



THE NEW JERSEY NATURAL LANDS TRUST

1988 ANNUAL REPORT

The New Jersey Natural Lands Trust is a State-funded land preservation organization that owns and manages approximately 2,600 acres of natural land from Sussex County to Cape May. Created by the legislature in 1968, the Trust relies on the State for funding while policy is set by an eleven-member Board of Trustees. Six members are appointed by the Governor from the recommendations of a nominating caucus of conservation organizations. The remaining five members are State officials. The combination of private citizens and State representatives creates avenues of communication between the two communities and fosters an atmosphere of cooperation between public and private interests.

As an agency within the Division of Parks and Forestry in the Department of Environmental Protection, the Trust is able to ensure immunity from condemnation procedures and permanent protection of the land it manages. Land held by the Trust may not be appropriated by any government agency without a special legislative act. However, the Trust, as an autonomous corporation, is free to respond to land preservation opportunities as they arise and is able to negotiate directly with a landowner to review and accept land and endowments. Policy approved by the Board is implemented by the staff. A State appropriation allows for a small operating budget including salaries for three staff members.

The organization was created to find new ways of securing land for the preservation of natural diversity. The Trust obtains land through donations from private landowners and developers, from cooperative relationships with other environmental organizations, as the result of mitigation projects approved by governmental agencies, and, occasionally, through purchase.

Trust properties that are designated as **preserves** are generally large tracts of land owned by the Trust or protected by a Trust-held easement, are managed to protect distinct features of natural diversity, and are usually suitable for public use and enjoyment.

Land acquisition efforts may take various forms. The Trust may receive a parcel of land in **fee simple**, which conveys all property rights from the landowner to the

Trust, or through a **conservation easement**, which restricts the use of the land, while it remains in private ownership. A conservation easement ensures that a parcel of land remaining in private ownership is protected under current and future owners. Most properties with easements held by the Trust are maintained by the owners, while the Trust's major responsibility is to be sure that the terms of the easement are met. Access to the property may be open or closed to public use or the property may be farmed, depending on the terms set forth by the easement.

Endowments are often given with a donation of land to assist with land administration and the development of a volunteer program to manage the preserve. Monetary donations may be required by the Board when management of the land will require a large amount of staff time.

The types of land acquired as Natural Lands Trust preserves fall into several categories:

Threatened Species Habitat

Confirmed habitat for state or internationally recognized threatened plant or wildlife species, or suitable, but unconfirmed habitat, for such species.

Unusual Ecosystems

Habitats, communities, geological features, or ecosystems represented by less than five similar occurrences in the state.

Representative Ecosystems

Aquifer recharge areas, headwater areas, floodplains, or wetlands along rivers, streams, lakes, or ponds; areas of distinct community types that once typified the state's natural environment and whose numbers are now diminishing; or areas that support a high diversity of plant, wildlife, or natural communities.

Land Preservation Bank

Land that may not have immediate environmental significance but is viewed as having future importance; property that is relatively small but adjacent to land that may be available for acquisition; properties that form the basis of mitigation projects; or altered land.



Chairman's Letter

December 1988

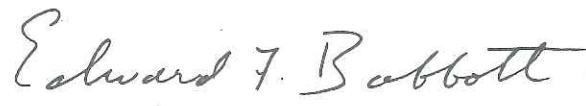
Twenty years ago, the New Jersey Natural Lands Trust was created by the New Jersey State Legislature. In two decades, the Trust has grown to own and manage more than 2600 acres. The Trust has moved from being an unknown land preservation group to a respected agency working with environmental organizations throughout the state. As we enter our twenty-first year, we hope to see the Trust continue to increase its landholdings, expand its scope, work with civic organizations and communities throughout the state, and fully develop the volunteer land management program.

In 1988, the Trust staff concentrated on augmenting the management of the land under its protection with the assistance of volunteers. In November, the Board of Trustees passed a resolution to develop a formal volunteer land management program. Although the establishment of a volunteer program was not accomplished in 1988, the Trust was able to lay the groundwork for 1989. With the help of volunteers, more land management was accomplished this past year than in previous years and with minimal expenditure on the part of the Trust. However, volunteers are not free, and the development of a volunteer land-management program requires a commitment of time and funding. The Trust will continue to rely on the energy and enthusiasm of volunteers for assistance in managing the Trust's landholdings, but the staff will be unable to initiate a structured program until sufficient funding is available.

The Board also approved a resolution to transfer the daily management responsibilities for the Shorebird Program to the Department of Environmental Protection (DEP). Since 1985, the Shorebird Program has concentrated on acquisition. Beginning in 1989, the program will focus on surveying and researching the activities and habitats of shorebirds while continuing the acquisition of properties vital to their survival. These activities will continue to be conducted by DEP's Division of Fish, Game and Wildlife with fiscal responsibility retained by the Board. The Trust will continue to hold conservation easements over lands acquired for the protection of shorebird habitat.

As we go into the next decade, the Trust is committed to reaching more volunteers, concentrating on working with other environmental organizations to protect natural diversity, and to strengthening its management efforts. To do this, the Trust will once again rely on the Board of Trustees, the staff, and the volunteers to work together to acquire, protect, and maintain as much land as possible in its natural state.

Edward F. Babbott, Ed.D.



Chairman of the Board

THE BOARD OF TRUSTEES

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Leslie DiCola, *Ecologist*
Paulette Garron, *Wildlife Biologist*
JoAnne Osborn, *Management Assistant*

ACQUISITIONS

In 1988, the Trust acquired over 280 acres of open land. The acquisitions included two donations of land, four easements, and the donation of four additional tracts to the Moorestown Project Area.

This past year, several developers contributed to the preservation of open space, thus benefiting the Trust's land acquisition program. In Hardyston Township, Sussex County, Elizabeth and John Ohly were preparing to sell the 160-acre farm that had been owned by their family for more than two centuries, but were concerned it would be converted to a high-density housing development. Instead of selling to any developer, the Ohlys sold the farm to the Commonwealth Land Concept, Inc., a company offering alternative land development projects. Working with the New Jersey Conservation Foundation and with Karl Kehde, the developer/planner for Commonwealth, the Ohlys arrived at a compromise that would allow for some development while preserving most of the acreage as open space. The plan calls for the farm to be subdivided into five 15- to 22-acre lots. Each lot will be deed-restricted with the exception of a four-acre building site. The deed-restricted areas will be preserved as open space along with a donation of 67 acres to the Trust for a wildlife sanctuary from the Commonwealth Land Concept, Inc. In 1988, the Trust received conservation easements on three of the five properties, a total of 57 acres. When the remainder of the conservation easements and the land for the wildlife sanctuary are transferred to the Trust, the complete tract will be named the **Congleton Wildlife Sanctuary**.

The property consists of open fields, forested slopes, and outcroppings of limestone. Beaver Run, a tributary of the Wallkill River, crosses the tract. The creek and its associated wetlands comprise one third of the former farm.

The property offers diverse habitats for wildlife: woodland, open field, meadow, marsh, and stream. The wildlife includes a resident great horned owl, several pairs of nesting red-winged blackbirds, white-tailed deer, and other animal species common in the habitats of New Jersey. Beaver Run is a breeding ground for the great blue heron. The sycamore trees, a common nesting tree of the heron, along the marsh's edge, have the potential of becoming a nesting ground.

Another development firm, Jersey Development Corporation, donated 15 acres of forested, freshwater wetlands surrounded by forested uplands, adjacent to an area on which it is constructing 165 homes. The tract, the **Squankum Branch Preserve**, in Monroe Township, Gloucester County, was donated to the Trust with the restriction that it must be preserved as a natural area. The Squankum Branch runs through the property, which is home to wildlife species typically found in the Pine Barrens of southern New Jersey. The donation of land was accompanied by a contribution to the Land Management Fund.

The Trust received a 191-acre tract of wetlands in Galloway Township, Atlantic County, as a result of conditions to a State permit to J and M Land Company for the construction of a shopping center on 65 acres of land. The DEP's Division of Coastal Resources required J and M to dedicate a tract of land to mitigate the effects of this development in a low-growth region. The property, known as the **Clarks Landing Preserve**, is 85% forested and open wetlands associated with the Tar Kiln Creek and the Mullica River. The remaining 15% is uplands containing pitch pine and oak forests. A stand

of *Carex barrattii*, a threatened plant species in New Jersey, exists on the site. The parcel is a good representative of southern New Jersey's forested and open wetlands.

The Trust was able to extend one of its landholdings, the Reinhardt Preserve in Montague Township, Sussex County, with the donation of a conservation easement on 24 acres of land from Elizabeth and Abner Layne. The surrounding area is being built up rapidly and the Laynes wanted to protect their property from future subdivision and development. Two acres with the Laynes' single family home is exempt from the



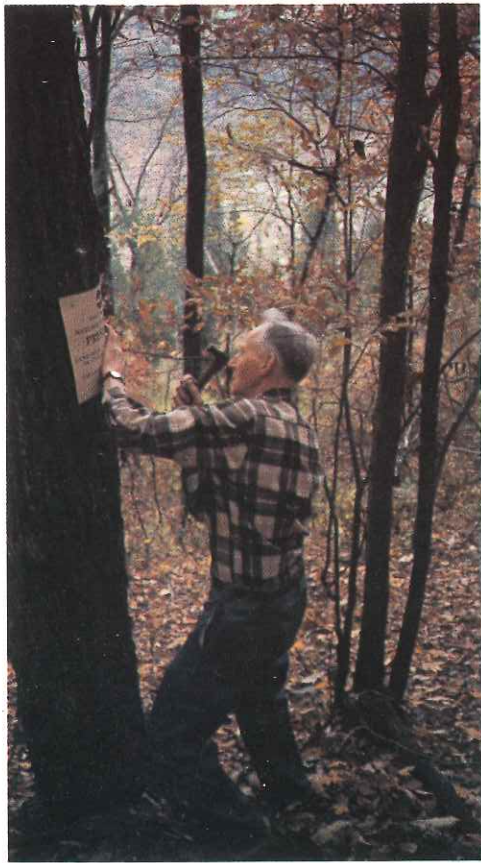
easement, but the remainder of the Laynes' property will be protected in its natural state. The **Layne Easement** lies adjacent to the Reinhardt Preserve and comprises a young, mixed hardwood forest transected by two seasonal streams. A small wet area in the southern part of the property contains sedges and wetland ferns.

Four more properties were donated to the Trust this year as a part of the **Moorestown Project Area** in Burlington County, thus helping to protect one of the few green acres of wetlands and uplands left in that region. Once subdivided into small lots and now in individual ownership, the 170-acre tract is a valuable wetland habitat surrounded by dense development. In an effort to save the land, a Moorestown citizen group, Citizens Advocating Responsible and Equitable Zoning (CAREZ), asked the Trust to serve as the recipient of individual land donations. Due to the continued efforts of CAREZ, twenty-three parcels have been saved through donation and additional acquisitions are underway.

The Trust, on behalf of the Department of Environmental Protection, received three acres of wetlands created in Heislerville, Cumberland County. Mitigation projects are created or restored habitat, dedicated as permanent open space, which are the result of a ruling or an action of a regulatory agency. The habitat chosen for mitigation usually is similar to the habitat that is to be altered. In 1987, Public Service Electric and Gas Company was required to replace three acres of wetlands that were destroyed during the construction of PSE&G's Salem and Hope Creek Generating Station on Artificial Island in Lower Alloway Township.

The Trust also received contributions to land management from Hirair and Anna Hovnanian and from the Fanwood Foundation. The Hovnanians provided funds in anticipation of a land donation to the Trust in 1989. The donation from the Fanwood Foundation to the Land Management Fund will assist in the administration of the Stevens Easement in Middlesex County.

MANAGING NATURAL LANDS THROUGH VOLUNTEERS



The land owned by the New Jersey Natural Lands Trust represents many diverse habitats—each with its own management requirements and responsibilities. Without the help of volunteers, the Trust could not manage the preserves and easements under its protection.

During the past year, volunteers assisted the Trust staff on several properties, participating in projects that were completed in one day or in land management efforts that are ongoing such as patrolling a tract to watch for potential problems or abuse of the land. The contributions of the volunteers have been invaluable.

Trust volunteers range in age from 10 to 82. Goyn Reinhardt, who at 82 daily walks the 240 acres he and his wife Ruth donated to the Trust 16 years ago, watches over the wetlands and forested areas that comprise the Reinhardt Preserve in Sussex County. The land has been in his family for many generations and he is thoroughly familiar with its uplands and lowlands. The tract offers an extraordinary view of limestone cliffs which were created by blasting during the 1800s and early 1900s to obtain limestone. Mr. Reinhardt has assisted the staff in posting the property and has worked with the Bureau of Forest Management to clear away competitive hardwoods from a stand of red cedars to insure its continuity.

Senior citizens play an inestimable role as volunteers. This past April, on a clear, cold, windy day under a vivid blue sky, 25 senior citizens joined the Trust staff to plant 500 pitch pine seedlings at the Crossley Preserve in Berkeley Township, Ocean County. The volunteers—who are members of the Ocean Nature and Conservation Society and the Crestwood Cultural Community Center—planted trees



provided by the New Jersey State Nursery. John Benton, Regional Forester from the Bureau of Forest Management, supervised the planting with staff ecologist Leslie DiCola, who organized the project. Pairs of volunteers moved down the rows quickly and efficiently, digging holes and planting the pitch pines. Despite the drought this past summer, the majority of the seedlings survived. Future plans for Crossley Preserve include marking and clearing trails, habitat studies, and developing a self-guided trail, all of which will require the assistance of volunteers.

Unlike the weather that brightened the work at Crossley, the November day chosen for the trail maintenance project by Boy Scout Troop 436 of Long Valley was overcast. By noon, the gray sky gave way to drizzle, but it did not dampen the high spirits of the boys ages 10 to 16 and their adult supervisors. The sixteen scouts and six adults cleared and reconstructed three trails, repaired steps and rails, and cleared three areas in the woods to view the marsh at the Limestone Ridge Marsh Preserve in Blairstown, Warren County. They also constructed two wildlife brush piles using the small trees, branches, and other vegetation cleared from trails. The brush piles will offer shelter to raccoons, skunks, opossums, mice, and snakes while birds will use them as resting spots.



The project was organized from start to finish by 16-year-old Eddie Bruder, a Life Scout, who undertook the project to complete the final requirement needed to attain the rank of Eagle Scout. The work took about seven hours to complete. The 21-acre property provides habitat for a diversity of wildlife: deer, muskrat, turtles, hawks, mallards, black and wood ducks, mute swans, and herons among many other species. Much of the area has been flooded by a beaver dam and is now marsh habitat with a steep sloped limestone ridge encircling it. With the opening of the trails and views, the preserve is accessible to hikers.

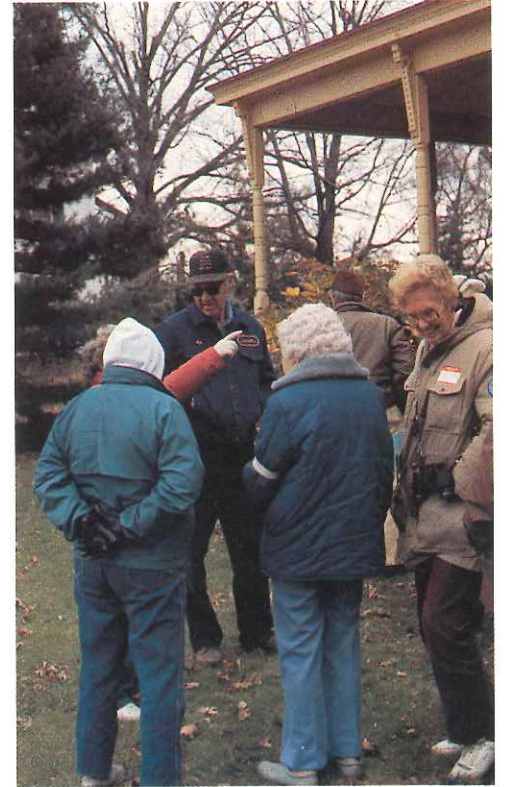
The last farm existing on the Delaware River between Trenton and Camden is owned by the Taylors who, in 1975, granted a 90-acre open space conservation easement to the Trust. Known as the Taylor Wildlife Preserve, the easement includes riverfront, wetlands, and some farmland and lies next to the remaining 30 acres that are farmed organically by the Taylors. The Trust relies on Joseph and Sylvia Taylor to watch over the land, maintain the trails, and keep the easement free of litter and dumping.

Assistance from volunteers is not limited to land management. Citizen groups have helped to protect land through acquisition on behalf of the Trust. CAREZ's acquisition efforts are led by Theresa Viola who contacts the owners of the individual, small lots that comprise a valuable 170-acre natural area surrounded by dense development in Moorestown, Burlington

County. The site is made up of forested, freshwater, and perched wetlands, and a mixed hardwood forest. Due to the continued efforts of CAREZ, twenty-three parcels have been donated to the Trust so far with additional acquisitions underway.

Corporations and municipalities have given a helping hand to the Trust. Dumping is a major problem at the Crossley Preserve. In October, Hovsons Inc., a development company, supplied six laborers, a garbage truck, and a front-end loader with an operator to help clean up the large piles of debris. Berkeley Township donated a dump truck and an operator for the effort. Working together, Hovsons, the township, and the Trust staff cleared away the majority of the debris.

For the Trust to increase the management on its preserves and easements, it will need to develop a structured volunteer program that will follow management plans established for each preserve or easement. The volunteer program will rely on the interest, experience, and knowledge of local residents. Management plans include the preservation and maintenance of the land through trail clearing and marking, litter clean-up, educational programs, forest and habitat management, and posting. As the acreage held by the Trust continues to increase, additional volunteers will be needed to work on projects



to supplement land management efforts by the staff.

With the help of volunteers, more will be accomplished with fewer expenditures on the part of the Trust. In addition to assistance with management, volunteers open up new possibilities for acquisitions and bring fresh ideas and energy to the Trust.



NATURAL LANDS TRUST FINANCIAL REPORT

DECEMBER 31, 1988

The Trust receives in-kind services for personnel, counsel, office space, and equipment. This cooperative relationship is not included in the financial sheet as no funds change hands. However, the benefit is real and comes from the Department of Environmental Protection with the exception of counsel, which comes from the Department of Law and Public Safety. The Trust is supported by state appropriations and not by membership dues or fees. The Trust thus spends only a minimal amount of time and energy on advertising and fundraising activities. Its entire appropriation is devoted to staff salaries and the costs of acquisition and management of its lands.

1988 FINANCIAL STATEMENT

Revenues		Expenses	
State Appropriations FY 89	90,000	General Operating	84,880
Miscellaneous Income	95,375	Land Acquisition	3,450
Investment Fund Interest and Dividends	4,856	Land Management	12,863
Shorebird Fund Income	298,590	Shorebird Disbursements	19,757
Shorebird Fund Dividends	81,240		
Land Donations	246,050	TOTAL EXPENSES	\$120,950
TOTAL INCOME	\$816,111		

BALANCE SHEET, DECEMBER 31, 1988

Assets		Liabilities	
Cash (General Operating Funds)	87,654	Board and Donor Restricted Funds	1,001,274
General Investment Funds	130,105	Other Restricted Funds	646
Shorebird Accounts Receivable	4,793	Unrestricted Funds	103,045
Unencumbered Shorebird Fund	887,206	Shorebird Accounts Payable	4,793
Land	4,381,730	Land Fund	4,381,730
TOTAL ASSETS	\$5,491,488	TOTAL LIABILITIES	\$5,491,488

DONORS

The New Jersey Natural Lands Trust gratefully extends its thanks to those who have generously donated lands or endowments or signed an agreement with the Trust over the past 20 years to help preserve and protect New Jersey's natural heritage.

J. Beatty Alexander
Judith Alles
Rebecca and Timothy Alles
William E. Backus, Jr.
Helen A. and George Beach
Ruth Bertollet
Jean Louise Brookwell
Kathy and Fred Bufanio
Edith and Robert Buzzell
Lorraine and John P. Cannis
Mildred and Norman A. Carlile
Nancy Castleman
Edward B. Clendining
Maria Costa
Paul W. Curry
John Winder Danenhauer
Gloria and Fred De Rogatis
Frances B. Earnest
Robert Englebrecht
Mary and Joseph Esposito
Louis Ferra
Anna and Arthur Fetscher
Alison Flemer
William Flemer III
Jane and Charles Frye

Naomi and Fred Gerken
Barbara Ann and Daniel Hauschild
The Hawley Family
Naomi Fry Henry
Sylvia and Jean Herz
Hirair and Anna Hovnanian
Helen and Graydon Howell
Anne and Herbert Isenburger
Estelle and Harry Katz
Janice and Dennis Keefer
Karl Kehde
Jean and Ted Kislow
Constance and Junius M. Koiner
Elizabeth and Abner Layne
Mary G. and John D. Lazarus
Caroline Linthicom
Anna McCarthy
Gayle and Joel Moskowitz
Leal Irene Nagle
Mary and Joseph Padula
Estate of Beulah Peacock
Ruth and Goyrn Reinhardt
Irene and Manuel Rowen
Joseph Selecman
Walter Shivers

Barbara Ann and Edmund Stacherski
Robert G. and Patricia A. Staples
Edith M. Stevens
Sylvia and Joseph H. Taylor
Jean Laura and S. Milton Tolz
Anita and Gurdon Wattles
Larry and Judith Williams
Guy and Donna Zimmerman

Amoco Minerals Company
Cape May County Board of Freeholders
41 Associates, Inc.
General Board of Proprietors of the
Eastern Division of New Jersey
Golden Reef Corporation
Holly Ford Ice and Cold Storage Company
Hovsons Inc.
Iris Construction Company
J and M Land Company
Jersey Development Corporation
Lin-Lee Associates
New Jersey Audubon Society
New Jersey Conservation Foundation
New Jersey State Department of Corrections
Public Service Electric and Gas

LOOKING BACK TWENTY YEARS

by David Moore

When the State decided to sell a portion of diminutive Mount Laurel State Park to a public utility, in spite of a deed restriction barring such a sale—and when it tried to negotiate Sunfish Pond for a silted-in reservoir and some cash—conservationists knew there must be a better way to protect State lands.

All this took place in the mid-60s; Robert A. Roe, now Congressman for the 8th District, was then Commissioner of the Department of Conservation and Economic Development and Thomas Kean was a freshman assemblyman. Bob Roe, having taken the heat for the Sunfish Pond controversy, consulted his staff to see if some way could be found to create an agency in State government that would have the protective power of the State and, at the same time, the trust of the private-sector conservation organizations.

At the request of then-Commissioner Roe, legislation was drafted to create a State land trust—an organization that could accept land donations and ensure protection of those lands by resisting eminent domain by public agencies, if necessary. Its trustee majority was to be drawn from the private sector, appointed by the governor from a select list of nominees provided by specifically named conservation and environmental groups then active in the State. The rest of the trustees were to be State officials.

The legislation was introduced by Assemblywoman Josephine Margetts in the General Assembly (with the active co-sponsorship of Assemblyman William Schluter, among others) and in the Senate by Senator Edward Sisco. The bill was enacted in 1969. The new agency, known as the State Natural Lands Trust, elected Dr. Murray Buell, the ecologist from Rutgers University, as chairman at its first meeting, and also accepted its first gift of land—a tract in Readington Township, Hunterdon County, donated by the New Jersey Conservation Foundation (at that time known as the North Jersey Conservation Foundation).

Tract by tract, dollar by dollar, the Trust quietly built its landholdings over the years, assembling key natural areas from Sussex County to Cape May. Some family foundation funds were obtained at one point, but it was not until the 1980s that the Trust obtained regular State legislative appropriations.

At a Board of Trustees meeting on September 16, 1969, two Board members were assigned the task of preparing "a budget for the Natural Lands Trust, assuming it (the Trust) was funded," according to the minutes. Ten years later, in 1979, Trust funds were still low. The Trust had a bank balance of \$584.40, but owed the New Jersey Conservation Foundation a total of \$800 for surveying services. At one point, the Trust was unable to close on a property as it did not have the \$15 needed for filing the deed. It took a directive from the Attorney

General's Office to acquire the \$15 needed for closing so the Trust could accept the donation. The Trust finally became a line item in the budget of the Division of Parks and Forestry in 1981 with funding of \$15,000.

Funding was not the only obstacle blocking the Trust's progress in the early days. As late as 1978, the number of appointed trustees was far short of the number required. For the Trust to have a quorum, at least six members of the Board had to be present—a situation which rarely occurred as the total filled positions equalled only six. To accomplish anything, therefore, every appointed Board member had to show up for a meeting.

The Trust was further handicapped by the lack of a director and staff. That any land was acquired by the Trust in the 1970s is due to the efforts of the Trust Board—all of whom volunteered their time to help the fledgling Trust get off the ground.

The turning point for the Trust came in 1983 when the Office of Natural Lands Management was created as part of the Division of Parks and Forestry in the Department of Environmental Protection. The purpose of the other programs assigned to this office were directly related to the purpose of the Trust. As a result of the establishment of the office of Natural Lands Management, a new interest was taken in the future direction of the Trust. An executive director and a full-time staff was assigned while a request to fill vacancies and reappoint members serving expired terms was submitted to the Governor. The appointments were made during November 1983.

With a staff to implement policy, the Board of Trustees decided the Trust should take a more active role in the preservation of natural lands either through donations or purchase. The Board also decided to concentrate on promoting the Trust and its goals throughout the State in order to strengthen its efforts to protect undeveloped land. Despite organizational changes, which required a great deal of time and effort, the Trust was able to increase its acreage by 50%.

In 1983, the Trust's total landholdings were less than 800 acres. During the past five years, the Trust's acreage has more than tripled to over 2,600 acres. In addition to acquiring more land, the Trust has increased land management on the preserves with the assistance of various agencies within the Division of Parks and Forestry and with the help of volunteers.

Through the past two decades, the Board of Trustees has offered leadership, counsel, and support to the developing Trust. Several Board members have served the Trust for many years and have played important roles in its development. The idea of combining the private sector and public agencies on the Board has proved beneficial to the Natural Lands Trust.

David Moore is the Executive Director of the New Jersey Conservation Foundation and the Secretary/Treasurer of the Trust.

NEW JERSEY NATURAL LANDS TRUST LANDHOLDINGS

Sussex County

1. Reinhardt Preserve
2. Crooked Swamp Caves Preserve
3. Wallkill River Project Area
4. McCarthy Preserve

Warren County

5. Limestone Ridge Marsh Preserve

Hunterdon County

6. Isenburger Preserve
7. Readington Preserve

Middlesex County

8. Stevens Easement

Somerset County

9. Flemer Preserve

Mercer County

10. Highfields Easement

Burlington County

11. Taylor Easement
12. Moorestown Project Area
13. Holly Ford Ice Company Preserve
14. Clark's Landing Preserve

Ocean County

15. Crossley Preserve
16. Audubon Easement
17. Barnegat Preserve
18. Lin-Lee Preserve
19. Lazarus Preserve
20. Kislow Preserve

Gloucester County

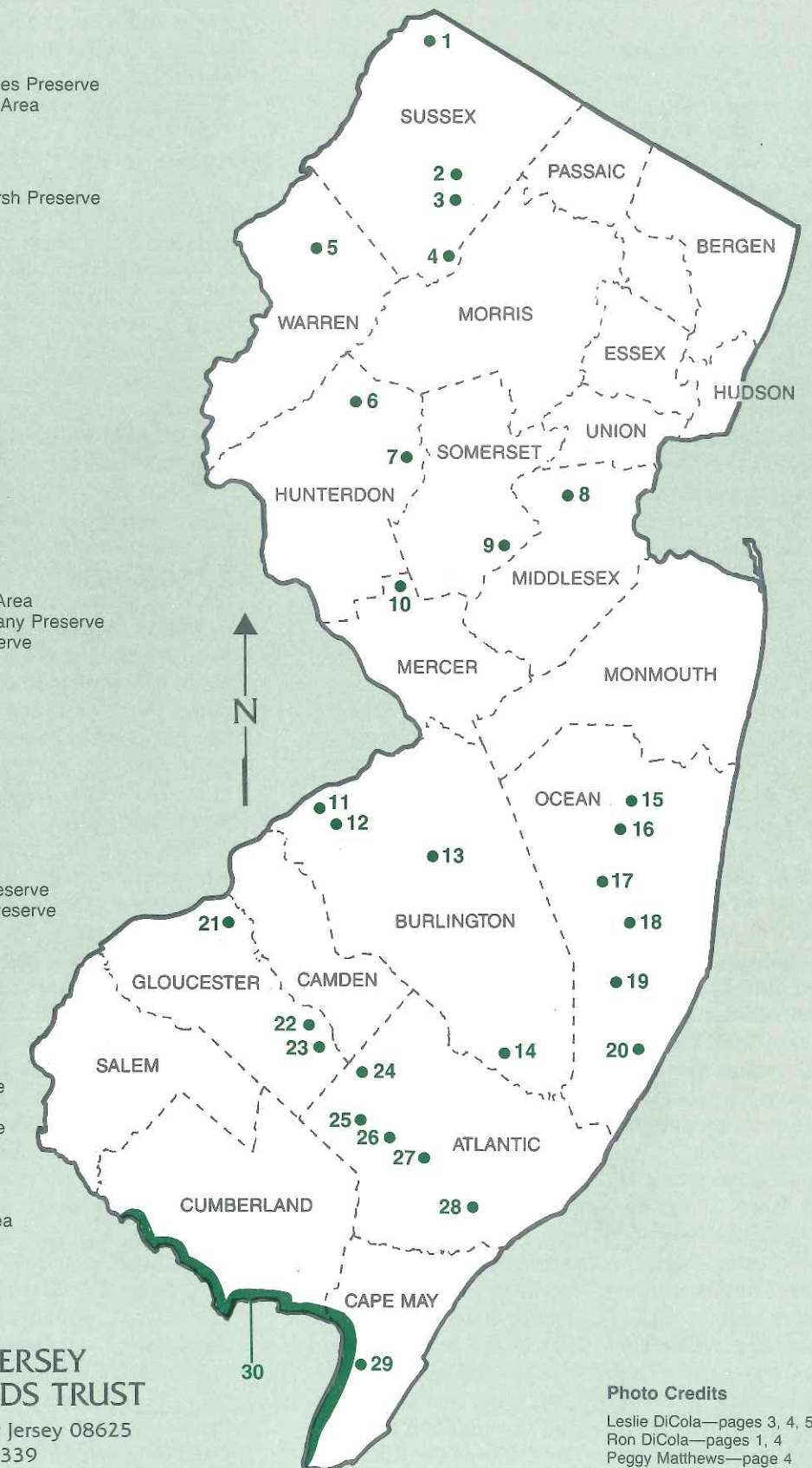
21. Big Timber Creek Preserve
22. Squankum Branch Preserve
23. Katz and Esposito - Monroe Preserve

Atlantic County

24. Katz and Esposito - Folsom Preserve
25. Costa Preserve
26. Danenhauer Preserve
27. Hamilton Preserve
28. Heathercroft Preserve

Cape May County

29. Frye Preserve
30. Shorebird Project Area



**THE NEW JERSEY
NATURAL LANDS TRUST**

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