their children. Also, all the people in Cranbury and beyond.

So David introduced me to [D&R Greenway] Linda Mead, and then to Bill Rawlyk who was instrumental in making my wish become reality.

So it is with great pleasure and satisfaction that I relinquish my stewardship of this lovely piece of land to Cranbury Township, its inhabitants, D&R Greenway and the State of New Jersey." \*

*\*On May 22, 2001, Christina Frosztega read this letter when she finalized the bargain sale of her property for preservation.*



Alexander Frosztega, Zofia Hulak, Christina and Edward Frosztega leave a legacy to Cranbury by protecting the land that they love.

## New Park Named Greenway Meadows

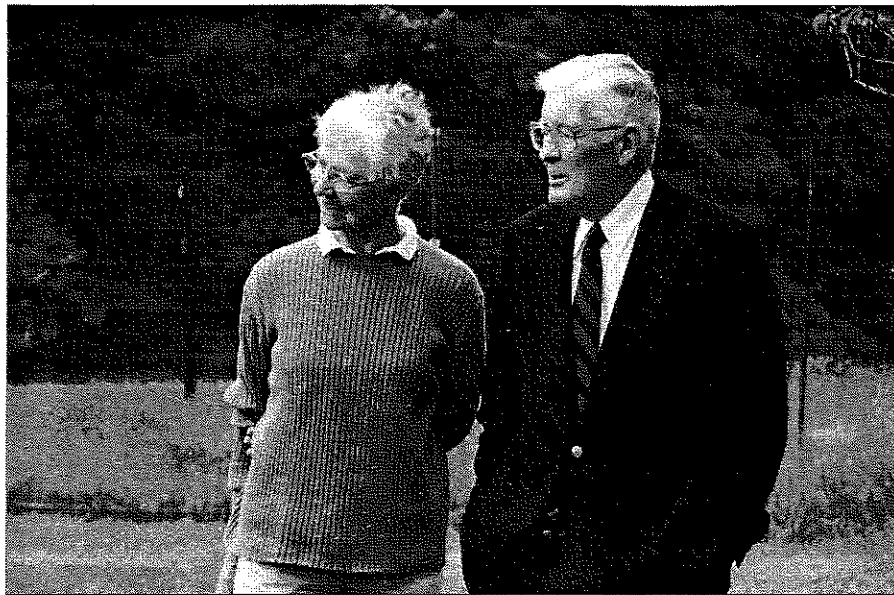
On June 1, Delaware & Raritan Greenway created a new public park by purchasing the 60-acre former Robert Wood Johnson estate for preservation. Greenway spearheaded a partnership that included the NJ Green Acres Program, Mercer County, Princeton Township and Borough, Friends of Princeton Open Space and many generous private contributors to purchase this land at a price of \$7.4 million.

Princeton Township Mayor Phyllis Marchand announced the name of the new park at a Greenway Gala on July 21. "The Township Committee selected the name 'Greenway Meadows' to convey the beauty of the new park and to honor all of the people who contributed to D&R Greenway to protect this land and keep it green forever. D&R Greenway's leadership has enabled the township to leverage our open space funds with state, county and private dollars. We invite you to picnic, stroll, and play on this land that represents one of the last of the great open spaces left in our community."

From high atop the hill, park visitors can view the first ridge of the Sourland Mountains north of the Hopewell Valley. An allée of sycamores provides a shady walkway between the active and passive areas of the new park. The township plans to develop low-impact soccer fields and a softball field, with the majority of the land restricted for passive recreational uses that include picnicking and walking trails.

Along the western edge of the property, the Stony Brook provides a serene woodland setting. D&R Greenway Chair Neil Upmeyer noted the significance of this land to Greenway, "This achievement marks another milestone in Delaware & Raritan Greenway's dream to create a continuous protected greenway along the Stony Brook."

Greenway Executive Director Linda Mead added, "Preservation of the R.W. Johnson estate represents a model community



Margee and John Harper enjoy the fruits of their fund raising effort at Greenway Meadows, Princeton Township's newest park.

partnership that serves as an example to open space efforts throughout New Jersey. By leveraging funds, we have created a win for all preservation interests, most especially the public who will be able to enjoy the beauty of this open space forever."

Margee and John Harper led the private fund raising effort along with Peter Lucchesi of Russell Estates who collected contributions

from his neighbors. "We of the Russell Estates feel this is the best possible outcome for the community," said Peter. "We are pleased to be able to contribute to a lasting legacy for Princeton."

Generous contributions from private individuals were the key to the preservation success. Without the support of these individuals, preservation of this land would not have been possible. ❖

## To Keep Our Open Space from Shrinking—We've Expanded!

D&R Greenway  
invites you to an Open House  
at our new office

1327 Canal Road, Princeton, NJ

Celebrate with us  
Sunday, September 23, 2001, 2:00 – 4:00 p.m.

R.S.V.P. to 609-924-4646

## Princeton's Coventry Farm Preserved

Thanks to an outpouring of generosity from the community and to the leadership of D&R Greenway, Princeton's 165-acre Coventry Farm is preserved forever.

The property, valued at \$16.5 million, was saved for \$9.5 million. The contract between D&R Greenway, the landowners, and The Hillier Group who had planned to build houses on a portion of the land, provided for a quarter-million dollar discount off the \$9.75 million price tag if the purchase was completed by June 26. With unprecedented timeliness, the deadline was met.

John Winant, one of two brothers who inherited the family farm from his mother Janine Perret Winant, expressed his appreciation, "For years we have envisioned the farm being preserved and have looked for a way to accomplish this. We want to thank the community, Linda Mead and the Delaware & Raritan Greenway, and Bob Hillier for helping us to make this happen."

John's wife Kathy has offered to provide Greenway with a copy of the deed from King George III that represents the original land grant for the farm. The Winant family has owned and operated the farm since the 19th century. Kathy and John's two children are the fourth generation of Winants to live on the farm.

Eppy Winant, John's brother, grew up on the farm. He recalled that his mother inherited the farm from "Great-Aunt Helen Russell Benson" because of his mother's love of the land. Janine Perret Winant cared for the wildlife that visited the property, removing ice from the wings of ice-bound turkey vultures. Kathy Winant praised Eppy's contribution to the preservation effort, "This would not have happened without the two brothers working together. The commitment of John and Eppy to honor their mother's

wish for preservation of this land made this legacy possible."

The 165-acre farm that serves as the scenic gateway to Princeton along The Great Road will forever remain as open space. Prior to preservation, Coventry Farm LLC was proposing a 66-unit housing development on the site. J. Robert Hillier, a principal in the firm, stated, "We have always been concerned with meeting the needs of the community through good, responsible design. While our vision for the development achieved these goals, the result of this partnership, that saves in its entirety one of the

*"All of Princeton—and everyone who travels the Great Road—will reap the reward of your vision and diligence."*

—Cynthia R. Love,  
President, Tenacre, Princeton, NJ

*"It is a great contribution, not just for the nearby neighbors, but for everyone living in or passing through Princeton."*

—Daniel E. Cullen,  
Treasurer, Stuart Hill  
Association, Princeton, NJ

most beautiful properties in Princeton, is one we are especially proud to be a part of."

Nearly 100 acres of the active farmland is permanently restricted to agricultural and wildlife preservation uses through a conservation easement with D&R Greenway. Twenty-eight acres of woodland was deeded to Princeton Township as an addition to Mountain Lakes Preserve. Twenty-two acres on the west side of The Great Road was deeded to Princeton Township and will become the site of a public park for critically needed athletic fields.

Mayor Phyllis Marchand of Princeton Township expressed enthusiastic appreciation, "On behalf of all of the citizens of Princeton Township, I want to

*Continued on page 6*



A crop of hay, instead of houses, will continue to grow at the newly-preserved Coventry Farm in Princeton Township.



## Coventry Farm

Continued from page 5

thank the generous contributors and the Delaware & Raritan Greenway for saving the largest remaining open space in our community, one that was identified on our Master Plan as a critical site for preservation." The funding package included commitments from the township's open space fund, Princeton Borough, Mercer County, the NJ Green Acres Program, D&R Greenway, Friends of Princeton Open Space, and many private contributors.

Eleven acres including an existing house were sold to Princeton Day School to help fund the preservation effort. This land is restricted to open space uses that will benefit the school's educational programs.

Dan Graziano, out-going chair of Princeton Day School, was pleased that the school was able to come to the closing table on June 26 to help save Coventry Farm. "Although PDS is still raising funds toward our part of the purchase price, joining with D&R Greenway on June 26 was a win-win for all of us. We are especially proud of our



*The Deal is Done! Kate Buttolph, Rich Goldman, Linda Mead, Ed Schmierer, Kathy, John and Eppy Winant, Laurie Emde and Tom Letezia celebrate the preservation of Coventry Farm.*

students for their dedication and support in this effort. Young people are finding that their individual actions can make a real difference in the world."

All of us working cooperatively for positive results can create a

power that is larger than any one of us alone. Through collective partnerships and the generosity of dedicated individuals, we are making a difference that we can all enjoy today and that will last long after we are gone. ♣

*"Mercer County applauds the Delaware & Raritan Greenway, Inc. for their leadership and success in the preservation of valuable open space throughout Mercer County and the region. The D&R's efforts to preserve the 165-acre Coventry Farm in Princeton Township is an example of how your non-profit organization has successfully put together public and private interests to leverage funding for regionally significant open space."*

—Robert D. Prunetti,  
County Executive, Mercer County

house were fashioned from clay found on the land.

The property is situated directly next to the State-owned Assunpink Wildlife Management Area. In fact, an old will in the NJ Archives refers to "a tract of land at Assanpink in Middlesex County [based on historical county lines that are different today] ...whereas I have paid \$2,000 to the late Earl of Perth for his claim to the land at Assanpink left me by my father."

Lester and Barbara Robbins have lovingly restored the house where historic photographs and artifacts will be displayed. The land continues to be farmed, much as it was for hundreds of years. As Washington Township open space, it will remain a part of the landscape that is recognized in the 'Crossroads of the American Revolution.' ♣

## Footsteps

Continued from page 2

Lester is especially appreciative to D&R Greenway for bringing his preservation idea to fruition. "This property is preserved because Greenway followed through every step of the way. We are very grateful to D&R Greenway for being the glue that held everything together."

Walking up the path to "Hillcrest Farm" feels like a step back in time. One could almost imagine they were in colonial Williamsburg on the boxwood-lined approach to the house. The original glass in the fanlight above the front door speaks of a fine home that was once part of a spreading plantation-type property. The red bricks used to build the

## To Keep our Open Space from Shrinking—We've Expanded!

Delaware & Raritan Greenway has expanded its staff and headquarters to save more of our region's open space. We literally outgrew our old office.

Greenway moved into its new headquarters, known as the Speiden House, in July. We are on lands protected by Dr. Lois Speiden

open space that characterizes our region.

Katherine Buttolph, Esq. has been appointed to the position of Director of Land Preservation & Stewardship. Kate was formerly an attorney with Princeton University, and a trustee of Greenway's Board from 1992-2000. Kate



*New staff directors Carol Christofferson and Kate Buttolph at 1327 Canal Road.*

with Greenway last year. Lois' 85 acres and the adjacent 45-acre Little Valley Farm were protected through a partnership with Somerset County, Franklin Township and the State of New Jersey.

Located appropriately across from a picturesque segment of the Delaware & Raritan Canal, we can now be found at 1327 Canal Road between Kingston and Griggstown.

We are just down the road from Rockingham where George Washington wrote his farewell address to the Continental Army in 1783, on lands where Washington, James Madison and Thomas Jefferson once strategized the beginnings of our nation. It is from this same ground that D&R Greenway will strategize the protection of the

brings to Greenway her keen interest in the legal aspects of real estate, along with her dedication to protecting the plants and wildlife of our region.

Carol Christofferson has been named Greenway's Director of Development & Communications. Carol was formerly with Princeton Friends School, and is the president of her homeowners' association at Russell Estates. Before moving back to Princeton seven years ago, Carol spent eleven years in public relations and development for Stanford University. Carol was first introduced to Greenway through her involvement in fund raising for the RW Johnson estate, and has since become active in Greenway's Galas committee. ♣

## Carson Rd. Woods

Continued from page 2

of Delaware & Raritan Greenway, recognized the broad private support. "This farm will become a community park where we can all enjoy hiking and biking among the fields and woods, and where hawks will still soar over open meadows. Most significantly, it will forever be associated with the care and commitment of the people who cared enough to protect its future."

The total funding package includes participation from the NJ Green Acres Program, Mercer County, Lawrence Township, D&R Greenway, Lawrence Township Conservation Foundation, and private contributors. Lawrence Township expects to finalize the purchase by the end of the year.

In the end, the community got what it wished for. Thanks to visionary leadership and a community's commitment, Carson Road Woods will be a place where people can gather to enjoy the outdoors and know that they have made a difference.

Nature writer Terry Tempest Williams expressed the model of community spirit exemplified through this and other recent successes in testimony to Congress on "wild areas" in 1995:

*We must act with this kind of vision and concern not just for ourselves, but for our children and our children's children. This is our natural heritage. And we are desperate for visionary leadership.* ♣



*Arrowwood  
(Viburnum dentatum)*

## D&R Greenway, Inc.

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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.

Mahlon Lovett, *design*  
Heather Lovett, *illustrations*  
Printed on recycled paper

## Join the Party

*Galas for the Greenway is once again playing to rave reviews!*

Over a hundred Greenway supporters enjoyed a magical evening at the Dressage & Champagne Gala at the Stockman residence, where sipping revelers watched horses dance. Families gathered for a preview of Princeton's newest park, with fanciful handmade banners creating a festive setting for picnicking, games, and square dancing. Special thanks goes to Carrie Pallat for chairing the event, and to Ebet Dudley for designing the decorations. As the winner of the Name-the-Park Contest, Juliette de Baun was the lucky recipient of a watercolor painting of the Greenway barn on the property, beautifully executed by Hope Stockman.

There is still time to join the parties that support Greenway's land preservation mission. It's all for a good cause, and we guarantee you'll have a good time.

**October 13 – Women's Hike and Dinner** with author Laura Waterman on Baldpate Mountain and a gourmet dinner at Deer Run Farm. \$100 per person.

**October 14 – Landscape Meets Architecture**, a champagne brunch and garden lecture at the 18th century farm preserved by Deborah and Erik Jan Walson. \$70 per person.

**October 20 – Octoberfest Carolina Style** at the McDougald Barn, where you'll dance to an Oom Pah Band and drink local brews, while the children enjoy pumpkins and hayrides. \$75 per person or \$200 per family.

**October 27 – An Enchanted Afternoon with the Animals** is a fun-filled Fall event for families with miniature farm animals, pumpkin painting and hayrides on a preserved farm. \$50 per person or \$100 per family. **Sold out for this year!**

**February 9, 2002 – Tea with the Tewksbury Foot Bassets** where you, too, can go to the hounds! It's a fox hunt on foot at Meadowberry Farm. \$60 per person.

**May 26, 2002 – Bird Banding and Breakfast**, one of last year's most popular events. This is your chance to get up close and personal with our fine-feathered friends. \$50 per person.

**At your convenience – Above the Clouds**, a hot-air balloon ride. \$175 per person. **Sold out for this year!**

Call now to reserve your place while there are still tickets available: 609-924-4646. ☛

DELAWARE & RARITAN

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