

NEW JERSEY NATURAL LANDS TRUST 2002 ANNUAL REPORT

*From the forest's edge
at the Trust's Taylor
Preserve, one peers over
a rocky beachfront to a
picturesque harbor along
the Delaware River.*



Statement of Purpose

The New Jersey Natural Lands Trust was created in 1968 by the Legislature as an independent agency with the mission to preserve land in its natural state for enjoyment by the public and to protect natural diversity through the acquisition of open space.

The Trust preserves land primarily by donations of open space through acquisition of title in fee simple or through acquisition of conservation easements.

The Trust manages its properties to conserve endangered species habitat, rare natural features, and significant ecosystems.

Access to Trust lands is generally not restricted. The Trust invites passive use by the public for recreational or educational purposes wherever such use will not adversely affect natural communities and biological diversity.

The Trust also recognizes that ownership and management alone are not enough to achieve its mission. Public education is an integral function of protecting natural diversity.

The Trust distributes printed information and sponsors interpretive programs and seminars designed to convey a conservation ethic for the protection of open space and its natural values.

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*Cover photo: The Harbour Reef Tract
of the Taylor Preserve*

*Photo credits: Jonathan Carlucci—page 5
Martin Rapp—page 1, 2
Walter R. Stochel Jr.—page 8
Bob Watson—cover photo, page 6, 7
Martha Windisch—page 1, 4*

Land Acquisitions in 2002

In 2002, the New Jersey Natural Lands Trust completed eight individual closings, bringing 792 additional acres under Trust stewardship. With the addition of this acreage, the Trust is currently responsible for over 16,500 acres throughout the state.

Six of the Trust's new holdings were donated directly to the Trust, whereas two were transferred to the Trust for management through the State's Green Acres Program. Of the six donations, three were of parcels greater than 100 acres. These large donations include a 109-acre Hampton Pines donation and two additions, of 150 acres and 427 acres, to the Sooy Place Preserve.

Three of the eight new land holdings established two new Trust Preserves. A Green Acres acquisition established the Quarryville Brook Preserve and two donations established the Hampton Pines Preserve.

Five of the 2002 closings represented additions to the following Trust preserves: Bearshead, Cape May Pond, Sooy Place and the

Taylor Wildlife Preserve. The additions to Cape May Pond and Bearshead were made possible by the Pinelands Limited Practical Use (LPU) Program, which provides financial relief for certain qualifying owners via the purchase of properties within defined sensitive Pinelands areas.

The following 2002 Trust acquisitions were made possible by the cooperation of public and private entities. These include Lakewood Township's Hampton Pines donation (*see article on page 2*); the New Jersey Conservation Foundation's Sooy Place donation; and the NJ Department of Human Service's Sooy Place New Lisbon Developmental Center donation. The Harbour Reef addition to the Taylor Wildlife



Scrub oaks flowering at the Sooy Place Preserve.

Preserve was also made possible through the collaboration of many players, including the New Jersey Green Acres Program, the State's Natural Resources Damages Program, the Friends of the Taylor Wildlife Preserve, the New Jersey Natural Lands Trust, and donations from individuals and corporations (*see article on page 6*). ➡

Personnel Highlights

In February 2002, Beverly Mazzella left the Trust for a position with the New Jersey Economic Development Authority. Ms. Mazzella served as the Trust Real Estate Coordinator since 1989, and over her 14-year tenure she enthusiastically and carefully worked with many partners to permanently protect land in its natural state. Her diligent efforts resulted in the addition of 12,616 acres to the Trust's land holdings.

In July 2002, Trust Vice Chairperson, Cari Wild, left the Board of Trustees and joined Trust staff to fill the Trust's Real Estate Coordinator Position. NJNLT Trustee Leigh Rae was elected by Trust Board members to assume the position of Vice Chairperson.



Beverly Mazzella (left) discusses land acquisition with a property owner and staff botanist.

Further farewells to the Trust Board in 2002 included Betsy Foster, member of the New Jersey State Federation of Women's Clubs; Anthony Mazzella, Director of Property and Lease Negotiations, representing the State Treasurer; Thomas Wells, Administrator, DEP Green Acres Program; and Ruth Ehinger, DEP Office of Coastal Planning and Program Coordination. The Trust welcomed Ernie Hahn, DEP Assistant Commissioner, Land Use Management; Ruth Ehinger as alternate for Ernie Hahn; Marc Matsil, DEP Assistant Commissioner, Natural and Historic Resources; John Watson, Administrator, DEP Green Acres Program; and Adrienne Kreipke, Supervisor—Budget, Office of Management and Budget, representing the State Treasurer. ➡

Lakewood Township ... Partnerships for Preservation

The Trust has enjoyed a strong partnership with Lakewood Township since its acquisition of the Cedar Bridge Preserve in 1995. In 2002, this partnership made great strides in land preservation, moving the partnership in a new and exciting direction that will benefit generations to come.

In 2002, Lakewood donated 109 acres of Township-owned land along the Kettle Creek to the Trust. This donation is now the Trust's "Hampton Pines Preserve," named in tribute to the Trust's former Executive Director, Thomas F. Hampton. Tom was a long-term resident and civic leader in Lakewood who lost a courageous battle with cancer in 2001.

Hampton Pines Preserve typifies the Pine Barrens and includes pitch pine and oak forests. Lakewood's efforts to preserve these forests will ensure continued habitat for wildlife such as red-tailed hawk, pine warbler and pine snakes. Although not yet documented on the preserve, the Pine Barrens treefrog and swamp pink have been documented in the surrounding area. In addition, the preservation of these properties will serve as an important protective buffer to the Kettle Creek where the predominant vegetation includes holly, red maple and Atlantic white cedar forests.

Beyond wildlife and water quality benefits, land preservation translates into economic benefits to Lakewood. Cities and towns that invest in a natural or "green" infrastructure are physically more attractive and become more economically vibrant. Open space makes an area a more attractive place to live and work. Once open space is destroyed, it is all but impossible to reclaim. Recognizing this, the Lakewood Township Committee, Mayor Marta Harrison, Deputy Mayor Mitchel Dolobowsky, Senator Robert Singer, Committeeman Charlie

Cunliffe, Committeeman Raymond Coles and the Township Manager, Frank Edwards, have developed a land preservation vision that will provide long-lasting direct and indirect economic benefits to Lakewood Township.

By way of direct economic benefits, Lakewood is also eligible to receive in lieu of tax payments from the State of New Jersey for these lands. Under the Garden State Preservation Trust Act, in lieu of tax payments are made so that "municipalities may not

suffer a loss of taxes" from state or nonprofit organization acquisition and ownership of lands for conservation and recreation purposes. Payments range from \$2 per acre to \$20 per acre depending on the percentage of state and permanently preserved nonprofit conservation and recreation land in the municipality.

By way of indirect economic benefits, preserved lands eliminate a need for capital infrastructure and municipal services such as new roads, new sewer and water lines, police and fire protection, schools

and libraries. Indeed, as identified in New Jersey's State Development and Redevelopment Plan, preserved lands create a green infrastructure which may further reduce the need for costly conventional infrastructure. For example, river and stream corridors may provide flood control benefits, wetlands may provide water quality benefits, and forests and trees may reduce local energy usage.

Lakewood prides itself on its ethnic diversity and is often referred to as a "melting pot" because of the many cultures represented there. Lakewood's recent land preservation efforts will ensure that a diversity of plant and animal species will continue to thrive in Lakewood as well. Lakewood should take great pride in its efforts to ensure a healthy and vibrant community for generations to come. ➔



The Trust's Hampton Pines Preserve.

New Guidelines Adopted for Land Diversions

Currently, the Natural Lands Trust owns or manages approximately 120 preserves encompassing over 16,500 acres. In general, these preserves are open to the public for passive recreation and educational activities, and are specifically managed in perpetuity to preserve the diversity of species found in these natural areas. However, as the number and acreage of our preserves increases, so does the potential for encroachments and requests for use of portions of Trust lands for road improvements, sewer line crossings, and other diversions. While the Trust has not received many of these requests in the past, the number of recent diversion requests indicated an immediate need for a new comprehensive diversion policy.

Under new guidelines adopted by the Trust in 2002, all future conveyances of interest in land to any person (except for Trust initiated exchanges of land with conservation partners) must meet strict new guidelines designed to minimize diversions of Trust lands and insure that approved diversions do not diminish the protection of natural diversity. Copies of these guidelines may be obtained by calling the Trust at (609) 984-1339. All conveyances of land for any diversion, whether requested by an applicant or initiated by the Trust, will also remain subject to any and all deed restrictions noted in the title when the land was originally acquired by the Trust.

Proposed diversions and replacement lands must meet several minimum criteria and requirements. First, all practicable alternatives to the proposed diversion must be analyzed and fully considered. If a diversion is deemed by the Trust to be the only feasible option, the applicant must compensate the Trust by providing replacement lands of at least five acres in size, or five times the acreage of the diverted lands, whichever is greater. The proposed diversion of any land must also be found to enhance natural diversity/biodiversity on lands of interest to the Trust, and may not significantly affect the public's enjoyment of the remaining portion of the affected Trust Preserve or other lands of interest to the Trust. Any proposed diversion must also support the State Development and Redevelopment Plan Goals, and be consistent with the State Plan's Policy Map and Statewide Policies.

All applications for diversion of Trust lands must provide the Trust with at least one

appraisal of both diverted and replacement lands, to be conducted by Green Acres certified appraisers. All appraisals must be based on the highest and best use of the land, or the use intended subsequent to the conveyance of land, whichever is more valuable. The applicant must also provide information regarding any other approvals/permits that may be required for the project, along with copies of all applications which have been submitted for these additional approvals, and the status of these applications. Copies of all applications for diversions must be made available to the public, and sent to: the appropriate municipal clerk, county clerk and environmental commission; all property owners within 200 feet of the property proposed to be conveyed; non-profit conservation groups that support conservation and preservation of open space; any group having expressed an interest in the property proposed to be conveyed; the individual(s) or group who donated the property to the Trust; and any governmental agency or agencies involved in the original conveyance of the property to the Trust. Trust action on any complete application for a diversion will take place at an open public meeting.

The Trust may also initiate and approve a land conveyance at a public meeting if it determines that the conveyance of land would facilitate management of lands of interest to the Trust and enhance preservation, restoration, improve stewardship and/or natural diversity/biodiversity of lands of interest to the Trust, provided that:

1. The transferee is a local government unit, nonprofit or state or federal agency that has as its primary purpose to acquire, administer, protect, develop and maintain lands for recreation and conservation purposes;
2. Conservation restrictions shall continue to apply to the land being conveyed to ensure that the land is retained in a natural condition appropriate for the conservation of soil, vegetation or wildlife and subject to terms and conditions as may be deemed appropriate by the Trust; and
3. The document by which the land is transferred specifies this; or
4. The land to be conveyed had been identified by the Trust at a public meeting as a potential subsequent land conveyance at the time of the Trust's acquisition. 🌱

Volunteer Monitors...

Extra "Eyes" on Trust Preserves— a Priceless Contribution

*I*n 2002, Trust volunteers contributed 1,246 hours, nearly a 50% increase over the hours volunteered in 2001.

Volunteer preserve monitors donated approximately 70% of the total volunteer hours, whereas, 30% of the total volunteer hours were donated by volunteers involved in management projects, such as clean ups.

The 860 hours spent by volunteer monitors represents a significant number of "eyes" on Trust preserves. Considering that monitors, on average, spend one or two hours at a preserve per visit, the hours represent over 400 monitoring visits to the thirty-nine Trust preserves monitored by volunteers.*

Volunteer monitors are very important for the stewardship of Trust preserves. They regularly walk through or along the boundaries of properties owned or managed by the Trust, and keep Trust staff aware of the status of the properties' upkeep and ecological integrity. Volunteer monitors tend to be local citizens who stay in touch with the land under their care. By maintaining a consistent lookout for disturbances and potential problems, they make a significant contribution to the preserve's protection.

Because these citizens have a deep appreciation for nature, they are a key ingredient to the health of the wild areas they oversee. Organized preserve monitoring by Trust volunteers enables the Trust to more effectively maintain property postings and to be notified of or possibly prevent abuse of the land by dumping, encroachments, habitat

destruction, or disturbance from activities on adjacent properties. Local monitors can even help the Trust fulfill its mission to protect natural diversity through acquisition of open space, due to their knowledge of the

community, their ability to encourage members of the community to donate land for conservation, and because they can, in a timely manner, spot nearby undeveloped land for sale.

If you would like to join the ranks of this very important group, Martha Windisch, the Trust's Volunteer Coordinator, is currently seeking volunteer monitors at several preserves throughout the state. As a monitor you would meet with the Volunteer Coordinator for a one-time

training and orientation session. After training and orientation, all monitoring is done on your own time—any time of your choosing!

Monitors agree to visit a preserve a minimum of three times per year and to turn in a monitoring report for each visit. The maximum amount of monitoring forms per year is twelve, thus, any visits within the same month should be included in one monitoring report. If you are interested in becoming a monitor, please contact Martha Windisch at

609-984-1339 or by email at Martha.Windisch@dep.state.nj.us. To learn of Trust preserve volunteer monitoring opportunities or Trust preserve workdays, visit the Volunteer Match website at VolunteerMatch.org and search in the "environment" category.



Sandra Bauman, a volunteer monitor, keeps an eye on the Readington Preserve.



Trust volunteer monitors pose for a photo at the Primrose Brook Preserve.

(continued on page 5)

Individuals who gave more than 10 hours of volunteer service to the NJ Natural Lands Trust in 2002

John Borum	Bill Hall
Marian Brovero	Owen Heller
Bob Campana	Phil Iapalucci
Wendy Chase	Vince Kugler
Peter Cherasia	Nancy Milne-Haff
Craig Fiamingo	Rocco Passerini
Robert Fink, Jr.	Chris Russomanno
David Gabriel	Elsie Saarinen
Kris Gordon	Gus Saarinen
Debbie Grippo	Greg Wright
Jill Halkin	Sarah Wright

The volunteers listed above volunteered for nature preserve monitoring and management, such as trash pick up (volunteers are listed alphabetically).



Trust staff and volunteers recognized for over 10 hours of service to the Trust at the 2002 Parks and Forestry Volunteer Recognition Ceremony. From left to right: Bob Campana, David Gabriel, Lois Morris, Tom Breden (Trust Executive Director), Owen Heller, and Martha Windisch (Trust Volunteer Coordinator).

Groups involved in NJ Natural Lands Trust management projects in 2002

These groups provided active management, which is instrumental for keeping Trust preserves in good shape.

**Atlantic County Community Service
Learning for Adjudicated Youth**
**Byram Township Intermediate School
Environmental Club**
**Centenary College
Community Plunge Program**
Lacey Township Cub Scout Pack 156

2002 Donor List

The New Jersey Natural Lands Trust gratefully extends its thanks to those who have donated land or funds to the Trust in 2002 to help preserve and protect New Jersey's natural heritage.

Hamilton Township Public Works

Carolyn Kitman

Lakewood Township

L&L Redi-Mix Concrete

Magic Disposal, Inc.

The New Jersey Conservation Foundation

New Jersey Department of Human Services

**Francis Spizziri, Gregory Schwartz,
Howard Wiecek, Kenneth Wiecek,
and Christopher Kassai**

Guy Tunney

The Trust accepts gifts, legacies, bequests, and endowments of land and/or funds for use in accordance with the Trust's purpose. For more information about how you can make a donation to further the Trust's mission to acquire, preserve, and manage natural lands for the protection of natural diversity, call 609-984-1339.

The New Jersey Natural Lands Trust financial report is available upon request.

Volunteer Monitors...

Extra "Eyes" on Trust Preserves—a Priceless Contribution

(continued from page 4)

The Trust wishes to publicly thank all volunteers who kept watch over our preserves in 2002 and/or attended a workday sponsored by the Trust. Our gratitude goes out to all who took time from their busy schedules to care for and gain a deeper appreciation for our preserves. 🍀

**Note: Not every Trust preserve is suited to volunteer monitoring due to lack of access and other issues.*

Taylor-Harbor

...An Extraordinary Property



The Harbour Reef Tract of the Taylor Preserve.

In 2002, the 47-acre Harbour Reef tract of the Trust's Taylor Preserve was purchased through the State of New Jersey Green Acres Program and permanently protected from what could have been a 106-unit housing development. This forested Delaware Riverfront property, located on the banks of Dredge Harbor and to the north of Taylor's Lane in Cinnaminson, had for decades been the focus of a struggle between conservationists and developers.

What the conservationists saw was a property that extended the Delaware River Greenway north of the 89-acre NJ Natural Lands Trust Taylor Wildlife Preserve. They knew that wildlife using the Taylor Preserve also relies on adjacent forested wetlands and uplands as a safe haven. They also knew of endangered Cooper's hawks and red-shouldered hawks nesting in this area. Furthermore, as a natural lands addition to the walking trails of Riverside Homestead Farm, the property will provide for passive public recreation and a sanctuary enhancing

local residents' quality of life in this highly developed area of Burlington County.* Looking out from this forested refuge, one peers over a gravelly beachfront to the picturesque Dredge Harbor along the Delaware River.

Protecting this property as a refuge for wildlife and as a sanctuary for the public took the determination of many partners. Integral to this partnership was the Taylor family, who have owned and worked the Riverside Homestead Farm for generations, since the 1700's, and who put into action their land stewardship ethic by giving up their development rights on 89-acres of their farm through a permanent open space conservation easement. The Friends of Taylor Wildlife Preserve, the non-profit group that helps manage the Taylor easement, was also an integral player. The NJ Natural Lands Trust, the State of New Jersey Green Acres Program, and the State's Office of Natural Resource Restoration played important state roles in the purchase of the land. Without monetary support from more

our Reef ...

y and an Incredible Effort!!!

than 30 individual Friends of Taylor Wildlife Preserve donors who share a love for this natural riverfront property and substantial contributions from various corporations, this property would not have been protected.

By the time it was over and Taylor-Harbour Reef was protected, it had taken many years of hard work, which included fund-raising and bargaining. The Taylor family, along with the Friends of Taylor Wildlife Preserve, had led the struggle to protect the property. It wasn't until the New Jersey Natural Lands Trust got the State's Green Acres Program involved in 2000 that a real opportunity to purchase and preserve the land became possible. Because the Harbour Joint Venture development company was not satisfied with the State's initial offer, the Friends of Taylor Wildlife Preserve and the New Jersey Natural Lands Trust teamed up to develop a plan to raise additional funds to make up the difference. By the spring of 2001, individual donors had pledged close to \$100,000. With substantial contributions from corporations and a contribution from DEP's Office of Natural

Resource Restoration, the funds were increased to \$295,000. In the end, the State of New Jersey contributed \$855,000 of the total cost. Thanks to artful negotiations by State Green Acres Program staff, the purchase price, which had once been as high as 5 million, was lowered to 1.8 million, then to 1.5 million, and finally to the "absolute bottom line" of 1.15 million, making it possible for the sale to go through and the land to be protected.

Thanks to the dedication and hard work of all involved, Taylor-Harbour Reef will remain a place where wildlife can stopover, live, and raise their young and visitors can walk, birdwatch, fish, and enjoy the serenity of this natural Delaware riverfront. In the words of Bruce Birchard, Chairperson of the Friends of Taylor Wildlife Preserve, "Thanks, everyone, for all your terrific work. This is a real victory!" 🍀

** Note: Riverside Homestead Farm is the last active farm along the banks of the Delaware River between Camden and Trenton, producing pick-your-own organic produce in the summer and fall.*



The Harbour Reef Tract of the Taylor Preserve.

The Trust's Stevens Easement...

*becomes more valuable for Natural Diversity
with Protection of Adjacent Lands*

Edison Township recently preserved additional properties adjacent to the Edith Stevens Memorial Wildlife Preserve (the Trust's Stevens Easement). The newly preserved lands include the Smith Farm, a 25-acre property to the west of Stevens Preserve; the Samek donation, a 5-acre property adjacent to the Smith Farm; the Petti Farm, a 28-acre property to the southwest of Stevens Preserve; and the Elizabethtown Water Company, a 30-acre conservation easement directly south of the Petti Farm.

Thanks to the efforts of Edison Township, 88 acres of preserved land have been added to the Stevens Preserve, bringing the total to 145 acres of preserved land in this area. 🌿



Stevens Easement

The Handbook of Landowner's Options— A Guide to Land Protection in New Jersey

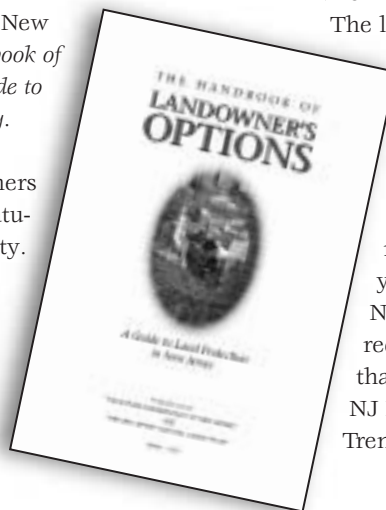
Land in New Jersey is in demand more than ever before. Realizing that much of the effort to preserve land must come from the private sector, the New Jersey Natural Lands Trust and The Nature Conservancy of New Jersey published *The Handbook of Landowner's Options—A Guide to Land Protection in New Jersey*. The handbook describes the options available to landowners who wish to preserve the natural attributes of their property. It illustrates how property owners can work together with private, nonprofit conservation organizations, and government agencies to preserve open space

through a variety of methods tailored to their individual needs.

The Handbook is available on the World Wide Web at the site of the New Jersey Environmental Digital Library.

The link to the document is <http://njedl.rutgers.edu/ftp/PDFs/2116.pdf>.

To receive hard copy(s) of this document (the first copy is free, additional copies are \$1 each), contact the Trust at 609-984-1339 or email NatLands@dep.state.nj.us. If requesting more than one copy, make your check payable to the New Jersey Natural Lands Trust, and send your request, including the name and address that you wish the handbooks sent, to the NJ Natural Lands Trust, PO Box 404, Trenton, NJ 08625. 🌿



The New Jersey NATURAL LANDS TRUST

Board of Trustees

*A*n eleven-member Board of Trustees sets policy for the Trust. Six members are appointed by the Governor from the recommendations of a nominating caucus of conservation organizations and five members are State officials.

Michael Catania (Chairperson)

Executive Director, New Jersey Field Office of The Nature Conservancy

Emile DeVito

Director of Conservation Biology, New Jersey Conservation Foundation

Ernest Hahn

Assistant Commissioner Land Use Management, Department of Environmental Protection

Thomas Gilmore

President, New Jersey Audubon Society

Adrienne Kreipke

Supervisor, Budget – Office of Management & Budget, NJ Department of Treasury

Theresa Lettman, (Secretary/Treasurer)

Pinelands Preservation Alliance

Marc Matsil

Assistant Commissioner, Natural and Historic Resources, Department of Environmental Protection

Leigh Rae, (Vice Chairperson)

Director, The Trust for Public Land, New Jersey Field Office

John Watson

Administrator, Green Acres Program, Department of Environmental Protection

Vacant—

*position to be appointed by the Governor
from the recommendations of a nominating caucus of conservation organizations*

Vacant—

Statehouse Commission Member

Staff

Thomas F. Breden, Executive Director

Cari Wild, Real Estate Coordinator

Martin Rapp, Ecologist

Martha Windisch, Volunteer/Outreach Coordinator

Alyssa Pearlman Wolfe, Counsel



The New Jersey Natural Lands Trust
P.O. Box 404
Trenton, NJ 08625-0404



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