Pinelands Conservation Fund
Land Acquisition Program
PCF Land Acquisition Program

- PCF established in 2004:
  - **2004 MOA** with NJ Board of Public Utilities for electric transmission line improvements in PAD and FA
  - Required **$13 million** contribution from Conectiv to further Pinelands protection program

Above: Conectiv transmission line through forested area
Below: Trail on 699 acre Cologne Avenue property
Photos by Paul Leakan, NJPC
PCF Land Acquisition Program

• Pinelands Commission adopted PCF use and management policies in 2005
  – Land acquisition component: $6 million

• Commission hired CRI as PCF Program Facilitator in 2006

The 5 acre Paglia property, part of the Ridgeway Branch greenway
Jackson Township, Ocean County – Photo by Paul Leakan, NJPC
PCF Round 1 (2007)

- 8 completed projects
- 5 different applicants
- Lands in Atlantic, Burlington and Ocean counties
- 5 different priority areas
- $2,845,612 distributed
- 2,426.48 acres preserved

Oyster Creek on the 887 acre Horner property
Ocean Township, Ocean County – Photo by CRI
PCF Round 2 (2008)

- 6 completed projects
- 4 different applicants
- Lands in Atlantic, Burlington, Gloucester and Ocean counties
- 5 different priority areas, 1 contingency project
- $471,868 distributed
- 334.82 acres preserved

Pond on the 107 acre Oswego Gun Club property
Bass River Township, Burlington County – Photo by CRI
PCF Round 3 (2009)

- 3 completed projects
- 2 different applicants
- Lands in Camden and Ocean counties
- 1 priority area; 2 contingency projects
- $368,775 distributed
- 167.70 acres preserved

Woodlands on the 78 acre Great Egg Harbor Greenway property
Winslow Township, Camden County – Photo by CRI
PCF Land Acquisition Program

• 2006 CMP amendment:
  – Authorized limited expansion of CMCMUA landfill
  – Required $4,807,731.69 contribution to PCF

• 2008 MOA with NJ Turnpike Authority:
  – Authorized Garden State Parkway widening
  – Required $915,000 contribution to PCF

Above: Garden State Parkway widening construction
Below: Sandy opening on the 75 acre Maple Root River property
Photos by Paul Leakan, NJPC
PCF Land Acquisition Program

- 2009 PCF policy revisions allocated $2.5 million of CMCMUA funding to Land Acquisition
  - 8% ($200,000) dedicated for Cape May County acquisitions
- CRI hired as PCF Program Facilitator in 2009

Open field on the 2,762 acre Lenape Farms property
Estell Manor City, Atlantic County
Photo by Paul Leakan, NJPC
PCF Round 4 (2010A)

• 5 completed projects
• 3 different applicants
• Lands in Atlantic, Burlington and Ocean counties
• 3 different priority areas
• $350,458 distributed
• 290.20 acres preserved
PCF Round 5 (2010B)

- 5 completed projects
- 5 different applicants
- Lands in Atlantic, Burlington and Ocean counties
- 5 different priority areas
- $3,896,398 distributed
- 3,437.77 acres preserved

*Headwaters of the Great Egg Harbor River on the 2,762 acre Lenape Farms property*
*Estell Manor City, Atlantic County*
*Photo by Paul Leakan, NJPC*
PCF Round 6 (2012)

- 3 completed projects
- 3 different applicants
- Lands in Burlington and Ocean counties
- 2 different priority areas
- $424,889 distributed
- 742.84 acres preserved

Mossy wetland on the 473 acre Zemel property
Woodland Township, Burlington County – Photo by CRI
PCF – Cape May County

Difficult to find projects.

- 2 completed projects
- 1 applicant
- Lands in Cape May County
- 2 contingency projects
- $200,000 distributed
- 270.47 acres preserved

Map of the 269 acre Clarke property
Upper Township, Cape May County – Map from TNC
PCF – Garden State Parkway

- 2 completed projects
- 1 applicant
- Lands in Ocean County
- 2 out of 18 lots from Exhibit D list
- $146,958 distributed
- 30.17 acres preserved

Woodland on the 11 acre Urquhart property
Ocean Township, Ocean County – Photo by CRI
## PCF Land Acquisition Totals, to date

<table>
<thead>
<tr>
<th>Round</th>
<th>Acreage</th>
<th>Grants Paid</th>
<th># Projects</th>
</tr>
</thead>
<tbody>
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<td>1 (2007)</td>
<td>2,426.48</td>
<td>$2,845,612.00</td>
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<tr>
<td>2 (2008)</td>
<td>334.82</td>
<td>$471,868.00</td>
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<tr>
<td>3 (2009)</td>
<td>167.70</td>
<td>$368,775.00</td>
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<tr>
<td>4 (2010A)</td>
<td>290.22</td>
<td>$350,458.20</td>
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<tr>
<td>5 (2010B)</td>
<td>3,437.77</td>
<td>$3,896,398.20</td>
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<tr>
<td>6 (2012)</td>
<td>742.84</td>
<td>$424,889.44</td>
<td>3</td>
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<tr>
<td>Cape May County</td>
<td>270.47</td>
<td>$200,000.00</td>
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<tr>
<td>GSP</td>
<td>30.17</td>
<td>$146,958.16</td>
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<td><strong>Grand Total</strong></td>
<td><strong>7,700.46</strong></td>
<td><strong>$8,704,959.00</strong></td>
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</table>
Current PCF Land Acquisition Account

• Approximately $700,000 remaining in account from prior sources

• Commission approved transfer of $500,000 into Land Acquisition account in 2014

• Current total: $1.2 million (approximate)

Autumn view of the 203 acre Wollman property
Medford & Shamong townships, Burlington County
Photo by Paul Leakan, NJPC
Proposed 2015 PCF Land Acquisition Program

• Dedicate $750,000 to new acquisition round

• Priority allocation areas:
  – Section 502 Target Areas (12,600 acres remaining unpreserved)
  – 20 Planning Areas (118,900 acres remaining unpreserved)
  – Ocean County Forest Area
  – Must be approved by P&I Committee

• Contingency projects:
  – Outside of priority allocation areas
  – Must be approved by full Commission

Fowler’s toad on the 75 acre Maple Root River property
Jackson Township, Ocean County – Photo by Paul Leakan, NJPC
Section 502 Target Areas & 20 Planning Areas

- Section 502 of 1978 National Parks and Recreation Act required identification of land acquisition target areas featuring “critical ecological values which are in immediate danger of being adversely affected or destroyed”

- Commission staff analyzed remaining vacant lands and identified 20 planning areas as being exceptionally sensitive to development and disturbance

- Together, these areas form the priority allocation areas for the Commission’s land acquisition efforts
Proposed 2015 PCF Land Acquisition Program

- Allocations up to 33.3% of certified fair market value
- Use same “higher standards of readiness” to ensure feasibility
- Use same deed of conservation restriction language

Meadowbeauty on the 2,762 acre Lenape Farms property
Photo by Paul Leakan, NJPC
Proposed 2015 PCF Land Acquisition Program

- Grant administration
  - Previously CRI
  - Commission staff in 2015
- Application distribution
- Project evaluation matrix
  - Project size
  - Development threat
  - Habitat quality
  - Project feasibility, etc.
- Site visits
- Grant recommendations
- Follow-up and closure

The 163 acre Jackson Land LLC property in the Toms River Corridor
Jackson Township, Ocean County – Photo by Paul Leakan, NJPC
Proposed PCF Timing

- **Aug 1 2015**: Commission announces 2015 PCF grant availability
- **Sept 30 2015**: 2015 PCF grant applications due
- Staff reviews and evaluates applications
- **Oct 30 2015**: Staff presents projects recommended for PCF allocations to P&I Committee

*Open field on 699 acre Cologne Avenue property
Photo by Paul Leakan, NJPC*