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 proceedings 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 of 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 Legislature. In two decades, the Trust has grown to own and manage more than 2,900 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 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 expense.

The Trust will continue to rely on the energy and expertise of its 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 been managed by the Board. Beginning in 1988, 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 DEP's Division of Fish, Game and Wildlife with fiscal responsibility retained by the Board. The Trust will continue to hold conservation easements for the protection of shorebird habitat.

The Trust reviewed the 1991-2000 plan and will be able to continue to hold conservation easements for the protection of shorebird habitat.

The Trust is committed to reaching more volunteers, concentrating on working with 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. Babcock, Ed.D.
Chairman of the Board

The Trust acquired over 280 acres of open land. The acquisition included a interchange of land, four easements, and the donation of four additional tracts to the Moorestown Township Area.

This past year, several developers contributed to the preservation of open space, thus benefiting the Trust's land acquisition process. In Henderson Township, Sussex County, Edgehill四肢 to the Shorebird and John Olyb were prepared to sell the 180-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. In exchange for selling to any developer, the Olyb's 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 Kehlde, the developer/planner for Commonwealth, the Olys 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 restriction 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. This property consists of open fields, forested slopes, and outcrops of limestone. Beaver Run, a tributary of the Wallkill River, crosses the tract. The creek and its associated wetlands contain diverse fish species, and the riparian areas provide habitat for a variety of bird species.

The property offers diverse habitats for wildlife: woodland, open field, meadow, marsh, and stream. The wildlife includes a resident great blue heron, several pairs of nesting red-winged blackbirds, white-tailed deer, and other animal species common to the habitats of New Jersey. Beaver Run is a brooding ground for the 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 Squamnic Branch Preserve, in Monroes Township, Gloucester County, was donated to the Trust with the restriction that it must be preserved as a natural area. The Squamnic 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 accomplished by a cooperation with the Land Management Fund.

The Trust received a 191-acre tract of wetlands in Gallo- way Township, Atlantic County, as a result of conditions to a State permit to J and M Land Company for the construction of a new 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 area. The property, known as the ClarIONS LandLing Preserve, is 85% forested and open wetlands associated with the Tar Kint Creek and the Mullica River. The remaining 15% is uplands containing pitch pine and oak forests. A stand of Caron barns, a threatened plant species in New Jersey, exists on the site. The parcel is a good representative of southern New Jersey's forests 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 was subdivided and built up, but the Laynes decided to protect their property from future subdivision and development. Two acres with the Laynes' single family home is exempt from the conservation 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 contains 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. Additional 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 areas 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 suitable for new 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 Heis- lerville, 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 is usually is 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 PSEG's Salem and Hope Creek Generating Station on Artificial Island in Lower Alloway Township.

The Trust also received contributions to land management from Harri and Anna Hovanian and from the Farmwood Foun- dation. The Hovanians provided funds in anticipation of a land purchase to the Trust in 1990. The donation from the Farm- wood 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 DiCota, 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 ten 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 ricefield, 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 New Jersey Department of Environmental Protection with the exception of counsel, which was received 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 salaries and the costs of acquisition and management of its lands.

1988 FINANCIAL STATEMENT

Revenues
State Appropriations FY 89
Miscellaneous Income
Investment Fund Interest and Dividends
Shorebird Fund Income
Shorebird Fund Dividends
Land Donations

$90,000
$25,375
4,856
260,590
81,240
246,050

$1,246,111

Expenses
General Operating
Land Acquisition
Land Management
Shorebird Disbursements

$84,880
3,492
12,663
19,757

TOTAL EXPENSES

$120,950

BALANCE SHEET, DECEMBER 31, 1988

Assets
Cash (General Operating Funds)
General Investment Funds
Shorebird Accounts Receivable
Uncollected Shorebird Fund Land

87,654
130,105
4,793
97,106

$347,668

Liabilities
Board and Donor Restricted Funds
Other Restricted Funds
Unencumbered Shorebird Fund Land

1,001,274
545
4,381,730

$5,491,488

DONORS
The New Jersey Natural Land 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. Welsh Alexander
Judith Allen
Rebecca and Timothy Nies
William E. Backus, Jr.
Susan and George Beach
Ruth Berdell
Joan Louise Brownell
Kathy and Fred Bulman
Edith and Robert Burell
Lorraine and Hal Carson
Cheryl and Nick Collins
Mike and Norma A. Castle
Nancy Crescenti
Edward B. Clandinin
Mima Costa
Paul W. Curry
John Warner Danenhauer
Glória and Fred Do Ragós
Francois R. Dickson
Robert Englebrodt
Mary and Joseph Esposito
Louis Ferrara
Annis and Arthur Felsher
Alison Flinner
William Flinner III
Jane and Charles Frye

Nancie Ann and Fred Gerkan
Barbara Ann and Daniel Houseki
The Hadley Family
Naomi Fry Hardy
Sylva and Jean Hertz
Hilarie and Allen Hinteman
Helen and Graydon Howland
Anna and Harriet Ikkunigru
Estelle and Harry Katz
Janice and Dennis Kaeler
Kurt Kehde
Jean and Ted Kimbrough
Constance and Janis M. Kowal
Elizabeth and Abner Lane
Mary O. and John D. Lankau
Caroline Linthicum
Anna McCarthy
Cathy and Joel Meszoly
Lauren Nagle
Mary and Joseph Narma
Istvan and Marita Oler
Ruth and Glen Rinker
Irene and Michael Rowen
Joseph Seideman
Water Shivers

Barbara Ann and Edmund Stachurski
Robert G. and Patricia A. Staples
Edith M. Swann
Sylva and Joseph H. Taylor
Jean Laura and Simon Milot Tzik
Anita and Gurdan Walters
Larry and Judith Williams
Ona and Dan Zimmerman
Ammco Mining Company
Cape May County Board of Freeholders
41 Associates, Inc.
General Board of Proprietors of the Eastern Division of New Jersey
Golden Reed Corporation
Holly Food Inc and Cold Storage Company
Horizons Inc
Inn Construction Company
J and M Land Company
Jersey Development Corporation
Un-Life Associates
New Jersey Audubon Society
New Jersey Conservation Foundation
New Jersey State Department of Corrections
Public Service Electric and Gas

BARCLAY BACK TWENTY YEARS

When the State decided to sell a portion of diminutive Mount Laurel State Park to a public utility, in spite of a dead restriction barring such a sale—and when it tried to negotiate Sunfish Pond for a cell-in residential reserve, New Jersey 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 freshwater assemblman. 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 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 agency was introduced by Assemblywoman Josephine Margrett in the General Assembly (with the active co-sponsorship of Assemblyman William Schlarman, among others) and in the Senate by Senator Edward Sisco. The bill was enacted July 1, 1969. The new agency, known as the State Natural Lands Trust, elected Dr. Murray Buehl, 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).

Trust by tract, dollar by dollar, the Trust quietly built its landholdings over the years, assembling key natural areas in Sussex County to Cape May. Some of these 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, 1989, 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 late 1999, the Trust was still low on funds. The Trust had a bank balance of $584.40, but owed the New Jersey Conservation Foundation a total of $800 for surveying services. At this point, the Trust was unable to close on a property as it did not have the $15,000 needed for filing the deed. It took a directive from the Attorney General's Office to acquire the $15,000 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 only 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 equaled 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 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 reap-point 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 acreage was 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 and increased the availability of various agencies within the Division of Parks and Forestry and with the help of volunteers.

Throughout the past two decades, the Board of Trustees have focused 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. At one point, the Trust was unable to close on a property as it did not have the $15,000 needed for filing the deed. It took a directive from the Attorney by David Moore

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

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