



New Jersey  
**NATURAL LANDS TRUST**

**AGENDA**

**NATURAL LANDS TRUST MEETING**

**October 16, 2015**

**Location: Office of Natural Lands Management**

**501 E. State Street, 5 Station Plaza**

**4th Floor Large Conference Room**

**Trenton, NJ**

**12:00 PM**

- I. Statement of Open Public Meetings Act**
- II. General Public Comment**
- III. Financial Report**
  - Second Quarter 2015 Financial Reports, for decision
- IV. Minutes of June 5, 2015 meeting, for decision**
- V. Unfinished Business**
  - Petty's Island, Pennsauken Township, Camden County, status update including fourth renewal of educational programming contract with New Jersey Audubon Society (no enclosure)
  - Delaware Bay Migratory Shorebird Fund Subcommittee Report (no enclosure)
- VI. New Business**
  - Delaware Bay Migratory Shorebird Project 2016 Budget Request by Endangered and Nongame Species Program, for decision (no enclosure, budget to be provided at meeting)
  - Reinhardt Preserve-DiCola, Land Donation Offer, Montague Township, Sussex County, for decision
  - Clarks Landing Preserve-Izenberg, Land Donation Offer, Galloway Township, Atlantic County, for decision
- VII. Adjourn**

THE NEW JERSEY NATURAL LANDS TRUST  
STATEMENT OF FINANCIAL POSITION  
JUNE 30, 2015

(See Accountant's Review Report)

	Fixed Asset Fund	General Fund	Hyponex	Petty's Island	Petty's Island Cultural	Shorebird	Wetlands Acquisition	Wetlands Mitigation	TOTAL
<b>ASSETS</b>									
<b>Current Assets</b>									
Cash and Cash Equivalents	\$ -	\$ 1,090,878	\$ 66,078	\$ 630,877	\$ 682,764	\$ 5,668	\$ 15,553	\$ 3,711,901	\$ 6,203,719
Tenants Escrow	-	3,035	-	-	-	-	-	-	3,035
Hirst Pond Endowment	-	25,000	-	-	-	-	-	-	25,000
Hainesville Wood	-	25,000	-	-	-	-	-	-	25,000
Accrued Interest Receivable	-	2,645	362	755	1,216	-	-	18,065	23,043
Total Current Assets	-	1,146,558	66,440	631,632	683,980	5,668	15,553	3,729,966	6,279,797
<b>Fixed Assets</b>									
Land	38,079,629	-	-	-	-	-	-	-	38,079,629
Equipment	2,364	-	-	-	-	-	-	-	2,364
Vehicles	15,544	-	-	-	-	-	-	-	15,544
Accumulated Depreciation	(17,908)	-	-	-	-	-	-	-	(17,908)
Total Fixed Assets	38,079,629	-	-	-	-	-	-	-	38,079,629
<b>Other Assets</b>									
Investments-Long Term (FMV)	-	865,399	75,318	196,088	437,818	187,176	-	4,344,310	6,106,109
Due From Related Fund	-	444	-	-	-	-	-	-	444
Total Other Assets	-	865,843	75,318	196,088	437,818	187,176	-	4,344,310	6,106,553
<b>TOTAL ASSETS</b>	<b>\$38,079,629</b>	<b>\$ 2,012,401</b>	<b>\$ 141,758</b>	<b>\$ 827,720</b>	<b>\$ 1,121,798</b>	<b>\$ 192,844</b>	<b>\$ 15,553</b>	<b>\$ 8,074,276</b>	<b>\$ 50,465,979</b>
<b>LIABILITIES &amp; NET ASSETS</b>									
<b>Liabilities</b>									
Due To Related Fund	\$ -	\$ -	\$ -	\$ 444	\$ -	\$ -	\$ -	\$ -	\$ 444
Due to Endowment Account	-	50,000	-	-	-	-	-	-	50,000
Security Deposits Payable	-	2,792	-	-	-	-	-	-	2,792
Total Liabilities	-	52,792	-	444	-	-	-	-	53,236
<b>Net Assets</b>									
Unrestricted	-	2,058,694	-	-	-	-	-	-	2,058,694
Permanently Restricted	38,079,629	-	-	-	-	-	-	-	38,079,629
Temporarily Restricted	-	-	138,139	861,087	1,152,596	201,636	15,553	8,359,678	10,728,689
Unrealized Gain/Loss	-	(99,085)	3,619	(33,811)	(30,798)	(8,792)	-	(285,402)	(454,269)
Total Net Assets	38,079,629	1,959,609	141,758	827,276	1,121,798	192,844	15,553	8,074,276	50,412,743
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$38,079,629</b>	<b>\$ 2,012,401</b>	<b>\$ 141,758</b>	<b>\$ 827,720</b>	<b>\$ 1,121,798</b>	<b>\$ 192,844</b>	<b>\$ 15,553</b>	<b>\$ 8,074,276</b>	<b>\$ 50,465,979</b>

The accompanying notes are an integral part of the financial statements.

THE NEW JERSEY NATURAL LANDS TRUST  
STATEMENT OF ACTIVITIES AND NET ASSETS  
FOR THE SIX MONTH PERIOD ENDED JUNE 30, 2015

(See Accountant's Review Report)

	Trust Funds							TOTAL	
	Fixed Asset Fund	General Fund	Hyponex	Petty's Island	Petty's Island Cultural	Shorebird	Wetlands Acquisition		Wetlands Mitigation
<b>Revenue (Restricted)</b>									
Contribution Income	\$ -	\$ 25,000	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
<b>Expense</b>									
Materials and Supplies	\$ -	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88
Services	-	7,538	-	-	-	-	-	-	7,538
Maintenance	-	6,436	-	-	-	-	-	-	6,436
Annual Report	-	-	-	-	-	-	-	-	-
Capital	-	285	-	-	-	-	-	-	285
Educational Programming	-	-	-	-	-	-	-	-	-
Other Authorized Expenditures	-	-	-	47,064	-	54,879	-	206,118	308,061
Depreciation Expense	-	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	\$ -	\$ 14,347	\$ -	\$ 47,064	\$ -	\$ 54,879	\$ -	\$ 206,118	\$ 322,408
<b>Other Income</b>									
Rent Income	-	13,700	-	-	-	-	-	-	13,700
Interest/Dividend Income	-	11,922	477	3,652	5,942	2,874	1	65,302	90,170
Miscellaneous Income	-	4,393	-	-	-	-	-	-	4,393
Gain or Loss on Sale	-	-	-	-	-	-	-	-	-
<b>Total Other Income</b>	\$ -	\$ 30,015	\$ 477	\$ 3,652	\$ 5,942	\$ 2,874	\$ 1	\$ 65,302	\$ 108,263
<b>Excess Revenues Over Expenses</b>	\$ -	\$ 40,668	\$ 477	\$ 81,588	\$ 5,942	\$ (52,005)	\$ 1	\$ (140,816)	\$ (64,145)
<b>Net Asset Balance Dec 31, 2014</b>	\$ 38,079,629	\$ 1,922,075	\$ 141,036	\$ 748,011	\$ 1,117,352	\$ 247,074	\$ 15,552	\$ 8,241,682	\$ 50,512,411
Land Acquisition	-	-	-	-	-	-	-	-	-
Unrealized Loss/Gain	-	(3,134)	245	(2,323)	(1,496)	(2,225)	-	(26,590)	(35,523)
Adjustment for Prior Period	-	-	-	-	-	-	-	-	-
<b>Net Asset Balance June 30, 2015</b>	\$ 38,079,629	\$ 1,959,609	\$ 141,758	\$ 827,276	\$ 1,121,798	\$ 192,844	\$ 15,553	\$ 8,074,276	\$ 50,412,743

The accompanying notes are an integral part of the financial statements.

**MINUTES OF THE  
NATURAL LANDS TRUST MEETING**

**June 5, 2015**

**12:00 PM**

**Office of Natural Lands Management, Trenton, New Jersey**

Chairman Catania called the meeting to order at 12:03 PM and roll was taken. A quorum of trustees was present. At least one of the trustees was a state governmental representative.

The Open Public Meetings Act notice was read as follows: Notice of the date, time, location and agenda, to the extent known, was forwarded to three newspapers of general circulation, and provided to the Secretary of State in accordance with the Open Public Meetings Act. It was also noted that such notice was provided on the Trust's website in compliance with the Act requiring State, regional, and local authorities, boards, and commissions to establish a website providing specific information in order to facilitate transparency in government.

*In attendance were:*

Michael Catania, Chairperson  
James Hall, Vice Chairperson  
Theresa Lettman, Trustee/Secretary-  
Treasurer  
Judeth Yeany, DEP Trustee  
Larry Torok, DEP Trustee arrived 12:19 PM  
Steve Eisenhauer, Trustee  
Matt Spayth, Trustee representative for the  
State Treasurer

Adrienne Kreipke, alternate for Rich  
Boornazian, Trustee representative for the  
DEP Commissioner  
Ryan Benson, DAG, Trust Counsel  
Robert J. Cartica, Executive Director  
Martin Rapp, Trust Staff  
Cari Wild, Trust Staff

*Absent were:*

Emile DeVito, Trustee  
Thomas Gilmore, Trustee  
State House Commission representative (not appointed)

*Guests:*

None

**General Public Comment:** None

**Financial Report:** Mr. Cartica outlined the Financial Statements for the quarter ending March 31, 2015. Ms. Kreipke motioned to approve the Financial Statements. Mr. Hall seconded the motion and the Financial Statements were unanimously approved by a vote of 7 to 0.

The **April 16, 2015 minutes** were reviewed. Mr. Hall motioned to approve the minutes. Ms. Yeany seconded the motion and the minutes were unanimously approved by a vote of 6 to 0 with Mr. Spayth abstaining.

## **Unfinished Business:**

Mr. Catania provided the Board with a **Petty's Island, Pennsauken Township, Camden County Status Report**. The Trust recently awarded a contract for an engineering feasibility study of the Crowley Ramp as a potential future visitor's center location. The consultant is in the process of performing structural integrity analyses including the foundation and subsurface piers. Crowley has advised CITGO that it has found a new location for its operations in Paulsboro, New Jersey, but because it may not be ready by January 31, 2017 Crowley has approached CITGO with a request for an 11-month extension of its lease. CITGO has inquired about how the Trust views such an extension. Although an 11-month extension would not affect the long-term milestones in the Trust's conservation easement, the Trust's Petty's Island subcommittee will review Crowley's request and present its recommendations to the full Board at a future meeting. The Trust submitted an application to the William Penn Foundation for a grant in the amount of \$175,000 that would, among other things, fund the services of a historian/archaeologist to research the history of Petty's Island as well as a documentary filmmaker(s) to make short films telling the story of Petty's Island's preservation and history. The Trust should hear from William Penn Foundation about the grant by August 2015.

Mr. Catania provided the **Delaware Bay Migratory Shorebird Subcommittee Report**. Approximately 24,000 birds were recorded this season, about the same as the past three seasons and up from a low of about 14,000 in the mid-2000s when horseshoe crab overfishing depleted the shorebirds' food supply. In addition to funding Delaware Bay shorebird research and stewardship, the Trust joined a coalition of conservation groups to replenish shorebird and horseshoe crab habitat along the Delaware Bay after superstorm Sandy destroyed it. All the Trust's efforts seem to be making a difference.

Mr. Rapp presented the **Mystic Island Preserve, Little Egg Harbor Township, Ocean County Restoration Plan proposal**. The proposed project was first presented to the Board at its April 16, 2015 meeting. It is part of a larger ecosystem restoration project being completed by Little Egg Harbor (LEH) Township and neighboring Tuckerton Borough with funds provided by the National Fish and Wildlife Foundation (NFWF) to New Jersey Future through the Hurricane Sandy Coastal Resiliency Competitive Grants Program. The purpose of the NFWF-funded work is to protect and preserve the fragile tidal wetlands that border the communities of LEH Township and the Borough of Tuckerton through the creation of a natural living shoreline, which typically involves the use of natural vegetation, such as submerged aquatic vegetation, fill, and biodegradable organic materials in order to stabilize and prevent the loss of vegetated shorelines and associated habitat. LEH Township proposed the restoration of two areas of living shoreline on the Mystic Island Preserve to preserve natural habitat and increase the resiliency of the preserve, and to protect an area adjacent to Iowa Court against future storm surge and wave attack from Barnegat Bay during storm events. In the Iowa Court area, due to it being more severely eroded and exposed, LEH Township proposed a stone toe in conjunction with upland fill and vegetation. For the second area which appears more stable and less vulnerable, LEH Township proposed a coir log toe with upland fill and vegetation, although during the April 16, 2015 meeting LEH Township also mentioned the potential use of a stone toe. After a number of the Board members expressed concern about the use of stone toe as part of a living shoreline, it was decided that LEH would revise the plan to limit the use of stone toe to the Iowa Court area and bring the plan back to the Board for approval. The revised plan limits the use of stone toe to the Iowa Court area. Ms. Yeany motioned to approve the revised plan. Mr. Eisenhauer seconded the motion and the plan was unanimously approved by a vote of 8 to 0.

Ms. Wild presented the **Black Meadows Preserve, Hanover Township, Morris County-Alcatel-Lucent Memorandum of Understanding (MOU)**. The work requested to be authorized under the MOU is part of ongoing environmental remediation activities required by the New Jersey Department of Environmental Protection. Installation of a shallow monitoring well is required to satisfy the NJDEP requirement for a downgradient sentinel monitoring well location. Groundwater flow direction is to the east southeast (from the former Alcatel-Lucent facility). Because the river represents a groundwater boundary, Alcatel-Lucent needs a well location between their former facility and the river. All of the downgradient land between the former Alcatel-Lucent facility and the river is owned by the NJNLT, and accordingly there is no alternative location to NJNLT land for the well. The location within the utility ROW is the best option because it will minimize potential disturbances during installation and it is in an area that is maintained, cleared and mowed by the utility company. The downgradient sentinel well is to be placed outside the area of contamination to monitor if there is movement of the plume. Alcatel-Lucent does not anticipate any contamination in this well but the length of time it will need to be in place is dependent upon the levels in the plume being remediated. At this time, there are too many variables to calculate the duration with precision but they anticipate at least 10 years with periodic sampling at a frequency to be determined after the well is installed and sampled. Regarding the monitoring well, typically they would install a “stick-up” with bollards which would be approximately 3 feet high and 4 inches in diameter. However, they are exploring the possibility of a “flush mount” installation with a permanent stand-up marker similar to the gas line markers that are there now. To the extent that any contamination is found in the monitoring well necessitating additional monitoring, irrigation and/or extraction wells or other remediation, a separate approval by the Trust will be required. Under the proposed MOU, Alcatel-Lucent will provide a monetary payment of \$2,000 as reimbursement for staff time and resources. Mr. Hall motioned to approve the MOU subject to the review, approval, and revision by the AG’s Office. Ms. Lettman seconded the motion and, by a vote of 8 to 0, the MOU was unanimously approved and the chair authorized to execute it subject to its review, approval, and revision by the AG’s Office.

**New Business:**

The Board considered the **Bear Swamp at Red Lion Preserve-The Trust for Public Land Land Donation Offer in Southampton and Tabernacle Townships, Burlington County**. Mr. Eisenhower suggested that TPL be asked to comply with the Green Acres survey requirements. Mr. Torok motioned to approve the TPL Bear Swamp at Red Lion Preserve land donation. Ms. Lettman seconded the motion and the offer was unanimously approved by a vote of 8 to 0.

Ms. Wild updated the Board as to the status of the **Draft 2014 Annual Report**. The report should be available on the Trust’s website by the end of June.

The **2015 remaining Board meeting dates** are: September 11, 2015 and December 4, 2015.

Ms. Kreipke motioned for the meeting to be adjourned. Mr. Hall seconded the motion, and the meeting was adjourned at 1:10 PM by a unanimous vote of 8 to 0.

Respectfully submitted,

Theresa Lettman  
Secretary/Treasurer



**The New Jersey Natural Lands Trust  
LAND OFFERING FORM**

**Site Name:** Reinhardt-DiCola  
**ID#:** 750-14

**Donor(s):** Richard and Leslie DiCola  
**Address:** 6 Shandell Drive  
**City, State, Zip:** Newburyport, MA 01950  
**Phone:** 908-872-8144  
**Agent/Contact:** N/A

**Municipality:** Montague Township  
**County:** Sussex  
**Quad Name:**  
**Frontage:** Clove Road (County 653)  
**Blocks:** 4  
**Lots:** 37.14

**Acreage/dimensions:** 3.7 acres  
**Zoning:**  
**Assessed value:** \$41,400  
**Annual taxes:**

**Improvements:** None  
**Offer restrictions:** None  
**Offer contingencies:** None  
**ROWs or easements:** None  
**Type of Acquisition:** Donation of Fee

**Property taxes paid through end of year transfer:** Yes  
**Property taxes paid by:** Property Owner

**Farmland assessed:** No

**Estimated annual management costs:**  
**Land management fund donation:** No

**Owner will prepare deed:** Trust will prepare deed  
**Intended date of closing:**  
**Owner will provide property survey & monuments:** As exist

## **Description of Offering**

This 3.7-acre property is located in Montague Township, Sussex County. It has road frontage on County Road 653, Clove Road. This property was intentionally excluded from the Reinhardt Project Area because there were plans for the property's development when the project area was being drawn. The development plans never came to fruition and now the property is being offered as a land donation.

## **Ecological Description**

Historically farmed, the property has reverted to a mature mixed hardwoods forest. A healthy forest, the woodlands show little or no evidence of invasive species. The property is ranked Landscape 4 by the New Jersey Endangered and Nongame Species Program which has identified this property as habitat for the state-endangered bobcat. The property also supports habitat for the state-threatened wood turtle and a variety of songbirds. The remains of an old limestone kiln are located on the property right off of Clove Road.

## **Management Issues and Concerns**

The Trust inspected this property within the past three years. Based on our knowledge of the property and its proximity to the existing Reinhardt Preserve, staff does not expect this property to pose any new or additional management issues or concerns.

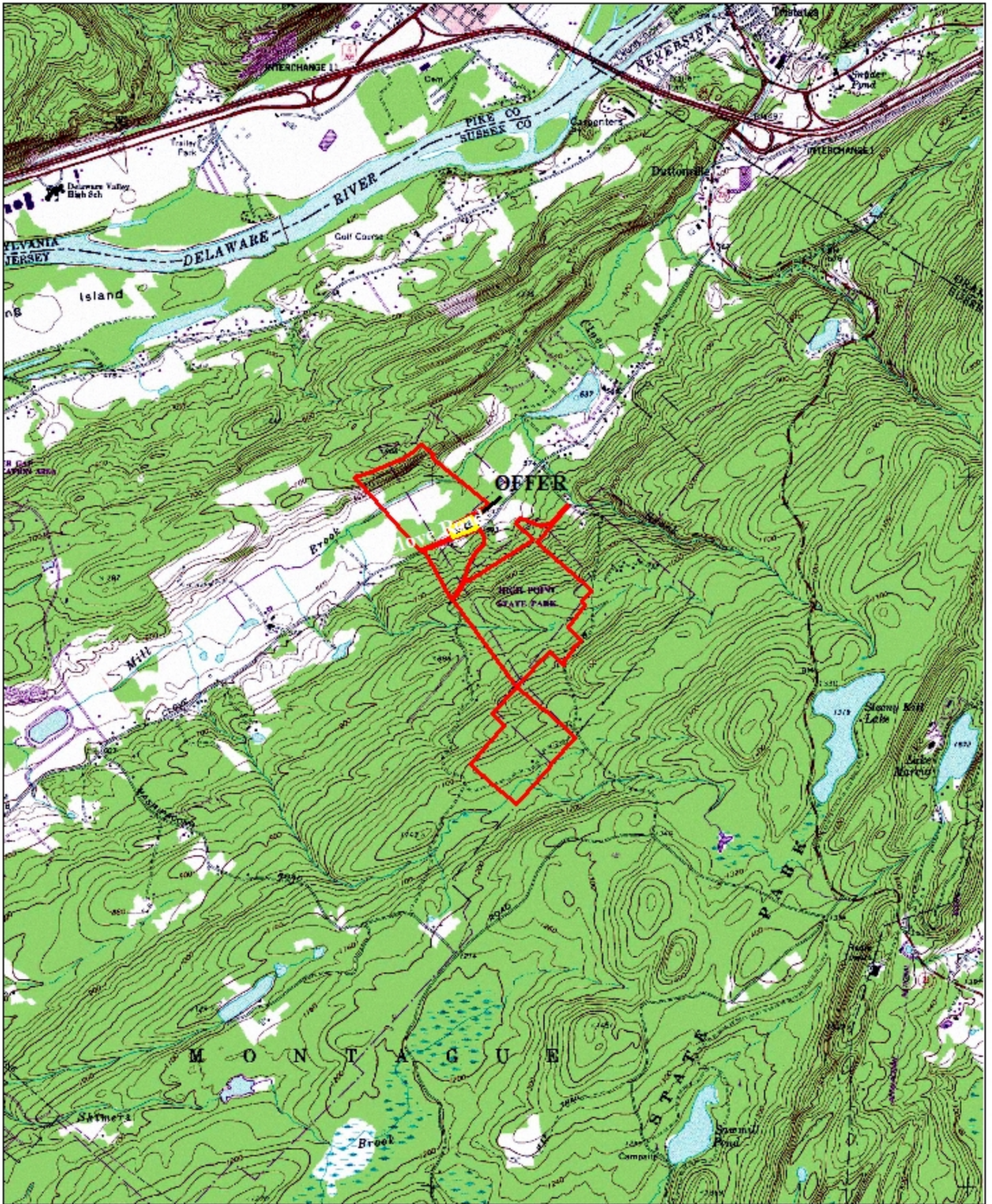
## **Acquisition Criteria**

The property meets the Board's acquisition criteria for Endangered Species Habitat since it includes suitable habitat for state or federally listed plant or animal species. There is no offer of a land management donation.

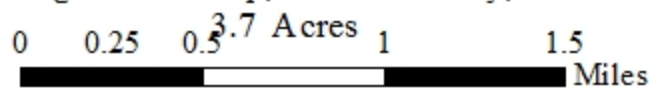
## **Staff Recommendations**

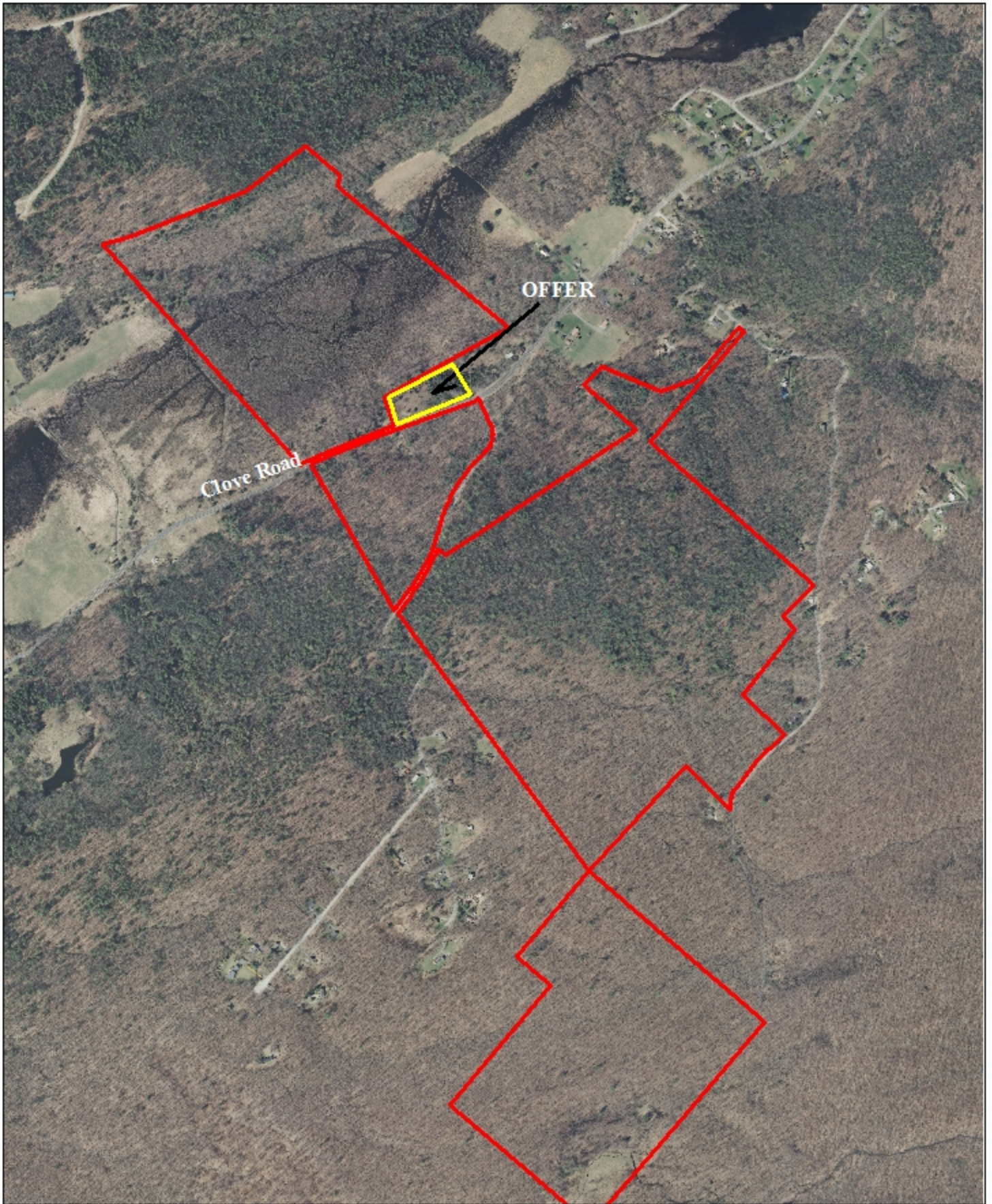
Staff recommends the approval of this Green Acres Land Management Assignment as part of the Reinhardt Preserve.





**New Jersey Natural Lands Trust**  
**Reinhardt Preserve - DiCola**  
 Montague Township, Sussex County, New Jersey

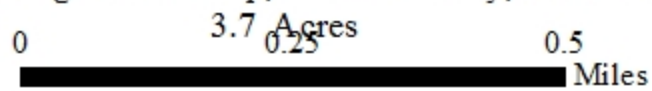




**New Jersey Natural Lands Trust**

**Reinhardt Preserve - DiCola**

Montague Township, Sussex County, New Jersey





**The New Jersey Natural Lands Trust  
LAND OFFERING FORM**

**Site Name:** Clarks Landing-Izenberg  
**ID#:** 140-18

**Donor(s):** Beatrice and Samuel Bogorad, co-executors Estate of Lillian Izenberg  
**Address:** 1140 Bloomfield Street  
**City, State, Zip:** Hoboken, NJ 07030  
**Phone:** (973) 692-0001  
**Agent/Contact:** Joseph A. Hallock, Esq.

**Municipality:** Galloway Township  
**County:** Atlantic  
**Quad Name:**  
**Frontage:** None  
**Block:** 275  
**Lot:** 3 and 4  
**Acreage/dimensions:** Approximately 20 acres  
**Zoning:**  
**Assessed value:** \$20,000  
**Annual taxes:**

**Improvements:** None  
**Offer restrictions:** None  
**Offer contingencies:** None  
**ROWs or easements:** None  
**Type of Acquisition:** Donation of Fee

**Property taxes paid through end of year transfer:** Yes  
**Property taxes paid by:** Property owner

**Farmland assessed:** No

**Estimated annual management costs:**  
**Land management fund donation:** No

**Deed Preparation:** Property owner will prepare deed  
**Intended date of closing:** December 1, 2015  
**Property survey & monuments:** As exist

## **Description of Offering**

This 20-acre Land Donation Offer is located in Galloway Township, Atlantic County. The property is in close proximity to the Trust's Clarks Landing Preserve and adjacent to a parcel that was assigned to us under the Limited Practical Use Program but is outside of the Clarks Landing Project Area. There is no direct road frontage to the offer, but other Trust-managed lands nearby provide access. The closest road access to this property is Frankfurt Avenue.

## **Ecological Description**

Consistent with the Clarks Landing Preserve, this offer is representative habitat of the outer coastal plain physiographic province and includes oak uplands, forested wetlands of Atlantic white cedar and mixed pitch pine lowland. The forested wetlands are ranked 3 under the Landscape Project because they provide suitable habitat for state threatened animal species such as Pine Barrens treefrog and barred owl.

## **Management Issues and Concerns**

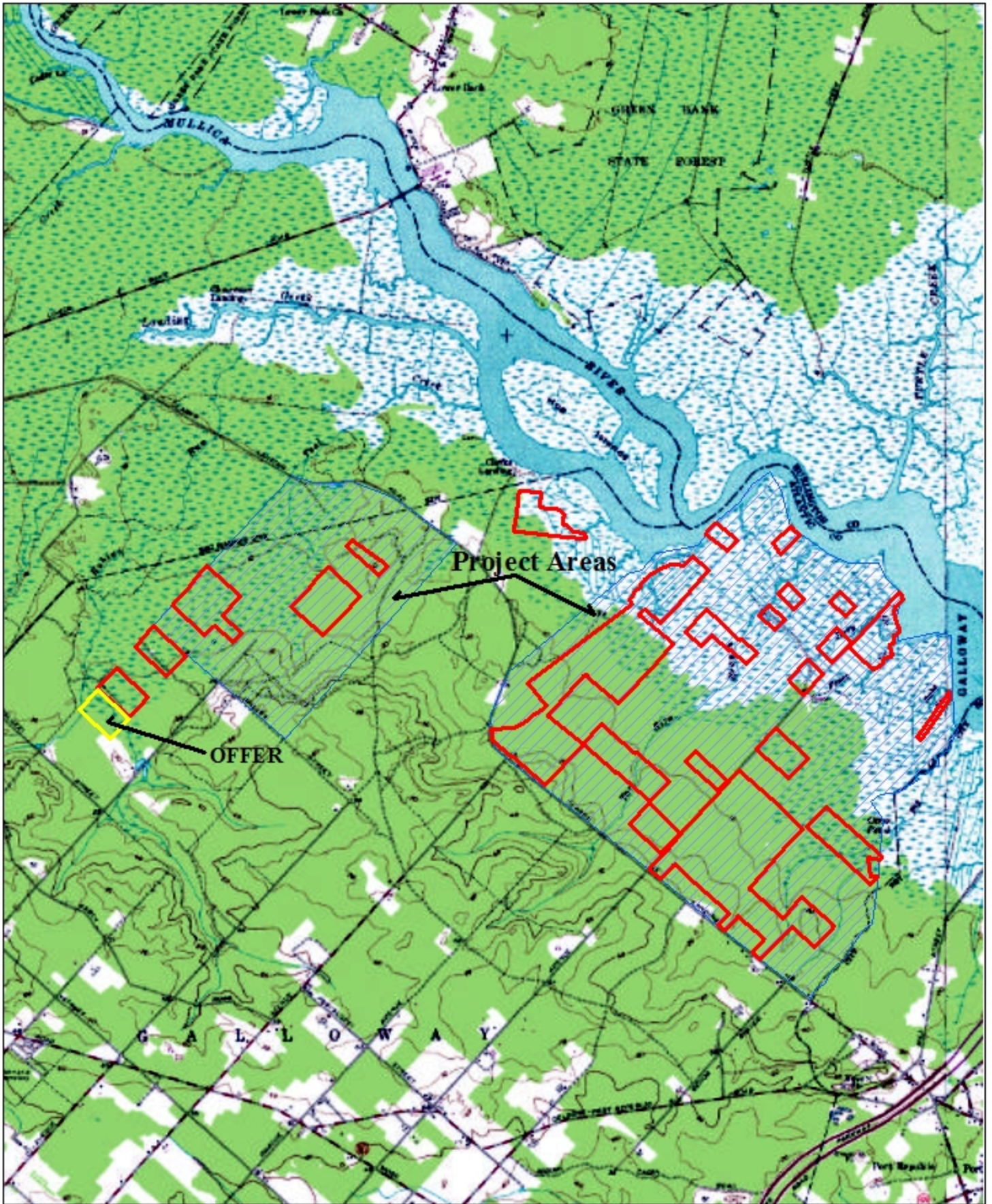
The Trust did not inspect this property but based on its proximity to the existing Clarks Landing Preserve, staff does not expect management of this additional property to pose any management concerns.

## **Acquisition Criteria**

The property meets the Board's acquisition criteria for Endangered Species Habitat since it includes suitable habitat for state or federally listed plant or animal species. This is a land donation offer from an estate without a monetary land management donation.

## **Staff Recommendations**

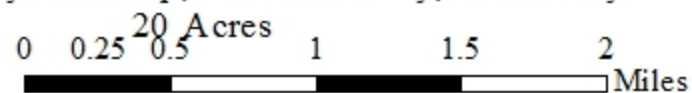
Staff recommends the approval of this Land Donation Offer as an addition to the Trust's Clarks Landing Preserve.

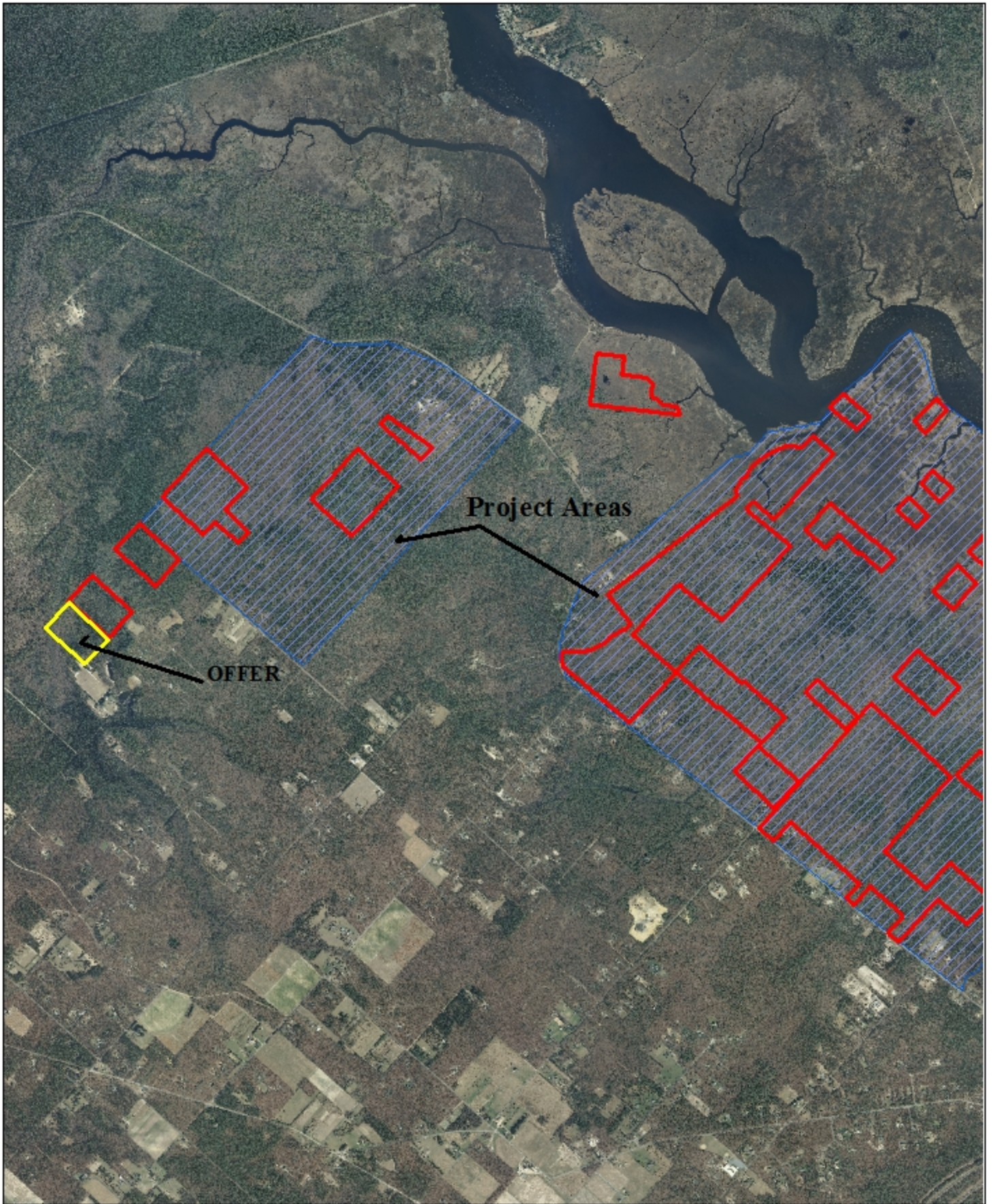


# New Jersey Natural Lands Trust

Clarks Landing Preserve - Izenberg

Galloway Township, Atlantic County, New Jersey





**New Jersey Natural Lands Trust**

**Clarks Landing Preserve - Izenberg**

Galloway Township, Atlantic County, New Jersey

