

GREENWAYS

Newsletter of
D&R Greenway Land Trust, Inc.
Volume 24, Number 2
Fall 2015

Land Preservation Update

Since 1989, D&R Greenway has placed 270 properties, approximately 18,834 acres valued at \$380,108,817, into permanent preservation, an area as big as 15,000 football fields!

Emily and Johan Firmenich preserve a “Mountain View” Forever

It must have been moon glow. An irresistible force—a magical marriage of love and devotion—drew Emily and Johan Firmenich to preserve an expanse of woods and fields on the outskirts of Princeton.

Mountain View Road in Montgomery Township, Somerset County, is one of those hidden treasures that make visitors gasp, “*This is New Jersey!?!?*” Winding between Bedens Brook and Cherry Run, the road’s uninterrupted vistas of beautiful farmland are a magnet for walkers, cyclists and leisure drivers attracted to a landscape remarkable for its coherence and proximity to Princeton.

Just as remarkable is that this landscape is now preserved along its entire length. In July, the Firmenichs, working with D&R Greenway, saved the road’s last piece of developable open space.

It all started on a moonlit night in 2011. “We were living happily in Princeton with our three young children,” Emily recounts. “At D&R

Greenway’s Down to Earth Ball at Tusculum, we took a hayride. A full moon lit up the wide open fields and at that moment we knew we wanted to raise our children in a landscape like this.”

Both Firmenichs have vivid childhood memories of rural landscapes, and both are acutely aware of what a community loses when those open spaces are developed. Emily was raised on a farm near Quakertown, Pennsylvania, surrounded by countryside that has since been largely paved over. Johan, who is Project Manager for Sustainability at Firmenich Corporation, grew up in Switzerland, where “Over centuries, most of the land that could be developed was developed.”

When a realtor showed them the balcony of Elizabeth Webster’s property overlooking Mountain View Road, they were awestruck by the view. “Too bad it won’t last,” they said. “Oh, no, the realtor told us—it’s all been preserved,” Emily recalls. “The families before us on this road had the foresight to protect



Inside

- 2015 Donald B. Jones Conservation Award Recipient
- Learn About the Process of Land Preservation
- The Value of Partnerships
- Upcoming Exhibits and Educational Events

the land. We just fell in love with the place.”

Shortly after they moved, their love was put to the test.

Next to the Firmenichs’ new home was the only unpreserved tract left on Mountain View Road, a 31-acre property of woods and fields. Through Mrs. Webster’s efforts, State Farmland Preservation funds had been allocated for its protection. D&R Greenway alerted the Firmenichs that the time to use these funds was running out. They decided to seize the opportunity to purchase and protect it. “We have a sense of obligation,” Emily says. “It’s a small road that means a lot to many people. It’s a miracle that this road exists, and it would have been a shame to lose it.”

The property is half fields (prime agricultural soils of statewide importance) and half forest. The woodlands, a mixture of deciduous and evergreen trees, support wildlife and protect the Cherry Run stream corridor.

Continued on page 2



The Firmenich family enjoying their land. (photo: John S. Watson, Jr.)

“It only takes a spark!”

Dear Greenway Friends,
“It only takes a spark!”

Many famous quotes recognize the “power of one” to make a difference.

The embodiment of the “little engine that could” was a powerhouse of a woman whose unwavering commitment had a significant impact on the green in central New Jersey — Rosemary Miles Blair.

As founding mother of D&R Greenway, Rosemary, in the words of a co-founder, really “got the ball rolling!”

I remember when a large farm on Carter Road was under threat. It was bequeathed to Georgetown University by its former owner, with life rights to a brother. When the time came for the university to dispose of the property, some thought “the sky was falling!”

Not Rosemary. She sat in my office and made a call to her friend Father Walsh at Georgetown University. She convinced the university that a sale to Hopewell Township for preservation would be quicker, easier, and better than a sale for development.



Rosemary Miles Blair

Donald B. Jones Conservation Award to Rosemary, posthumously. Celebrate the difference each of us can make when we “let our light shine.”

Yours in preservation,
Linda J. Mead
President & CEO

Mountain View

Continued from page 1

D&R Greenway assembled a partnership to preserve the property. The State Agricultural Development Committee (SADC) provided 50% funding to Montgomery Friends of Open Space; Montgomery Township and Somerset County each provided 25% matching funding.

“The SADC was pleased to participate in this partnership effort to preserve the Firmenich farm, which is an important addition to approximately 400 acres of preserved farmland directly surrounding it,” said Agriculture Secretary Douglas H. Fisher. “By continuing to build on our cooperative preservation efforts, we can help ensure that farmland and agriculture will always be a part of Montgomery Township.”

“I’m so pleased that we helped purchase the development rights to this beautiful farm, the hole in the doughnut of preserved farmland on Mountain View Road,” says MFOS President Sarah Roberts.

Emily and Johan are now creating a long-term (“30 to 50 years”)



photo: John S. Watson, Jr.

management plan for their entire 70-acre property. Emily comments, “We feel more like custodians than owners—we’re carrying the torch, preparing the property for the future the way the people before us did.” They’ll be adding to the stands of native plants (such as milkweed fields that host threatened Monarch butterflies), and will create a tree nursery and native seed bank for the property. Eventually the hay will be replaced with crops that are both financially and environmentally sustainable.

Their son (12) and two daughters (10 and 7) are enjoying the short term,

reveling in their new tree houses, “wandering outside, playing in the creek, stalking nature,” says Emily.

Johan, who joined D&R Greenway’s Trustees after the Board’s decision to preserve the property, points out that land trusts also need to plan and fund two distinct programs: preservation to protect land from development, and stewardship to manage protected land so the public can continue to enjoy its benefits. “Land trusts must preserve land while it’s still available. But once we run out of land to preserve, there’s still going to be an enormous amount of work to do, to take care of it.” ❁

Getting from Start to Finish

A step-by-step look at the process of land preservation

When we read about the latest property preserved by D&R Greenway Land Trust, it may seem to have been the work of magical elves, but each transaction is unique and can take hundreds of meetings, phone calls and site visits. It requires a vote from the Board of Trustees to approve every transaction and, most important, a landowner committed to protecting the property. Numerous lawyers, financial advisors, funders and D&R Greenway staff tender their time and expertise.

Learning about preservation options

The first phone call might come from a landowner who wants to learn about preservation options, or a neighbor who has heard about the benefits and satisfactions of protecting land. Perhaps a municipal open space committee has asked D&R Greenway to work with a landowner.

D&R Greenway works hand-in-hand as partners to define the path to preservation. The landowner may choose a conservation easement that restricts future development while keeping the land in private ownership, or D&R Greenway may agree to purchase the property outright.

Birds and plants are identified while walking the land, and waterways and habitats for conservation are carefully noted. D&R Greenway staff will create maps that overlay boundary lines on top of aerial photographs that identify the areas that will be placed in public access, agriculture and conservation.

In order to write a conservation easement, staff works closely with the landowner to identify all potential future uses of the property that are consistent with conservation.

An important step is defining the costs involved and obtaining a qualified appraisal that looks at comparable sales in the area. Funding sources are then explored, starting with State, county and municipal open space funding. Advisors may present information to the landowner on how to maximize their benefit through a bargain sale.

D&R Greenway will show how tax benefits and a bargain sale can compete with a development offer.

When agreement is reached on a purchase price for the land or

conservation easement, and funding sources are clearly defined, D&R Greenway's legal counsel prepares draft contracts for review by the landowner's advisors.

Orchestrating the entire process

Once the agreement with the landowner is signed, D&R Greenway staff must obtain a current survey and legal description of the property set to State Plan coordinates. A title search is ordered. If the property has a mortgage, D&R Greenway will work through the landowner's attorneys and mortgage holder to obtain a subordination of the mortgage to the conservation easement. A Phase I environmental assessment will be ordered to ensure the property is not contaminated.

D&R Greenway staff orchestrates

the entire process, managing the surveyors and other professionals and ensuring that all documents meet State requirements. Should problems arise, D&R Greenway has more than a quarter century experience on tap.

Fundraising continues, to meet the purchase price, closing costs and a reserve for stewardship. Last minute reviews of settlement sheets, deeds and affidavits, title insurance and other closing documents are handled by D&R Greenway's staff and legal advisors. When the ink is dry and the property preserved, it is time to thank the landowner for creating a legacy of preservation and celebrate.

"The magic is in stirring the pot and bringing together the essential ingredients—a willing landowner, the concentrated detail work of D&R Greenway, and the funds to complete preservation," says D&R Greenway President and CEO Linda J. Mead. "It is what we do every day. Your support makes this possible." ❧

The Internal Revenue Service defines Conservation Purposes

At least one of the following must be met to qualify for a tax benefit associated with land preservation:

- Public recreation or education;
- Protection of relatively natural habitat for fish, wildlife, plants or similar ecosystem;
- Protection of open space for scenic enjoyment of the public, or pursuant to a clearly delineated governmental conservation policy resulting in a public benefit (i.e., state, county or local plans for agricultural preservation, flood control, open space);
- Protection of historically important structures or land areas.

John H. Rassweiler Annual Lecture

The Rockefeller Legacy of Preservation

Friday, October 23

Mary Louise Pierson, sixth generation Rockefeller

Doors open: 5:00 p.m.; Lecture: 5:30 – 6:30 p.m.

Reception follows

John D. Rockefeller, Jr. was instrumental in creating Acadia National Park—the first national park east of the Mississippi. The Great Smoky Mountains, Grand Teton, and Shenandoah Park, all benefitted from his generosity.

Vermonter Mary Louise Pierson will share how the family continues this spirit of preservation through the generations, helping to preserve the beauty of the planet for all.

No charge to attend; registration requested to rsvp@drgreenway.org



Greenway Meadows (photo: Joann Diez)

Path to Peace

With reverence and Rumi,
I begin my walk.
Each step connects me to the earth,
to rabbit, deer and fox
who have gone before.
An allée of sycamores
guides and protects me.
Songs of birds join
words of poets in
optimism and awareness.
Dragonflies glimmer.
Butterflies flutter.
Goldfinches dart about
a flower-filled meadow
of beauty and sustenance.
Looking out from the ridge,
My harmony is restored.
I am at peace.

Jody Kendall
Willing Hands Volunteer

Second Saturday Trail Walks

Sourlands Ecosystem Preserve, Hopewell/East Amwell

September 12

Leader: D&R Greenway Staff
Theme: Explore a local trail

Abbott Marshlands, Hamilton

October 10

Leaders: Mary Alessio Leck, Ph.D.,
Botanist, Professor Emeritus, Rider
University; Charles Leck, Ph.D.,
Ornithologist, Professor Emeritus,
Rutgers University
Theme: Explore the Marsh

Cedar Ridge Preserve, Hopewell

November 14

Leader: Emily Blackman, Land
Protection Associate; Manager,
Native Plant Nursery
Theme: Learn about native plants
and seed ecology

St. Michaels Farm Preserve, Hopewell

December 12

Leader: Sharyn Magee,
Birder-Extraordinaire
Theme: Discover wintering birds

Visit drgreenway.org for information; visit njtrails.org for more
walk ideas and trail maps!

Lunar Eclipse Viewing Party

Sunday, September 27

9:00 p.m. – Midnight

St. Michaels Farm Preserve, Hopewell

Free for all ages.

Join us at St. Michaels Farm Preserve to watch the total lunar eclipse. Local astronomers will bring telescopes to allow participants to explore the night sky. Bring your binoculars, blanket and lawn chair!

Register at rsvp@drgreenway.org



photo: Fred Espenak

Benefits of Preserving Land

Sources: For references and more information about the facts cited on the facing page, visit www.drgreenway.org



Benefits of Preserving Land

GREEN SPACE

makes you happy

Walking in nature changes the brain, preventing depression¹

GREEN SPACE

makes you healthy

- “Forest bathing” reduces stress hormones and blood pressure²
- People who live within one mile of a park are 25% more likely to exercise³
- Just living within .6 miles of a natural area reduces anxiety and depression⁴

GREEN SPACE

provides free ecosystem services

- A 10% increase in forest cover decreases water chemical and treatment costs by 20%⁷
- Every acre of New Jersey’s wetlands annually provides about \$8,695 in water services, habitat and aesthetic and recreation services; every acre of forest provides \$1,283 in such services, and riparian buffer, \$3,382

GREEN SPACE

is a natural medicine

Exercise in green space produces greater health benefits than indoor exercise⁵



Eastern red-cedar
(*Juniperus virginiana*)

GREEN SPACE

creates jobs

Protected open space generates jobs in agriculture, tourism, hospitality and land management¹⁴



GREEN SPACE

makes you safer

Green space in cities reduces violent crime¹¹

- The value of land in New Jersey is the highest in the nation
- Average value of an acre in New Jersey is \$196,410 (U.S. lower 48 average: \$1,216)¹²
- Agricultural cropland in New Jersey is valued at \$12,300 per acre (U.S. average: \$3,550)¹³

GREEN SPACE

builds wealth

Preserved land boosts regional property values an average \$10,000—up to a mile away⁶

“A sense of place is being in touch with the natural world, finding health and balance and renewal in nature and the seasons.”

— Country Matters

Protected Waterfall Extends Rock Brook Greenway

Water falls over a rocky section of stream in an area of Montgomery Township that has long been integral to the township's preservation vision. Surrounded by forest and close to the Sourland Mountains, the nearly eight acres of



land near the intersection of Long Hill and Hollow roads was offered to D&R Greenway, whose first step was to turn to Montgomery Friends of Open Space as a leading partner. MFOS and the township negotiated the acquisition, and D&R Greenway coordinated a cleanup of debris remaining on the property from demolition of structures many years ago. D&R Greenway's role in helping to ensure a clean, safe property can be critical to the success of a preservation transaction.

Funding from the New Jersey Green Acres Program awarded to MFOS and D&R Greenway, matched by Montgomery Township Open Space funds, has resulted in something everyone can enjoy. A greenway can take many years to be protected—piece by piece. This new addition to the Rock Brook Greenway brings the vision into closer view. 🌿



Native Plant Sales

Friday, September 11
3:00 – 6:00 p.m.

Saturday, September 12
9:00 a.m. – Noon

Includes special sale of floral paintings.

Fall Friday Plant Sales

September 18 & 25
October 2 & 9
3:00 – 5:00 p.m.

The Value of Partnerships

First Corporate Campus in the U.S. to Become 320-acre Public Park

The story of the preservation of 320 acres at the former Western Electric campus on Carter Road in Hopewell Township is the kind D&R Greenway Land Trust takes great delight in telling. This preserve, located on both sides of the road, will help maintain the rural quality of the region in perpetuity by preventing development at the site and providing significant habitat, clean drinking water and opportunities for passive recreation.

The site was home to the first corporate park created in the United States, built by Western Electric during the Cold War. The 360 acres included an underground nuclear bunker for the President of the United States and a runway for the President's plane in the event of a nuclear attack.

The campus was sold by owner Equus Capital Partners, formerly Berwind Property Group, to New Jersey Conservation Foundation for \$7.5 million. The purchase settled

years of litigation brought by Hopewell Valley Citizens Group, a non-profit environmental advocacy group represented by Katherine V. Dresdner, Esq.

"The preservation of this land succeeded in great part because of the commitment of our major partners," says Dresdner. "Many thanks to all our partners and to the community for pulling together to preserve this beautiful place."

The acquisition provides for the completion of the Lawrence Hopewell Trail, a 30-mile-long regional trail system for walkers and bicyclists.

Funding was provided by Mercer County, Hopewell Township, the New Jersey Green Acres Program, the Robert Wood Johnson Charitable 1962 Trust, Bristol Myers-Squibb and more than 150 local businesses, families and individuals.

"Mercer County is pleased to be a partner in the preservation of the Equus/Carter Road property, which

will ensure the rural character of this area forever," says Mercer County Executive Brian M. Hughes. "These cooperative projects make the most of the County's Open Space Trust Fund; we thank our many partners for their participation and patience as this project finally becomes a reality."

"Preserving this land expands the vista of preservation on this highly-traveled local road, with the new acquisition directly across from a sheep farm protected by Hopewell Township and D&R Greenway. This land is bookended by our 400-acre St. Michaels Farm Preserve on the edge of Hopewell Borough and a 92-acre preserved farm—our 10,000th acre protected in 2007," says Linda J. Mead, President and CEO of D&R Greenway Land Trust. "It is the larger regional impact of interconnected preservation among partners that makes this new acquisition especially valuable." 🌿

Upcoming Events, Fall 2015

Events are free to attend unless otherwise indicated.

For gallery hours and to RSVP: rsvp@drgreenway.org or call (609) 924-4646.

Stop by the Johnson Education Center to enjoy D&R Greenway's Jay Vawter Decoy Collection.

Art Exhibits, Marie L. Matthews Gallery

Nature Soothes, Nature Restores, Nature Heals

October 5 – November 6

In honor of Breast Cancer Awareness month, D&R Greenway partner member the Princeton Photography Club will explore ways that nature soothes during times of illness and stress. Images of natural surroundings demonstrate the relationship with healing and the peacefulness that nature brings.

Earth/Fire: Create/Consume Juried Art Exhibit

November 16 – January 22

Opening reception:

Friday, December 4, 5:30 – 7:30 p.m.

The exhibit features interpretations of earth and fire to recognize the essential role these elements play in nature and our lives.

Olivia Rainbow Gallery

Beech Tree from the Child's Perspective

September 8 – October 9

Close-up studies by photographer Roberta C. Scott.

The Naturals

October 13 – November 25

Nature art by Princeton Academy students.

Three Generations of Kuennes

November 30 – January 15, 2016

The grandfather, mother and brothers of Olivia Kuenne, for whom the gallery is named, will exhibit paintings and photography.

Grandfather Peter Vought's art hangs in private collections, including the American Embassies in Moscow and Dubai, and has been exhibited in museums. He expresses his love for the colors and expanse of nature through abstract acrylic works of the undeveloped American landscape.

Classes & Lectures

Create New Habits for Healthy Eating

September 23 & 30, October 7

5:00 – 7:00 p.m.

Judith Robinson, Instructor, former Manager, Princeton Farmers Market

Registration fee: \$75 for a series of three two-hour workshops; includes food

Eat healthy and support local farms. Learn the "why" and "how" of introducing healthy choices into your present diet in a step-by-step simple and delicious approach. The sessions cover a full range of topics including a daily menu plan, cooking techniques, and resources. Sessions end with fresh food tastings. Class outline at www.drgreenway.org.

Think Pink, Live Green

Thursday, October 29

Joan Ruderman, Senior Biologist, Princeton Environmental Institute (PEI)

Doors open: 6:30 p.m.

Lecture: 7:00 – 8:00 p.m., followed by a reception

Co-sponsor: PEI, Princeton University

Past President of the Marine Biological Laboratory in Woods Hole, Massachusetts, Dr. Ruderman focuses her work on hormonally active pollutants in the environment known as endocrine disruptors, which mimic or interfere with the actions of hormones and can adversely affect human health and reproductive fitness in wildlife.

Her talk will address what to avoid and what to do to maintain health and wellness.

Special Daytrip Behind-the-Scenes

The Summer Home of Conservation President Teddy Roosevelt

November 5, 8:30 a.m. – 9:30 p.m.

Sagamore Hill, Oyster Bay, New York

Bus, box lunch and dinner included.

Ticket price: \$185, supports D&R Greenway's mission. Limited to 34 participants

D&R Greenway has arranged a special behind-the-scenes tour of the newly renovated Sagamore Hill, home of Teddy Roosevelt from 1885 to 1919.

Sagamore Hill served as the Summer White House from 1902–1908, when it hosted many dignitaries. The home reopened in July and sits on 83 acres of forests, salt marshes and beach.

Led by National Park Superintendent Kelly Fuhrmann, attendees will be treated to talks by various curators and learn about the place that inspired Teddy as a boy to a deep love for the natural world.

Reservations are required and are on a first-come, first-served basis, with payment. Call Deb Kilmer, 609-924-4646, ext. 132. ♻️



Songs on Fire: A Concert by VOICES

Sunday, November 22
Lyn Ransom, Music Director

Doors open: 2:30 p.m.; Program: 3:00 – 4:30 p.m.

Includes wine & cheese reception with singers and musicians.

Tickets: \$30 per person.

A benefit concert for D&R Greenway on aspects of fire: lightning, fire for comfort, fiery hearts, stars. Music by Mozart, Mendelssohn and contemporary composers will be interspersed with poems. Concludes with a Ceremony of Fire for the Earth.

Registration requested; audience limited to 125.

One Preservation Place
Princeton, New Jersey 08540
Tel (609) 924-4646, Fax (609) 924-5577
www.drgreenway.org

D&R Greenway Land Trust, Inc.

D&R Greenway Land Trust, Inc., is a regional, 501(c)(3) nonprofit land conservancy dedicated to preserving and caring for land, and inspiring a conservation ethic.

Board of Trustees & Advisors

<i>Chair</i>	Jeanne Perantoni, AIA Michelle Preston
Brian H. Breuel	John Rassweiler, Ph.D.
<i>Vice-Chairs</i>	R. David Reynolds, M.D.
Mary Louise Hartman	Betsy P. Sands
Phyllis L. Marchand	Edward D. Thomas
<i>Treasurer</i>	Holly Welles, Ph.D.
Kathleen M. Bagley	<i>Advisors and Non-Trustee</i>
<i>Secretary</i>	<i>Committee Members</i>
Robin McConaughy	Meredith Asplundh
<i>Assistant Secretary</i>	Joyce M. Copleman
Margaret T. Harper	Shawn W. Ellsworth
<i>Trustees</i>	Clem Fiori
Kristin S. Appelget	Carol Hanson
Patricia A. Cullen, Esq.	Ashton Harvey
Peter J. Dawson	Alan M. Hershey
Cynthia De Lisi Smith, Esq.	Eleanor V. Horne
Christopher DeGrazia, Esq.	Laura Hyatt, Ph.D.
Johan Firmenich	Mary Alessio Leck, Ph.D.
Richard S. Goldman, Esq.	Todd Lincoln
Adrian Huns	Cathleen R. Litvack
Wendy Kvalheim	James Shissias
Linda J. Mead, <i>ex-officio</i>	Mark A. Solomon, Esq.
Liza Morehouse	Jay Vawter
Laura Napoli	David S. Wilcove, Ph.D.

D&R Greenway Staff

<i>President & CEO</i>	<i>Director of Development</i>	<i>Communications Manager</i>
Linda J. Mead	Leslie Davis Potter	Ilene Dube
<i>Vice President, Land Preservation and Stewardship</i>	<i>Development and Communications Assistant</i>	<i>Community Relations</i>
John S. Watson, Jr.	Tiffany So	Carolyn Edelmann
<i>Land Preservation Associate</i>	<i>Executive Assistant; Manager, Business Partners in Preservation</i>	<i>Curator, Marie L. Matthews Gallery</i>
Randy Pease, Esq.	Deb Kilmer	Diana Moore
<i>Land Preservation Associate; Manager, Native Plant Nursery</i>	<i>Director of Operations</i>	<i>Curator, Decoys</i>
Emily Blackman	Laurie J. Emde	Jay Vawter
<i>Conservation Biologist</i>	<i>Bookkeeper</i>	<i>Newsletter Design</i>
Diana Raichel	Robert Kaszuba	Mahlon Lovett
<i>Site Manager, St. Michaels Farm Preserve</i>	<i>Johnson Education Center and Stewardship Assistant</i>	<i>Writer</i>
William Flemer, IV	Jeff Emde	Susan Charke
<i>Urban Farm and Volunteer Coordinator; Charles Evans Future Conservation Leader</i>		
Allegra Lovejoy		



Printed on recycled paper

"Land Trust Accreditation Commission" and the Accreditation Seal are trademarks owned by the Land Trust Accreditation Commission and are used under license.

Join D&R Greenway Land Trust at

The Greenway Gala

In Meredith's Garden for Inspiration at the Johnson Education Center

Sunday, September 20, 4:00 p.m. – 6:00 p.m.

Presentation of the ~ 2015 Donald B. Jones Conservation Award ~ honoring

Rosemary Miles Blair, Founder and Trustee,
D&R Greenway Land Trust (Posthumously) in recognition of her

- **Commitment** to land and community
- **Innovation and Leadership** in the growth of D&R Greenway as an impactful land trust
- **Milestone Contributions** to the preservation of clean water & open space in New Jersey

Music, Libations & Hors d'Oeuvres

Please contact D&R Greenway at
609-924-4646 or www.drgreenway.org
to register for this memorable occasion.

Tickets: \$85 per person
sponsorships available

Background image: Painting of Greenway Meadows by Rosemary Miles Blair