

For G.A. Use Only

Date Rec'd: _____

Application No. _____

LOCAL & NONPROFIT ASSISTANCE PROGRAM
Land Acquisition Application Form

Complete and submit application with all required attachments by March 1, 2023, through the Green Acres website. Instructions for submitting your application can be found at www.NJGreenAcres.org.

PROJECT INFORMATION

Project Title: Conserving and Connecting Open Space in the Princeton-Montgomery-Hopewell Region

Project Sponsor: Ridgeview Conservancy, a New Jersey Nonprofit Corporation

Applicant Type (please check appropriate box):

	Standard Municipality		Standard County
	Highly or Densely Populated Municipality		Highly Populated County
	Urban Aid Municipality		Densely Populated County
X	Standard Nonprofit		Statewide Nonprofit

Type of Application (please check one): Standard X or Site-Specific Incentive _____
(See [Funding Categories & Percentages](#) section.)

Type of Acquisition (please check one): Fee simple X or Easement _____

Project description. --- SEE ATTACHED

On a separate page, please briefly address, in order, each of the following. This information will be used to determine project eligibility. (See [Submitting a Competitive Application](#) section.)

1. Description of the property, including:
 - a. Physical site characteristics and features
 - b. Existing land use
 - c. Pre-existing and planned rights-of-way, easements, reversionary interests, or other legal rights and restrictions impacting the property
2. Explanation of why property needs to be acquired
3. Whether acquisition will be an addition to an existing park or whether it will create a new park
4. Explanation of immediate plans to accommodate public use/access to project site upon closing
5. Discussion of applicant's intended management and use of the property once acquired. Please describe the short-term and long-term plans for the site for outdoor recreation and/or conservation purposes. If the property will be developed for these uses, discuss the anticipated timeframe for the start and completion of development, and when it will be open for expanded public use.
6. Status of acquisition, particularly discussions with the landowner and any existing due diligence reports

SITE INFORMATION

Property Address:

Street Address or Nearest Intersection	725 Herrontown Road, 823 Herrontown Road, and 915 Mount Lucas Road
Municipality(ies)	Princeton
County	Mercer

Property Lot(s) and Acreage(s) (attach additional pages, if necessary):

Block	Lot	Total Lot Acreage	Acreage to be Acquired
Block 1001	1, 1 Q0008	53.50 Acres	53.50 Acres
Block 1001	2, 2 Q008	22.90 Acres	22.90 Acres
Block 1001	14, 14 Q009	14.17 Acres	14.17 (by Princeton w/ diversion funds)
Total Acreage to be Acquired:			90.62 +/- Acres *

***Note:** Ridgeview Conservancy will jointly purchase Lots 1 & 2 (totaling 76.4 acres) with other consortium partners, using Green Acres funds. Princeton Municipality will purchase Lot 14 (14.17 acres) using diversion funds.

Site Location Categories – Municipal and Adversely Stressed OBC (please check one in each column):

<input checked="" type="checkbox"/>	Standard Municipality
<input type="checkbox"/>	Highly or Densely Populated Municipality
<input type="checkbox"/>	Urban Aid Municipality

<input type="checkbox"/>	Within an AS/OBC*
<input checked="" type="checkbox"/>	Easily Accessible from an AS/OBC**
<input type="checkbox"/>	Not within an AS/OBC

*AS/OBC = Adversely Stressed Overburdened Community

** Easily Accessible = Within ¼ mile with unimpeded pedestrian access

Is the property identified as historic on the NJDEP Historic Preservation Office LUCY Online Map Viewer?

(See instructions in [Tools / References](#) for how to identify if a property is a historic site.)

Yes _____ No ☒

Are there any structures located on the project site?

Yes ☒ No _____

If yes, please describe the intended use of the structure(s) (must be in support of outdoor recreation) or if they will be demolished. Appropriate due diligence will be conducted to assess whether any structures on the property are of historic significance. Any structures that are determined not to be of historical significance will be demolished.

Is the project site a current or former landfill site, known or suspected hazardous waste site, or adjacent to (or affected by) such sites?

Yes _____ No ☒

If yes, please explain: _____

Has the project site been identified by a municipality or otherwise designated for use in meeting municipal fair share low- and moderate-income housing obligations under the Fair Housing Act of 1985 (N.J.S.A. 52:27D-301)?

Yes _____ No ☒

If yes, please describe the alternative to meeting such obligations: _____

State Legislative District of Project Site: District 16 Congressional District of Project Site: NJ-12

FUNDING REQUEST

Total Estimated Cost of Project (see attached [Allowable Costs](#) excerpt from Green Acres rules):

Land Cost	\$490,000
Appraisals	\$ 6,500
Preliminary Assessment Report (& Site Investigation Report, if necessary)	\$ 1,000
Title Commitment & Policy	\$ 1,000
Survey	\$ 1,500
Demolition*	\$
Incidental Costs*	\$
Total Project Cost**	\$500,000

* Demolition and incidental costs limited to established caps (see [Eligible Costs](#) section).

** Please round total cost up to next \$1,000.

Green Acres Funding Request:

Total Project Cost (from above)	\$500,000
x Eligible Grant %*	x 0.5 =
Eligible Green Acres Grant	\$250,000
Grant Request	\$250,000
Loan Request	\$ 0

* See [Funding Categories & Percentages](#) section.

Has the applicant or partners received any funding awards from other sources for this property, or are any applications pending?

Yes **X** No

If yes, please list source, amount, and deadline to use funds: **Ridgeview Conservancy has received a private donation of \$50,000 which may be used as matching funds for this acquisition, subject to Board approval. In addition, we anticipate participating in joint applications to Mercer County's Open Space Preservation Assistance Program and to Princeton Municipality's Open Space Fund, in collaboration with our consortium partners, to secure additional matching funds for the proposed Green Acres grant.**

PUBLIC ENGAGEMENT

Please describe the process that led to the development of this acquisition proposal and how the public was involved. Please submit documentation of public engagement efforts and discuss how the results were incorporated into the project design.

This proposal has been developed in partnership with a consortium which includes Princeton Municipality and 4 local and state-wide land trusts. The process leading to our focus on acquiring the Lanwin 90-acre property has involved regular meetings of the consortium for over 15 months and builds on the purchase of the 153-acre Province Line Woods in December 2021. We held meetings with members of the Montgomery Open Space Committee to explore linkages across the municipal boundary and with other prospective partners in Princeton, Montgomery, and Hopewell. See letters of support from Princeton Municipality, Montgomery Open Space Committee, Sustainable Princeton, Friends of Herrontown Woods, Herrontown Lane Homeowners Association, and Friends of Hopewell Valley Open Space (FoHVOS). In addition, we sent letters announcing our proposal to the municipal clerks in Princeton, Montgomery, and Hopewell (see attached). We published public notice of our proposal, with an invitation for review and input, in three newspapers which are published both in print and online: Town Topics, Princeton Packet, and The Star Ledger (see attached). We also posted an announcement of the proposal on Ridgeview Conservancy's website (www.ridgeviewconservancy.org). The proposed project has been discussed with the Ridgeview Turtles youth stewardship group, which is composed of 25 Princeton High School students and with members of Princeton High School for Climate Action. Informal conversations have also been held with neighbors of the Lanwin 90-acre property in Princeton and Montgomery.

POST-ACQUISITION INFORMATION

Please give a detailed breakdown of anticipated operation and maintenance costs.

While the property will be co-owned by members of the consortium involved in the acquisition, it is anticipated that the property will be maintained and operated as Open Space by Princeton Municipality. As such, Ridgeview Conservancy does not expect to incur significant monetary costs related to operation and maintenance. However, Ridgeview Conservancy does expect to contribute approximately 200 hours of volunteer labor annually for the removal of invasive species, the creation and maintenance of trails, and other aspects of stewardship.

Are these costs greater than current site costs? If so, by how much? We are not aware of the current site costs, which are paid by the property's current owner. However, the abovementioned 200 hours/year of volunteer labor which Ridgeview Conservancy expects to contribute appear to be above and beyond the current site costs.

What will be the source of funds for the operation and maintenance costs? It is anticipated that the property will be maintained and operated as Open Space by Princeton Municipality.

SPONSOR INFORMATION

Project Sponsor:

Name of Local Government or Nonprofit	Ridgeview Conservancy, a New Jersey Nonprofit Corporation
Street Address	211 Ridgeview Road
City, State, Zip	Princeton, NJ 08540
Webpage Address	www.ridgeviewconservancy.org
Tax ID Number	833929527

Chief Executive Officer:

Name	Christopher Barr	Telephone	609-924-2821
Title	Executive Director	Email	CBarr@woods-wayside.org

Current Community Profile:

Population	30,872	Year	2021
Area (square miles)	18.41	Population/Square Mile	1,677

Contact for Application Questions:

Name	Christopher Barr
Title	Executive Director
Street Address	211 Ridgeview Road
City, State, Zip	Princeton, NJ 08540
Telephone	609-924-2821
Cell Phone	609-751-3074
Email Address	CBarr@woods-wayside.org

[Back to Table of Contents](#)

Contact for Project Management if Project is Funded (if different than Application Contact):

Name	Christopher Barr
Title	Executive Director
Street Address	211 Ridgeview Road
City, State, Zip	Princeton, NJ 08540
Telephone	609-924-2821
Cell Phone	609-751-3074
Email Address	CBarr@woods-wayside.org

SIGNATURES (2)

I, Christopher Barr (name of official authorized by the governing body resolution), hereby certify that the information provided within this Green Acres Program Application Form is complete and true.

2/28/2023
Date


Signature of official authorized to submit application*

* Must be individual authorized by attached **Enabling Resolution** or application will be ineligible

I, Jaspal Singh (name of Chief Financial Officer), have reviewed the likely funding award for this project (see [Figure 3: Funding Round Caps](#)) and hereby certify that the financial information in the attached Governing Body Enabling Resolution, including #2 and #3, is accurate.

2/28/2023
Date


Signature of Chief Financial Officer

PROJECT DESCRIPTION

The overall goal of this project is two-fold:

- First, to conserve as permanent open space properties in the Princeton-Montgomery-Hopewell region which have significant forests, wetlands, and/or cultural-historic resources; and
- Second, to connect preserved properties both within and across the three municipalities by establishing and/or extending a network of public trails, in order to make open space accessible to all segments of these communities.

In the current phase of this project, which is covered by the present proposal, Ridgeview Conservancy is collaborating with a consortium of partners to acquire for conservation a 90-acre property owned by Lanwin Development Corp. in the northeast corner of Princeton, along the border with Montgomery. This consortium includes: Princeton Municipality, New Jersey Conservation Foundation, The Watershed Institute, Friends of Princeton Open Space, and Ridgeview Conservancy.

In subsequent phases of the project, Ridgeview Conservancy will work with partners in Princeton, Montgomery, and Hopewell to link the Lanwin 90-acre property – as well as the recently conserved 153-acre Province Line Woods and the Ridgeview Woods Preserve – with open space in each of these municipalities.

1) Description of the Property

The Lanwin 90-acre parcel is composed of three contiguous lots, which are designated on the Princeton Tax Map as Block 1001, Lots 1 (1 Q0008); 2 (2 Q0008); and 14 (14 Q0009). Situated on the northern side of the Princeton Ridge, the property has elevations of 270-feet on the eastern side and slopes downward from the southeast, with slopes of 15% - 25% +/- in the mid-section of the parcel. The property is almost entirely wooded, with a diverse mix of mature deciduous tree species, including Ash, Beech, Birch, Cedar, Cherry, Dogwood, Elm, Hemlock, Hickory, Ironwood, Locust, Maple, Oak, Poplar, Sassafras, Sweetgum, Sycamore and Shagbark Hickory, in addition to White Pine. Freshwater wetlands cover 6.79 +/- acres, and Van Horn Brook traverses the western section of the parcel. Based on NRCS Soil Surveys, it is estimated that the parcel contains 41.5% Prime soils, 47.1% Not Prime soils and 11.4% soils of Statewide Importance.

The property is currently undeveloped, with the exception of two uninhabited residential buildings and an abandoned barn. However, the owner, Lanwin Development Corp., currently has applications before Princeton's Planning Board for the development of a residential subdivision for 29 homes.

2) Why the Property Needs to be Acquired

The Lanwin 90-acre property is currently the largest tract of unprotected forest in Princeton and has long been identified as a priority for conservation. Princeton's 1996 Master Plan notes that the three lots making up the parcel "are environmentally critical due to stream corridors, wetlands, woodlands, and steep slopes" and recommends that the full 90 acres be conserved. The New Jersey Conservation Blueprint classifies the entire parcel as "Medium-High" Ecosystem to Protect.

The property has numerous vernal ponds and vernal habitat, and supports the headwaters to Van Horn Brook, a tributary to the Millstone River. The forests and wetlands on the property are known to provide habitat for Cooper's Hawk (NJ State Threatened Species); Eastern Box Turtle (NJ Species of Special Concern); and Wood Turtle (*Glyptemys insculpta*) (NJ State Endangered Species). A Freshwater Wetlands Letter of Interpretation issued by NJDEP in April 2022 designated all wetlands on the property to be classified as "exceptional resource value".

The forest on the property is generally composed of mature, older-growth trees; and a small stand is reported to be primary forest, which is exceedingly rare in New Jersey and other parts of the Northeast US. In terms of climate resilience, the property's mature deciduous upland forest are known to store large amounts of carbon, reducing the effects of warming in Princeton and Mercer County. They also play a critical role in mitigating the effects of flooding and stormwater runoff along the Princeton Ridge. This is particularly important as high-density housing developments situated within an AS/OBC in Montgomery are located on contiguous and nearby lots directly downslope from the Lanwin 90-acre property.

The Lanwin 90-acre property is also situated in close proximity to two large tracts of preserved open space in Princeton: Autumn Hill Reservation to the east and Herrontown Woods Arboretum to the south. Conservation of the 90 acres would secure important wildlife corridors and significantly expand the opportunities for passive outdoor recreation that these parks currently provide. Over time, Ridgeview Conservancy plans to work with Montgomery's Open Space Committee to extend these benefits further by seeking to acquire for conservation a 27-acre contiguous parcel composed of three wooded lots currently owned by the NJ Department of Transportation (designated on the Montgomery Tax Map as: Block 37002, Lots 6.01 and Lot 5.01; and Block 37003, Lot 6.81).

If Lanwin's pending applications to develop 29 homes on the property are ultimately approved, the opportunity that currently exists to conserve the property could quickly disappear. The proposed development would be expected to have very significant negative impacts on the site's forest and wetland habitats.

3) Acquisition to Create a New Park

The objective of the planned acquisition of the Lanwin 90-acre property by Ridgeview Conservancy and other members of the consortium is to create a new public park. Following

closing, it is anticipated that Princeton would hold a majority ownership interest and other members would hold minority interests in the property. A permanent conservation easement will be placed on the property, and the parcel would be added to Princeton Municipality's Recreation and Open Space Inventory (ROSI).

4) Plans to Accommodate Public Use/Access

The conservation easement will ensure the property is open to public use for passive recreation (i.e. hiking, bird-watching, etc) and outdoor education. Over the medium- to long-term, Ridgeview Conservancy will work with consortium partners to create a network of walking and hiking trails to link the 90-acre woods to Autumn Hill Reserve, Herrontown Woods, Ridgeview Woods, and other parts of Princeton's Emerald Necklace, as well as to preserved open space in Montgomery. These linkages will be important steps to make the new park accessible to communities living in downtown Princeton, the Griggs Farm neighborhood, and across the municipal boundary in Montgomery. These include communities of color and households with limited incomes, which historically have been under-represented in terms of access to and use of Open Space

5) Intended Management and Use of the Property

It is expected that Princeton Municipality will be primarily responsible for operating and maintaining the property for conservation and passive recreation. However, Ridgeview Conservancy would plan to be actively involved in stewarding the property, including the removal of invasive species and supporting healthy habitat for native flora and fauna, as well as the creation and maintenance of public trails. Over time, Ridgeview Conservancy would also develop place-based educational programming to teach ecological literacy to children at area schools and other youth programs. Ridgeview Conservancy is well-placed to carry out these activities as it has an active stewardship program for high school youth, which currently manages the Ridgeview Woods Preserve; has several years of experience conducting environmental education programs for children; and is coordinating seven area schools participating in Princeton's Emerald Necklace Consortium of Schools.

6) Status of Acquisition

Two appraisals of the Lanwin 90-acre property were completed in early-February 2023 and have been submitted to Green Acres for review. The consortium is now in discussions with the owner of Lanwin Development Corp., but has not yet reached agreement on terms for purchasing the property for conservation.

Application Checklist – Land Acquisition Projects

Application materials must be submitted electronically in pdf form through the Green Acres website by **5:00pm on March 1, 2023**. Instructions for submitting your application can be found at www.NJGreenAcres.org.

NOTE: This checklist should be returned with the completed application. If the starred item (*) is not applicable, please indicate 'N/A' next to that item. All other required items must be submitted. Specific instructions for each submission follow the checklist.

REQUIRED ITEMS – All applicants	
X	Application Form
X	Governing Body Resolution
X	Anticipated Project Schedule
X	Tax Record for Each Tax Lot to be Acquired
X	Official Tax Map with Project Location Highlighted
X	Aerial of Project Location with Streets Identified
X	Project Reference Map with Checklist
X	Photographs of the Project Site
X	Project Narrative Outline
ADDITIONAL REQUIRED ITEMS – Local Government Applicants	
	Public Hearing Checklist
	Proof of Publication for Public Hearing Website Notice and Newspaper Advertisement
	Public Hearing Minutes
	Recreation and Open Space Inventory (ROSI) Form
	* County Project: Notification to Municipality(ies)
	* Site Specific Incentive projects: Site Specific Incentive Certification
ADDITIONAL REQUIRED ITEMS – Nonprofit Applicants	
X	Nonprofit Eligibility Certification with Attachments:
X	- IRS Website Printout
X	- NJ Division of Consumer Affairs CRIA Website Printout
X	- List of Current Board Members
X	- Minutes from Most Recent Board Meeting
X	Proof of Publication of Newspaper Notice
OPTIONAL ITEMS – All Applicants	
X	Existing Property Survey (if available)
X	Letters of Support

GREEN ACRES APPLICATION
Enabling Resolution Template

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the **Ridgeview Conservancy, a New Jersey Nonprofit Corporation** desires to further the public interest by obtaining funding in the amount of \$ 250,000 (Two Hundred Fifty Thousand Dollars) in the form of a \$ 250,000 (Two Hundred Fifty Thousand Dollars) matching grant and, if available, a \$ 0 loan, from the State to fund the following project(s): Conserving and Connecting Open Space in the Princeton-Montgomery-Hopewell Region at a cost of \$ 500,000 (Five Hundred Thousand Dollars);

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

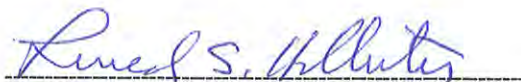
NOW, THEREFORE, the governing body/board resolves that:

1. **Christopher Barr** or the successor to the office of **Executive Director** is hereby authorized to:
 - a. make application for such a loan and/or such a grant,
 - b. provide additional application information and furnish such documents as may be required, and
 - c. act as the authorized correspondent of the above-named applicant;
2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$ 250,000 (Two Hundred Fifty Thousand Dollars);
3. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. This resolution shall take effect immediately.

CERTIFICATION

I, **Lincoln Hollister, President of Ridgeview Conservancy, a New Jersey Nonprofit Corporation** do hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Directors at a meeting held on the 27th day of February, 2023.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this 28th day of February, 2023.



Lincoln Hollister, President
Board of Directors
Ridgeview Conservancy, a NJ Nonprofit Corporation

Anticipated Project Schedule – Land Acquisition

The project period will be **two years** from the date of the executed project agreement. In estimating a project schedule, please assume a hypothetical July 1, 2023, approval date. If approved, project schedule will be based on this schedule, adjusted to the actual approval date. Regular reporting will be required to ensure continuous progress.

	<u>Approximate Date</u>
1. Obtain and submit Preliminary Assessment Report (<i>Resolution of any Areas of Concern should occur concurrent with subsequent acquisition steps.</i>)	<u>Completed – 9/3/2021</u>
2. Obtain parcel-specific appraisal instructions from Green Acres	<u>Completed – 9/27/2021</u>
3. Hire appraisers (<i>This may include meeting on-site with Green Acres and appraisers unless GA waives meeting.</i>)	<u>Completed – 3/31/2022</u>
4. Submit appraisals to Green Acres for review (<i>Allow 60 days for certification of market value.</i>)	<u>Completed – 2/15/2023</u>
5. Sign purchase contract with owner	<u>7/31/2023</u>
6. Obtain and submit survey	<u>9/30/2023</u>
7. Obtain and submit title insurance commitment	<u>7/15/2024</u>
8. Close on property	<u>7/31/2024</u>
9. Submit for final payment	<u>9/30/2024</u>

Comments: **The dates noted above are for indicative purposes only. The consortium of partners involved in this acquisition anticipates needing approximately 12 months to raise the funds necessary for the purchase, from the date a contract is signed with the owner.**

BLQ: 1001. 1. -Q0008- - Tax Year: 2022 to 2023
Owner Name: LANWIN DEVELOPMENT CORP Property Location: 725 HERRONTOWN RD

Tax Year: 2022	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	42.08	42.07	41.83	41.83	167.81
Payments:	42.08	42.07	41.83	41.83	167.81
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2022 Prin Balance
		Description								
		Original Billed						167.81		167.81
02/02/22	1	Payment	TAX		CS	80 6994		42.08	0.00	125.73
		R-PA								
04/28/22	2	Payment	TAX		CS	80 6995		42.07	0.00	83.66
		R-PA								
10/06/22	3	Payment	TAX	3837344247	CK	407 23 WKT1006		41.83	0.00	41.83
		ONLINE PAYMENTS								
10/24/22	4	Payment	TAX	464	CK	560 225 44		41.83	0.00	0.00
		LANWIN								

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	41.96	41.95	0.00	0.00	83.91
Payments:	41.96	0.00	0.00	0.00	41.96
Balance:	0.00	41.95	0.00	0.00	41.95

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed						83.91		83.91
02/03/23	1	Payment	TAX	484	CK	1755 28 11		41.96	0.00	41.95
		LANWIN DEVELOPMENT CORP								

Total Principal Balance for Tax Years in Range: 41.95

BLQ: 1001. 2. -Q0008- -

Tax Year: 2022 to 2023

Owner Name: LANWIN DEVELOPMENT CORP

Property Location: 823 HERRONTOWN RD

Tax Year: 2022	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	18.91	18.90	18.79	18.79	75.39
Payments:	18.91	18.90	18.79	18.79	75.39
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2022 Prin Balance
		Description								
		Original Billed						75.39		75.39
02/02/22	1	Payment	TAX		CS	80 6996		18.91	0.00	56.48
		R-PA								
04/28/22	2	Payment	TAX		CS	80 6997		18.90	0.00	37.58
		R-PA								
10/06/22	3	Payment	TAX	3837344757	CK	407 24 WKT1006		18.79	0.00	18.79
		ONLINE PAYMENTS								
10/24/22	4	Payment	TAX	464	CK	560 226 44		18.79	0.00	0.00
		LANWIN								

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	18.85	18.85	0.00	0.00	37.70
Payments:	18.85	0.00	0.00	0.00	18.85
Balance:	0.00	18.85	0.00	0.00	18.85

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed						37.70		37.70
02/03/23	1	Payment	TAX	484	CK	1755 29 11		18.85	0.00	18.85
		LANWIN DEVELOPMENT CORP								

Total Principal Balance for Tax Years in Range: 18.85

BLQ: 1001. 14. -Q0009- - *

Tax Year: 2022 to 2023
Property Location: 915 MT LUCAS ROAD

Tax Year: 2022	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	10.98	10.97	10.92	10.91	43.78
Payments:	10.98	10.97	10.92	10.91	43.78
Balance:	0.00	0.00	0.00	0.00	0.00

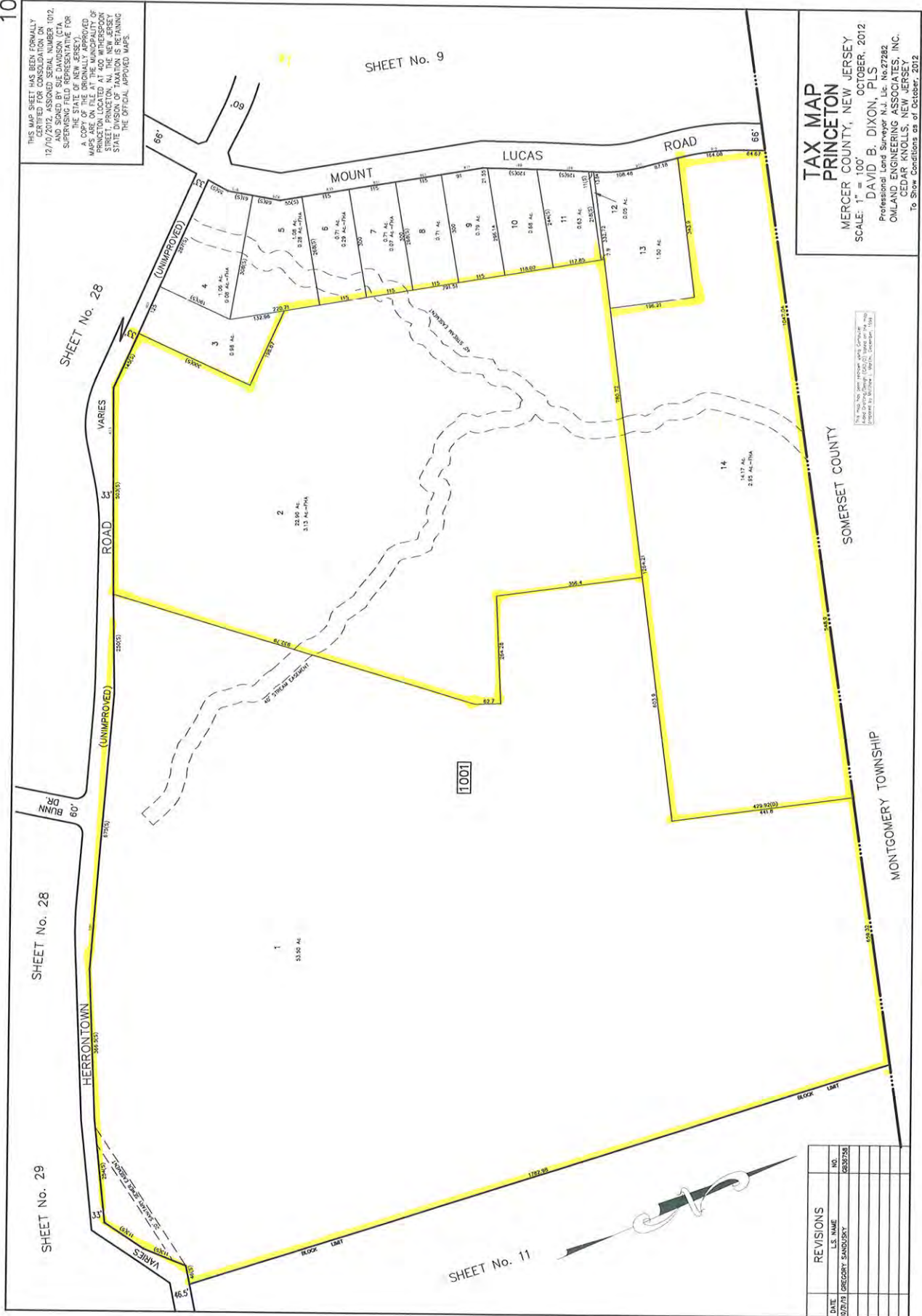
Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2022 Prin Balance
		Description								
		Original Billed						43.78		43.78
02/02/22	1	Payment	TAX		CS	80	7022	10.98	0.00	32.80
		R-PA								
04/28/22	2	Payment	TAX		CS	80	7023	10.97	0.00	21.83
		R-PA								
10/06/22	3	Payment	TAX	3837345419	CK	407	26 WKT1006	10.92	0.00	10.91
		ONLINE PAYMENTS								
10/24/22	4	Payment	TAX	464	CK	560	228 44	10.91	0.00	0.00
		LANWIN								

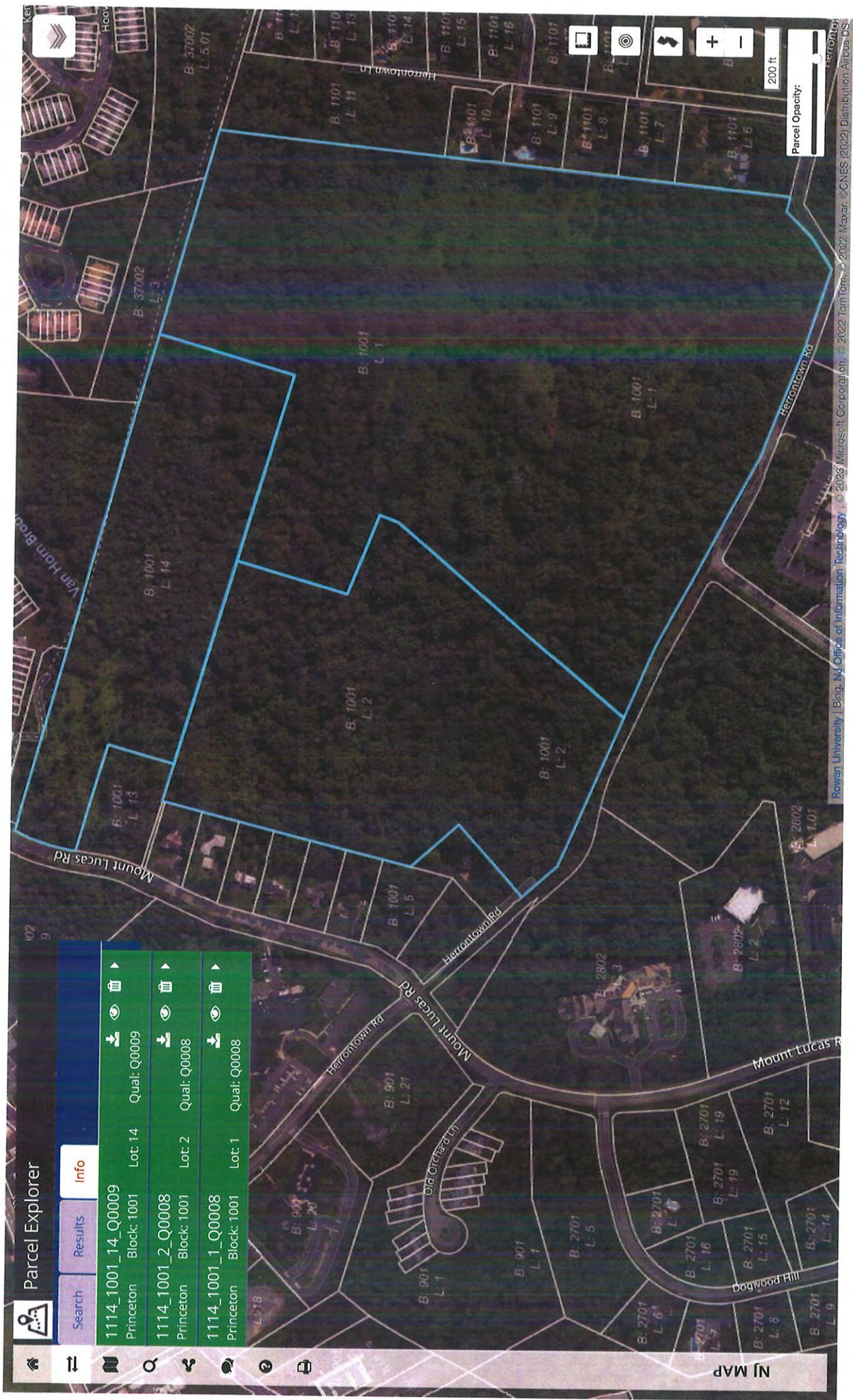
Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	10.95	10.94	0.00	0.00	21.89
Payments:	10.95	0.00	0.00	0.00	10.95
Balance:	0.00	10.94	0.00	0.00	10.94

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed						21.89		21.89
02/03/23	1	Payment	TAX	484	CK	1755	31 11	10.95	0.00	10.94
		LANWIN DEVELOPMENT CORP								

Total Principal Balance for Tax Years in Range: 10.94

* Note: This lot will be purchased by Princeton Municipality using diversion funds.





Municipality of Princeton
PROJECT REFERENCE MAP

Lanwin Development Corp: +/- 90.6 acres

Block 1001; Lots 1, 2, 14

Princeton, Mercer County

Block 1001; Lot 1: +/- 53.5 acres

725 Herrontown Road

Owner: Lanwin Development Corp.,

195 Nassau St.,

Princeton, NJ 08542.

Block 1001; Lot 2: +/- 23.1 acres

823 Herrontown Road

Owner: Lanwin Development Corp.,

195 Nassau St.,

Princeton, NJ 08542.

No adjacent parcels owned.

Block 1001; Lot 14: +/- 14.3 acres

915 Mt. Lucas Road

Owner: Preservation Lands LLC

26 Westcott Road

Princeton, NJ 08540.

No adjacent parcels owned.

Highlands: No.

Zoning: R-A; Partial R-B on Lot1

Taking Area: Full taking in fee.

Landlocked: No.

Structures: Yes, vacant residential on Lots 1 & 14

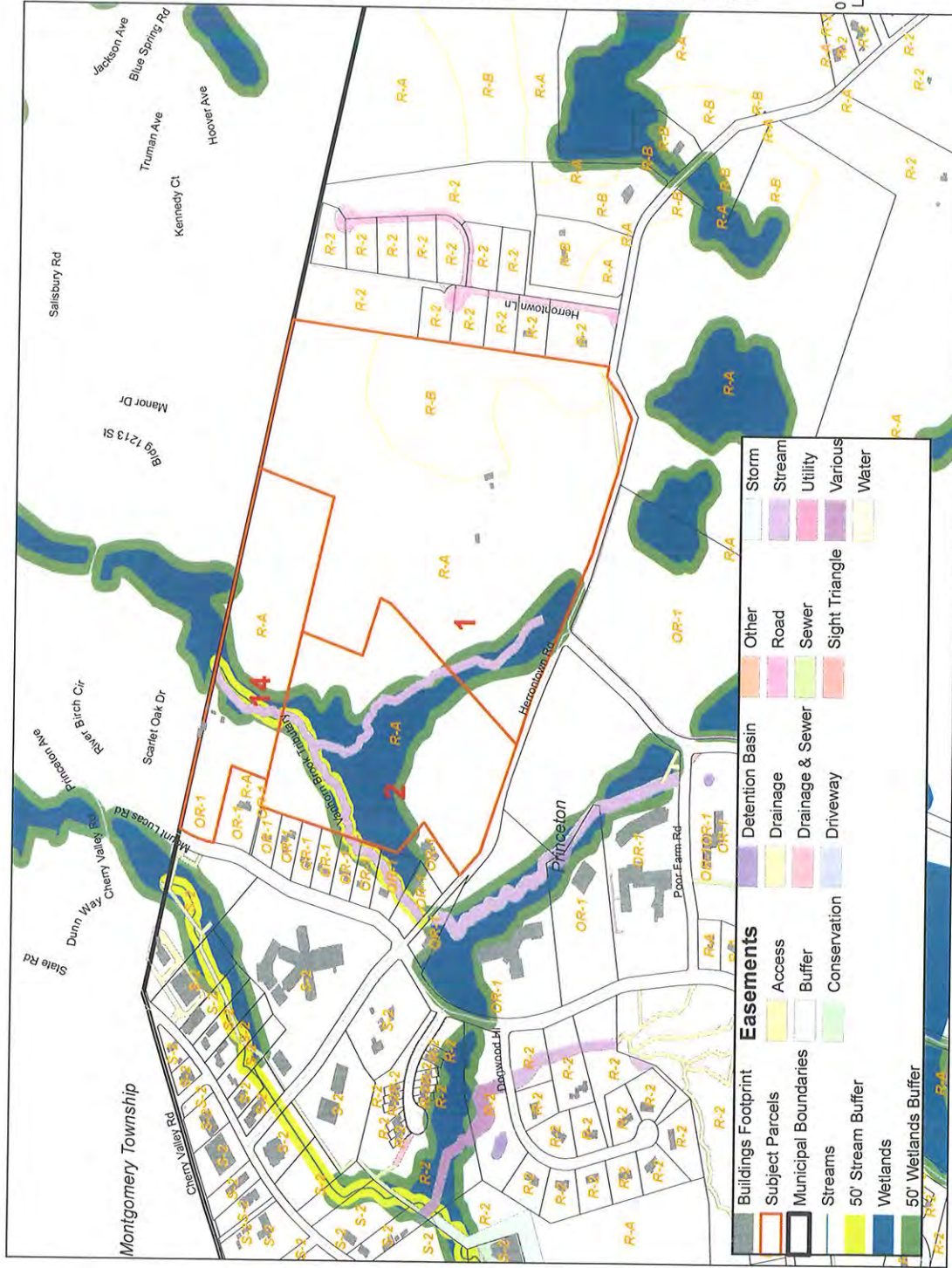
Easements: Yes.

Wetlands* & buffer: Yes, all 3 lots.

Stream buffer: Yes, Lots 2 & 14.

Floodprone: No.

Sources: NJOT-OGIS, NJDOT, NJDEP,
Municipality of Princeton, Wetlands from
NJDEP 2015 Land Use Land Cover



Project Reference Map Checklist

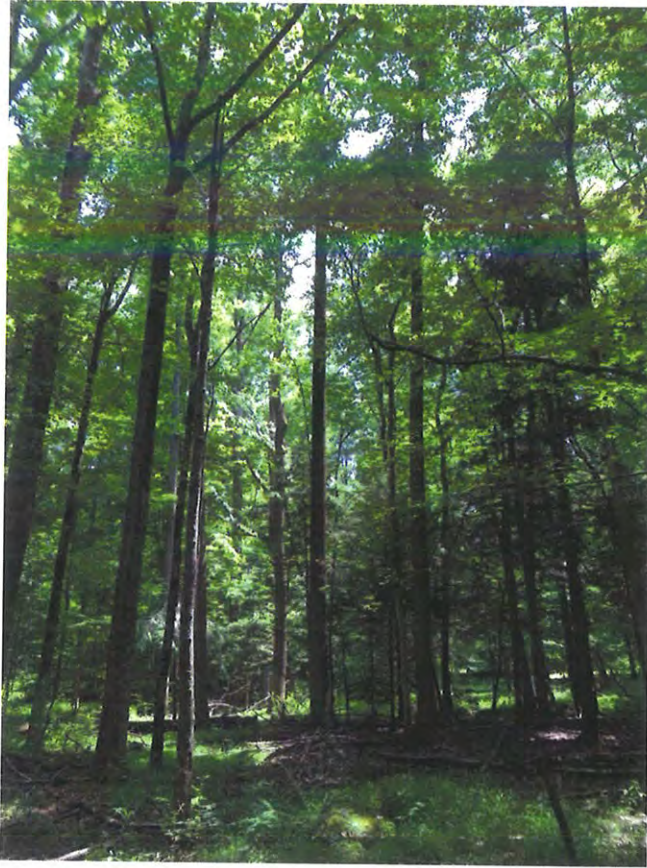
The Project Reference Map is the basis for Green Acres ranking and evaluation and is used by the appraiser(s) in the determination of the parcel's market value. The minimum size of this map should be 11" x 17" and include the information listed below. Clarity of presentation of data will dictate the actual paper size.

The project reference map should be generated digitally using AutoCAD or Geographic Information System (GIS) technology. Applicants using GIS technology may acquire the georeference required by the Green Acres Program from the DEP's GIS GeoWeb. Provide all available data and documents pertinent to the site (i.e., existing surveys, local government master plan, etc.) in order to facilitate this mapping process.

This checklist should be returned with the completed application. If any items are not applicable, please indicate with "N/A" next to that item. The following are required elements of the project reference map:

1. X Project name and location
2. X Block and lot numbers and municipality(ies) in which the acquisition is located
3. X Current owner(s) of record (*also indicate adjacent lots under the same ownership*)
4. X Area given in acreage or square feet
5. X Dimensions of each lot marked on each perimeter boundary
6. X Improvements shown in approximate location on parcel
7. X Acquisition area - if only a portion of the parcel is proposed for acquisition, both the proposed portion and the remaining areas and sizes should be noted
8. X North arrow and scale of map. The map scale should be proportional to the size of the site to allow an appraiser to prepare an accurate appraisal
9. N/A If located in the Highlands, indicate whether site is in the Planning Area or Preservation Area
10. X Indicate if purchase will be fee or easement. If easement, and less than full public access is proposed, show public access area. (Extent of public access will affect value and eligibility for Green Acres funding. Please discuss with Green Acres.)
11. X Location and area of all known existing easements, road rights-of-way, encroachments, dune and beach areas, and similar features, with the source of such information shown
12. X Location and area of all streams, rivers, waterbodies, and associated buffers. Any waterbody classified as Category One pursuant to N.J.A.C. 7:9B, and the associated special water resource protection area established pursuant to N.J.A.C. 7:8, must be shown and labeled. (Instructions for Finding Stream Classifications and Category One Waters Using NJ Geo-Web, available from the [Department's Bureau of GIS](#).)
13. N/A Location and area of tidelands, available from the [Department's Bureau of GIS](#), as determined from New Jersey Tidelands claims maps, conveyance overlays, and atlas sheets
14. X Location and area of floodplain, as shown on the New Jersey State Flood Hazard Area maps prepared under the Flood Hazard Area Control Act, N.J.S.A. 58:16A50 et seq. and available from the [DEP Office of Engineering and Construction, Bureau of Dam Safety and Flood Control](#) or as determined from other State or Federal mapping or from a site delineation
15. N/A Location and area of coastal wetlands, as shown on maps prepared by the Department under the Wetlands Act of 1970, N.J.S.A. 13:9A1 et seq. and the [Department's Bureau of GIS](#).

16. X Location and area of freshwater wetlands, available from the [Department's Bureau of GIS](#) or as determined from:
- A wetlands delineation, if one exists, verified by the DEP's Division of Land Resource Protection;
 - Freshwater wetlands maps prepared by the Department under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B1 et seq., if they exist; or
 - If the documents listed under (1) and (2) above do not exist, U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) maps, in conjunction with County Soil Surveys published by the U.S. Department of Agriculture



*All photos taken by Cindy Taylor



*All photos taken by Cindy Taylor





*All photos taken by Cindy Taylor



*All photos taken by Cindy Taylor

PROJECT NARRATIVE

The following sections detail the conservation and outdoor recreation features and benefits of the proposed acquisition of the Lanwin 90-acre property and, more broadly, outline the importance of connecting open space across the Princeton-Montgomery-Hopewell region.

Factor #1 – Open Space Needs

- 1.1) The Lanwin 90-acre property is situated in the north-east corner of Princeton Municipality in Mercer County, adjacent to the border with Montgomery Township in Somerset County. Princeton has a population of 30,872 people and spans an area of 18.41 square miles, with a population density of 1,677 persons per square mile. Montgomery has a population of 23,690 people and spans an area of 32.47 square miles, with a population density of 729 persons per square mile. Although Princeton and Montgomery have relatively low overall population densities, both municipalities have areas that are classified as Adversely Stressed Over-Burdened Communities (AS/OBC's).
- 1.2) Based on data provided by NJ-DEP's Environmental Justice Mapping, Assessment, and Protection Tool (EJMAP), the Lanwin 90-acre property is directly adjacent to an Adversely Stressed Over-Burdened Community across the municipal boundary in Montgomery and is situated in close proximity to an AS/OBC in Princeton. The AS/OBC in Montgomery is traversed by Princeton Avenue, Blue Spring Road, and Salisbury Road. The AS/OBC in Princeton runs from downtown Princeton along the Route 206 corridor north into Montgomery.
- 1.3) The conservation of the Lanwin 90-acre property and the creation of a public park on this site will be of direct and immediate benefit to residents of the adjacent and nearby AS/OBC's in Montgomery and Princeton. Ridgeview Conservancy envisions that public hiking and walking trails would be established with trailheads on both the Princeton and Montgomery sides of the property to make it easily accessible to local residents from both communities.
- 1.4) Over time, these trails would be linked to those in Autumn Hill Preserve, Herrontown Woods, Ridgeview Woods, and other parts of Princeton's Emerald Necklace. In addition, Ridgeview Conservancy plans to work with Montgomery's Open Space Committee and other partners to acquire for conservation three contiguous wooded properties in Montgomery that are currently owned by New Jersey's Department of Transportation. These would provide further linkages to AS/OBC's in Montgomery and would connect the Lanwin 90-acre property (and other parts of Princeton's Emerald Necklace) to open space along the D&R Canal.
- 1.5) The conservation of the Lanwin 90-acre property is especially important as the current owner is now seeking approvals for the development of a 29-home subdivision. If this development were to proceed, it would result in the removal of a large number of mature trees; significantly expand impervious ground cover and soil compaction; and divert existing water flows along that section of the Princeton Ridge. Collectively, these plans raise enormous concerns about the likely impacts on stormwater runoff and what effects this could have on the

AS/OBC in Montgomery, which lives directly downslope and downstream (along Van Horn Brook) of the planned Lanwin development. In this way, the proposed acquisition of the Lanwin 90-acre property for conservation and passive recreation is an urgent environmental justice issue.

Factor #2 – Environmental Protection & Climate Mitigation and Resilience

2.1) The Lanwin 90-acre property is currently the largest tract of unprotected forest in Princeton and has long been identified as a priority for conservation. Princeton's 1996 Master Plan notes that the three lots making up the parcel "are environmentally critical due to stream corridors, wetlands, woodlands, and steep slopes" and recommends that the full 90 acres be conserved. The New Jersey Conservation Blueprint classifies the entire parcel as "Medium-High" Ecosystem to Protect. The property is a key parcel in the eastern section of the Princeton Ridge, which has been designated as an "Environmentally Sensitive Area".

2.2) The forest on the property is generally composed of mature, older-growth trees; and a small stand is reported to be primary forest, which is exceedingly rare in New Jersey and other parts of the Northeast US. The property has numerous vernal ponds and vernal habitat, and supports the headwaters to Van Horn Brook, a tributary to the Millstone River. The forests and wetlands on the property are known to provide habitat for Cooper's Hawk (NJ State Threatened Species); Eastern Box Turtle (NJ Species of Special Concern); and Wood Turtle (*Glyptemys insculpta*) (NJ State Endangered Species). Its stream, wetlands, and vernal habitat also provide important habitat for frogs, salamanders, and other amphibians, as well as wide array of macroinvertebrates and other aquatic species. A Freshwater Wetlands Letter of Interpretation issued by NJDEP in April 2022 designated all wetlands on the property to be classified as "exceptional resource value".

2.3) The Lanwin 90-acre property is also situated in close proximity to two large tracts of preserved open space in Princeton: Autumn Hill Reservation to the east and Herrontown Woods Arboretum to the south. Conservation of the 90 acres would secure important wildlife corridors and significantly expand the opportunities for passive outdoor recreation that these parks currently provide. More broadly, connecting these three large tracts of open space would be a critical link in Princeton's Emerald Necklace initiative, which seeks to create a network of interconnected parks and trails that surround Princeton and link the municipality to trails and open space in Montgomery and Hopewell. Indeed, connecting the Lanwin 90-acres to Autumn Hill and Herrontown Woods would then link it to preserved lands near Snowden Lane, Smoyer Park, the Gulick tract, and the Lake Carnegie, resulting in a continuous greenway from Montgomery all the way to the Delaware and the Raritan Rivers.

2.4) Over time, Ridgeview Conservancy also plans to work with Montgomery's Open Space Committee to extend these benefits further by seeking to acquire for conservation a 27-acre contiguous parcel composed of three wooded lots currently owned by the NJ Department of Transportation (designated on the Montgomery Tax Map as: Block 37002, Lots 6.01 and Lot 5.01; and Block 37003, Lot 6.81). In addition, Ridgeview Conservancy will work with partners to establish trails linking the Lanwin 90-acre property and contiguous open space to

Ridgeview Woods and other open space in Princeton and Montgomery along Cherry Valley Road – and ultimately, to link these to the recently conserved 153-acre Province Line Woods and then on to the Lawrence-Hopewell Trail. (In support of the latter objective, Ridgeview Conservancy will work with Princeton and other consortium partners to acquire for conservation several properties that are adjacent to the 153-acre Province Line Woods – i.e. the Shechtel parcels at Block 102, Lots 10 and 11.01; and the Lanwin “water tower lot” at Block 102, Lot 18.02)

2.5) In terms of climate resilience, the property’s mature deciduous upland forest is known to store large amounts of carbon, reducing the effects of warming in Princeton and Mercer County. It also plays a critical role in mitigating the effects of flooding and stormwater runoff along this section of the Princeton Ridge. This is particularly important as an AS/OBC in Montgomery is located on contiguous lots directly downslope from the Lanwin 90-acre property, and other AS/OBC’s are located nearby along the Route 206 corridor in Princeton. As noted above, the planned development of the property into a 29-home subdivision, if it were to proceed, would expand impervious surface on this site and redirect stormwater runoff in a flood-prone area, with unknown downstream impacts.

Factor #3 – Historic Resource Preservation

3.1) The Lanwin 90-acre parcel played an integral role in the early history of the Princeton-Montgomery region and is associated with significant historical events which could potentially make it eligible for the New Jersey and/or National Register of Historic Places. The following information has been compiled by members of the Herrontown Lane Homeowners Association and shared with Ridgeview Conservancy for inclusion in the present proposal.

3.2) The Mount Lucas district lies on the eastern terminus of the Princeton Ridge. It includes the rocky uplands bisected by the headwaters of Van Horne Brook and bounded by Mount Lucas Road to the east, Princeton Avenue on the west, Herrontown Road on the south and, to the north, the Somerset/Mercer county line. These parameters also mark the traditional cultural boundaries of Mount Lucas. A 1986 Federal study documents the hilltop’s role as a Lenape seasonal camp.

3.3) By the late 17th century, its slopes were cultivated by Dutch farmers like the Gulick and Voorhees families; the hill may derive its name from 18th-century landowner Lucas Voorhees. Quaker clans from Philadelphia also farmed there, notably the Stocktons, who purchased 5,500 acres around Princeton from William Penn in 1701. When Swedish naturalist Pehr Kalm toured the rocky eastern Ridge in 1748, much of Mount Lucas was woodlot for the new College of New Jersey, and the rest became Mount Lucas Plantation, owned by Richard Stockton the Signer of the Declaration of Independence; and it was inherited by his eldest daughter Julia Stockton Rush, wife of Revolutionary physician Benjamin Rush. By the 1830s, deeds confirm that the property was known as The Mount Lucas Farm. The eastern border of the modern Lanwin tract—the high point of Mount Lucas, with an exceptional northward view of the Millstone Valley and the Sourlands—was identified by Bicentennial researchers as the site of the

Princeton link of Washington's beacon chain. In 1783, Washington frequently crossed Mount Lucas, riding Congressional sessions in Nassau Hall, accompanied at various times by Jefferson, Madison, Hamilton, John Paul Jones, and Thomas Paine.

3.4) Well before the Civil War, industry altered the rural character of Mount Lucas. Its (Black-owned) clay pits supplied the pottery works of Jugtown, north of Princeton. Traprock quarries and stone crushers, timber operations and brickyards appeared on the eastern Ridge, as the hilly section of the township functioned as a resource colony for a growing Princeton. In the 1830s and after, the arrival of the Camden and Amboy Railroad and the Delaware and Raritan Canal refocused the town eastward, toward the sandy outwash plain beyond Nassau Street rather than toward the Ridge and the Hopewell Valley beyond.

3.5) The most important historical site on Mount Lucas, and the least known, is the Mount Lucas Orphan and Guardian Institute (1839-1853), the first orphanage in New Jersey. Beginning in 1836, a coalition of Princeton-based reformers and abolitionists—female and male, Quaker and Presbyterian, from town, campus and Theological Seminary—sponsored and staffed a pioneering effort in education and social services. From 1841 to 1853, the Institute educated dozens of orphans. The Mount Lucas motto was 'head, hands, heart,' and its schedule allotted equal time to work and schooling, the first example of child-labor law in the U.S. The Institute, chartered by the New Jersey Legislature in 1845, was explicitly designed to be integrated by gender, faith, and race. Black, white, Irish, female, male—the Mount Lucas Institute accepted all. As such, the Lanwin 90-acre property is an important, yet largely forgotten, site in the local, state and national history of women, children, immigrants and minorities, particularly African-Americans.

3.5) Reconstruction of metes and bounds by Hunter Historical Research of Trenton indicates that at the height of its ambitions, the orphanage and its supporters owned all the land from the current corner of Mount Lucas Road to the Somerset County line, a holding that fully encompasses the currently proposed Lanwin 90-acre site plan. Moreover, a substantial stone ruin, approximately 30' x 40', still stands on the east side of the main driveway into the Lanwin property, with walls up to 15' high. The site plan for the Lanwin housing development states that it will be razed immediately upon plan approval.

3.5) In April 1865, Princeton Township bought the orphanage buildings and lands for conversion to a Poor Farm and Pest House. This dual institution was active until 1919. Poor Farm clients included the mentally ill, the developmentally disabled, the impoverished infirm, single mothers, veterans without resources, transients, orphaned or abandoned children, and poor families who took seasonal refuge there, as well as town residents ordered into quarantine for cholera and yellow fever.

3.6) The heyday of Mount Lucas was 1875-1920. Memoirs from former residents, in particular HSP MS 432, describe a closeknit, moderately prosperous community anchored by the Poor House/Pest House complex. Local businesses included gravel and paving stone, an African-American-owned dairy, and extensive apple and cherry orchards. In 1904, a Boston paper

reported that President Grover Cleveland enjoyed quail and pheasant hunts on what is now the Lanwin tract. The Mount Lucas of this era, known in Princeton as “up on the hill,” seems to have been remarkably tolerant and diverse. Its public school was racially integrated at least half a century before other Princeton schools, as class photos record (HSP F_8_021; H_11_003, et.al).

3.7) During the Depression, a founding professor at the Institute for Advanced Study, Oswald Veblen, and his English wife Elizabeth began acquiring Mount Lucas land. Their rambling compound on Herrontown Road (now under restoration) was long popular with refugee intellectuals, including Veblen’s good friend Albert Einstein. Another notable Mount Lucas holding, adjacent to the Veblen home, is Clearbrook Farm (1793-?), part of the model farm movement sustained by gentlemen agriculturalists in Princeton from 1867 through the mid-20th century at kindred properties like Tusculum, Drumthwacket, Edgarstoune, and the Junius Spencer Morgan estate. Clearbrook was for decades the summer retreat of the family of Moses Taylor Pyne, rebuilder of Drumthwacket and Princeton University’s greatest benefactor.

Factor #4 – Public Support and Engagement/Planning

4.1) As noted above, this proposal has been developed in partnership with a consortium which includes Princeton Municipality, New Jersey Conservation Foundation, The Watershed Institute, Friends of Princeton Open Space, and Ridgeview Conservancy. The process leading to our focus on acquiring the Lanwin 90-acre property has involved regular meetings of the consortium for over 15 months and builds on the purchase of the 153-acre Province Line Woods in December 2021. Princeton has been represented in these meetings by the Municipal Administrator, two Council members, and the Director of Open Space. Meetings have also been held with other members of the Municipal Council to ensure the project aligns with municipal plans and has public support.

4.2) Together with Princeton’s Director of Open Space, Ridgeview Conservancy has met with members of the Montgomery Open Space Committee to explore linkages across the municipal boundary and with other prospective partners in Princeton, Montgomery, and Hopewell. Letters of support from the following individuals and organizations are enclosed with this proposal:

- Bernard Hvozdovic Jr., Esq., Princeton Municipality Administrator;
- Clem Fiori, Chair, Montgomery Open Space Committee;
- Lisa Wolff, Executive Director, Friends of Hopewell Valley Open Space (FoHIVOS);
- Christine Symington, Executive Director, Sustainable Princeton;
- Stephen Hiltner, President, Friends of Herrontown Woods;
- Anne Mathews and William Howarth, Herrontown Lane Homeowners Association;
- Kate Krehel, Coordinator, Princeton High School for Climate Action.

4.3) Ridgeview Conservancy sent letters announcing our proposal to the municipal clerks in Princeton, Montgomery, and Hopewell (copies attached). We also published public notice of our proposal, with an invitation for review and input, in three newspapers which are published

both in print and online: *Town Topics*, *Princeton Packet*, and *The Star Ledger* (see attached). We also posted an announcement of the proposal on Ridgeview Conservancy's website (www.ridgeviewconservancy.org).

4.4) The proposed project has been discussed with the Ridgeview Turtles youth stewardship group, which is composed of 25 Princeton High School students and with members of the PHS Climate Change Club. Informal conversations have also been held with neighbors of the Lanwin 90-acre property in Princeton and Montgomery.

Factor #5 – Project Quality

5-A. Accessibility

5.1) The location of the Lanwin 90-acre property along the border of Princeton and Montgomery provides a critical link between the two municipalities by way of a greenway. In addition, the Lanwin tract's location immediately adjacent to an AS/OBC in Montgomery and close proximity to an AS/OBC in Princeton means that conservation of this property will provide direct public access to open space for underserved communities, which historically have not had equitable access to such resources.

5.2) Currently, the Lanwin tract is not accessible by public transportation. However, the comprehensive plan to create Princeton's Emerald Necklace calls for linkages from the outer ring of parks in Princeton to downtown where public transportation is available. Eventually, the acquisition of both the 90-acre Lanwin property to the east and the 153-acre Lanwin/Province Line Woods property in the west will enable citizens to walk out of downtown Princeton to neighboring communities of Montgomery and Rocky Hill through the D&R Canal or to Hopewell Township and the Sourland Mountains in the west.

5.3) The proposed project aims to create public access where none currently exists or where existing access is undeveloped or restricted. Presently, Princeton has islands of open space which are not linked together – particularly along the Princeton Ridge. The impetus for acquisition of the Lanwin 90-acre property is not only to acquire an additional trace of forest, but to create linkages between existing open space to promote connectivity. Most immediately, the Lanwin tract will be connected to Autumn Hill Reservation and Herrontwon Woods Arboretum, and such connections will significantly expand the public trail network within these two parks and will link them to open space in Montgomery. Ridgeview Conservancy is committed to equitable access and has consistently worked to remove barriers to forested areas and promote access for all, particularly underserved youth.

5.4) Over time, Ridgeview Conservancy will work with partners to identify and conserve other connector properties to link the Lanwin 90-acres with Ridgeview Woods and the 153-acre Province Line Woods to the west – and to link all three of these tracts to open space in Montgomery and Hopewell.

5-B Recreation Potential

5.5) The Lanwin 90-acre tract is suitable as an important and major area for passive recreation, due to its size, species composition, and feeling of wildness. It hosts bird, reptile, mammal and amphibian species found only in the unique ecology and habitat of the Princeton Ridge. Development of the property as a public park will entail the strategic creation of trails to pass by places of the most significant natural and cultural history.

5.6) The Lanwin property is suitable for the use and/or development of appropriate water dependent recreation activities. The site is traversed by numerous rivulets, springs, and tributaries of Van Horn Brook. The plan for the site will include benches and possibly picnic tables nearby the streams on the eastern and western portions of the property, to enhance the public's enjoyment of the scenic waterways and vernal pools.

5.7) Ridgeview Conservancy envisions that the mature upland forests of the Lanwin tract may become part of a comprehensive forest management plan currently being implemented through a collaboration among the New Jersey Invasive Species Strike Force, the US Forest Service, and Ridgeview Conservancy. The goal is to improve the health of the stream corridor, maintain the high-water quality on the Ridge, reduce invasive species, and restore the integrity of the forest environment as a living library of species previously used by native peoples who lived on the Ridge.

5.8) Conservation of the Lanwin 90-acre property provides numerous opportunities for environmental education and/or historic interpretation. Management of the forest and wetlands on the property could potentially become part of an overall plan to boost the ecological literacy of youth in the Princeton area, now being implemented by Ridgeview Conservancy and partners. Six area schools have joined Princeton's Emerald Necklace Consortium of Schools. The purpose of the consortium is to train students to help manage a part of the Emerald Necklace near their schools and to learn both natural and cultural history of under-represented early inhabitants of the area. To this end, two Forest Field Guides are under development, one on aquatic resources of the Ridge and the other biocultural diversity.

5-C Water Access

5.9) The Lanwin 90-acre property is notable for its springs, rivulets, vernal ponds, seeps and Van Horn Brook, a tributary to the Millstone River. For ten years, student members of Ridgeview Conservancy have conducted longitudinal research on the water quality and aquatic life of the streams and vernal ponds on the Princeton Ridge. The 90-acre Lanwin tract appears to have exceptionally high-water quality and a rich diversity of amphibians and macroinvertebrates. Sonja Michaluk, a student at Carnegie Mellon and a recent winner of the National Youth Wetlands Award, is working with Ridgeview Conservancy to ensure the Lanwin 90-acre property is conserved. Trail design will maximize the public's view and experience of waterways, while preserving sensitive ecosystems. Sonja plans to train Ridgeview Conservancy Trail Stewards to ensure consistent, rigorous monitoring of these vernal ponds and streams.

The plan is to use the forest for recreation, research, and as a training ground for forest stewards.

5-D Cost Effectiveness

5.10) Given its location, size, and uniqueness, the Lanwin 90-acre property is not expected to be available at a cost below its appraised fair market value. However, conservation of this tract will significantly enhance the conservation value of other tracts of open space in Princeton and Montgomery, by extending trail networks, supporting wildlife corridors, and making open space accessible to AS/OBC's. In addition, during the last eight years, Ridgeview Conservancy has trained over 100 high school students in invasive species management and trail maintenance. These students are, in turn, training other youth through the Emerald Necklace Consortium of Schools. Scores of energetic students can substantially reduce labor costs, use of herbicides and costly machinery.

5.11) Princeton Municipality has committed to assuming ownership of the Lanwin property when it is acquired. It is anticipated this will limit the cost of future operation and maintenance for the consortium of land trusts and conservancies that will be involved in purchasing the property for conservation. Ridgeview Conservancy is committed to train students in schools nearby the 90-acre property in trail maintenance which can significantly reduce the cost of operations.

5.12) Lanwin Development Corp. currently has an application pending before Princeton Municipality's Planning Board for the development of a 29-home subdivision on the 90-acre site. The Planning Board has not yet rendered a decision on the application.

5.13) Ridgeview Conservancy is working with Princeton Municipality and the same consortium of local and state-wide land trusts that recently purchased the 153-acre Province Line Woods for conservation. Several members of the consortium are now applying for Green Acres funding to support acquisition of the Lanwin 90-acre tract. Members of the consortium also plan to apply to Mercer County's Open Space Preservation Assistance Program and to Princeton's Open Space Fund for funding to support the acquisition. As noted earlier, Princeton Municipality will also use diversion funds to purchase one of the three lots that make up the Lanwin 90-acre parcel. Ridgeview Conservancy has also secured a private donation of \$50,000 which may potentially be used for the acquisition of the Lanwin 90-acre property, subject to Board approval.

Factor #6 – Project Priorities

6.1) The proposed acquisition of the 90-acre Lanwin property will involve significant private and public investment, as the property has been appraised at \$6.2 million to \$6.49 million. Members of the consortium anticipate this will involve a major fund-raising initiative carried out over a period of 12-18 months. In addition, stewardship of the site after it is conserved will

require the contribution of at least several hundred hours of volunteer service for the creation and stewardship of trails, installation of interpretive signage, and removal of invasive species.

6.2) The planned conservation of the Lanwin 90-acre property will involve the creation of trails and a bike path on the property, which are expected to link other preserved lands and greenways in Princeton, Hopewell, and Montgomery. It is expected these trails will link to downtown Princeton, to the Lawrence-Hopewell Trail, and to the D&R Canal, thereby connecting Princeton to greenways and open space other parts of Mercer and Somerset Counties and beyond.

6.3) Conservation of the 90-acre Lanwin parcel promotes protection of wildlife habitat and biodiversity conservation. The entire property is covered by mature deciduous upland forest and classified as "Forest Core", and it is designated as "Medium-High" Ecosystem to Protect on the New Jersey Conservation Blueprint. The forests and wetlands on the property are known to provide habitat for Cooper's Hawk (NJ State Threatened Species); Eastern Box Turtle (NJ Species of Special Concern); and Wood Turtle (*Glyptemys insculpta*) (NJ State Endangered Species). Its stream, wetlands, and vernal habitat also provide important habitat for frogs, salamanders, and other amphibians, as well as wide array of macroinvertebrates and other aquatic species. A Freshwater Wetlands Letter of Interpretation issued by NJDEP in April 2022 designated all wetlands on the property to be classified as "exceptional resource value".

6.4) The planned creation of a large public park on the 90-acre property will provide considerable new opportunities for passive recreation (walking, hiking, birdwatching, etc) and limited opportunities for active recreation such as biking. Located in close proximity to Adversely Stressed Over-Burdened Communities in both Montgomery and Princeton, a new park on this site will significantly expand access to open space and outdoor recreational opportunities for AS/OBC's. Conservation of this site will also help to mitigate impacts of stormwater runoff and flooding for these communities.

6.5) The Lanwin 90-acre property is located in close proximity to other open space sites previously funded by Green Acres, including Autumn Hill Reservation and Herrontown Woods Arboretum. Given the expansive size of the Lanwin tract, conservation of the property will provide an important wildlife corridor and public trails which enhance each of those other preserved lands.

6.6) The Lanwin 90-acre property is under imminent threat of development if the consortium of partners is unable to purchase it for conservation. Its current owner, Lanwin Development Corp., is actively seeking approvals from Princeton Municipality and NJDEP for construction of a clustered 29-home subdivision. If it were to proceed, the planned development would result in destruction of significant stands of mature upland forest; redirection of water from "exceptional value wetlands" and documented vernal habitat; and expansion of impervious surface area directly upstream from AS/OBC's in Montgomery.

6.7) Conservation of the Lanwin tract will contribute very significantly to climate resilience and to mitigation of adverse local impacts of climate change. With 90 acres of mature, closed-canopy forest, the property functions as one of the largest carbon sinks in Mercer County. The forest and wetlands on the property also provides very considerable benefits in terms of slowing local warming trends and supporting groundwater recharge. With climate change causing increasing frequency and intensity of storms and other adverse weather events, the forest and wetlands along the Princeton Ridge also provide an important buffer against flooding from stormwater runoff. Without this buffer, it can be expected that flooding will increase along Van Horn Brook, with adverse effects for downstream communities.

6.8) The planned conservation of the Lanwin 90-acre property will enhance efforts to investigate and preserve important historic sites in Princeton. These include a documented Lenni Lenape encampment. The Lanwin tract was also part of the Mount Lucas Orphans and Guardian Institute, founded in 1841 by abolitionists and reformers—the first orphanage in New Jersey, first in the nation to embrace modern child labor law, and among the first U.S. child-welfare ventures funded and run largely by women, black and white. This is an important site in the local, state and national history of women, children, immigrants and minorities, particularly African-Americans.

New Jersey Department of Environmental Protection
Green Acres Program

Nonprofit Eligibility Certification

We, **Christopher Barr, Executive Director** and **Bruce Afran, Esq.**, certify that
Print Name of Chief Executive Officer *Print Name of Applicant's Attorney*

Ridgeview Conservancy, a New Jersey Nonprofit Corporation meets all the Green Acres' nonprofit eligibility requirements as listed below:

1. The organization is an incorporated not-for-profit that has a constitution and/or bylaws.
2. The organization is currently recognized by the Internal Revenue Service (IRS) as tax-exempt under 501(c)3 of the Internal Revenue Code. (Please attach confirmation of tax-exempt status from the [IRS website](#).)
3. The organization is in compliance with the NJ Charitable Registration and Investigation Act. (Please attach confirmation from the [Division of Consumer Affairs website](#)).
4. The organization qualifies as a Charitable Conservancy for the purposes of P.L. 1979, c. 378 (C.13:8B-1 et seq.). (An excerpt from that law that defines a Charitable Conservancy is included below*, but applicants should review the entire law.)
5. The organization has sufficient financial resources to match the grant requested and sufficient staff to administer the project in conformance with Green Acres requirements and maintain the project site after closing.
6. The organization has an active governing Board that holds regular meetings. Please list dates of board meetings held during the previous 12 months: **February 26, 2023; January 15, 2023 (resolution re GA grant); September 1, 2022 (resolution re assignment of 1267 Great Rd); May 26, 2022 (resolution re exercising option for 1267 Great Road).**

7.

(Please attach a list of current Board members and a copy of the minutes from the most recent Board meeting.)



Chief Executive Officer

Date: 2/28/2023



Applicant's Attorney

Date: 2/28/23

* "Charitable conservancy" means a corporation or trust whose purposes include the acquisition and preservation of land or water areas or of a particular land or water area, or either thereof, in a natural, scenic or open condition, no part of the net earnings of which inures to the benefit of any private shareholder or individual, and which has received tax exemption under section 501(c) of the 1954 Internal Revenue Code

Ridgeview Conservancy

EIN: 83-3929527 | Princeton, New Jersey, United States

Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: PF [?](#)



Profile

NJ DCA Charities

Search

File Standing Definition

Compliant – the organization is in good standing.

Non-Compliant – the organization is not in good standing.

Exempt – the organization is exempt from registration.

Retired – The organization has been removed from the database. The organization may no longer solicit in New Jersey.

Revoked – the organization's registration has been revoked.

Denied – the organization's registration has been denied.

Charity Details

Charity Information

Registration Number	Federal EIN	Phone	Charity File Standing
CH4276700	833929527	(609) 924-2821	Compliant
Charity Name *			
RIDGEVIEW CONSERVANCY			
Charity Mailing Country *		State	
United States		NJ	
Address *	City *	Charity Mailing Foreign State	Zip Code *
211 Ridgeview Road	Princeton		08540

Income/Expenses

Direct Public Contributions	Program Expenses
425,995.00	0.00
Indirect Public Contributions	Management Expenses
0.00	47,470.00
Government Grants	Fund Raising
0.00	0.00
Program Service Revenue	Payments To Affiliates

NJ Reg. #	Federal EIN	Charity Name	Address	City	State	Zip	Phone	File Standing
CH4276700	833929527	RIDGEVIEW CONSERVANCY	211 Ridgeview Road	Princeton	NJ	08540	(609) 924-2821	Compliant

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RIDGEVIEW CONSERVANCY

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Lincoln S. Hollister, PhD. President

Patricia Shanley, PhD.

Jaspal Singh

Michelle Preston

Randy Rutberg, PhD.

Officers

Christopher Barr Executive Director

Jaspal Singh Treasurer

Patricia Shanley, PhD. Director of Stewardship

RIDGEVIEW CONSERVANCY

BOARD OF DIRECTORS MEETING MINUTES

DRAFT

Date: Monday, February 27, 2023

Participants: Lincoln Hollister; Michelle Preston; Patricia Shanley; Jaspal Singh; Christopher Barr.

Location: Zoom Conference Call

1) Update on Green Acres Application

Chris provided an update on recent communications with the NJDEP Green Acres Program. In January, the final invoice and bank account details were submitted for Ridgeview Conservancy's \$250,000 grant from the 2021 application for partial funding to acquire the 153-acre Province Line Woods. We are now waiting for this to be processed. As soon as we receive payment, we will need to transfer the full amount to Princeton as reimbursement for funds advanced by the municipality at closing in December 2021.

Chris and Trish recently had two conference calls with Allie Brody and Renée Jones to discuss plans for submission of a new application in the current funding round. It was agreed that Ridgeview Conservancy would structure the application as a "regional" proposal to acquire key properties for conservation and to connect these across municipalities in the Princeton-Montgomery-Hopewell region. The proposal for the current funding round will focus on working with the existing consortium to purchase the Lanwin 90-acre property.

Trish has been contacting partners to request letters of support for the proposal, and Chris has sent letters to the municipal clerks in Princeton, Montgomery, and Hopewell. In addition, public notice has been published in Town Topics, Princeton Packet, and The Star Ledger.

The Board voted unanimously to endorse the resolution to authorize the Executive Director to submit the proposal to Green Acres by the deadline of March 1, 2023 and to execute all necessary documents for submission.

2) Lanwin 90-Acre Property Acquisition

Michelle provided an update on recent meetings with Princeton Municipality and other members of the consortium planning to purchase the Lanwin 90-acre property. Two Green Acres-compliant appraisals have now been completed for the property, and they value the 90-acre parcel at \$6.2 million and \$6.45 million.

RIDGEVIEW CONSERVANCY

Princeton is proposing to purchase one of the three lots (Lot 14) with diversion funds. The consortium is now seeking to raise funds from public and private sources for Lot 1 and Lot 2.

Bernie has been authorized by the consortium members to initiate discussion with Lanwin Development Corp, the owner of the property, concerning our interest to purchase the parcel. We are now waiting to hear results of this meeting.

3) Conservation Easement on 1267 Great Road

Trish provided an update on activities since Ridgeview Conservancy's purchase of the 8.79-acre conservation easement on the Chebotarev property at 1267 Great Road. Over the last two weeks, she has coordinated a team from Dogwood Landscaping to clear the thick invasive species that have been covering the stone wall that runs along the edge of the property along The Great Road and Cherry Valley Road.

D&R Greenway transferred its interest in this conservation easement to Ridgeview Conservancy in October 2022. As agreed, D&R Greenway announced our collaborative effort to conserve this property and the neighboring lot at 388 Great Road in its February bulletin. They noted the properties' association with Silvian DuBois and the significance this holds for Princeton's African-American history.

Ridgeview Conservancy has received a check for \$80,000 from Princeton Municipality to support conservation of this property.

4) Homeowners Association 40-Acres

Trish informed the Board that Princeton Council has finally voted to authorize the Municipality to receive the donation of the 40-acre property from the Ridgeview Homeowners Association (minus the detention basin). This process has transpired over the past seven years and is a critical step toward linking the property to the Ridgeview Woods Preserve and making it open to the public and accessible to all members of the community.

The Ridgeview Turtle Youth Trail Stewards have been working very hard to remove invasive species from the property and to create and maintain a beautiful trail system.

5) Financial Report

Jaspal provided a report on Ridgeview Conservancy's financial status. Key points include:

- Current balance in RC's checking account is: \$98,706.88.
- Federal and state tax returns were filed in November 2022 for FY-2021.
- Chris and Jaspal opened a savings account at Chase for Ridgeview Conservancy, which will be dedicated to funds received from NJDEP's Green Acres Program (as required).
- Jaspal is moving the organization's accounts to QuickBooks online over the next month.

RIDGEVIEW CONSERVANCY

February 13, 2023

Delores Williams
Municipal Clerk
400 Witherspoon Street
Princeton, NJ 08540

Re: Notice of Ridgeview Conservancy Application to NJDEP-Green Acres Program

Dear Ms Williams:

I am writing to provide notice that Ridgeview Conservancy, a New Jersey nonprofit corporation, will be submitting an application to New Jersey Department of Environmental Protection (NJDEP)'s Green Acres program to obtain partial funding for the acquisition for conservation of a 90.62 +/- acre parcel located in north-east Princeton, along the border with Montgomery Township. This parcel is composed of the following three lots, as designated on the Princeton Tax Map:

- Block 1001, Lot 1, 1 Q0008;
- Block 1001, Lot 2, 2 Q0008;
- Block 1001, Lot 14, 14 Q0009.

Currently owned by Lanwin Development Corporation, this parcel is bounded by Herrontown Road to the south; by residential properties and an undeveloped lot on Herrontown Lane to the east; by Mount Lucas Road and several residential properties along Mount Lucas Road to the west; and by four undeveloped lots bordering on high-density housing developments in Montgomery Township to the north.

Ridgeview Conservancy will also work with partners in Montgomery Township to preserve a contiguous parcel composed of three undeveloped lots, totaling 27.25 +/- acres, which extend to the north-east of the 90.62 +/- acre parcel in Princeton. Currently owned by the New Jersey Department of Transportation, these lots are designated as follows on the Montgomery Tax Map:

- Block 37002, Lot 6.01;
- Block 37002, Lot 5.01;
- Block 37003, Lot 6.81.

Ridgeview Conservancy's application will be on file at the organization's website (www.ridgeviewconservancy.org); at its office (211 Ridgeview Road, Princeton, NJ 08540); and at Green Acres. The application will be available for public review and comment.

RIDGEVIEW CONSERVANCY

Ridgeview Conservancy will also publish a public notice of our pending application to NJDEP's Green Acres program and our intent to purchase the abovementioned properties for conservation. This will be published in *Town Topics* and in *The Montgomery News*.

In future phases, Ridgeview Conservancy will collaborate with partners in Princeton, Montgomery, and Hopewell Townships to connect the recently conserved 153-acre Province Line Woods and the Ridgeview Woods Preserve with open space and public trail networks in each of the three municipalities.

I hope you will not hesitate to contact me should you have any questions and/or need additional information. Thank you for your consideration and assistance.

Sincerely,



Christopher Barr
Executive Director

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 Dawn Mount

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Domestic Return Receipt

RIDGEVIEW CONSERVANCY

February 13, 2023

Donna Kukla
Municipal Clerk
Montgomery Township
100 Community Drive
Skillman, NJ 08558

Re: Notice of Ridgeview Conservancy Application to NJDEP-Green Acres Program

Dear Ms Kukla:

I am writing to provide notice that Ridgeview Conservancy, a New Jersey nonprofit corporation, will be submitting an application to New Jersey Department of Environmental Protection (NJDEP)'s Green Acres program to obtain partial funding for the acquisition for conservation of a 90.62 +/- acre parcel located in north-east Princeton, along the border with Montgomery Township. This parcel is composed of the following three lots, as designated on the Princeton Tax Map:

- Block 1001, Lot 1, 1 Q0008;
- Block 1001, Lot 2, 2 Q0008;
- Block 1001, Lot 14, 14 Q0009.

Currently owned by Lanwin Development Corporation, this parcel is bounded by Herrontown Road to the south; by residential properties and an undeveloped lot on Herrontown Lane to the east; by Mount Lucas Road and several residential properties along Mount Lucas Road to the west; and by four undeveloped lots bordering on high-density housing developments in Montgomery Township to the north.

Ridgeview Conservancy will also work with partners in Montgomery Township to preserve a contiguous parcel composed of three undeveloped lots, totaling 27.25 +/- acres, which extend to the north-east of the 90.62 +/- acre parcel in Princeton. Currently owned by the New Jersey Department of Transportation, these lots are designated as follows on the Montgomery Tax Map:

- Block 37002, Lot 6.01;
- Block 37002, Lot 5.01;
- Block 37003, Lot 6.81.

Ridgeview Conservancy's application will be on file at the organization's website (www.ridgeviewconservancy.org); at its office (211 Ridgeview Road, Princeton, NJ 08540); and at Green Acres. The application will be available for public review and comment.

RIDGEVIEW CONSERVANCY

Ridgeview Conservancy will also publish a public notice of our pending application to NJDEP's Green Acres program and our intent to purchase the abovementioned properties for conservation. This will be published in *Town Topics* and in *The Montgomery News*.

In future phases, Ridgeview Conservancy will collaborate with partners in Princeton, Montgomery, and Hopewell Townships to connect the recently conserved 153-acre Province Line Woods and the Ridgeview Woods Preserve with open space and public trail networks in each of the three municipalities.

I hope you will not hesitate to contact me should you have any questions and/or need additional information. Thank you for your consideration and assistance.

Sincerely,



Christopher Barr
Executive Director

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Postage	\$0.63
Total Postage and Fees	\$8.13

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Montgomery Township
100 Community Drive
Skidmore, NJ 08558*



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Domestic Return Receipt

RIDGEVIEW CONSERVANCY

February 13, 2023

Katherine Fenton-Newman
Municipal Clerk
Hopewell Township
201 Washington Crossing – Pennington Road
Titusville, NJ 08560

Re: Notice of Ridgeview Conservancy Application to NJDEP-Green Acres Program

Dear Ms Fenton-Williams:

I am writing to provide notice that Ridgeview Conservancy, a New Jersey nonprofit corporation, will be submitting an application to New Jersey Department of Environmental Protection (NJDEP)'s Green Acres program for a project entitled, "Conserving and Connecting Open Space in the Princeton-Montgomery-Hopewell Region".

In this phase of the project, Ridgeview Conservancy seeks to obtain partial funding for the acquisition for conservation of a 90.62 +/- acre parcel located in north-east Princeton, along the border with Montgomery Township. This parcel is composed of the following three lots, as designated on the Princeton Tax Map:

- Block 1001, Lot 1, 1 Q0008;
- Block 1001, Lot 2, 2 Q0008;
- Block 1001, Lot 14, 14 Q0009.

Currently owned by Lanwin Development Corporation, this parcel is bounded by Herrontown Road to the south; by residential properties and an undeveloped lot on Herrontown Lane to the east; by Mount Lucas Road and several residential properties along Mount Lucas Road to the west; and by four undeveloped lots bordering on high-density housing developments in Montgomery Township to the north.

In future phases, Ridgeview Conservancy will collaborate with partners in Princeton, Montgomery, and Hopewell Townships to connect the recently conserved 153-acre Province Line Woods and the Ridgeview Woods Preserve with open space and public trail networks in each of the three municipalities.

Ridgeview Conservancy's application will be on file at the organization's website (www.ridgeviewconservancy.org); at its office (211 Ridgeview Road, Princeton, NJ 08540); and at Green Acres. The application will be available for public review and comment.

RIDGEVIEW CONSERVANCY

Ridgeview Conservancy will also publish a public notice of our pending application to NJDEP's Green Acres program and our intent to purchase the abovementioned properties for conservation.

I hope you will not hesitate to contact me should you have any questions and/or need additional information. Thank you for your consideration and assistance.

Sincerely,



Christopher Barr
Executive Director

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Overall, home prices statewide rose by 2.4% in January, with a median selling price of \$427,700, according to new data. In addition, inventories remain low across the state, as the number of homes for sale in New Jersey in January was down nearly 11% from last year. In much of Central New Jersey, including Mercer county, about one-third of homes are selling above asking price.

Buyer demand is expected to be robust in the coming months, especially in the most competitive markets, as sales are still being completed at a pretty rapid pace. In the most desirable areas with low inventories, we are already seeing the return of bidding wars.

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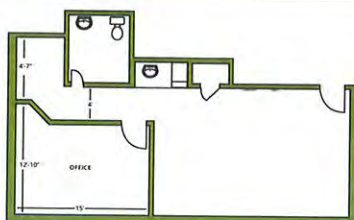
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PUBLIC NOTICE

Notice is hereby given that Ridgeview Conservancy, a New Jersey nonprofit corporation, will be applying for funding from the State of New Jersey's Green Acres Program to acquire, in partnership with Princeton Municipality and other nonprofit partners, a parcel of 90.62 acres located in northeast Princeton, along the border with Montgomery Township. This parcel is composed of the three lots designated on the Princeton Tax Map as: Block 1001, Lot 1, 1 Q0008; Lot 2, 2 Q0008; and Lot 14, 14 Q0009. The parcel is bounded by Herkintown Road to the south, by residential properties and an undeveloped lot on Herkintown Lane to the east, by Mount Lucas Road and residential properties along Mount Lucas Road to the west, and by four undeveloped lots in Montgomery Township to the north. Ridgeview Conservancy will also work with partners in Montgomery Township to preserve a contiguous parcel composed of three undeveloped lots, totaling 27.25 +/- acres, which extend to the north-east of the 90.62 acre parcel in Princeton. These are designated on the Montgomery Tax Map as: Block 37002, Lots 6.01 and Lot 5.01; and Block 37003, Lot 6.81. Ridgeview Conservancy's application will be available at the organization's website (www.ridgeviewconservancy.org), at its office (211 Ridgeview Road, Princeton, NJ 08540), and at the Green Acres office. The application will be available for public review and comment.

02-22

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Customer Name Ridgeview Conservancy

payment detail

Payment/Receipt No. 7207.CC
Payment Date 2/21/2023
Payment Method Credit Card (Auth: 43954459593)
Payment Entered By Brandon Chamberlain
Payment Amount 34.64

orders pre-paid

Order No.	Description	Paid Amount
75327	Review Conservancy	34.64



Office of the Administrator
Princeton Municipal Building
400 Witherspoon Street
Princeton, NJ 08540
609-924-5176
bhvozdovic@princetonnj.gov

Martha Sapp, Director
State of New Jersey's Green Acres Program
Department of Environmental Protection
401 East State Street, Seventh Floor
Trenton, New Jersey 08625

February 23, 2023

Dear Ms. Sapp,

I am writing in support of Ridgeview Conservancy's proposal to NJDEP Green Acres, *Conserving and Connecting Open Space in the Princeton-Montgomery-Hopewell Region*.

Princeton Municipality has been working with members of Ridgeview Conservancy during the last eight years, most recently to protect the 153-acre woods along Province Line Road with the support of Green Acres funding. Ridgeview Conservancy's diligence, professionalism, and tenacity played an important role in the success of that acquisition. Ridgeview Conservancy is also part of a consortium of organizations working with the Municipality to connect a green ring of parks around town, Princeton's Emerald Necklace. One objective of our collaborative work is to promote equity and accessibility for all to the outdoors.

Ridgeview Conservancy's focus in this current proposal toward a regional approach connecting Princeton with neighboring communities is advantageous from the perspective of shared ecosystem services, expanded wildlife corridors, and establishment of green linkages between local governments for the benefit of a wide range of residents. Specifically, Ridgeview Conservancy is proposing to work hand-in-hand with the Municipality to purchase a 90-acre tract (Lanwin II) that is the last undeveloped area in Princeton of this size. They are also partnering with the Municipality to purchase 24 acres that are contiguous with the 153-acre woods (Shechtel). The 24 acres serve as an important linkage for habitat and trail connectivity. The proposal is in accord with Princeton's Open Space Plan and with the objectives of New Jersey's Green Acres Program.

During a time of high development pressure, Green Acres support to acquire key properties connecting neighborhoods and towns will leave an environmental sound and socially just legacy for all.

Sincerely,

Bernard Hvozdovic Jr., Esq.
Princeton Municipality Administrator



MONTGOMERY

TOWNSHIP, NEW JERSEY

OPEN SPACE COMMITTEE

February 24, 2023

Martha Sapp, Director
State of New Jersey's Green Acres Program
Department of Environmental Protection
401 East State Street, Seventh Floor
Trenton, New Jersey 08625

Dear Ms. Sapp,

The Montgomery Township Open Space Committee is eager to support the application of Ridgeview Conservancy in their funding request to the NJ Department of Environmental Protection's Green Acres Local and Nonprofit Assistance Program. These funds, should they be awarded, will enable the preservation of the natural landscape along the Cherry Valley Road corridor and along the Princeton Ridge landscape from the western borders of our municipalities and eastward to the D&R Canal State parklands along River Road.

The Township recently met with members of Ridgeview Conservancy, Friends of Princeton Open Space and Princeton Municipality. We discussed the possibility of creating a number of pedestrian connections between Montgomery, Princeton and Hopewell. This type of regional cooperation will not only create human pathway connections, but also expand the ribbon of open space to create corridors for wildlife.

We appreciate and applaud the Ridgeview Conservancy for their critical work in our region, and their efforts to create an important and beautiful public space for open space preservation, recreation, and conservation.

Yours truly,

Clem Fiori
Clem Fiori, chair /law

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Tyler Christensen

Martha Sapp, Director
State of New Jersey's Green Acres Program
Department of Environmental Protection
401 East State Street, Seventh Floor
Trenton, New Jersey 08625

February 23, 2023

RE: Ridgeview Conservancy Green Acres Proposal

Dear Ms. Sapp:

Friends of Hopewell Valley Open Space (Fohvos) fully supports Ridgeview Conservancy's Green Acres Application for Conserving and Connecting Open Space in the Princeton-Montgomery-Hopewell Region. Conserving open space and managing forests for the public good are core principals of Fohvos. Connecting greenways is beneficial for overall ecosystem and human health. The preservation of the 90-acre Lanwin Tract next to Herrontown Woods in Princeton is a particularly critical forest to protect.

Currently, there are no public trails linking Hopewell and Princeton and we are enthusiastic to support initiatives which will assist in connecting preserves between these and other towns. In addition, using rights of way, such as gas pipelines as walk and bikeways to reach neighboring communities, helps support connectivity.

We also support this proposal as Ridgeview Conservancy collaborates with the Fohvos Invasive Species Strike Team, actively helping to train youth in invasive species management, forest restoration, trail building and maintenance. Once forests are preserved, it is critical that they are managed following ecologically and socially just principals. Getting young people involved in forest restoration is important to ensure ongoing stewardship.

Sincerely,

Lisa Wolff
Executive Director



Friends of Herrontown Woods

P.O. Box 1325, Princeton, NJ 08542

www.fohw.org

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February 24, 2023

Ms. Martha Sapp
Director, Green Acres Program
State of New Jersey Department of Environmental Protection
Mail Code 401-07B
PO Box 420
Trenton, NJ 08625

Subject: Letter of Support for Ridgeview Conservancy/Lanwin Tract Acquisition

Dear Ms. Sapp:

Friends of Herrontown Woods supports Ridgeview Conservancy's proposal to seek Green Acres funding to acquire the 90-acre Lanwin tract that is adjacent to Herrontown Woods in Princeton. We also support future acquisitions of the remaining tracts of forest in Princeton to create linkages between protected areas and to our neighboring communities of Hopewell and Montgomery.

Friends of Herrontown Woods is a 501(c)(3) non-profit corporation. We manage 138 acres of preserved open space on land adjacent to the Lanwin tract in Princeton.

Sincerely,

Stephen Hiltner
President

February 24, 2023

Martha Sapp, Director
Green Acres Program
Mail Code 401-07B
P.O. Box 420
Trenton, NJ 08625-0420

RE: Ridgeview Conservancy Green Acres Application for Conserving
and Connecting Open Space in the Princeton-Montgomery-Hopewell
Region

Dear Ms. Sapp:

Sustainable Princeton enthusiastically supports the Ridgeview
Conservancy's application for a Green Acres grant to conserve and
connect open space in the Princeton-Montgomery-Hopewell Region.
Specifically, we support the preservation of the 90-acre Lanwin Tract
adjacent to Herrontown Woods. We also support the preservation of
three additional parcels of forest east of the 153-acre Province Line
Woods, needed to connect the ring of forest parks around town,
Princeton's Emerald Necklace.

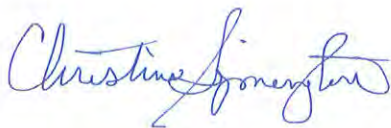
Princeton adopted a Climate Action Plan in July 2019. This grant fulfills
two of the plan's Natural Resources objectives:

Objective 6: Protect and enhance local natural resources that provide
carbon capture; reduce flooding and heat island impacts

Objective 7: Protect the tree canopy

Sustainable Princeton strongly believes the grant helps the community
achieve its climate action goals. We also support the Ridgeview
Conservancy's commitment to ensuring that our natural public spaces
are welcoming and accessible and benefit all community members.

Sincerely,



Christine Symington
Executive Director,
Sustainable Princeton

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One Monument Drive
Princeton, NJ 08540

609.454.4757
sustainableprinceton.org

February 24, 2023

Martha Sapp, Director
Green Acres Program, State of New Jersey

Dear Ms. Sapp,

The Herrontown Lane Homeowners Association would like to confirm our strong support of preservation efforts by the Ridgeview Conservancy, which seeks funds to acquire the 90-acre Princeton property known as the Lanwin Tract at 725 Herrontown Road; our Homeowners Association lands, including 11 acres of privately-owned public space, border the full eastern side of that holding.

The Ridgeview Conservancy has worked extremely hard to acquire the last remaining forested properties in Princeton in order to create an innovative linkage of parks and public spaces, known as the Emerald Necklace. Most recently, they have succeeded in acquiring lands that link the newly-protected 153-acre Province Line Woods to Ridgeview Woods along Princeton's Cherry Valley Road.

We strongly hope the Green Acres Program will fund the Ridgeview Conservancy's proposal, "Conserving and Connecting Open Space in the Princeton-Montgomery-Hopewell Region."

Our group specifically supports all its aims, since the immediate and long-term benefits for public health and environmental preservation are admirable, real and urgent; saving open space consistently ranks first among citizen concerns in our town and region, and the Ridgeview Conservancy effort is ideal.

Sincerely yours,

Anne Matthews and William Howarth
95 Herrontown Lane
Princeton, N.J. 08540 609-683-1218

For the Herrontown Lane Homeowners Association (est. 1979)



Princeton High School
for Climate Action

February 26, 2023

Martha Sapp, Director

State of New Jersey's Green Acres Program
Department of Environmental Protection
401 East State Street, Seventh Floor
Trenton, New Jersey 08625

Dear Ms. Sapp,

I am writing as the President of the **Princeton High School for Climate Action** team to fully support Ridgeview Conservancy's application for a Green Acres grant to conserve and connect open space in the Princeton – Montgomery – Hopewell Region. We are specifically interested in the acquisition of the 90-acre forest tract on Herrontown Road, across from Stone Hill Church.

This is the last, large parcel of unprotected forest in Princeton so it has a significant role to play in mitigating the detrimental impacts of climate change and in maintaining rare and threatened species in the Princeton area.

As a leader of Ridgeview Conservancy's Trail Stewards, the **Ridgeview Turtles**, I have also witnessed the positive change which occurs in students when working in newly protected forests to remove invasive species and create trails. We not only open forests to the public, but by working in forests benefit greatly due to improved mental and physical health. It is these positive effects witnessed in our stewards every week along with the beauty of nature and its stunning wildlife, playing a crucial role in our well-being, that compels me to help protect it.

I am also a member of the **NJ Forest Task Force** and what I have witnessed over the past eight months of meetings has only made me more energetic to save our remaining forests. We must do so for the good of human health, wildlife, and our planet!

With thanks for the work of Green Acres in saving forests for the public good.

Sincerely,
Kate Krehel

Kate Krehel
President
Princeton High School for Climate Action