

For G.A. Use Only
Date Rec'd: _____

Application No. _____

LOCAL & NONPROFIT ASSISTANCE PROGRAM

Land Acquisition Application Form

PROJECT INFORMATION

Project Title: *Preserving a Wildlife Heritage Project*

Project Sponsor: *Woodlands Wildlife Refuge, Inc., a New Jersey Non-Profit Corporation*

Applicant Type (please check appropriate box):

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

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

Type of Acquisition (please check one for each line): Fee simple ☒ or Easement _____
Entire taking _____ or Partial taking _____

Project Description

1. Description of property

a. Physical site characteristics and features

The property is located at 676 County Route 513 in rural Alexandria Township, New Jersey. It consists of Block 21 Lot 10 in Alexandria Township. It is within the New Jersey Highlands Planning Area, a region designated for environmental protection and sustainable development. Specifically, it's situated in a Conservation-Environmentally Constrained Subzone and Conservation Zone.

The property supports the areas currently being used for Wildlife Rehabilitation activities as well as a large surrounding area that supports meadow habitat.

The property is mapped as documented Rank 3 breeding Habitat pursuant to the NJDEP Landscape Project including American kestrel (ST) and brown thrasher (SSC) (see the [NJDEP Landscape Project Map](#)). There also have been several Bald Eagle sightings near the property. The NJ Fish and Wildlife Service has identified 4 threatened, endangered, or candidate species that may occur on the property along with the Bald Eagle ([USFWS IPAC Report Letter](#)).

WWR implements meadow management practices on the property's open land. Meadow management helps maintain diverse ecosystems by providing crucial habitat for pollinators, mammals, birds, and other wildlife, improves water quality by absorbing stormwater runoff, reduces erosion and supports biodiversity all while helping to mitigate climate change through carbon sequestration. Other suitable areas of the property are being established as designated wildflower and pollinator gardens. The meadow and pollinator areas support habitat for the Monarch Butterfly, a federal candidate species.

The property was previously part of a larger farm before it was subdivided off and sits atop a rise in the landscape offering views of the adjacent preserved farmland.

There are several structures on the site described in the Site Information Form that follows. The farmhouse on the property was identified as a Historic Resource in the Historic Sites Inventory of Hunterdon County was performed by the Hunterdon County Cultural and Heritage Commission in 1979 and identified the house on the property as Historic Register eligible. For more details regarding the property's historical significance, please see [Factor #3 in the Project Narrative](#).

b. Existing land use

The property is privately owned and is currently being leased to Woodlands Wildlife Refuge (WWR), a 501(c)(3) nonprofit, which rehabilitates injured and orphaned wild animals and conserves New Jersey's wildlife. WWR has cared for tens of thousands of animals from all 21

New Jersey counties. The property has been leased to Woodlands for 22 years and as such its primary use has been as a wildlife rehabilitation facility and as such there are several structures on the site used for that purpose. The refuge uses both the buildings on the site as well as multiple outdoor enclosures to perform their wildlife rehabilitation, conservation and public education work.

A large portion of the property is currently managed as meadow habitat by annual mowing for mulch hay.

c. Pre-existing and planned rights-of-way, easements, reversionary interests, or other legal rights and restrictions impacting the property

There are 2 existing easements on the property according to the Location Survey for the property prepared by Heritage Consulting Engineers, Patrick Fatton, PLS dated 11/29/01 updated 3/21/02:

100' Wide New Jersey Power & Light Co. Holland - Metuchen ROW

200' Wide Public Service Electric & Gas Co. Holland - Branchburg ROW

Both these easements traverse the property access drive (flagstem).

2. Status of acquisition, particularly discussions with the landowner and any existing due diligence reports

The current landowner has offered to sell the 11.34 property to Woodlands Wildlife Refuge. No due diligence reports have been initiated.

3. Explanation of why the property needs to be acquired.

The current landowner has offered to sell this 11.34 acre property to WWR under favorable terms, allowing the dedicated staff and volunteers of WWR to continue their essential wildlife rehabilitation work uninterrupted. The Board of Trustees has been granted an exclusive option to purchase the property and must make a commitment to its acquisition by January 2026. If funding is not secured, WWR faces the imminent threat of closure or displacement in May 2026 when their lease expires, and the property will be listed for public sale.

The continued operation of the Woodlands Wildlife Refuge is critical for wildlife conservation in New Jersey. Environmental Education Programs emphasizing wildlife conservation are also provided by WWR.

Woodlands Wildlife Refuge (WWR) is staffed by a dedicated team of 80 volunteers and 4 full time professionals. WWR is one of New Jersey's foremost wildlife rehabilitation facilities caring for injured and orphaned wildlife. WWR provides expert care and rehabilitation services, with the ultimate goal of releasing these animals back into their natural habitats. In addition to hands-on wildlife care, WWR is committed to educating the public about the importance of wildlife conservation, inspiring a deeper appreciation for the natural environment and creating harmonious human-wildlife coexistence.

Woodlands Wildlife Refuge's Mission:

- *To receive, rehabilitate and release injured and orphaned native wildlife.*
- *To educate the public about wild animal habits and habitats.*
- *To protect and create natural environments where people and animals exist in harmony.*

As a primary wildlife rehabilitation facility in New Jersey, WWR annually cares for over 55 different native species from all 21 counties, including State (S) and Federally listed (F) Endangered (E), Threatened (T) and Special Concern (SC) species. Examples of these rare species rehabilitated at WWR include the Bobcat (SE), Timber Rattlesnake (SE), Bog Turtle (FT, SE), Corn Snake (SE) and Northern Copperhead (SSC). WWR is the only licensed facility in New Jersey that is equipped to care for injured or orphaned Black Bears. Their expertise and experience in handling these large animals make them a unique resource for wildlife rehabilitation in the State and has earned them international recognition for their black bear rehabilitation and release program.

WWR rehabilitated over 2,730 wild animals in 2024. This is 600 more animals than they rehabilitated in 2023. In the last 5 years, WWR has experienced a 65% increase in animal admissions and the demand for their services continues to grow exponentially due to human/animal interactions and loss of habitat. The majority of animals admitted to WWR are brought in by concerned citizens, demonstrating the public's interest in wildlife conservation. Countless animals have been given a second chance thanks to the kindness of people who entrust them to WWR's expert care.

WWR holds several State and Federal wildlife, game, nongame and exotic animal permits including:

- *Wildlife Rehabilitation Permit*
- *Exotic and Nongame Permit: Animal Exhibitor*
- *Captive Game Permit: Animal Exhibitor*
- *Exotic and Nongame Permit: Endangered Species*
- *Special Wildlife Salvage Permit for Game Animals*
- *Exotic and Nongame Permit: Salvage for Wildlife other than Migratory Birds*
- *United States Department of Agriculture (USDA/APHIS) Permit*

Because of this, WWR consistently partners with US Fish and Wildlife Service (USFWS), The Nature Conservancy (TNC), New Jersey Fish and Wildlife Service (NJFWS), The New Jersey Department of Environmental Protection (NJDEP), NJFW Endangered and Nongame Species Program (ENSP), NJFW Conservation Officers, Herpetological Associates (HA) and is part of the greater effort to help animals affected by habitat destruction and fragmentation throughout the State of New Jersey

By acquiring this property, WWR can establish a permanent home, safeguarding its ability to provide essential wildlife rehabilitation services, educate the public about wild animals and habitat conservation, and continue to serve the community. With the security of ownership, WWR would be empowered to expand its operations, enhance its facilities, and implement innovative conservation initiatives. This will lead to increased capacity, improved patient care, and a greater positive impact on wildlife conservation and the environment. WWR would also be able to strengthen its position as a community asset. Property ownership will allow for long-term planning, increased accessibility, and expanded educational

opportunities. This will benefit New Jersey residents, schools, and organizations, fostering a deeper connection to nature and wildlife conservation.

4. Whether acquisition will be an addition to an existing park or whether it will create a new park

The acquisition of the 11.34-acre property will create new public conservation lands.

5. Future use –a. immediate and long-term plans for public use/access. b. short and long-term management entity. c. short and long-term use for outdoor recreation and/or conservation purposes and timeframe. 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.

With the property acquisition, WWR will be able continue its essential wildlife rehabilitation work and conservation efforts. The wildlife hospital and rehabilitation facility can continue to be open daily from 10am to 6pm for the public intake of injured or orphaned wild animals. WWR will continue to work to promote the peaceful coexistence of people and wildlife through a variety of science-based education programs that teach about wild animal habits and habitats. These education programs are available both on and off-site to all public, private, and homeschool groups, scout programs, church groups, senior groups, and other community organizations. WWR will continue their state-wide outreach events, including their annual open house, "Community Day at WWR," which draws over 300 visitors and the Wild Wonders summer tours where visitors can meet the center's educational ambassador animals.

3-5 Year Strategic Plan - the following are WWR's long-term goals and strategies:

Expand Program Offerings:

1. *Diverse Programs: Offer a wider range of public programs, such as environmental education tours, workshops, and lectures, to cater to different interests and age groups.*
2. *Seasonal Programs: Develop wildlife conservation programs that align with animals' seasonal behaviors and natural events to attract visitors year-round.*
3. *Special Events: Organize special events to create unique experiences for the public.*
4. *Partnership Programming: Collaborate with additional conservation organizations to offer specialized education programs, for example wildlife identification workshops and migratory bird viewing.*
5. *Increase Program Frequency:*
 - a. *Regular Schedule: Establish a consistent schedule for programs, such as weekly or monthly events, to provide regular opportunities for public engagement.*
 - b. *Flexible Scheduling: Offer a mix of scheduled and spontaneous programs to accommodate last-minute planning and respond to unexpected opportunities.*
6. *Volunteer-Led Programs: Encourage volunteers to lead programs, which can help increase the frequency and diversity of offerings.*
7. *Virtual Programs: Offer virtual programs, such as webinars or live streams, to reach a broader audience and accommodate those who cannot visit in person.*

Expand and Enhance Public Engagement:

1. *Social Media: Currently WWF has numerous social media followers including 13,749 on Facebook, 522 on X, 2,895 on Instagram, 171 on LinkedIn and ~16,500 on TikTok. Future plans are to implement strategies to enhance public engagement through social media and increase the number of followers.*
2. *Email Marketing: Expand email subscriber base to share regular updates and program news.*
3. *Partnerships: Collaborate with local schools, community organizations, and businesses to cross-promote events and reach a wider audience. Increase the availability of current on-site public education programs.*

WWR will finance future improvements through a multifaceted approach, including capital campaigns to engage donors and supporters, grant applications to secure external funding, and various fundraising initiatives to generate revenue.

SITE INFORMATION

Property Address:

Street Address or Nearest Intersection	<i>676 County Route 513</i>
Municipality(ies)	<i>Alexandria Township</i>
County	<i>Hunterdon County</i>

Property Lot(s) and Acreage(s) *(add rows or attach additional pages, if necessary):*

Block	Lot	Total Lot Acreage	Acreage to be Acquired
<i>21</i>	<i>10</i>	<i>11.34</i>	<i>11.34</i>
Total Acreage to be Acquired:			<i>11.34</i>

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

<input checked="" type="checkbox"/>	Standard Municipality	<input type="checkbox"/>	Within an ACS/OBC*
<input type="checkbox"/>	Highly or Densely Populated Municipality	<input type="checkbox"/>	Easily Accessible from an ACS/OBC**
<input type="checkbox"/>	Urban Aid Municipality	<input type="checkbox"/>	Not within an ACS/OBC

*ACS/OBC = Overburdened Community Subject to Adverse Cumulative Stressors

See instructions in [Tools / References](#) for how to identify if a property is an ACS/OBC. Please attach screen shot.

** See definitions. Include map showing route of travel from ACS/OBC (marked-up tax map is fine).

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. Please submit screen shot.)

Yes _____ No **X**

See LUCY Map attachment.

Are there any structures located on the project site?

Yes **X** No _____

If yes:

Please identify each structure, its present condition, and its current use

Several structures are located on approximately 3 acres of this 11.34-acre property. None of these structures are slated for demolition. All the structures are proposed for use related to supporting the wildlife rehabilitation activities on the property. Below is a list of the buildings and their proposed uses.

- *Pre-1827 Opdyke/Hart Farmhouse: A historic farmhouse currently occupied by the owner. Immediately post-acquisition it will be occupied by staff. See property description above for historical site information details.*
- *Garage: A one-car garage associated with the farmhouse, currently associated with use of the house for staff purposes.*
- *Carriage House: A two-story carriage house, currently occupied by WWR staff.*
- *Barn: A three-story barn, the lower floor of which serves as WWR's animal hospital, rehabilitation center, and Public Education Center.*
- *Office Building: A one-story, one-room building used as WWR's administrative office.*
- *Workshop/Maintenance Building: A combined workshop and maintenance facility.*
- *Pole Barn: A pole barn, two-thirds of which is leased to a landscaping business in exchange for providing onsite snow plowing and lawn mowing and meadow management services for the Wildlife Refuge. The remaining third is used for property maintenance equipment.*
- *Shed and Viewing Area: Home to some of WWR's ambassador education animals.*
- *Large Mammal Pre-Release Enclosure Area: Used to acclimate animals prior to release by providing habitats that offer opportunities for natural behavior such as climbing, denning, foraging, swimming and stalking prey.*

Please note the intended use of each structure (*in support of outdoor recreation*) or if it will be demolished

All structures will continue to be used in support of Conservation of Wildlife as follows:

- *Pre-1827 Opdyke/Hart Farmhouse: Post-acquisition, this building is intended for additional staff housing.*
- *See the section above (current uses) for other building uses which will remain as is.*

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 **X**__

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 **X**__

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

Is this property the subject of an active application for farmland preservation at the state or local level? If yes, please name the preservation program and describe status of application:

Yes ____ No **X**__

Is there any pending litigation involving the property?

Yes ____ No **X**__

If yes, please describe below:

State Legislative District of Project Site: District 23 Congressional District of Project Site: NJ-7

FUNDING REQUEST

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

Land Cost	\$850,000
Appraisals (2)	\$ 6,000
Preliminary Assessment Report (& Site Investigation Report, if necessary)	\$ 8,000
Title Commitment & Policy	\$ 6,000
Survey	\$ 13,000
Demolition*	\$0
Incidental Costs*	\$ 17,000
Total Project Cost – Rounded to next \$1,000	\$900,000

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

Green Acres Funding Request:

Total Project Cost (from above)	\$900,000
x Eligible Grant %*	x 0.5 =
Eligible Green Acres Grant	\$450,000
Grant Request	\$450,000
Loan Request	\$0

* See [Funding Categories & Percentages](#) section; confirm with Green Acres contact

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

Yes ____ No **X**

If yes, please list source, amount, and deadline to use funds:

No, however, Woodlands Wildlife Refuge representatives have met with William Millette, Open Space Program Manager, Hunterdon County Park & Open Space Advisory Committee. We anticipate applying in 2025 to Hunterdon County for Open Space Assistance funds for 50% of the property acquisition costs.

PUBLIC ENGAGEMENT

Please describe the process that led to the development of this acquisition effort and how the public was involved. Public engagement must include outreach during the project planning stage. Please **do not discuss the required public hearing in this section**, as the hearing does not satisfy the application public outreach requirement.

A committee was formed and created public engagement plan that included planning and execution of the follow efforts:

- *A public announcement of the Preserving a Wildlife Heritage Project on all of Woodlands Wildlife Refuge's (WWR) social media platforms including Facebook, Instagram, TikTok, X as well as emails to WWR's full email distribution list.*
- *An update was made to WWR website's with our Preserving a Wildlife Heritage project.*
- *Public notices were published on January 10 and 16, 2025 announcing our application for a Green Acres grant.*
- *A webinar open to the public was held on January 15, 2025 describing the work we do, the effort to purchase the property and the Green Acres grant which included a question and answer period.*
- *An online public survey was created and made available for public input from January 3 –January 20 2025.*
- *A list of relevant organizations, partners and long-time supporters of Woodlands Wildlife Refuge were engaged for letters of support.*

Please discuss how the results of the public engagement process were incorporated into the project design.

The public enthusiastically received the project and expressed strong interest in expanded programs at Woodlands. They also indicated a willingness to support the project through community engagement and financial contributions during the upcoming Capital Campaign.

POST-ACQUISITION INFORMATION

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

Woodlands already currently budgets for some of the operations and maintenance costs for the property. The costs for ground maintenance will need to be increased. An annual inspection and maintenance plan for buildings and property is anticipated and being estimated.

What will be the source of funds for the operation and maintenance costs?

WWR has a healthy reserve fund in place which will help with any immediate costs. In addition, WWR will increase its repair and maintenance budget as needed with income received through grants and/or targeted fundraisers.

SPONSOR INFORMATION

Project Sponsor:

Name of Local Government or Nonprofit	<i>Woodlands Wildlife Refuge Inc.</i>
Street Address	<i>676 County Road 513</i>
City, State, Zip	<i>Pittstown, NJ 08867</i>
Webpage Address	woodlandswildlife.org
Tax ID Number	<i>22-3053310</i>

Chief Executive Officer:

Name	<i>Tracy Leaver</i>	Telephone	<i>908-730-8300</i>
Title	<i>Executive Director</i>	Email	<i>wildlife@eclipse.net</i>

Current Community Profile:

(County applications should provide information based on the anticipated service area of the project.)

Population	<i>4,809</i>	Year	<i>2020</i>
Area (square miles)	<i>28</i>	Population/Square Mile	<i>172</i>

Contact for Application Questions:

Name	<i>Tracy Leaver</i>
Title	<i>Executive Director, Woodlands Wildlife Refuge</i>
Street Address	<i>676 County Route 513</i>
City, State, Zip	<i>Pittstown, NJ 08867</i>
Telephone	<i>908-730-8300</i>
Cell Phone	<i>908-310-1442</i>
Email Address	<i>wildlife@eclipse.net</i>

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

Name	
Title	
Street Address	
City, State, Zip	
Telephone	
Cell Phone	
Email Address	

SIGNATURES (2)

I, Tracy Leaver (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.

2/03/2025
Date

Tracy Leaver, Executive Director
Signature of official authorized to submit application*

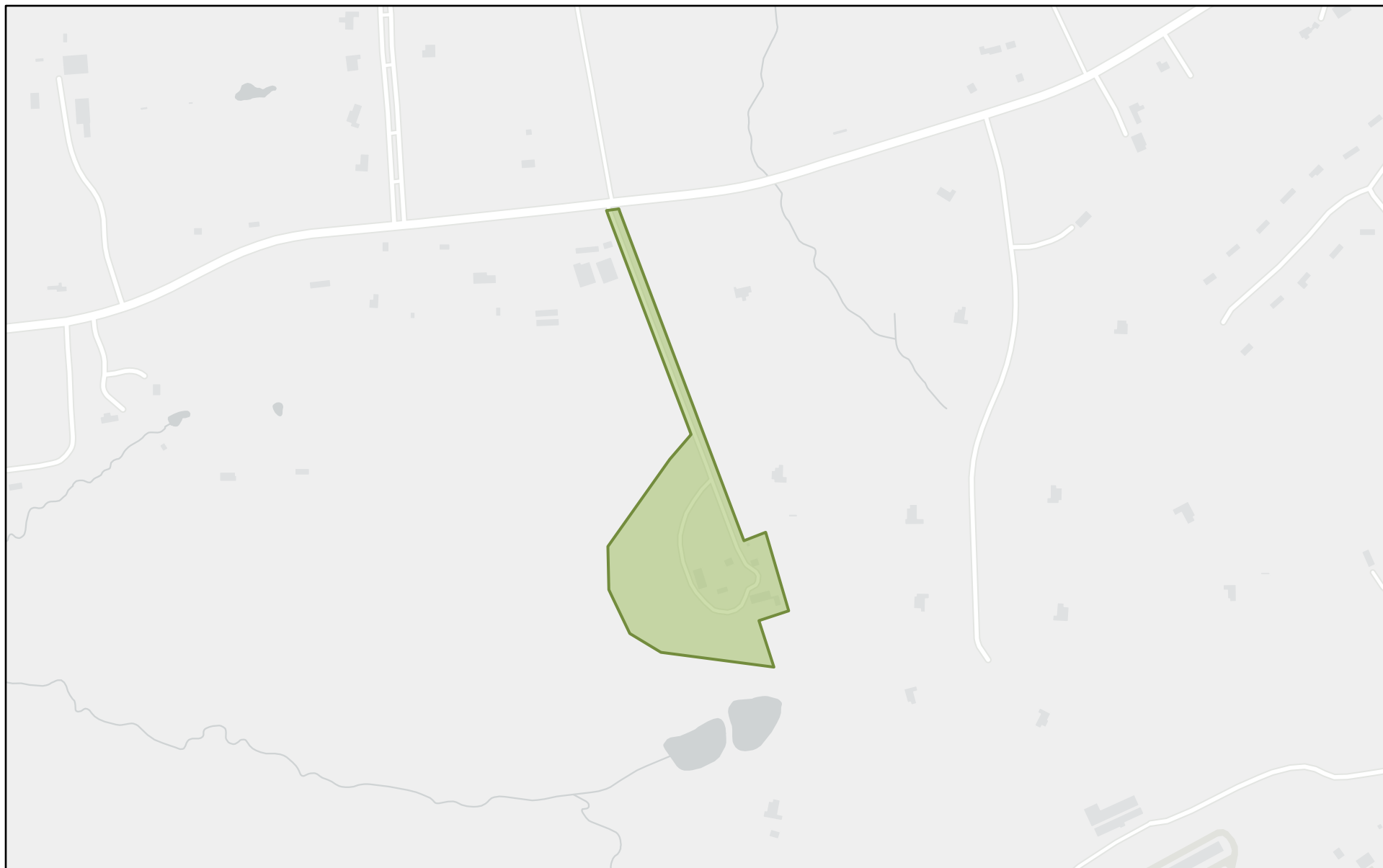
* Must be individual authorized by attached [Enabling Resolution](#) or application will be ineligible

I, Karen L. Bowker (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 is accurate.




2/13/2025
Date

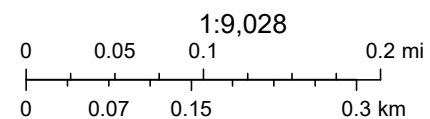
Karen L. Bowker, TREASURER
Signature of Chief Financial Officer

LUCY CRGIS Web Map



12/2/2024, 5:30:39 PM

-  Tax Parcels (Block / Lot) _Query result
-  NJ Municipalities
-  NJ Counties



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NJDEP, Historic Preservation Office

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Application Checklist and Table of Contents

REQUIRED ITEMS		
X	1.	Application Form
X	2.	Governing Body Resolution
X	3.	Anticipated Project Schedule
X	4.	Tax Record for Each Tax Lot to be Acquired
X	5.	Official Tax Map with Project Location Highlighted
X	6.	Aerial of Project Location with Streets Identified
X	7.	Project Reference Map with Checklist
X	8.	Photographs of the Project Site
X	9.	Project Narrative Outline
X	10.	Documentation of Public Engagement Activities During the Project Planning Stage
ADDITIONAL REQUIRED ITEMS – Local Government Applicants		
n/a	11.	Public Hearing Checklist
n/a	12.	Proof of Publication for Public Hearing Website Notice and Newspaper Advertisement
n/a	13.	Public Hearing Minutes
n/a	14.	Recreation and Open Space Inventory (ROSI) Form
n/a	15.	* <i>County project:</i> Notification to municipality(ies)
n/a	16.	* <i>Site Specific Incentive projects:</i> Site Specific Incentive Certification
ADDITIONAL REQUIRED ITEMS – Nonprofit Applicants		
X	17.	Nonprofit Eligibility Certification with Attachments:
X	18.	- IRS Website Printout
X	19.	- NJ Division of Consumer Affairs CRIA Website Printout
X	20.	- List of Current Board Members
X	21.	- Minutes from Most Recent Board Meeting
X	22.	Public Notice Checklist
X	23.	Proof of Publication of Newspaper Notice
X	24.	Notification to municipality(ies)
OPTIONAL ITEMS – All Applicants		
X	25.	* Letters of Support (recommended for ranking)
X	26.	* Existing Property Survey (if available)
APPENDIX		
X	27.	Pre-Appraisal Form
X	28.	WWR Education Program Brochure
X	29.	Open Space and Preserved Farmland Map
X	30.	NJDEP Landscape Project Map
X	31.	NJDEP Wetlands and C1 Waters Map
X	32.	Highlands Land Use Capability Map
X	33.	Water Source Areas Map
X	34.	USFWS IPAC Report Letter

Enabling Resolution

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, **Woodlands Wildlife Refuge, Inc.** desires to further the public interest by obtaining total funding in the amount of **\$900,000**, in the form of a **\$450,000** matching grant and, if available, a \$0 loan, from the State to fund the following project(s): **Woodlands Wildlife Refuge - Preserving a Wildlife Heritage** at a cost of **\$900,000** (*total project cost*);

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. **Tracy Leaver** 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 **\$450,000**;
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, **Eric Brodean** (Secretary) do hereby certify that the foregoing is a true copy of a resolution adopted by the **Woodlands Wildlife Refuge, Inc. Board of Trustees** at a meeting held on the **14th day of January, 2025**.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this th 14 day of January, 2025.

Eric Brodean, Secretary
(name and title of Secretary or equivalent)

3. 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, 2025, agreement date. If approved, this project schedule will be adjusted to the actual agreement date. Regular reporting will be required to ensure continuous progress.

Approximate Date

- | | |
|--|---|
| 1. Obtain and submit Preliminary Assessment Report
<i>(Resolution of any Areas of Concern should occur concurrent with subsequent acquisition steps.)</i> | Feb. 6, 2026 (GA approve Apr 10, 2026) |
| Perform and submit Historic Inspection of the Property | <u>July 15, 2025</u> |
| Submit Preappraisal Questionnaire to Green Acres | <u>July 15, 2025</u> |
| 2. Obtain appraisal instructions from Green Acres | <u>August 4, 2025</u> |
| 3. Hire appraisers
<i>(This may include an on-site meeting, unless waived by Green Acres.)</i> | <u>August 15, 2025</u> |
| 4. Submit appraisals to Green Acres for review
<i>(Allow 60 days for certification of market value.)</i> | <u>September 30, 2025 (CMV Nov. 28)</u> |
| 5. Sign purchase contract with owner | <u>December 12, 2025</u> |
| 6. Obtain and submit survey | <u>Feb. 6, 2026 (GA approve April 10, 2026)</u> |
| 7. Obtain and submit title insurance commitment | <u>January 23, 2026</u> |
| 8. Close on property | <u>June 12, 2026</u> |
| 9. Submit for final payment | <u>August 28, 2026</u> |

Comments: *The first critical step is to obtain appraisal instructions from Green Acres (GA). To expedite this step, Woodlands Wildlife Refuge, Inc. (WWR) has already completed the Preappraisal Questionnaire and Reference Map and included them in this application. Upon notice of GA grant award, WWR will also perform the Historic Inspection of the property to gain any further information on the Historic house, ancillary structures and any potential for archaeological resources. Upon receipt of the appraisal instructions from Green Acres WWR will engage 2 GA approved appraisers then submit the reports to GA to obtain the CMV. WWR will then go to contract with the owner conditioned upon items such as the Preliminary Assessment (PA), Clear Title and Survey. We will proceed with these tasks after the contract is signed. WWR will address with the owner any Areas of Concern that might be identified in the PA. WWR will submit the PA and Survey to Green Acres for review. We will obtain title insurance commitment then close on the property. We are in the process of requesting approval for 50% acquisition funding from Hunterdon County and anticipate a smooth closing with funds from GA and Hunterdon County. Requests to GA for 50% reimbursement of expenses will be submitted immediately post-closing.*

Owner Information	
Name	Leaver, Jeffrey
Street	676 County Road 513
City&State	Pittstown NJ
Zip	08867

Sale Information	
Date	
Deed Book	
Deed Page	
Price	\$0
Assessment	\$0
Property Use Code	
SR1A NU Code	

Sales History		
Date	Price	Assessment

Assessment History				
Year	Class	Land Value	Improvement	Net
2024	3B	\$8,000		\$8,000
2023	3B	\$7,800		\$7,800
2022	3B	\$7,600		\$7,600
2021	3B	\$7,600		\$7,600

Exempt Property Information	
EPL Code	
Facility	
Initial Filing Date	
Further Filing Date	
Exempt Statute	

Property Information	
Last Updated	08/29/2005
Municipality	Alexandria Township
Block	21
Lot	10
Qualifier	Q0223
Property Location	County Road 513
Property Class Code	3B
Building Description	
Year Built	0
Building SqFt	0
Land Description	9.98 AC.
Acreage	10
Additional Lots 1	
Additional Lots 2	
Map Page	19
Zoning	
Old Block	00021
Old Lot	00010
Old Qualifier	QFARM
Land Value	\$8,000
Improvement Value	
Exemption Amount 1	
Exemption Amount 2	
Exemption Amount 3	
Exemption Amount 4	
Net Tax Value	\$8,000

Owner Information	
Name	Leaver, Jeffrey
Street	676 County Road 513
City&State	Pittstown NJ
Zip	08867

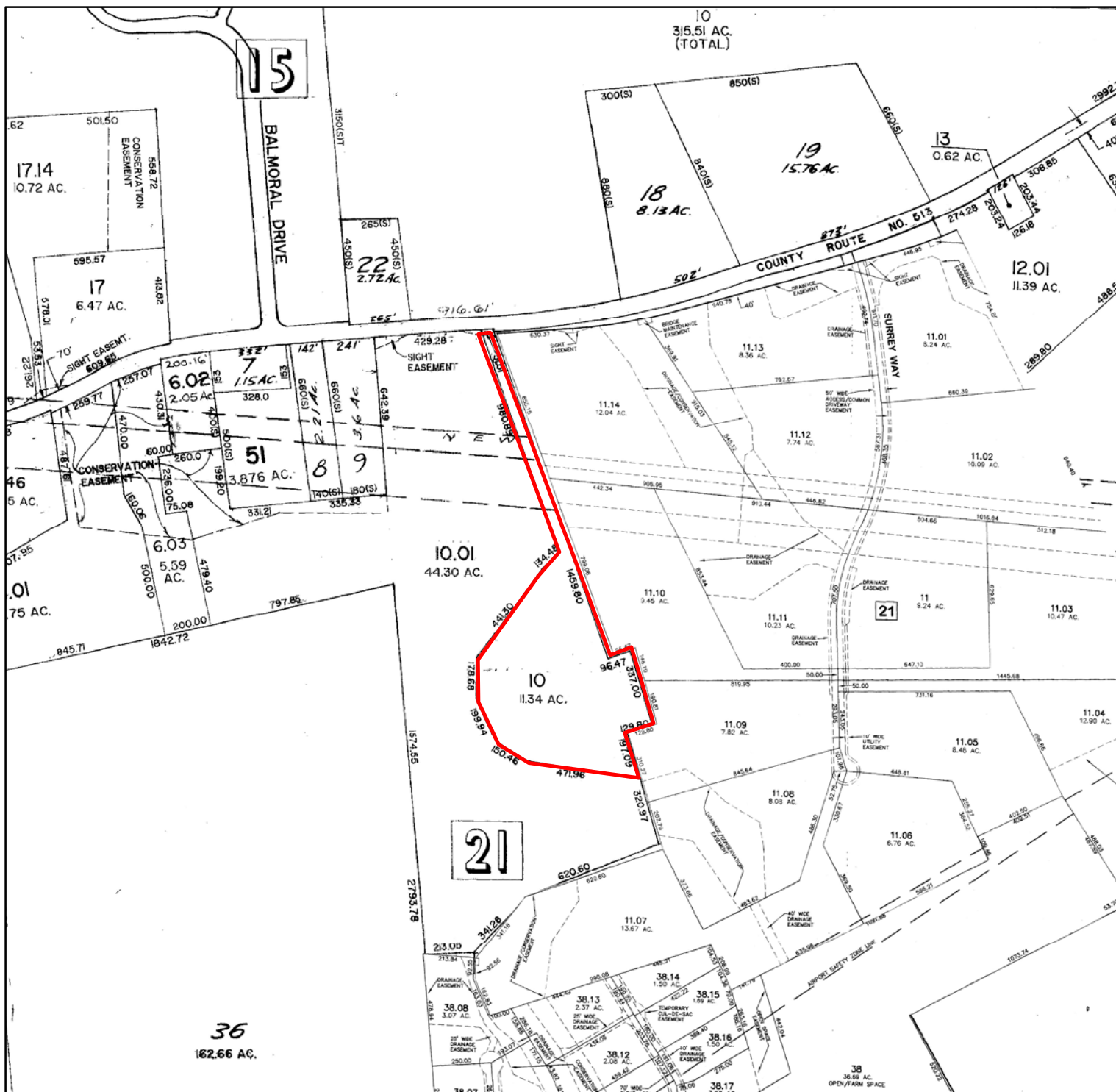
Sale Information	
Date	03/26/2002
Deed Book	02033
Deed Page	00889
Price	\$540,000
Assessment	\$210,500
Property Use Code	
SR1A NU Code	

Sales History		
Date	Price	Assessment

Assessment History				
Year	Class	Land Value	Improvement	Net
2024	3A	\$115,000	\$356,200	\$471,200
2023	3A	\$115,000	\$356,200	\$471,200
2022	3A	\$115,000	\$356,200	\$471,200
2021	3A	\$115,000	\$356,200	\$471,200

Exempt Property Information	
EPL Code	
Facility	
Initial Filing Date	
Further Filing Date	
Exempt Statute	

Property Information	
Last Updated	08/29/2005
Municipality	Alexandria Township
Block	21
Lot	10
Qualifier	
Property Location	676 County Road 513
Property Class Code	3A
Building Description	2SF
Year Built	1840
Building SqFt	4,057
Land Description	1.50 AC.
Acreage	2
Additional Lots 1	
Additional Lots 2	
Map Page	19
Zoning	
Old Block	
Old Lot	
Old Qualifier	
Land Value	\$115,000
Improvement Value	\$356,200
Exemption Amount 1	
Exemption Amount 2	
Exemption Amount 3	
Exemption Amount 4	
Net Tax Value	\$471,200



Legend

 Project Location

PROPERTY OWNER:
JEFFREY LEAVER
676 COUNTY ROAD 513
PITTSVILLE, NEW JERSEY

**PROJECT IS WITHIN THE
HIGHLANDS PLANNING AREA**

PROPERTY IS 11.34 ACRES

Source:
Municipal Tax Map for Alexandria Township, Hunterdon County, New Jersey, Sheets 19, 19.02, and 19.05,
prepared by Frank W. Dohren, C.E., last revised by Pamela L. Mathews, L.S., November 2014.



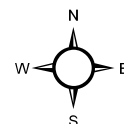
Note: Map scale is approximate

Municipal Tax Map

Woodlands Wildlife Refuge
A Fee Acquisition
676 County Road 513
Block 21; Lot 10
Alexandria Township
Hunterdon County, New Jersey

600

Feet





Legend

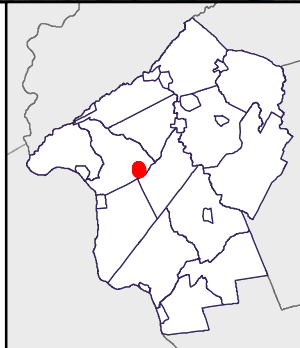
 Project Location

PROPERTY OWNER:
JEFFREY LEAVER
676 COUNTY ROAD 513
PITTSTOWN, NEW JERSEY

PROJECT IS WITHIN THE
HIGHLANDS PLANNING AREA

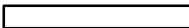
PROPERTY IS 11.34 ACRES

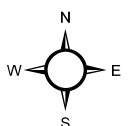
Source:
 New Jersey 2020 High Resolution Orthophotography, NAD83 NJ State Plane Feet, State of New Jersey
 Office of Information Technology, Office of Geographic Information Systems, Trenton, NJ, April 2021.

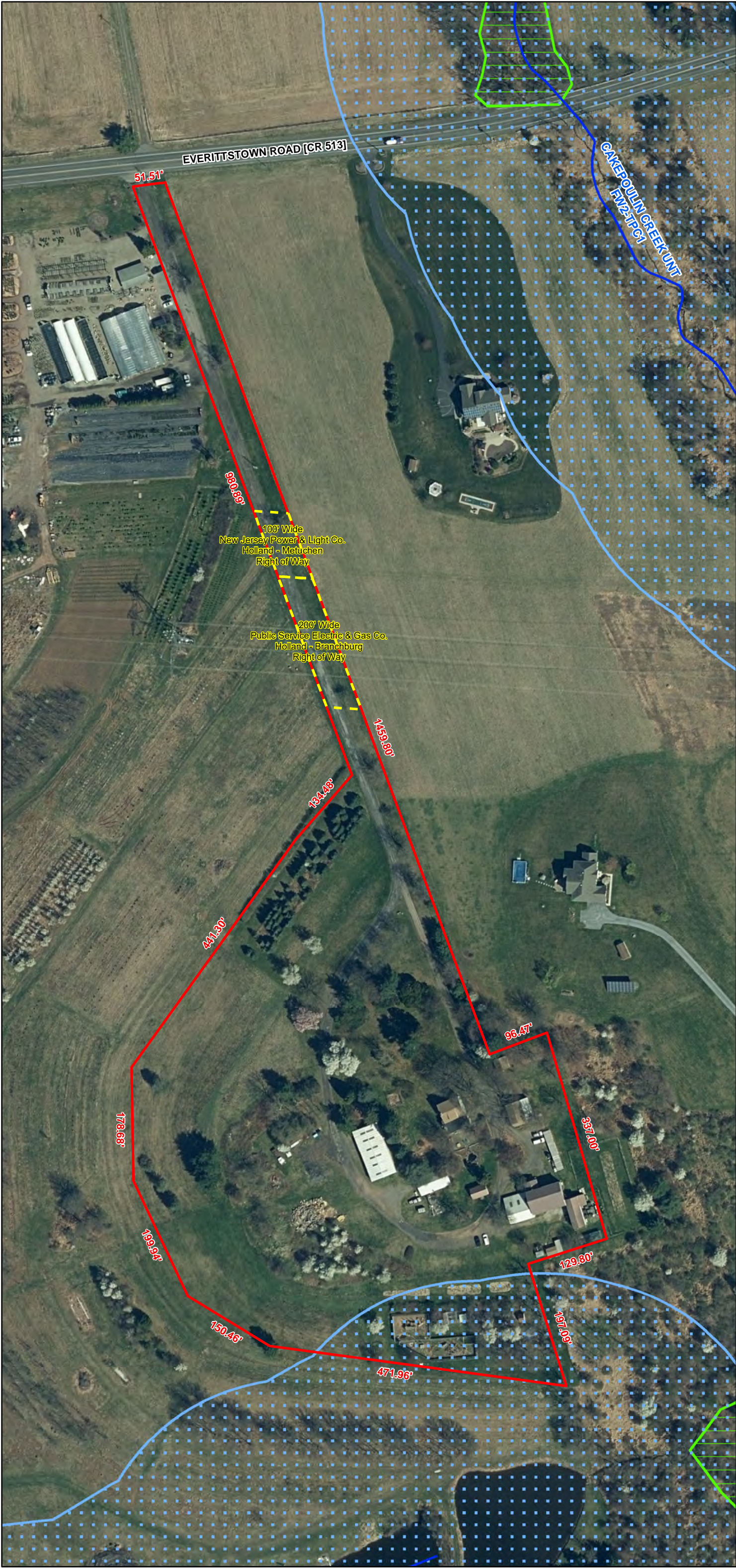


Project Location Map

Woodlands Wildlife Refuge
 A Fee Acquisition
 # 676 County Road 513
 Block 21; Lot 10
 Alexandria Township
 Hunterdon County, New Jersey

400

 Feet





- Legend**
- Project Location
 - Right of Way
 - Streams and Water Quality
 - 300-foot Riparian Buffer
 - NJDEP Wetlands

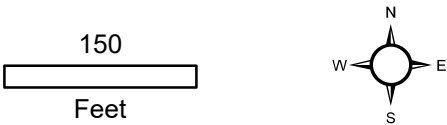
PROPERTY OWNER:
JEFFREY LEAVER
676 COUNTY ROAD 513
PITTTOWN, NEW JERSEY
PROJECT IS WITHIN THE
HIGHLANDS PLANNING AREA
PROPERTY IS 11.34 ACRES

Sources:
NJDEP Wetlands extracted from Land Use/Land Cover 2020 Update, Edition 20231121, New Jersey Department of Environmental Protection (NJDEP), Division of Information Technology, Bureau of Geographic Information Systems , Trenton, NJ, November 2023.
NJDEP Surface Water Quality Standards of New Jersey, Edition 20200327, NJ Department of Environmental Protection, Water Monitoring & Standards, Bureau of Freshwater & Biological Monitoring, Trenton, March 2020.
New Jersey 2020 High Resolution Orthophotography, NAD83 NJ State Plane Feet, State of New Jersey Office of Information Technology, Office of Geographic Information Systems, Trenton, NJ, April 2021.



Project Reference Map

Woodlands Wildlife Refuge
A Fee Acquisition
676 County Road 513
Block 21; Lot 10
Alexandria Township
Hunterdon County, New Jersey



7. Project Reference Map Checklist

The Project Reference Map is the basis for Green Acres evaluation and is used by the appraiser(s) in the determination of the property's market value. Digital submission of the map is standard; if a paper map is submitted, please note that the minimum size should be 11" x 17".

The project reference map should be generated digitally using AutoCAD or Geographic Information System (GIS) technology. Applicants using GIS technology may acquire the geo-reference required by the Green Acres Program from the DEP's GIS [GeoWeb](#). All data and documents pertinent to the site (i.e., existing surveys, local government master plan, etc.) should be available during the 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. <u>X</u>	Project name and location
2. <u>X</u>	Block and lot numbers and municipality(ies) in which the acquisition is located
3. <u>X</u>	Current owner(s) of record (also indicate adjacent lots under the same ownership)
4. <u>X</u>	Area given in acreage or square feet
5. <u>X</u>	Dimensions of each lot marked on each perimeter boundary
6. n/a	Improvements shown in approximate location on parcel
7. n/a	Acquisition area - if only a portion of the parcel is proposed for acquisition, the boundaries and size of both the proposed portion and the remaining area should be noted
8. <u>X</u>	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. <u>X</u>	If located in the Highlands, indicate whether site is in the Planning Area or Preservation Area
10. <u>X</u>	Indicate if purchase will be fee or easement
11. <u>X</u>	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. <u>X</u>	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 DEP Bureau of GIS .)
13. n/a	Location and area of tideland-claimed areas, available from the Bureau of GIS , as determined from New Jersey Tidelands claims maps, conveyance overlays, and atlas sheets
14. n/a	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 Bureau of GIS .
16. _X_	Location and area of freshwater wetlands, as determined from: <input type="checkbox"/> NJDEP-issued Letter of Interpretation (LOI) or <input checked="" type="checkbox"/> NJ-GeoWeb
17. n/a	<u>For easement projects</u> : Depictions of the proposed easement terms, if applicable - i.e., delineation of any limits to the public access area; the boundary of a non-severable exception around existing improvements on site. <i>These delineations should be carefully established, as any changes to the areas later in the acquisition process may necessitate an appraisal update and significant delays.</i>

If possible, the items listed above should be superimposed on the most recent aerial image of the site (aerials available from the [Department's Bureau of GIS](#)).


8. Photographs of Project Site



Open meadow



Open meadow

A wide-angle photograph of an open meadow. The foreground is filled with tall, dry, yellowish-brown grass. In the middle ground, there is a line of trees, including several bare deciduous trees and a few evergreens. The background shows a clear blue sky. A black text box with white text is located in the bottom left corner.

Open meadow



Open meadow



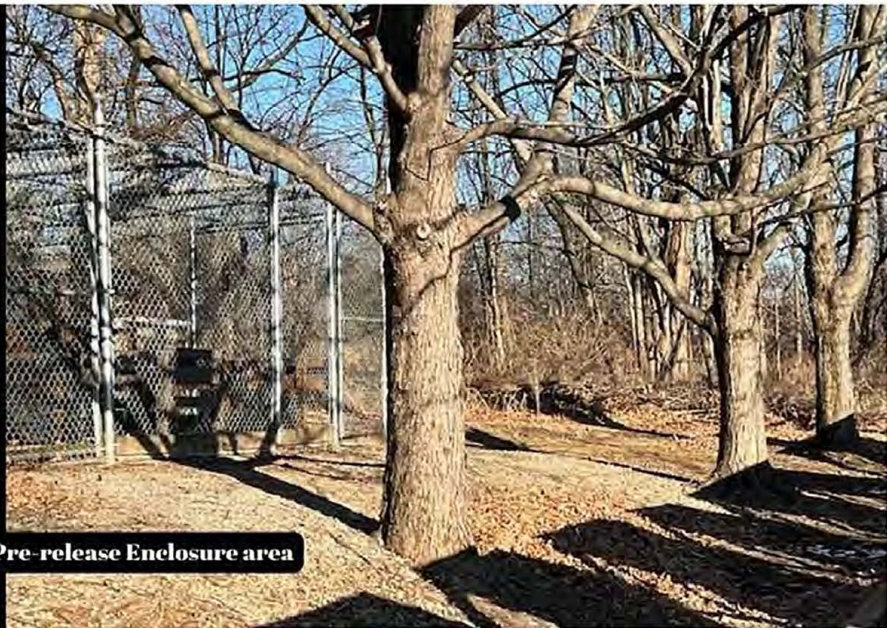
Open meadow



Pre-release Enclosure area



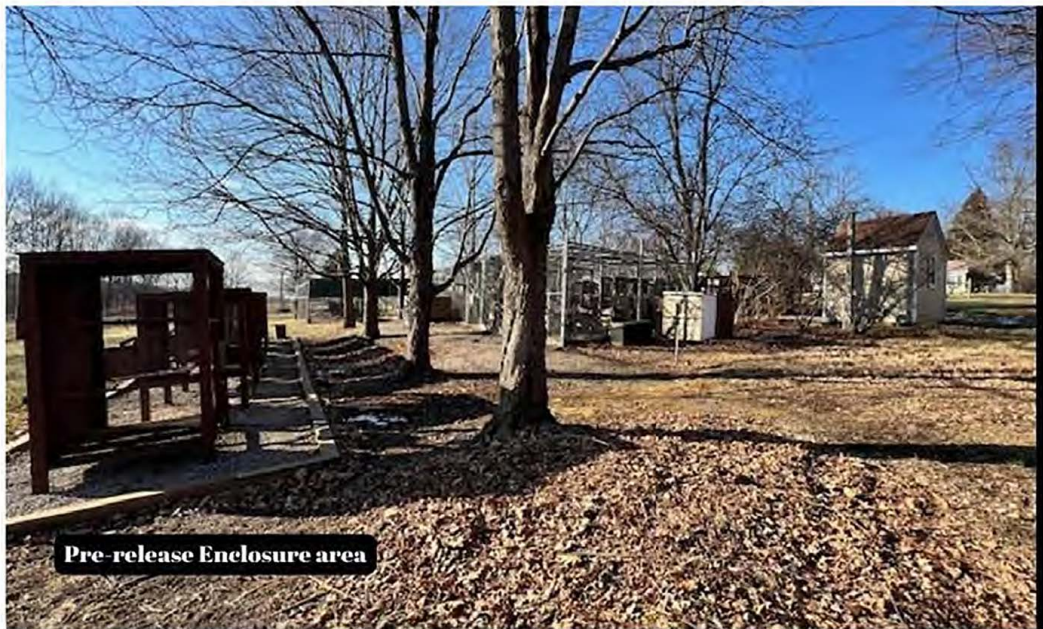
Pre-release Enclosure area



Pre-release Enclosure area



Pre-release Enclosure area



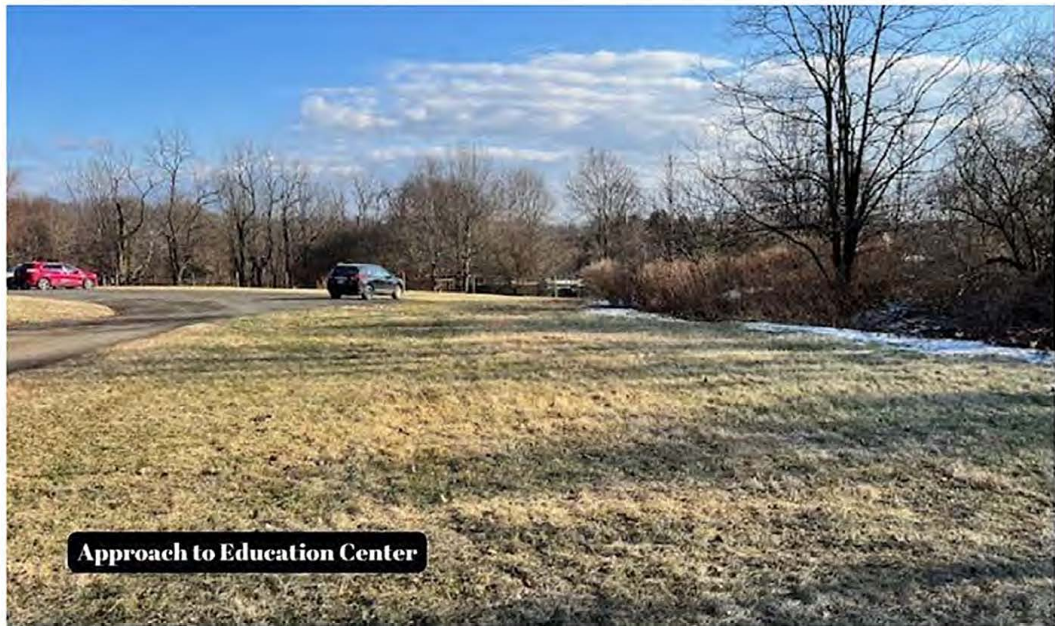
Pre-release Enclosure area



Pre-release Enclosure area



Pre-1827 Opdyke/Hart Farmhouse



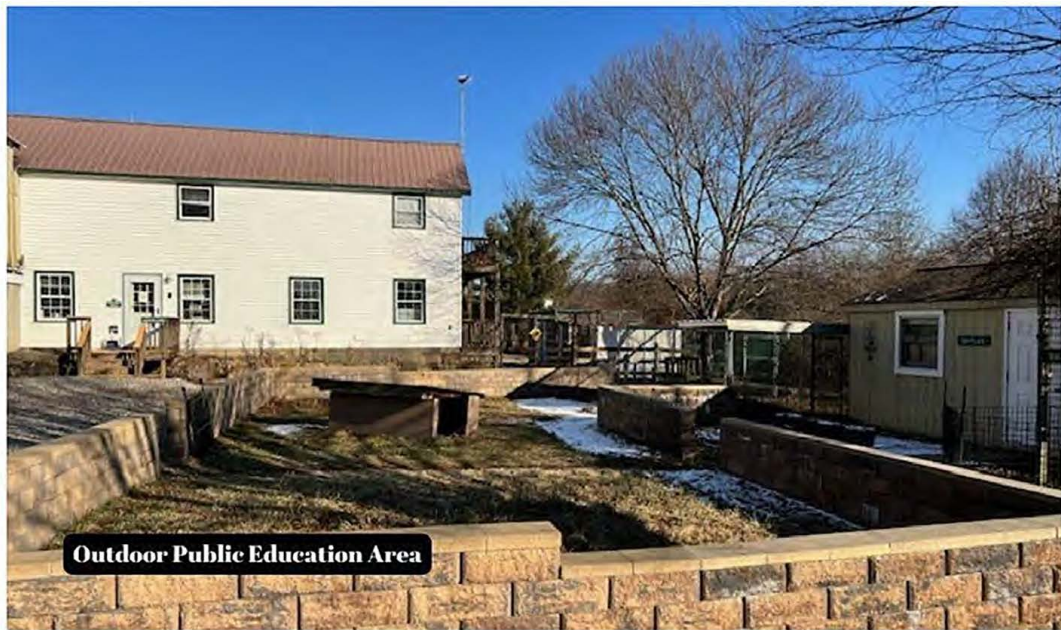


**Animal
Admissions**

Approach to Education Center and Hospital



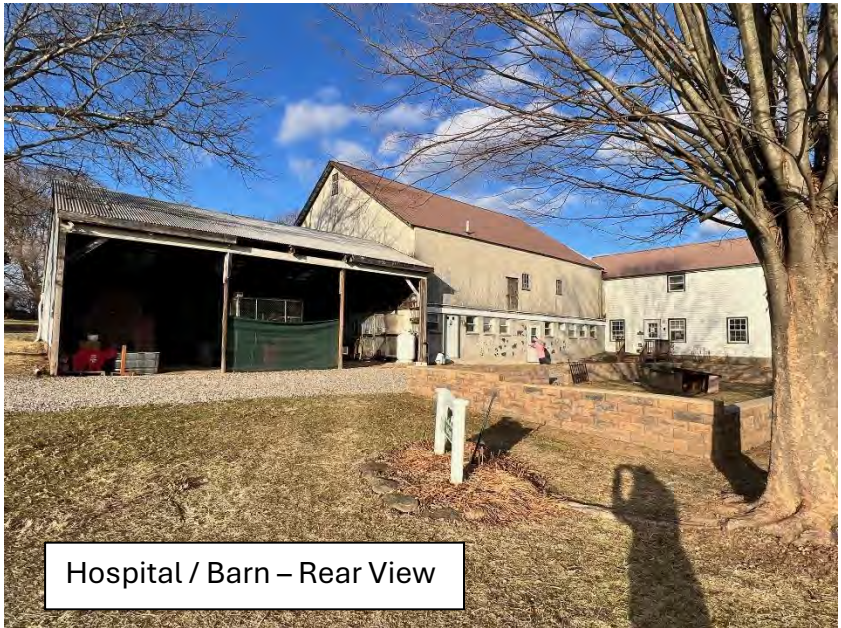
Hospital and Education Center



Outdoor Public Education Area



Education Center



Hospital / Barn – Rear View



Hospital / Barn Front View



Carriage House and Garage



Workshop



Pole Barn (left), Workshop (right)



Office



Welcome sign

9. Project Narrative

FACTOR #1 OPEN SPACE NEEDS:

A) Describe the community to be served:

1. Woodlands Wildlife Refuge (WWR) is a wildlife rehabilitation center situated on an 11.34-acre property located at 676 County Route 513, in rural Alexandria Township, Hunterdon County, New Jersey. The County is part of the Central Jersey region, well-positioning WWR to continue serving communities throughout the state. New Jersey, with a population of 9,500,851 and the highest population density in the United States at approximately 1291.9 people per square mile, still has significant open spaces and diverse wildlife habitats and populations. However, this high population density also increases the likelihood of wildlife encounters with people, leading to a high demand for WWR's services.

In 2024, WWR experienced a record-breaking year, admitting a total of 2782 animals from all 21 New Jersey counties. This represents a significant 24% increase compared to 2023, highlighting the growing demand for WWR's critical services within the State. Furthermore, WWR responded to over 5,000 calls from the public, demonstrating the critical role it plays in addressing wildlife-related concerns and providing vital support for not only animals in need but the public.

WWR actively serves the community by offering a diverse range of science-based educational programs for students from pre-K to 12th grade that align with current New Jersey Core Curriculum Standards in life science, biology, environmental science, and conservation. WWR also provides engaging workshops open to the public. These programs are designed to foster a deeper understanding of wildlife, their habitats, and the importance of protecting and preserving open spaces.

2. Based on data provided by NJDEP's Environmental Justice Mapping, Assessment, and Protection Tool (EJMAP), there are 4 Adversely Stressed Overburdened Communities (AS/OBC's) located in Hunterdon County. These AS/OBCs are located in Readington Township, High Bridge Borough, Flemington Borough, and Clinton Township, all within a 10-mile radius of WWR. These communities are served by Hunterdon County LINK, the county's primary public transportation provider. LINK offers various services, including demand-response transportation, increasing accessibility to WWR for the residents.

A significant portion of the WWR volunteer base in 2024 originated from New Jersey towns designated as AC/OBS communities, with almost 43% of the 70 volunteers coming from these areas. (see Chart 1) Statewide, WWR educational programs saw a total of 656 attendees from 2023 through 2024. Of the 656 individuals who attended, 270 came from 33 AC/OBS communities. (See Chart 2)

Chart 1

2024 WWR Volunteers From AC/OBS Communities

Bergen		Morris		
Fairlawn	2	Morristown	1	
Tenafty	1	Parsippany	1	
Essex		Somerset		
Millburn	1	Branchburg	1	
Hunterdon		Bridgewater	3	
Clinton	3	Hillsborough	2	
Flemington	5	Union		
Middlesex		Elizabeth	1	
Edison	1	Springfield	2	
Middlesex	1	Warren		
Monroe	1	Washington	2	
New Brunswick	1			
North Brunswick	1			
	17		13	
		TOTAL		30

Chart 2

Education Program Attendees from AC/OBS 2023-2024

Essex		Somerset		
Maplewood	1	Bridgewater	63	
Montclair	15	Greenbrook	1	
South Orange	1	Hillsborough	6	
Hudson		Montgomery	1	
Union City	1	Raritan Borough	1	
Hunterdon		Somerville	1	
Clinton Township	1	South Bound Brook	1	
Flemington	35	Warren Township	1	
Readington	15	Union County		
Mercer		Elizabeth	1	
Hopewell	4	Fanwood	1	
Lawrence	1	Hillside	1	
Middlesex		New Providence	2	
New Brunswick	33	Plainfield	1	
Piscataway	40	Roselle Park	1	
Morris		Westfield	1	
Florham Park	1	Summit	1	
Madison Borough	1	Warren		
Morris Township	1	Lopatcong	33	
Passaic		Washington Borough	1	
Wayne	2			
	152		118	
		TOTAL		270

B) Describe how the project will meet the community's recreation and conservation needs:

1. Open Spaces located within a 2-mile radius of WWR are listed and described in the chart below:

Open Space within a 2 mile radius of Woodlands Wildlife Refuge			
Radius	Number	Owner	Open Space
1/4 mile	None		
1/2 mile	None		
1 mile	2	Private	Dreams Come True Therapeutic Riding
		Municipal	Alexandria Township Open Space
2 miles	4	State	Capoolong Creek Wildlife Management Area (portion)
		State	Lockatong Wildlife Management Area
		Municipal	Rogers Pond - Alexandria Township Open Space
		Nonprofit	New Jersey Audubon - Grassland Birds (portion)

As of January 1, 2024, 55 farms, encompassing 3,394 acres, have been permanently preserved in Alexandria Township. This significant achievement underscores the community's strong commitment to land conservation. The WWR property is fortunate to be buffered on 3 sides by preserved farms creating a valuable ecological corridor. The NJDEP Landscape Project identifies these farms as well as the adjoining meadows on the subject property as providing habitat for rare grassland and farm hedgerow birds such as the State listed threatened American kestrel, the State Species of Special Concern the brown thrasher, the bobolink as well as the state-threatened wood turtle.

See the [Open Space and Preserved Farmland Map](#) and the [NJDEP Landscape Project Map](#) attached.

WWR actively addresses the community's recreation deficit in several ways.

WWR offers science-based educational programs for students from pre-K to 12th grade and public workshops that focus on wildlife behavior, habitats, rehabilitation, release, and research projects. School field trips provide age-appropriate learning experiences about the local ecosystem and conservation issues. WWR collaborates with schools, parks, and other organizations to host events such as Family Education Open House, Community Day, Wild Wonders summer tours, and volunteer workdays.

See the [WWR Education Brochure](#) attached.

WWR offers a variety of volunteer opportunities. These include working directly with wildlife under the guidance of experienced staff, such as feeding, cleaning, and handling animals. Volunteers may also assist with enclosure maintenance and repairs and improving animal habitats. Additionally, volunteers can serve on committees or the board of trustees to contribute to the overall organization.

WWR offers public tours that provide a glimpse into the world of wildlife rehabilitation. These tours provide an opportunity to observe educational animals firsthand. By interacting with these animals and

learning about their individual stories, visitors gain valuable insights into the challenges of wildlife rehabilitation.

Conserving the WWR property will address the community's open space deficit.

WWR envisions providing public access to the open meadow area on the property by offering a range of guided passive outdoor recreational activities. This initiative will transform the meadow into a valuable community recreation and environmental education resource. By collaborating with experienced environmental organizations like Conserve Wildlife Foundation of NJ and the Raptor Trust, WWR can benefit from their expertise in designing and implementing a program of nature-based experiences. These may include seasonally themed walks, nature photography workshops, and interpretative programs.

2. WWR has a Statewide Geographic Reach.

As detailed in Section A, WWR accepts animals and assists residents, state agencies and communities throughout New Jersey with wildlife concerns. Volunteers who care for and treat admitted wildlife at WWR come from as far as Sussex and Burlington Counties. Furthermore, between 2023 and 2024, over 600 individuals from at least 10 New Jersey counties participated in WWR educational programs. WWR employs strong public engagement strategies, utilizing social media and email marketing (2,694 recipients and growing) to share regular updates, program news, and promotes upcoming science-based educational programs and outreach events to its statewide (and nationwide) audience. WWR employs 2 wildlife cameras, live streaming a look into the dedicated care provided within the treatment facility. The public can view different patients undergoing rehabilitation in the hospital or outdoor enclosures as they progress on their journey to recovery. A TikTok post of a recent intake, a young female bobcat, has over 4.7 million views increasing our number of followers to over 16,500 on that platform.

Furthermore, WWR collaborates with federal and state agencies such as the United States Fish and Wildlife Service (USFWS), United States Department of Agriculture (USDA)/Animal and Plant Inspection Service (APHIS), New Jersey Fish and Wildlife Services (NJFWS), The New Jersey Department of Environmental Protection (NJDEP), NJFW Endangered and Nongame Species Program, NJFW Conservation Officers, and nonprofit organizations such as The Nature Conservancy (TNC) and Herpetological Associates (HA). WWR actively works with these agencies and organizations on important environmental research projects, such as SARS-CoV2 testing in mammals and studies to determine the population and movement of other wildlife throughout the State.

3. The community to be served and the unique features of the property that render this acquisition particularly important or impactful are discussed below.

The acquisition of this property is crucial for statewide wildlife conservation and the preservation of biodiversity. WWR cares for over 55 native species annually, including endangered (E), threatened (T), and special concern (SC) species like the bobcat (ST), Timber rattlesnake (SE), Bog turtle (FT, SE), and Northern copperhead (ST). WWR rehabilitated over 2,782 animals in 2024, a 600-animal increase, or

24% from 2023. Animal admissions have surged 49% in the last five years, driven by increased human-wildlife interactions and habitat loss.

The property also features significant ecological value:

- The property drains to the Nishisakawick Creek, a designated Category 1 waterbody. Acquiring the property for open space will protect water quality in the creek and its tributaries. Notably, 0.97 acres of the property lies within the 300-foot riparian zone of a Nishisakawick Creek tributary. This zone, regulated by the Flood Hazard Area Control Act, is necessary for flood mitigation, water quality, and habitat protection. *See the [NJDEP Wetlands and Streams Map](#) attached.*
- WWR implements meadow management practices on the property's open land, creating vital habitat for pollinators, mammals, birds, and other wildlife. These meadows improve water quality, reduce erosion, support biodiversity, and contribute to carbon sequestration. Designated native wildflower pollinator gardens are being established in suitable areas. Together with the meadows, these gardens support habitat for the Monarch Butterfly, a federally listed candidate species and a State listed Species of Special Concern, and other pollinators.

FACTOR #2 ENVIRONMENTAL PROTECTION & CLIMATE MITIGATION AND RESILIENCE

A) Lands that are of sufficient size and located so as to:

1. Protect Critical Wildlife Habitat: The property is mapped as documented Rank 3 breeding Habitat pursuant to the NJDEP Landscape Project and includes the American kestrel (ST) and brown thrasher (SSC). There have also been several Bald Eagles (SSC) sightings near the property. The US Fish and Wildlife Service has identified 4 threatened, endangered, or candidate species that may occur on the property along with the Bald Eagle. *See the [NJDEP Landscape Project Map](#) and [USFWS Letter](#) attached.*

As described in Factor 1 B3 above WWR is crucial for the survival of critical wildlife statewide including 55 state and federally listed endangered, threatened and special concern species.

2. Enhances a Site Identified in the Highlands Regional Master Plan: The property is located within the New Jersey Highlands Planning Area, a region designated for environmental protection and sustainable development. This region plays a crucial role in safeguarding water quality and preserving biodiversity. Specifically, the property resides within a Conservation-Environmentally Constrained Subzone and a Conservation Zone, reflecting the high ecological value of this area. The use of this property as a wildlife rehabilitation facility aligns with these designations. By providing care for injured and orphaned wildlife, WWR contributes to the conservation goals of the Highlands Planning Area. The center contributes to the ecological integrity of the region and supports the long-term health of local wildlife populations. *See the [Highlands Land Use Capability Map](#) attached.*
3. Not Applicable
4. Support of Regional Conservation Initiatives: WWR is a participating organization in the Connecting Habitat Across New Jersey (CHANJ) project, a collaborative initiative with the New Jersey Department of Environmental Protection and The Nature Conservancy. The goal of the CHANJ project is to improve wildlife connectivity, address habitat fragmentation and support long-term wildlife survival. WWR has

supported The Nature Conservancy “Bobcat Alley” project, a protected wildlife corridor that provides state-endangered bobcats and other wildlife space to move between the Kittatinny and Highlands ridges within New Jersey’s Appalachian Mountains. WWR is the primary wildlife rehabilitation facility in New Jersey licensed to rehabilitate State threatened bobcats and has cared for and released more than 50 bobcats back into the wild.

Additionally, WWR contributes to the goals of the *New Jersey Global Warming Response Act 80x50 Report* by supporting wildlife conservation and habitat protection. Climate change poses significant threats to wildlife, including habitat loss and altered migration patterns. By rehabilitating injured and orphaned wildlife, WWR helps maintain healthy populations, crucial for ecosystem resilience. Furthermore, WWR’s public education programs promote the conservation of natural areas, which act as vital carbon sinks and help mitigate the effects of climate change.

5. Protects Documented Endangered and/or Threatened Species: The United States Fish and Wildlife Service (USFWS) has identified 4 threatened, endangered, or candidate species that may occur on the property. They include the Indiana Bat (E), Northern long-eared Bat (E), Bog turtle (T) and the Monarch butterfly (CS). There have also been several Bald Eagle sightings near the property. The IPAC report lists the following birds of conservation concern as having a probability of presence on the property: Black-billed Cuckoo, Cerulean Warbler, Chimney Swift, Grasshopper Sparrow, Kentucky Warbler, Prairie Warbler.

See the [USFWS IPAC Letter](#) attached.

B) Greenways and water resource protection projects

1. Not Applicable
2. Water Resource Protection: Preservation of the property will benefit water resource protection efforts. The property is located in two Water Resource Protection Areas that serve 3 water purveyors. The majority of the property is located within the Delaware River watershed within the Water Resource Protection Area for both the Trenton Water Department and the Burlington City Water Department. The remainder of the property is located in the South Branch Raritan River watershed and is within the Water Resource Protection Area for the Elizabethtown Water Company. The property is not located within any well head protection areas however the property is approximately 2,000 feet from 2 different non-community well head protection areas. See the [Water Source Areas Map](#) attached.
3. Not Applicable
4. Not Applicable
5. Protects Category One Waters: As described in FACTOR #1 (B.3) the property drains to the Nishisakawick Creek, a designated Category One waterbody, and partially lies within the 300-foot riparian zone of a Nishisakawick Creek tributary. This has considerable implications for the protection of its headwaters, tributaries, and corridors pursuant to N.J.A.C. 7:9B and N.J.A.C. 7:8. See the [NJDEP Wetlands and Streams Map](#) attached.

N.J.A.C. 7:9B, the Surface Water Quality Standards, designates Category One waters as having exceptional ecological, recreational, or other significant values requiring the highest level of protection

from pollution and degradation. By preserving the property as open space, it will help to maintain the high-water quality standards of the Nishisakawick Creek and its tributaries.

N.J.A.C. 7:8, the Stormwater Management Rules, emphasizes the importance of riparian zones for various ecological functions, including flood mitigation, water quality protection and habitat enhancement. There is approximately a 1-acre riparian zone on the property.

C) Projects that support climate mitigation and resilience – not applicable

FACTOR #3 HISTORIC RESOURCE PRESERVATION

A) The degree to which the project site has local, statewide, or national significance, or if it is also listed on the National Register of Historic Places:

A search of the LUCY 2.0 online map ([see attached](#)) did not indicate that the property or any structures on the property have been designated as historic. However, we contacted the Hunterdon County Historical Society and they performed a search of their records related to the property. A Historic Sites Inventory of Hunterdon County was performed by the Hunterdon County Cultural and Heritage Commission in 1979 and identified the house on the property as Historic Register eligible. A NJ Office of Historic Preservation Historic Sites Inventory Individual Survey Structure Survey Form was completed for the house as part of the 1979 inventory. The house was identified as A-100. The house is identified as the Opdyke/Hart dwelling constructed before 1827, based on a deed search attached to the form. The structure is described on the form as “a two story, stuccoed stone three bay deep center hall structure plain trim with a one-story rear ell; chimney in the right gable.” Under Significance it is noted “This structure is in the Cornwall Farm from which land was donated for the Alexandra Episcopal Church. The Register Eligibility is marked “yes” and threats to Site are marked “development” and “Zoning.” Acquisition of the property will therefore meet the Green Acres goal to preserve historic resources.

See the attached [NJ HPO form for House in 1979 Hunterdon County Historic Property Inventory](#).

B) Not applicable.

C) Not applicable.

D) If the project is part of an ongoing historic preservation or rehabilitation project or historic study or investigation or contributes toward statewide efforts to prepare for the Semiquincentennial (2026).

For the Semiquincentennial, Hunterdon County Cultural and Heritage Commission is in the process of updating the 1979, in which the onsite Opdyke/Hart house was identified as Historic Register Eligible.

E) Not applicable.

FACTOR #4 PUBLIC SUPPORT AND ENGAGEMENT/PLANNING

A) Public Support and Engagement

Sections 22, 23 and 24 of this application include the Public Notice Checklist, the Proof of Publication of Newspaper Notices and the Notification to Alexandria Township. Below is a description of the Public Support and Engagement efforts to communicate with and solicit participation from the public.

1. Letters of Support expressing overwhelming support by representatives of State and local Government, conservation and Land Trust organizations and Wildlife Professionals were obtained and are attached in [Section 25](#). These include: NJDEP Fish and Wildlife, Alexandria Township, Raritan Township Open Space Advisory Committee, The Town of Clinton, The Nature Conservancy, Linda Tesauro, Hunterdon Land Trust, The Raptor Trust, Woodford Cedar Run Wildlife Refuge, NJ Association of Wildlife Rehabilitators, Animal Control Solutions LLC, Margo Biblin, Joan and Paul Ausmann.
2. Documentation: See [Section 10](#) for details on the Public Engagement Activities.

Public Engagement and Support Input: The public was informed about the "Preserving a Wildlife Heritage Project," including the property acquisition using Green Acres funding, on the dates listed below and through the following channels:

- The WWR website was updated with a dedicated project webpage on 01/02/2025. This page includes a list of all public engagement opportunities including the project's **Community Survey** and a link to the Green Acres Non-Profit Acquisition application.
- A direct email **announcement** regarding the project and property acquisition was sent to 2,694 recipients and social media posts were shared with 19,725 followers on 01/02/2025.
- A Facebook Event invitation for the "Preserving a Wildlife Heritage Project" **Webinar** (community meeting) was posted to 13,882 followers on social media on 01/02, 01/08 and 01/13/2025.
- The "Preserving a Wildlife Heritage Project" **Webinar** was presented and attended by more than 50 participants on 01/15/2025 at 7 pm EST. A recording of the webinar was shared with all WWR email recipients and social media followers, making this informative presentation accessible to those unable to attend live. It is also available on WWR's website www.woodlandswildlife.org and on its YouTube channel: <https://www.youtube.com/watch?v=E8MzBK7VK0s>
- Direct emails were sent to 2,694 recipients, and social media posts were shared with 30,882 followers, encouraging feedback and participation in the project **Community Survey** on 01/08, 01/13, 01/16 and 01/21/2025 (the deadline). Over 100 responses to the Survey were received.
- A **Public Notice** was published and print in two newspapers, the Star-Ledger on 01/09/2025 and Hunterdon County Democrat – on 01/16/2025. They are both available online for 30 days. We have not received any comments or inquiries to date from the notices.

The following section discusses how input was received and how the results were incorporated into the project.

- A) The Webinar's Q&A session was met with great enthusiasm and generated positive feedback regarding the 'Preserving a Wildlife Heritage Project' and the application for Green Acres funding to support WWR's property acquisition.

Key questions that were addressed at the Webinar:

"How will the WWR's property acquisition benefit the community?"

- It was emphasized that the property acquisition would significantly enhance public access to WWR, allowing expansion of on-site education programs and offer more opportunities for the community to connect with nature and learn about wildlife conservation.

"Will WWR be able to help more animals if the property is acquired?"

- Our vision for the future was shared, explaining how the expanded property would allow the creation of larger, more enriching outdoor enclosures for resident animals. Additionally, the existing buildings on the property would be repurposed to significantly increase hospital care capacity, enabling the provision of life-saving treatment and rehabilitation to a greater number of injured and orphaned wildlife.

B) The Community Survey yielded over 100 participants who overwhelmingly supported the importance of WWR acquiring the property to continue serving the public through wildlife rehabilitation, environmental education, open space preservation, and conservation efforts.

Key suggestions and comments from the open-ended section of the public survey included:

- **Increased program and tour opportunities:** Respondents expressed strong interest in expanded on-site programs and tours.
- **Support for Green Acres and Open Space initiatives:** The majority of respondents voiced their support for preserving the property through the Green Acres Open Space program.
- **Concerns regarding funding:** A significant concern identified was the inconsistent and inadequate provision of state and federal funding for wildlife rehabilitation facilities.

The positive public response and suggestions strongly align with WWR's future use plans. WWR will increase accessibility to current on-site programs and tours, create and offer diverse environmental and wildlife conservation programs to attract a wider audience, and utilize existing buildings to significantly expand our hospital and animal care facilities.

B) Planning

The project promotes the specific goals and principles of the following planning resources:

When considering this project WWR initially consulted with William Millette, Open Space Program Manager, Hunterdon County Park & Open Space Advisory Committee and Jackie Middleton, Senior Director of Land Acquisitions and Stewardship, Hunterdon County Land Trust who were both encouraging and supportive of the project.

As identified in the **Hunterdon Land Trust's Land Preservation Plan**, the WWR property is situated within the Delaware River Tributaries Project Region and falls specifically within the Nishisakawick Creek Target Area. This area primarily comprises farmland. Notably, the WWR property is buffered by 3 preserved farms, forming a valuable ecological corridor. The NJDEP Landscape Project recognizes the farms in this area as crucial habitat for rare grassland birds like the bobolink and the state-threatened wood turtle.

The preservation of the WWR property corresponds with the **Hunterdon County Open Space Trust Fund Plan**. As a consequential tract of open space, the WWR property safeguards habitat for diverse wildlife, ensuring the continued health of these ecosystems. The protection of this property plays an important role in maintaining water quality and supporting regional biodiversity. Furthermore, WWR enhances the quality of life for residents by providing opportunities for environmental education and appreciation of nature. Finally, WWR actively engages in educational programs that promote wildlife conservation and responsible environmental stewardship, fulfilling a key goal of the Trust Fund Plan.

The WWR property is located within the **New Jersey Highlands Planning Area**, a region designated for environmental protection and sustainable development and specifically, the property resides within a Conservation-Environmentally Constrained Subzone and a Conservation Zone, reflecting the high ecological value of this area.

WWR aligns with the "Outside Together" goals of the **New Jersey Comprehensive Open Space Plan**. By rehabilitating injured and orphaned wildlife, WWR directly contributes to the conservation of native wildlife populations and the preservation of biodiversity, aligning with SCORP's emphasis on preserving natural resources. Furthermore, WWR actively engages in environmental education, offering programs for schools and the public that cover wildlife biology, habitat ecology, and the importance of conservation. These programs raise public awareness and foster environmental stewardship, core principles of the New Jersey SCORP. Finally, WWR promotes public involvement, a key SCORP objective, by offering diverse volunteer opportunities, including assistance with wildlife data collection, participation in outreach programs, and contributions to community events and fundraisers.

WWR contributes to the goals of the **New Jersey Global Warming Response Act** by supporting wildlife conservation and habitat protection. By rehabilitating injured and orphaned wildlife, WWR helps maintain healthy populations, crucial for ecosystem resilience in the face of climate change. Additionally, WWR's public education programs promote the conservation of natural areas that serve as vital carbon sinks that mitigate climate change.

FACTOR #5 PROJECT QUALITY

A) Accessibility

Alexandria Estates and Shy Creek Estates are the closest residential neighborhoods to WWR, located approximately ¼ mile and ½ mile away, respectively. The Alexandria Township School is 1.5 miles from WWR, while Delaware Valley Regional High School is 3 miles away. WWR has conducted both on-site and off-site educational programs for the Alexandria Township School System. Elementary school students have participated in programs like "Our Wild Neighbors," while high school students have engaged in "The Science of Woodlands" and performed valuable service projects for the Refuge.

1.b. Hunterdon County is serviced by New Jersey Transit's Raritan Valley Line with the closest stations to WWR located in High Bridge Borough and Annandale, both less than 10 miles away. Visitors can reach WWR from either station using the Hunterdon County LINK Transportation System. LINK offers a demand response service, providing curb-to-curb transportation within Hunterdon County. This flexible service operates Monday through Friday from 7:00 AM to 5:00 PM. The Trans-Bridge Bus Lines also has scheduled routes from Allentown Pennsylvania (and other Lehigh Valley towns) to New York City with routine bus stops in Clinton and Flemington. Both bus stops are serviced by the LINK system.

1.c. WWR is accessible by walking or bicycling. The New Jersey Bike Atlas, published by the NJ Department of Transportation, is an invaluable resource for cyclists. The Atlas Map includes a metric for assessing bike suitability for various roads. County Route 513, which provides access to WWR, is designated as "most suited" for bicyclists. This rating indicates that the road features favorable conditions for cycling, such as wide shoulders, low traffic volumes, and well-maintained road surfaces.

1.d. The acquisition of this property will allow WWR to create new and expand existing conservation areas and community engagement efforts. This may include:

New Passive Recreation Opportunities: Woodlands Wildlife Refuge envisions providing public access to the open meadow area by offering a range of guided passive outdoor recreational activities, transforming it into a valuable community resource. Collaborating with The Nature Conservancy, The Raptor Trust, and other environmental organizations, WWR can develop and offer activities such as seasonally themed nature walks, nature photography workshops and interpretive programs.

Expanded Environmental Programs: The acquired property will serve as a valuable on-site classroom, enabling WWR to significantly expand its environmental education programs and conservation workshops. This will include a wider range of school programs, enhanced community workshops, and expanded volunteer opportunities, all aimed at fostering a deeper connection with nature and inspiring environmental stewardship. See [WWR Education Brochure](#) attached.

B) Recreation Potential

1. Not Applicable
2. Not Applicable
3. Not Applicable
4. Not Applicable

5. Environmental Interpretative Opportunities: WWR offers interpretive activities (and foresees increasing these offerings) to deepen the public's experience, foster a greater appreciation for wildlife and a commitment to conservation. A variety of programs tailored to different age groups, including interactive presentations for school children and adult workshops on wildlife identification and habitat conservation can be offered.

Classes can offer visitors an opportunity to explore the world of wildlife and wildlife rehabilitation. They can learn about animal anatomy and physiology, explore animal behaviors, and gain a deeper understanding of the challenges faced by injured wildlife, including common threats, human-wildlife conflicts, and the importance of habitat conservation.

Guided tours of the facility offer visitors an inside look at wildlife care. They can observe non-releasable educational animals, learn about their rehabilitation process, understand their injuries, and gain insights into their adaptations and the importance of wildlife conservation.

Engage participants in hands-on activities that provide an understanding of habitat creation and the importance of establishing wildlife-friendly spaces in their communities. These may include designing and building animal habitat enclosures, constructing, and installing nest boxes, creating pollinator gardens, and building bat houses.

Involve volunteers in assisting with animal care tasks, such as preparing specialized diets, cleaning and sanitizing enclosures, and monitoring animal health and behavior under the guidance of staff.

Collaborate with partner organizations, such as Conserve Wildlife, NJ Audubon Society, the Rapture Trust, and The Nature Conservancy to offer guided seasonal meadow walks. These may include spring wildflower identification, summer nighttime walks and winter bird watching outings.

For those unable to visit WWR in person, all science-based education classes are available virtually. WWR also offers two live-stream animal cameras: one focusing on infant care or rehabilitation, and another showcasing the animals in outdoor enclosures. WWR envisions expanding this program by incorporating educational overlays, live commentary, and Q&A sessions with wildlife rehabilitators.

C) Expanded Water Access

Not Applicable

D) Cost Effectiveness

1. Not Applicable

2. Cost of Future Operation and Maintenance: Costs have been carefully considered and will be monitored with the same fiscal responsibilities, checks and balances the organization already has in place for the portion of the property it currently uses. Our annual inspections and maintenance of all essential systems (HVAC, Plumbing, electrical, fire) will be expanded to ensure proper maintenance for the entire property. The current grounds maintenance plan will be expanded to include the rest of the property. A property manager will consult regularly with our facility management team to ensure all repairs and maintenance schedules are kept.

WWR already has a healthy reserve fund in place. WWR will expand its current annual repairs and maintenance budget to plan accordingly for greater possible needs. WWR may write grants and focused donation asks for property maintenance.

To further help offset costs WWR has a large volunteer base including Service Volunteers skilled in many trades, that are called in to perform needed maintenance tasks on a seasonal, annual or as needed basis. These tasks may include anything from lawn care, painting, repairs, plumbing, constructions, etc.

WWR also has various corporate groups that perform workdays for maintenance projects throughout the year.

Scout Troops and Eagle Scouts of various levels routinely perform service projects at WWR. These projects, often undertaken to fulfill badge requirements, demonstrate a strong commitment to environmental stewardship among young people. Scouts have contributed significantly to WWR by assisting with various projects, such as the construction of educational displays, animal enclosures and creating natural enriching habitats. These contributions significantly benefit WWR by reducing labor and material costs and increasing project efficiency. This allows WWR to allocate resources more effectively towards core mission areas like animal care, research, and education.

This plan ensures the long-term sustainability of the property by combining financial prudence, active community involvement, and strategic partnerships. By leveraging volunteers and optimizing resources, the nonprofit can minimize costs and focus funds on its mission-driven activities.

3. Development Approvals: The property does not need preliminary or final development approvals from the Alexandria Township Planning Board.
4. Funding Sources and Percentage of Total Project Cost: To ensure the financial feasibility of this project, WWR is actively pursuing a multi-pronged funding strategy. In addition to applying this \$450,000 Green Acres Open Space grant, WWR will be submitting a competitive grant application to the Hunterdon County Open Space Commission for 50% of the total project cost (\$900,000). Any remaining acquisition costs, program expenses, facility improvements, and other associated expenses will be covered through a combination of private donations and/or a capital campaign.

Securing this grant funding will be instrumental in ensuring the successful completion of the property acquisition and will significantly leverage WWR's own financial resources. This approach will not only maximize the impact of available funds but also demonstrate WWR's commitment to responsible financial stewardship and its dedication to securing the long-term sustainability of its operations.

FACTOR #6 PROJECT PRIORITIES

Incorporated Acquisition and Development Project Elements

1. Ecotourism: Wildlife rehabilitation efforts are a valuable component of ecotourism because they directly contribute to the conservation of biodiversity, the protection of natural habitats, and the education and engagement of the public in environmental issues.

WWR addresses the principles of ecotourism by:

- a. **Minimizing Impact**: WWR's educational programs can help minimize negative impacts by teaching visitors about responsible travel practices, such as respecting wildlife and minimizing their ecological footprint. Their wildlife rehabilitation efforts directly contribute to the conservation of biodiversity, which is a key aspect of minimizing environmental impact.
- b. **Provide Financial Benefits for Conservation**: Partnering with other environmental organizations such as Conserve Wildlife or The Nature Conservancy, WWR can increase efficiency in operations which translates into greater financial resources for wildlife conservation efforts. Additionally, by working with other non-profits, WWR can amplify their impact, increase their visibility and secure more stable funding sources to support their conservation efforts.
- c. **Build Environmental and Cultural Awareness and Respect**: This principle emphasizes educating visitors about the environment and the local culture. By offering a diverse range of programs, from guided tours (imparting knowledge) to hands-on activities (engaging participants directly), WWR ensures that people of all ages can understand the information presented and gain a deeper appreciation for wildlife rehabilitation, environmental conservation, and their importance.
- d. **Deliver a Positive Experience for Guests**: By focusing on providing engaging, interactive, and meaningful experiences, and by creating meaningful connections between visitors and the environment, WWR delivers positive guest experiences and inspires visitors to become active participants in conservation efforts.

2. Not Applicable

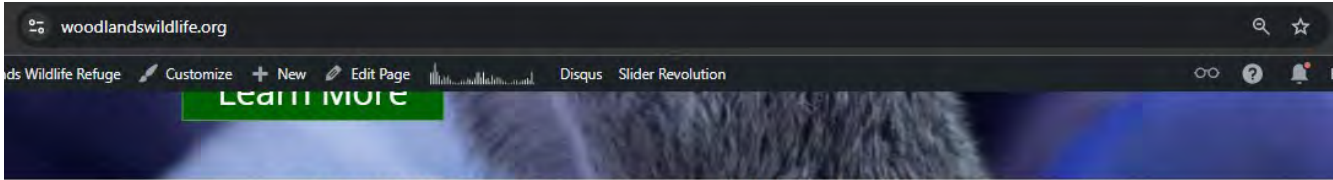
3. Community Gardens: WWR envisions the creation of vibrant and ecologically beneficial native wildflower, butterfly, and pollinator gardens. These community-driven projects will involve working with community members to design and plan the gardens; organizing community planting days where volunteers can assist with planting, weeding and preparing garden beds; establishing a system for ongoing community maintenance including monitoring the health of the plants and integrating these gardens into WWR's educational programs through collaboration with the New Jersey Beekeepers, Hunterdon County Parks and other environmental organizations.
4. Likelihood or Threat of Private Development: The property is currently off the market. WWR's acquisition of the property ensures its protection from private development, conserving it for future generations.
5. Not Applicable
6. Not Applicable

FACTOR #7 **FIRST TIME APPLICANT** - Only applies to Local Government

10. Documentation of Public Engagement Activities

Webinar Announcement

Homepage update



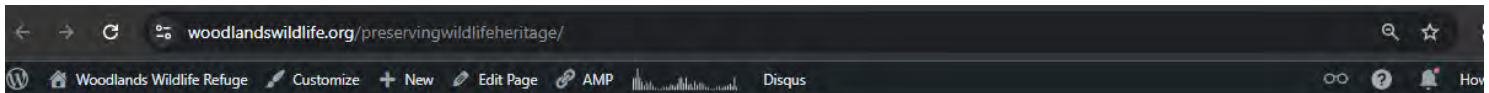
NEW! Preserving a Wildlife Heritage

Click the below image for full information! Join Woodlands Wildlife Refuge (WWR) for an inspiring ZOOM webinar to learn how we're protecting New Jersey's wildlife and how you can make a difference for the future on **Wednesday January 15th at 7pm**. Email us at wildlife_rehab@yahoo.com to register.



Dedicated Website Project Page

woodlandswildlife.org/preservingwildlifeheritage



Preserving a Wildlife Heritage

Explore the Future of Wildlife Conservation!

Woodlands' exciting opportunity for continued growth and longevity.

[Join our inspiring webinar.](#) [Preserving a Wildlife Heritage Statement.](#) [Green Acres application.](#) [Preserving a Wildlife Heritage Survey.](#)

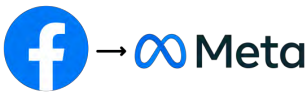
Join Woodlands Wildlife Refuge (WWR) for an inspiring ZOOM webinar to learn how we're protecting New Jersey's wildlife and how you can make a difference for the future on **Wednesday January 15th at 7pm**. Email us at wildlife_rehab@yahoo.com to register.

For 38 years, WWR has been at the forefront of wildlife rehabilitation and conservation, never turning away an animal in need and caring for over 50 native species annually, from the smallest to the largest, including endangered species.


With the growing need for its services, Woodlands faces its most important challenge yet – to ensure long-term sustainability.



Social Media Posts — META (FACEBOOK)




Facebook Event Invitation to all followers posted on January 2nd, 2025



Woodlands Wildlife Refuge

created an online event.

January 2 at 6:00 PM · 🌐



Rehabilitation

Dedicated to the care and release of orphaned and injured animals since **1986**

2,700+ Animals cared for annually

50+ Native species annually

Conservation and Education

5,000 Calls answered annually

Rehabilitating endangered species

The role we play in conserving New Jersey's wildlife and habitats

Public education and outreach

Preserving Wildlife Heritage

Responding to a **49%** increase in animal intakes over five years

Our plans to ensure continuity well into the future

Ways you can support our mission to protect wildlife and inspire conservation efforts for generations to come

Wed, Jan 15 at 7 PM

Webinar: Preserving a Wildlife Heritage

8 Going · 15 Interested


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Survey invitation and Webinar reminder posted on January 8th, 2025

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Woodlands Wildlife Refuge

Published by Heather Freeman

January 8 at 4:19 PM · 🌐

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We will not collect any personal information that could identify you in this survey.

Join Woodlands Wildlife Refuge (WWR) for an inspiring webinar to learn how we're protecting New Jersey's wildlife and how you can make a difference for the future.

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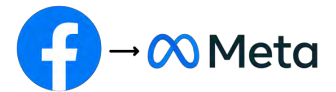
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The webinar link will be sent on Tuesday January 14th.... See more

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Cynthia and Shari were interested

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Did you miss our live **Webinar: Preserving a Wildlife Heritage** last night? The recording is now available!
Watch now at: <https://www.youtube.com/watch?v=E8MzBK7VK0s...>
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Presented by Woodlands Wildlife Refuge
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YOUTUBE.COM
Woodlands Wildlife Refuge - Preserving A Wildlife Heritage Project

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By Melissa Anahory • 1/2/2025



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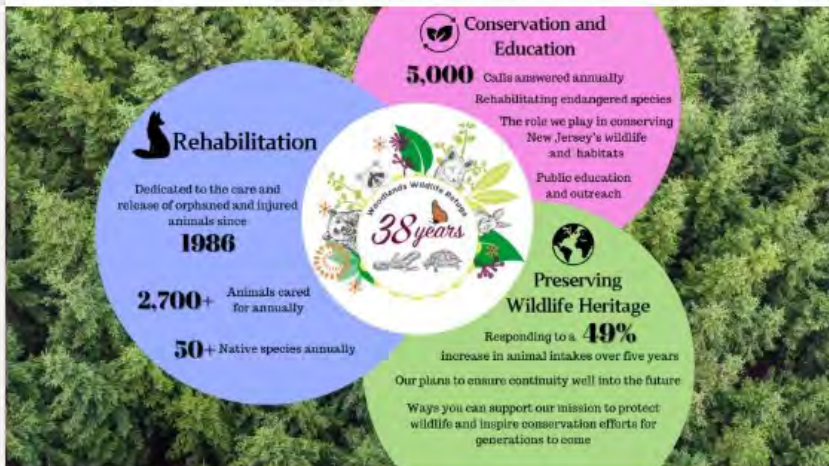
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Did you miss our live Webinar: Preserving a Wildlife Heritage last night? The recording is now available! ...more



Social Media Posts Continued



Online webinar event and invite to all followers posted on January 2nd, 2025.

The infographic is a circular diagram with four colored segments: blue for Rehabilitation, pink for Conservation and Education, green for Preserving Wildlife Heritage, and a central white circle for the 38th anniversary. The central circle features the text "38 years" and "Woodlands Wildlife Refuge" surrounded by illustrations of various animals. The segments contain the following information:

- Rehabilitation (Blue):** Dedicated to the care and release of orphaned and injured animals since **1986**. **2,700+** Animals cared for annually. **50+** Native species annually.
- Conservation and Education (Pink):** **5,000** Calls answered annually. Rehabilitating endangered species. The role we play in conserving New Jersey's wildlife and habitats. Public education and outreach.
- Preserving Wildlife Heritage (Green):** Responding to a **49%** increase in animal intakes over five years. Our plans to ensure continuity well into the future. Ways you can support our mission to protect wildlife and inspire conservation efforts for generations to come.

The Instagram post interface shows the post is from "wildrehab" (Woodlands Wildlife Refuge). The caption reads: "Explore the Future of Wildlife Conservation. Click here for full information: <https://woodlandswildlife.org/preservingwildlifeheritage/>. Join Woodlands Wildlife Refuge (WWR) for an inspiring webinar to learn how we're protecting New Jersey's wildlife and how you can make a difference for the future. For 38 years, WWR has been at the forefront of wildlife rehabilitation and conservation, never turning away an animal in need and caring for over 50 native species annually, from the smallest to the largest, including endangered species. What You'll Discover in This Webinar: The role WWR plays in conserving New Jersey's wildlife and habitats. How we're responding to a 49% increase in animal intakes over five years." The post has 14 likes and was posted 7 days ago.

Instagram Survey invitation and webinar reminder posted January 8th, 2025

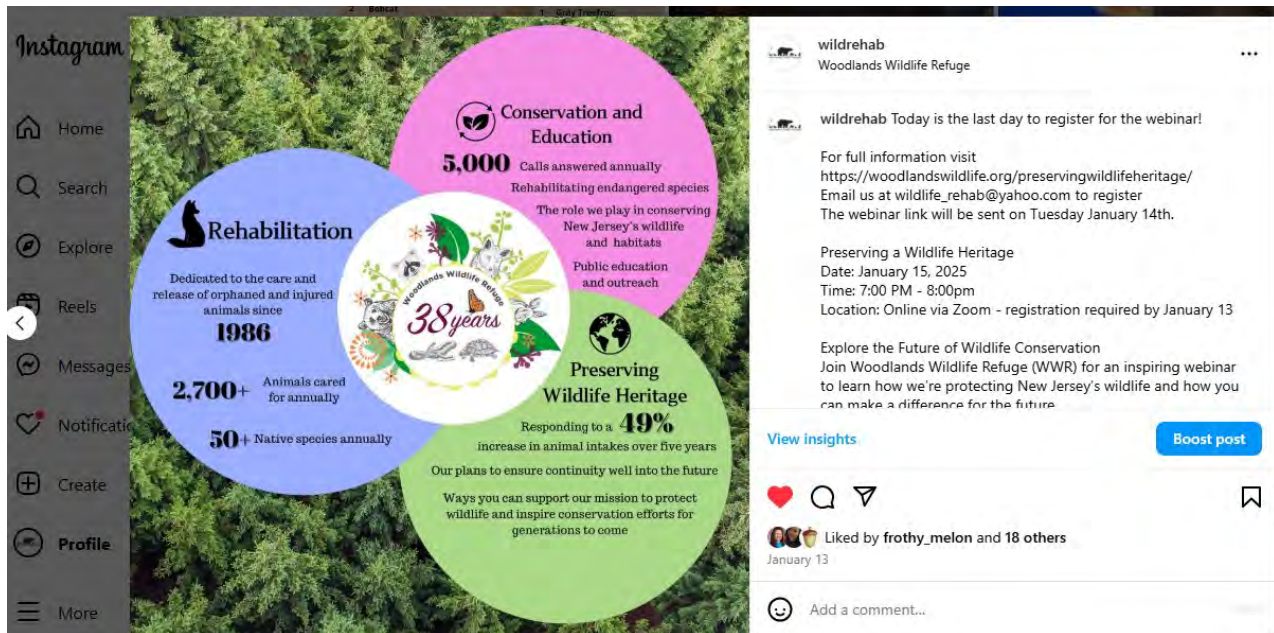
The infographic is identical to the one in the previous post, featuring the 38th anniversary and the four mission areas: Rehabilitation, Conservation and Education, and Preserving Wildlife Heritage.

The Instagram post interface shows the post is from "wildrehab" (Woodlands Wildlife Refuge). The caption reads: "Please take five minutes or less to complete our Preserving a Wildlife Heritage Survey! Click here: https://docs.google.com/forms/d/e/1FAIpQLSdfb-L5ccjLLQLQgK3TYshyW3K3drCUa4LM8Sco_JFp_oYz9Q/viewform. We will not collect any personal information that could identify you in this survey. Join Woodlands Wildlife Refuge (WWR) for an inspiring webinar to learn how we're protecting New Jersey's wildlife and how you can make a difference for the future. Click here for full information on Preserving a Wildlife Heritage: <https://woodlandswildlife.org/preservingwildlifeheritage/>. Register by emailing us at wildlife_rehab@yahoo.com and we will see you there!" The post has 14 likes and was posted 1 day ago.

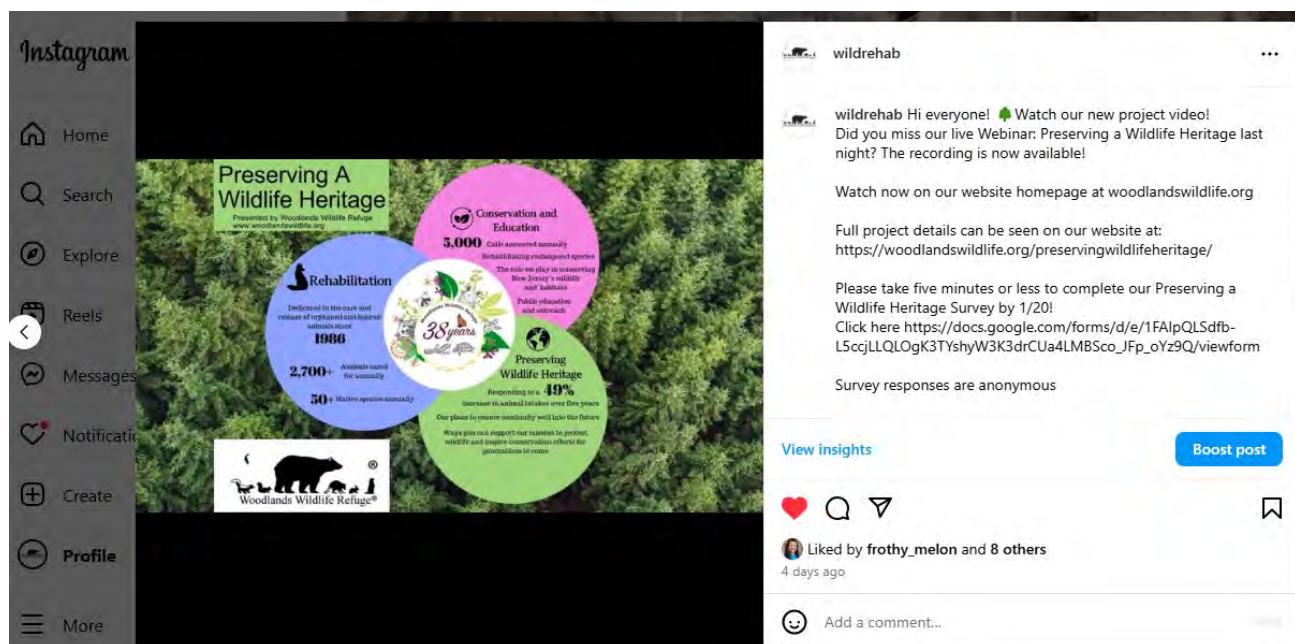
Social Media Posts Continued



Online webinar reminder to all followers posted on January 13th, 2025.



Online webinar recording posted January 17th, 2025



Social Media Posts Continued



Online survey and webinar invite to all followers posted on January 8th, 2025.

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Conservation and Education
3,000 Calls answered annually
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38 years

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Our plans to ensure continuity well into the future
Ways you can support our mission to protect wildlife and inspire conservation efforts for generations to come

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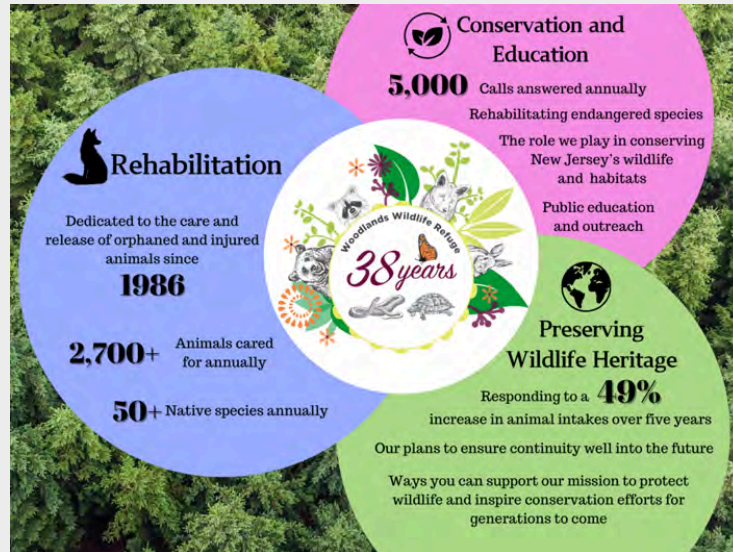


SENT JAN 2, 2025

Explore the Future of Wildlife Conservation!

Join us on January 15th for an inspiring webinar to share

Woodlands' exciting opportunity for continued growth and longevity.

[Click Here for Full Information](#)**Webinar: Preserving a Wildlife Heritage****Date:** January 15, 2025**Time:** 7:00 PM - 8:00pm**Location:** Online - Free registration required by January 13

Join Woodlands Wildlife Refuge (WWR) for an inspiring webinar to learn how we're protecting New Jersey's wildlife and how you can make a difference for the future.

For 38 years, WWR has been at the forefront of wildlife rehabilitation and conservation, never turning away an animal in need and caring for over 50 native species annually, from the smallest to the largest, including endangered species.

What You'll Discover in This Webinar:

- The role WWR plays in conserving New Jersey's wildlife and habitats.
- How we're responding to a 49% increase in animal intakes over the past five years.
- Plans to secure a permanent home for WWR, ensuring safety, privacy, and capacity for future growth.
- Ways you can support WWR's mission to protect wildlife and inspire conservation efforts for generations to come.
- Preserving a Wildlife Heritage - discover WWR's plans to ensure continuity well into the future by applying for Green Acres funding for property acquisition.

Why It Matters:

With the growing need for its services, Woodlands faces its most important challenge yet - to ensure long-term sustainability.

For more information about this project visit our website at <https://woodlandswildlife.org/preservingwildlifeheritage>

"The best time to plant a tree was 20 years ago. The second-best time is now."

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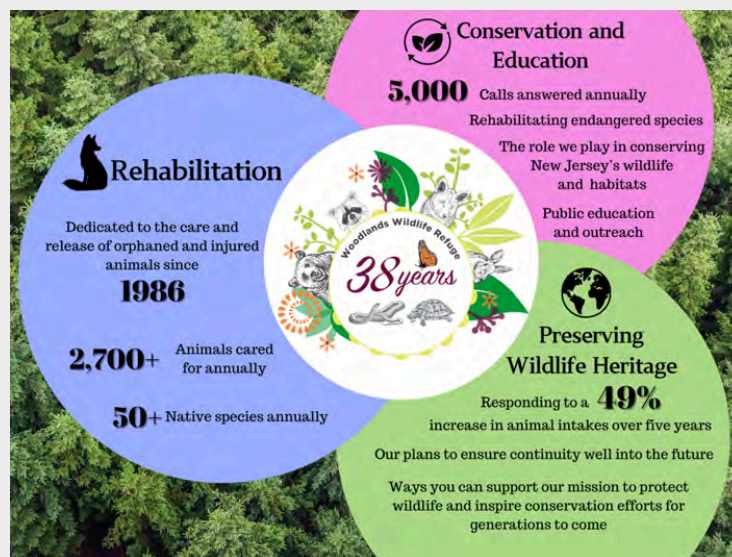
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Explore the Future of Wildlife Conservation!

Join us on January 15th for an inspiring webinar to share

Woodlands' exciting opportunity for continued growth and longevity.



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Webinar: Preserving a Wildlife Heritage

Date: January 15, 2025

Time: 7:00 PM - 8:00pm

Location: Online - Free registration required by January 13

Register now and be part of the change! **Email us at wildlife_rehab@yahoo.com and we will send you a link.**

For full information visit our website

at <https://woodlandswildlife.org/preservingwildlifeheritage>

Join Woodlands Wildlife Refuge (WWR) for an inspiring webinar to learn how we're protecting New Jersey's wildlife and how you can make a difference for the future.

For 38 years, WWR has been at the forefront of wildlife rehabilitation and conservation, never turning away an animal in need and caring for over 50 native species annually, from the smallest to the largest, including endangered species.

What You'll Discover in This Webinar:

- The role WWR plays in conserving New Jersey's wildlife and habitats.

• How we're responding to a 49% increase in animal intakes over the past five years

- Plans to secure a permanent home for WWR, ensuring safety, privacy, and capacity for future growth.
- Ways you can support WWR's mission to protect wildlife and inspire conservation efforts for generations to come.
- Preserving a Wildlife Heritage - discover WWR's plans to ensure continuity well into the future by applying for Green Acres funding for property acquisition.

Why It Matters:

With the growing need for its services, Woodlands faces its most important challenge yet - to ensure long-term sustainability.

"The best time to plant a tree was 20 years ago. The second-best time is now."

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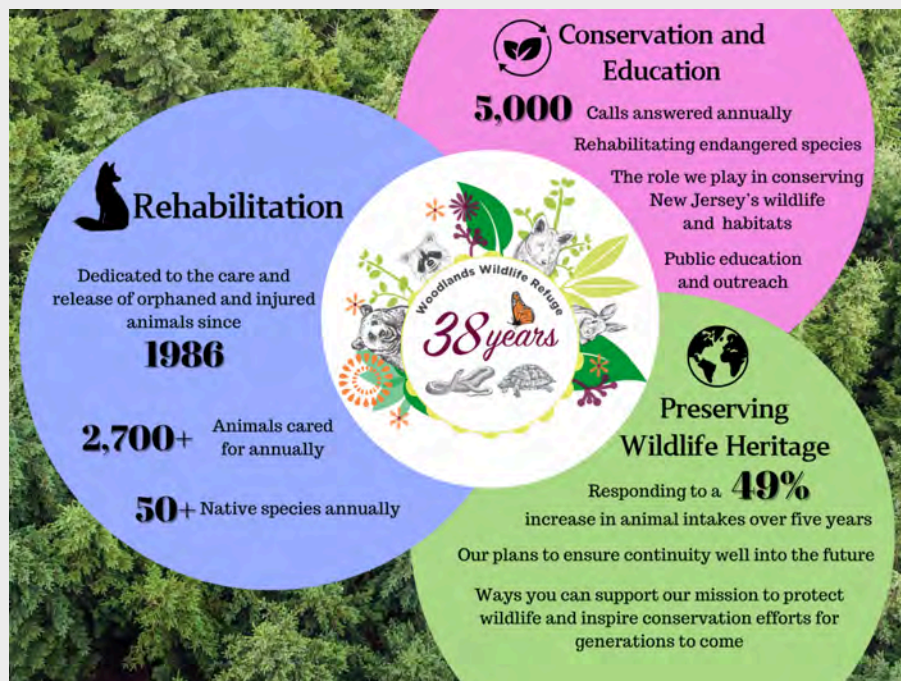
Email us at wildlife_rehab@yahoo.com

The webinar link will be sent on Tuesday January 14th.

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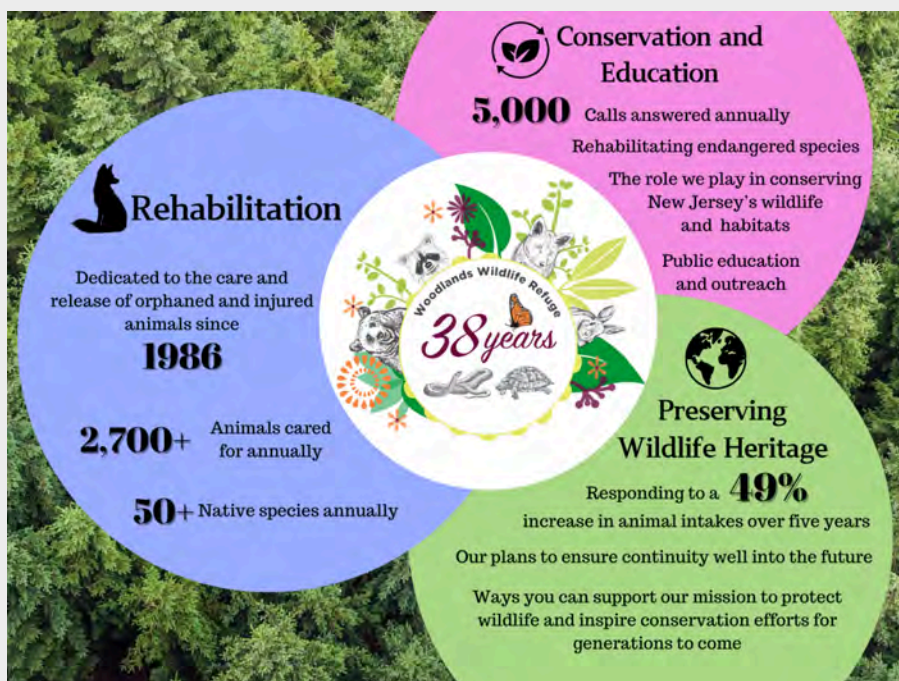
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Webinar: Preserving a Wildlife Heritage



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Survey responses are anonymous

**Survey responses are due by end of day
Monday January 20th**

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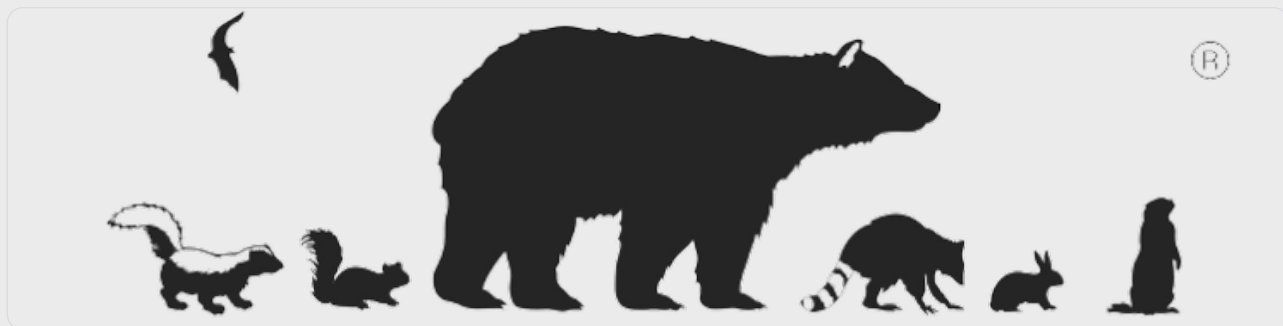
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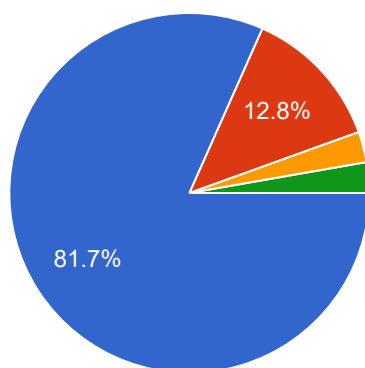
109 responses

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How important is it that Woodlands Wildlife Refuge remains at its current location in Hunterdon County, New Jersey, to continue its essential services and continued operation as a successful wildlife rehabilitation center?

 [Copy](#)

109 responses



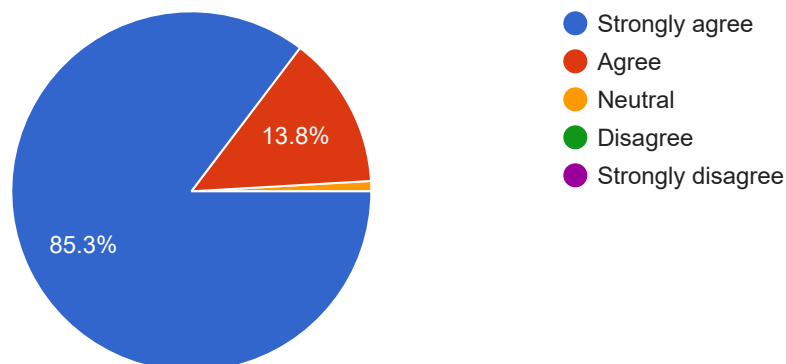
- Very Important
- Important
- Somewhat Important
- Neutral
- Not Very Important





To what extent do you agree or disagree that it is important for Woodlands Wildlife Refuge to purchase/own the property where it is currently located, to secure a permanent home and preserve surrounding open space?

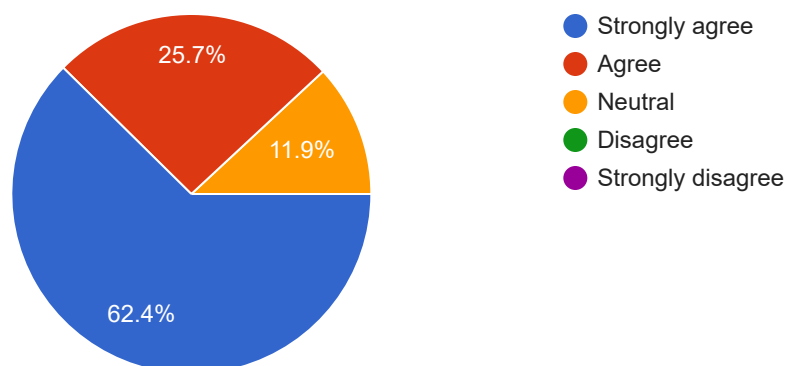
109 responses



To what extent do you agree or disagree with the following statement:

Woodlands Wildlife Refuge should actively involve the public and local businesses in planning for its future and expanding its capacity.

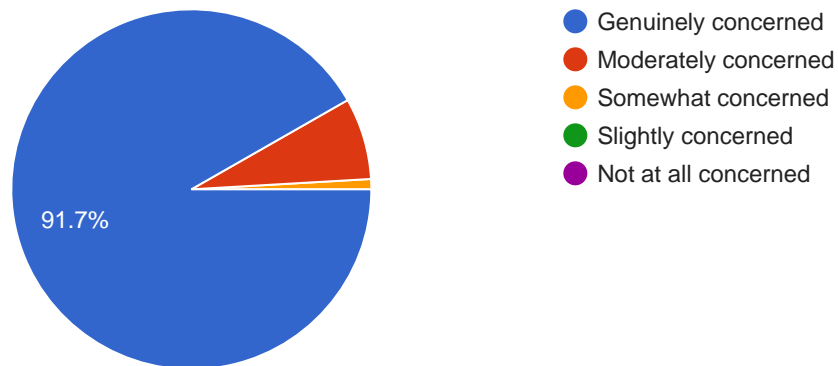
109 responses



To what extent are you concerned about the encroachment of human activity and development on wildlife habitats in New Jersey?

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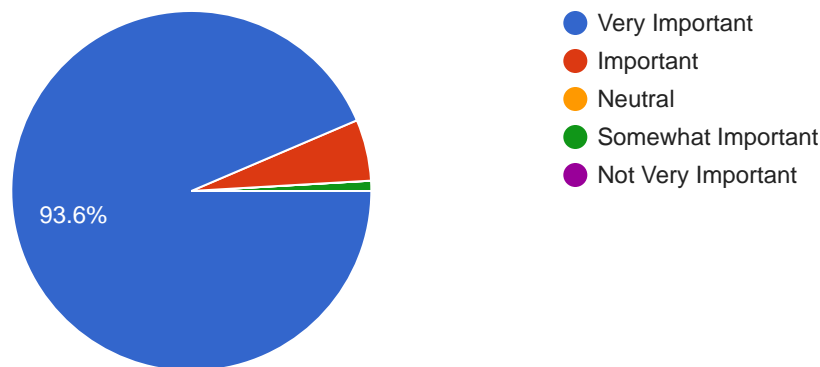
109 responses



How important is it to you to preserve open space and natural areas for environmental education and public enjoyment?

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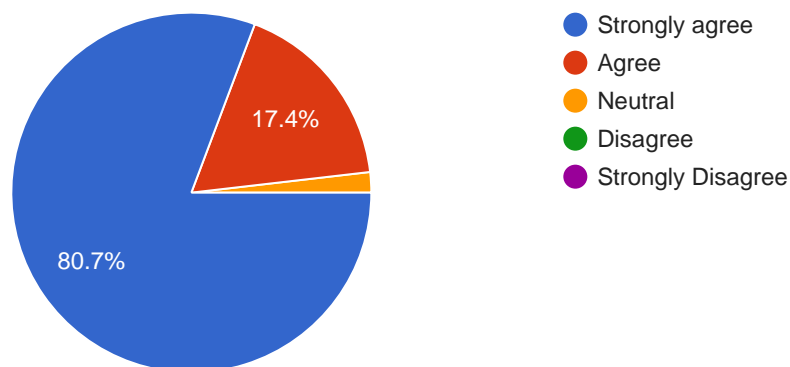
109 responses



How strongly do you feel that a hotline be readily available to the public for wildlife questions and concerns?

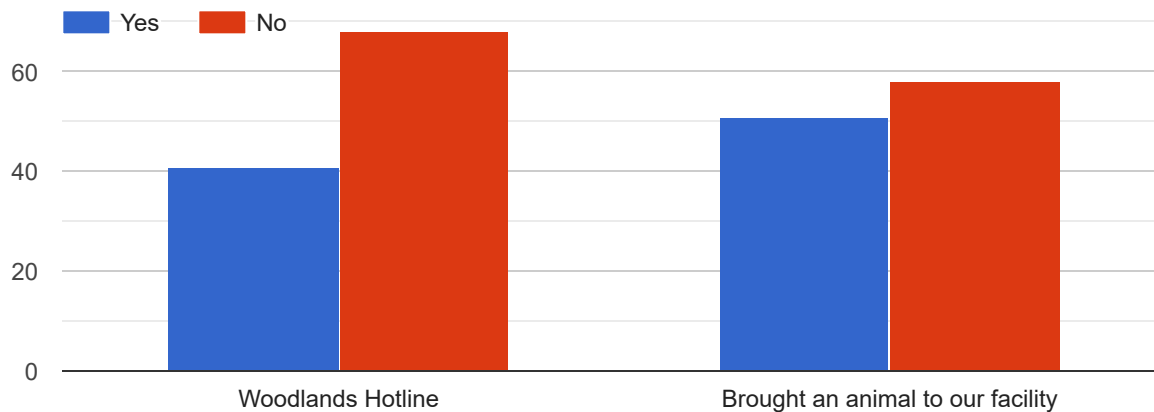
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109 responses



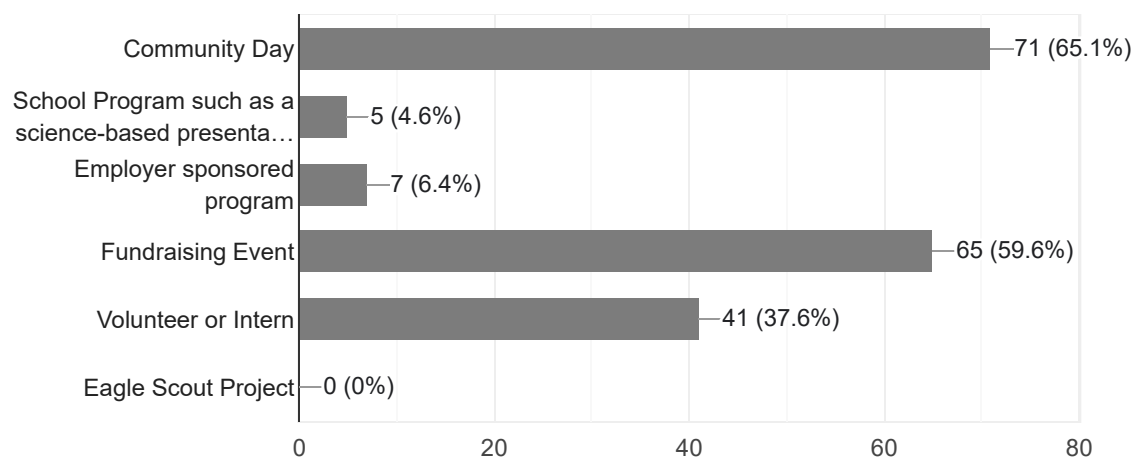


Have you ever used the Woodlands Wildlife Refuge hotline or brought an orphaned or injured animal to our rehabilitation facility?



Have you attended any of Woodlands Wildlife Refuge's public educational or community programs? Please check all that apply below.

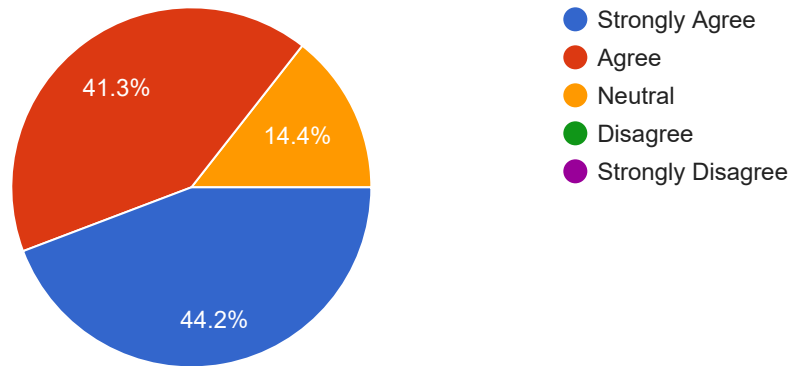
109 responses





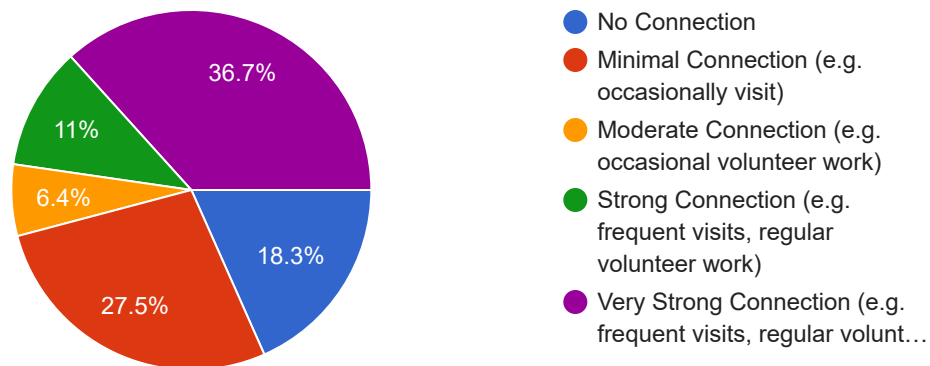
If you answered yes to any of the above questions, would you like to have expanded programming or special events that would periodically permit public access to the Woodlands Wildlife Refuge property.

104 responses



To what extent do you have a personal connection with Woodlands Wildlife Refuge?

109 responses

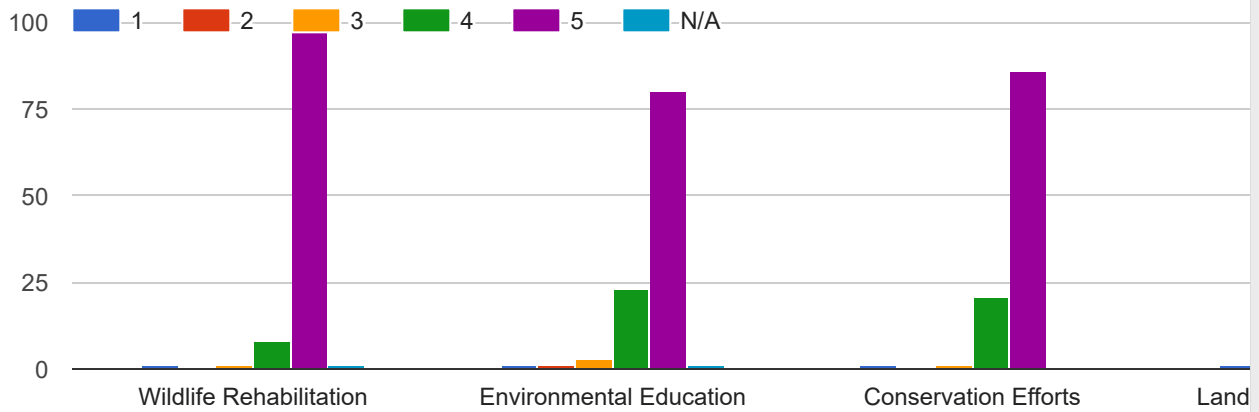


How important are the following aspects of Woodlands Wildlife Refuge to you?

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1 = Not at all important

5 = Very Important

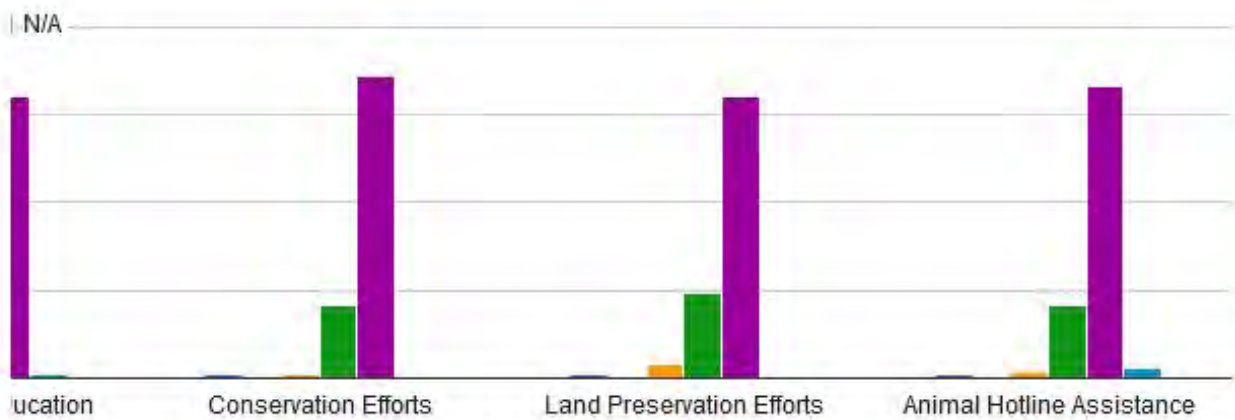


How important are the following aspects of Woodlands Wildlife Refuge to you?

[Copy](#)

1 = Not at all important

5 = Very Important



How do you believe the purchase of this land will benefit the public? (e.g., wildlife conservation, environmental education, open space preservation).

88 responses

All of the above

Wildlife conservation and education

Wildlife conservation

It will give a permanent home to the refuge, therefore open up opportunities for expansion and improvement of the facility and to venture in broader directions as in education and conservation.

Wildlife protection with the potential for more public educational programs.

It will help Woodlands continue to do its work and would thus help in wildlife rehab and conservation.

I would need more info regarding purchase of the land to enable a more informed response.

increased awareness and programs

I think it will create future opportunity for more learning events. I also love the preservation of the open space when there's so many areas that area too congested.

All of the above.

Owning the land increases options and reduces risk. I could see a landlord being concerned about having bears, bobcats, etc. on the property and could be concerned about RVS spread. If the land is owned then we need to focus on keeping local relationships with home owners, businesses and the town functioning.

This land purchase will help to ensure that WWR remains a viable rehabilitation organization well into the future. Owning the actual property will allow Woodlands to continue serving our wildlife species and our human communities. Today so many people are disconnected from nature - there are many reasons for this disconnect, but one is surely that we all spend far too much of our lives indoors and on electronic devices. Environmental education is really important to reach kids and teens, to both empower and inspire them to be compassionate, caring custodians of nature and wild animals.



All of the above would benefit from the acquisition of this property.

Will allow the expansion of their current acceptance of injured/distressed wildlife along with the preservation of open space for them.

Continuing to have the ideal location and services provided that are urgently necessary

Along with wildlife rehabilitation, WWR had provided continuous education to the public regarding wildlife and the importance of a natural environment for their continuance.

Wildlife conservation, environmental education, space, preservation, wildlife education

Let me count the ways! All of the above!

wildlife conservation, environmental education and open space preservation

Perhaps Woodlands could give a permanent home to some of the unreleasable animals and house them in a semi-natural setting, in a way that would allow the public to view them without stressing the animals. This would help people to see the beauty of our wildlife, to appreciate them more, and to care about their welfare and the importance of conservation of habitats.

The purchase will guarantee a settled future for the refuge.

Wildlife Conservation

Will help the wildlife.

More space for the animals

We feel it is extremely important to preserve open spaces dedicated to wildlife conservation and rehabilitation.

Keeping the amazing support and care that they offer daily!

All of the examples listed are important and I hope would benefit the public. Education of the public is also extremely important.

Yes AND wildlife preserving the natural integrity of our state.

It will provide a stable, long term residence for the staff and animals they help.

maintain wildlife conservation



Wildlife and environment conservation

All if the above

Space Preservation and continued growth/brand awareness of current location

Expand facilities, wildlife conservation , open space preservation

The public is turning to WWR more and more each year. So many Hunterdon residents are unhappy with the building of more and more large residences, both single family and multi tenant units. Investing in and protecting land that cannot be used this way can potentially give Hunterdon residents more motivation to get involved.

Will allow more opportunity for public to learn and know about Woodlands if the Refuge physically owns the property

All of the measures listed, they are a vital asset in rehabilitation & all education aspects of our native species. Tremendous efforts & can easily obtain updates along the way. Extremely nice & professional staff as well

Neighbors and people in the region know already where the center is located, as well, since we still wildlife animals who get injured and benefit from the center.

The purchase of this land will secure a much needed space to continue caring for NJ's injured and orphaned wildlife. It will also provide an opportunity to expand the facility with more space for public education, as well as enclosures for ambassador animals (those who cannot be released due to habituation and/or physical limitations).

Woodlands will be able to continue saving animals (wildlife conservation)!

All of the above and secure for future generations of all animals and humans

Yes

It gives woodlands more land to house more injured animals at a given time. This can also bring a variety of species at the same time which allows woodlands to learn and share information gained from these experiences.

conservation, open space and education

Wildlife conservation & environmental ed



All of the above!!! Plus, they always answer the phone and return calls when an animal situation is involved. Regardless of the county location.

Always have a place to go

It will give more opportunities for expansion

Increased knowledge of wildlife, how to save them for future generations.

Nj residents need a place to take injured or orphaned wildlife. Open space allows Woodlands to continue with our mission and education the public.

Having a permanent home, Woodlands can expand its programming and rehabilitation efforts which will benefit the community and NJ's wildlife for generations to come.

When you own the land that your organization is on it creates a sense of security. You don't have to worry or plan for situations that could put your undertakings at risk.

Wildlife conservation and environmental education

Wildlife conservation & educating the public.

Wildlife conservation envirnmental,conservation

By purchasing this land it will provide a stable, permanent sanctuary for wild animals in the area. It would ensure that adults and children alike will have the opportunity to understand the importance of environmental education, as well as physically participate in it. The security of knowing WWR has a permanent home is vital to ensure it is able to continue its wildlife conservation, its environmental education and preservation of open safe space for wildlife.

The more land preserved for wildlife, the fewer animals will be places where they're routinely injured.

Purchase would provide expanded opportunity for wildlife rehabilitation and model the importance of protected space supporting wildlife in habitat they naturally maintain balance. This would provide opportunity to continue to grow educational programming

Wildlife conservation and education

It will enable the public to have a permanent sanctuary where injured and orphaned animals can be assisted.

It will continue to educate public. Also care for wildlife which impacts human quality of life.



Wildlife conservation and open space preservation. We need more of this.

I do believe it's important preserve not only the land itself, but to preserve and protect the integrity of the work that they do

It's for the survival of all species, including humans. The increase in Woodland's intakes is evident of the necessity. They are the only refuge in the state who provide rehabilitation to all wildlife. They 'answer' the phones too:-)

Preservation of open space.

Space preservation for wildlife

Woodlands can grow

It will ensure that woodlands can continue to operate in the future.

It would secure a permanent home for WWR so as to not be forced to move for any reason in the future

Wildlife conservation, open space preservation, education and expansion of public support of WWR work.

Open Space Preservation is the most important benefit to NJ

It's very important for Woodlands to have a big land buffer from development encroachment and to have the ability to expand its enclosures and facilities as needed in the future. Plus that there are several threatened or endangered species on or near this land makes it very important to conserve

A permanent home for the refuge will enable it to continue to serve its mission, increase services to animals and expand educational outreach to the public without worrying if it will need to pick up and move or altogether discontinue its mission.

Expanded programs, improved facilities for wildlife rehab, more public access, long term sustainability for woodlands.

All of the above & more. Whatever we can do to help animals in need is of utmost importance to me.

Wildlife conservation, environmental education, and open space preservation

Provides a stable and long term solution to the rehabilitation of our local animals. If Woodlands was displaced, forced to move or relocate, or worse had to close.. that's means



those 2000 plus animals they put back into the wild, that make our area special completely disappear. Very very sad

Habitat conservation; ability to help more wildlife; more educational opportunities

I believe it would benefit the public based on everything you described above. There are more than enough buildings already constructed for humans. It's time to take care of all of the things that are important in keeping our area beautiful, and home to all kinds of wildlife. They need our help and protection.

Purchasing the land will help prevent development of the land and will keep it available for the wildlife.

I was just thinking if you owned the property, it might help you from a longevity and an encroachment perspective.

giving wildlife a chance in this state and educating the young people who do not get much contact with wildlife

Wildlife Conservation Enviromental Education and Open Space Preservation



Is there anything else you would like to share about Woodlands Wildlife Refuge, wildlife conservation or open space preservation that wasn't covered by these questions?

47 responses

No

WWR should pursue a more public image that welcomes the public to tour - showcasing ambassador animals to educate the public of the plight of NJ wildlife. This will inspire the public to help wildlife and embrace the other ideals of WWR.

Woodlands is vital for wildlife rehab. As a human, I recognize that we have done tons of damage to wildlife habitats and we are the main cause of injury/death. To have a wildlife rehab is to help reverse some of the harm we have done.

I wish more fundraising opportunities could be offered to the public as well as active supporters.

can the project be afforded w/o a major increase in fund raising events?

It is such a wonderful place. Selfishly I wish there was more interaction with education animals but that is not what is best for the wild species.

I believe it is critical that we lobby for federal and state funding for reputable, licensed wildlife refuges/rehabilitation centers. It hardly seems fair and equitable that states receive funds from the sale of hunting licenses and other revenue streams, but exactly ZERO dollars go back to actually benefit our indigenous wildlife. It is an unnecessary financial burden to place on licensed wildlife rehabilitators and refuges. While we are all grateful that NJDF&W brings injured and orphaned bears and other wildlife to be rehabbed, the State of NJ should be allocating dedicated funds for the continued operations of wildlife rehabilitation centers.

I support Woodlands by making donations and by participating in events like the auction.

Not sure this applies, but these animals are extremely well-cared for and well-prepared for release.

Thank you for what you do! I am formerly with the NJDEP. Creation of the State's wildlife rehab wish list donation drive run out of the DEP was one of my favorite projects. So happy for any help the donations gave to you and other wonderful rehabs/refuges. I was neutral on the public access question above, leaving it to your discretion re: what is best for the animals.

This is an important part of the community and vital resource for both the wildlife and the



people that coexist with them.

Wonderful work you do!!

WWR provides a very important service to the animals brought in and the community.

Thank you

Working with other wildlife conservation groups to find corridors for animals to travel

Any opportunity to give back to nature the land and wildlife should be priority. This is a wonderful opportunity to give back but not just to anyone, Woodlands Wildlife Refuge is a passionate group of people who would be able to spearhead a growing opportunity to give back to the human AND wild communities.

I love Woodlands and applaud their ongoing mission and efforts. I very much enjoy the Tricky Trays and the community day events and would love to see more fundraising efforts.

I truly appreciate the compassionate care shown to all of the creatures who find their way to Woodlands.

More on site education opportunities.

Woodlands serves an extremely important role and the dedication of the entire staff and volunteers is immediately evident. Having had an opportunity in the past to observe a multi-bear release and one for a red fox, it is heartwarming to see the end point of the all the rehab efforts and the released animals race off back into the wild (although the red fox did stop and look back at us!)

A great organization that everyone should be aware of. Excellent social media postings of patients

That the center staff and volunteers are doing an amazing job by taking care of our wildlife in need. Also, the job of letting the public know where you are located and what you all do for our fauna through social media. Thank you for existing!

Would love to see Woodlands Wildlife Refuge obtain a license to care for injured and orphaned deer. So few facilities offer this service in NJ, and there is a significant need to help these animals throughout the entire state.

Maybe some areas easily accessible for individuals with mobility challenges. I know this isn't the focus but it might be helpful for visitors sometimes.

In my experience, Woodlands is the only Wildlife Refuge in the state of NJ that assists the public regarding all kinds of wildlife, including many that are not protected by local authorities.



They answer questions, offer help and guidance, are proactive, and provide immediate solutions that are not bigger than life. I truly admire them.

They are amazing

Thank goodness for caring people who understand the meaning of compassion to all living creatures.

It is very important to preserve open space due to the impact that wildlife has on the environment. The public also needs to be informed of this impact so they can understand why open space is necessary.

Tracy and her staff do the most amazing work caring for injured and orphaned wildlife, and rehabbing them to return them to their natural environments. They also educate the public on what to do, and not to do, when encountering rabbits, turtles, squirrels, etc- I have supported them with donations and participating in auctions since Mike the Bear even though I live in Alabama. I previously lived in NJ.

I'm actually a remote supporter of WWR. I have participated in a few special event fundraisers from my home in MI. I became aware of WWR via an online webcam nearly 15 years ago and have supported their efforts to care for the wildlife of NJ. I think the work they are doing is vital to the existence of these animals, as well as providing the people of NJ with an important resource for wildlife/environmental education and trusted resource for any injured and/or orphaned wild animal they encounter. As I said before WWR is truly a vital resource for the entire community (locally/nationally), so by having the ability to purchase this land it will ensure the work they do to continue and grow for years to come. Thank you WWR for all you do.

Wish there were wildlife refuges along the NJ shore!

It is a blessing to have a well run, educated place to bring animals that are suffering, injured and orphaned.

Please preserve WWR's future they are doing their part to secure our future.

Woodlands and other wildlife organizations serve and fulfill vital help behind the scenes filling the gap between NJ Fish & Wildlife (government) and the general public! These private organizations generally go unnoticed providing tireless emergency care, rehabilitation, and long term habitat to New Jersey's injured/orphaned feathered and furry creatures.

 Dave K

I've brought animals in need of services about 4 times over the last 20 years and appreciate the work that you do!!



I've been a supporter of WWR for 10 years and am very impressed by their work , the dedication of the staff, volunteers, interns and support they have from the community. They are a wonderful asset to New Jersey and its animal in need. Bless them for the work they do.

You do amazing work. This should continue long into the future!!!

What an incredible asset to NJ wildlife, human life, the State of New Jersey and the ecology of our planet! Thank You!

Thank you for all you do. It is so important to the future of NJs wildlife and residents that Woodlands purchases this property so you can continue your work and secure woodlands a permanent home.

Woodlands was a life saver for a baby raccoon we found by our home. This was probably 20 years ago and our first knowledge of it. Ever since that one time we have supported & followed this great organization.

Most hard working group with a passion unmatched for their work. And the fact that a majority of their workforce are volunteers tells you what this means to the local community as well as the human condition for a better world to live in.

You do great work for wildlife, the environment, and for the people of New Jersey. Thank you.

No, just I love what you do!

this organization does a great service to the community. we have enjoyed being a property site where some rehabbed animals have been released and believe you need the space to expand services while also being protected from suburban encroachment.

all of the workers are caring dedicated to preserving Wildlife and Open Space.

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New Jersey Department of Environmental Protection
Green Acres Program

Nonprofit Eligibility Certification

We, Tracy Leaver and Gaetano M. De Sapia, Esq., certify that
Print Name of Chief Executive Officer or State Director Print Name of Applicant's Attorney
Woodlands Wildlife Refuge meets all the Green Acres' nonprofit eligibility
Print Name of Nonprofit Organization
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.) [pages numbered 1489-1492]. (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. **Please see attached information.**
6. The organization has an active governing Board that holds regular meetings. Please list dates of board meetings held during the previous 12 months: 11/12/2024, 8/6/2024, 5/7/2024, 3/12/2024, 1/23/2024

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

Tracy Leaver
Chief Executive Officer or State Director

Date: 12/12/24

Gaetano M. De Sapia
Applicant's Attorney
GAETANO M. DE SAPIO, ESQ.

Date: 12/12/2024

* "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.

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2503
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 10 1997

Employer Identification Number:
22-3053310

DLN:
17053085084007

Contact Person:
D. A. DOWNING

Contact Telephone Number:
(513) 241-5199

Accounting Period Ending:
April 30

Form 990 Required:
Yes

Addendum Applies:
No

WOODLAND WILDLIFE REFUGE INC
C/O TRACY NASH
554 CHARLESTOWN RD
HAMPTON, NJ 08827

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

Donors may deduct contributions to you as provided in section 170 of the

WOODLAND WILDLIFE REFUGE INC

Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$10 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

In accordance with section 508(a) of the Code, the effective date of this determination letter is May 1, 1990.

This determination is based on evidence that your funds are dedicated to the purposes listed in section 501(c)(3) of the Code. To assure your continued exemption, you should keep records to show that funds are expended only for those purposes. If you distribute funds to other organizations, your

WOODLAND WILDLIFE REFUGE INC

records should show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), there should be evidence that the funds will remain dedicated to the required purposes and that they will be used for those purposes by the recipient.

If distributions are made to individuals, case histories regarding the recipients should be kept showing names, addresses, purposes of awards, manner of selection, relationship (if any) to members, officers, trustees or donors of funds to you, so that any and all distributions made to individuals can be substantiated upon request by the Internal Revenue Service. (Revenue Ruling 55-304, C.B. 1956-2, page 306.)

Since you have not indicated that you intend to finance your activities with the proceeds of tax exempt bond financing, in this letter, we have not determined the effect of such financing on your tax exempt status.

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Harold J. Kuff". The signature is fluid and cursive, with the first name "Harold" being more prominent.

District Director



Woodlands Wildlife Refuge

PO Box 5046 Clinton, NJ 08809 P(908) 730-8300 F(908) 730-8311

www.woodlandswildlife.org

RE:

New Jersey Department of Environmental protection

Green Acres Program

Nonprofit Eligibility Certification

#5 The organization will apply for Hunterdon County Open Space Assistance Grant for 50% of the acquisition costs. The organization has the funds for 50% of the soft costs and cover all costs until partially reimbursed by Green Acres funding after closing. The organization has operated its conservation program on site for 38 years. It has long term and sufficient staff to continue being committed to its mission and this project. The staff includes: Executive Director, Program and Operations Assistant, Wildlife Care and Volunteer Supervisor, and Clinic Administrator as well as 50 or more volunteers.

Mission

To receive, rehabilitate and release injured and orphaned native wildlife.

To educate people about wild animal habits and habitats.

To protect and create natural environments where people and animals exist in harmony.

FID# 22-3053310

N.J.C.H.#1632300

18. IRS Website Printout

See instructions in [Tools / References](#). Please only submit the IRS website printout; additional documentation (e.g., letters from the IRS regarding status) is not needed.

The screenshot shows the IRS website interface. At the top, the browser address bar displays <https://apps.irs.gov/app/eos/details/>. Below the address bar is a blue header with the IRS logo on the left and navigation links for Help, News, English, Charities & Nonprofits, and Tax Pros on the right. A secondary navigation bar contains links for File, Pay, Refunds, Credits & Deductions, and Forms & Instructions, along with a search bar. The breadcrumb trail reads: Home / File / Charities and Nonprofits / Search for Charities / Search for Tax Exempt Organizations / Tax Exempt Organization Search / Woodlands Wildlife Refuge Inc. The main heading is "Woodlands Wildlife Refuge Inc." followed by the EIN: 22-3053310 | Pittstown, New Jersey, United States. A section titled "Publication 78 Data" is highlighted in light blue. Below this, a text box explains that organizations eligible to receive tax-deductible charitable contributions are listed here. It also states "On Publication 78 Data List: Yes" and "Deductibility Code: PC" with a circular icon containing a question mark.

[Home](#) / [File](#) / [Charities and Nonprofits](#) / [Search for Charities](#) / [Search for Tax Exempt Organizations](#) / [Tax Exempt Organization Search](#) / Woodlands Wildlife Refuge Inc.

Woodlands Wildlife Refuge Inc.

EIN: 22-3053310 | Pittstown, 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: PC ⓘ

See instructions in Tools / References

20. Woodlands Wildlife Board of Trustees

<i>Cynthia Salus</i>	<i>President</i>
<i>Lisa Reilly</i>	<i>Vice President</i>
<i>Karen Bowker</i>	<i>Treasurer</i>
<i>Eric Brodean</i>	<i>Secretary</i>
<i>Craig Metz</i>	<i>Trustee</i>
<i>Jayna Sisbarro</i>	<i>Trustee</i>
<i>Beth Engleman</i>	<i>Trustee</i>
<i>Susan Clerico</i>	<i>Trustee</i>

Officers

<i>Tracy Leaver</i>	<i>Executive Director</i>
---------------------	----------------------------------

**Woodlands Wildlife Refuge (WWR)
Board of Directors Meeting
Minutes Tuesday, January 14, 2025**

Participants: Karen Bowker, Eric Brodean, Beth Engelman, Tracy Leaver, Lisa Reilly, Cynthia Salus, Jayna Sisbarro

Absent: Craig Metz

Cynthia Salus Called the meeting to order at 6:10 PM, EST.

- Approval of the November 12, 2024 minutes
- There were no questions or comments from the board members
- Tracy motioned to approve
- Karen seconded the motion
- All in favor, no abstentions

New nomination to the board: Sue Clerico

- All board members voted in favor, no abstentions

Officer Reports

President:

- The board was reminded of the webinar that would be held the next night (January 15, 2025) regarding the planning of the future for WWR. The webinar was an event open to the public.
- The board was reminded of the online survey regarding WWR and its importance to the public.
- The WWR staff and events committee are ready to initiate activities regarding the annual Spring for Wildlife online fundraising event.

Secretary: Nothing to report.

Treasurer:

Profit/Loss Report:

- Year-end donations are up significantly, as expected to the amount of ~103k.
- Expenses for December are ~28k.
- Income for the fiscal year is over 26k.
- A grant of 25k was also received.
- WWR is in a good financial position for the remaining 5 months of fiscal year.

Finance Committee Report:

- Several CDs will be maturing in the next few months. They will likely be reinvested again to maintain the “ladder” of maturing CDs throughout the year.

Balance Sheet:

- WWR's financial position for the fiscal year-to-date is very good.
 - Additional significant donations have been received since Karen issued her Profit/Loss report. One donation alone was 8.5k.
 - An additional comment by Tracy was that WWR has also saved money since one paid position has been vacant for this latter part of the year.
-
- There were no further questions or comments for the Treasurer regarding the Profit/Loss report, the Finance Committee Report, or the balance sheets.
 - Eric motioned to approve.
 - Jayna seconded the motion
 - All in favor, no abstentions

Refuge Report:

- Animals are arriving as expected during the winter months
- There were approximately 20 participants for the tattoo fundraiser. Many of the images chosen can be viewed on Facebook,
- The logistics are being evaluated regarding the need to either hire another person to fill a vacant position. What needs to be determined is whether or not the position needed for the busy season should be seasonal only, or year-round. There is generally not a need to have this position filled during the winter months. Current staff is managing well now.
- WWR has made a public request for a working vehicle donation from the public. There has not been any feedback to date. The board will need to decide if funding for another vehicle should be added into the next fiscal year budget. Fiscal year begins in May. Melissa can possible research whether or not there may be a grant available to fund a vehicle purchase. There may be some money available with approval from a long-time supporter, but other avenues need to be exhausted first.

Committee Reports

Events Committee: Lisa

Members: Cynthia, Tracy, Eric, Melissa, James (organization member)

- The Tattoo fundraising event has wrapped up.
- The initial Spring for Wildlife meeting will be held during the week of January 20, 2025. The auction event will occur online during the week of March 16, 2025.
- A potential fundraising casino night is currently under evaluation. This is an event that would be managed through a third-party company. Some preliminary information was gathered, but more information is needed.

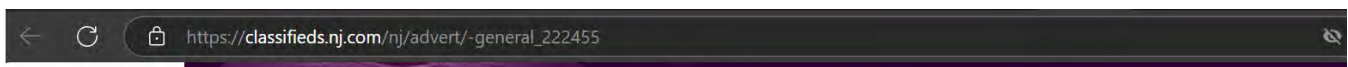
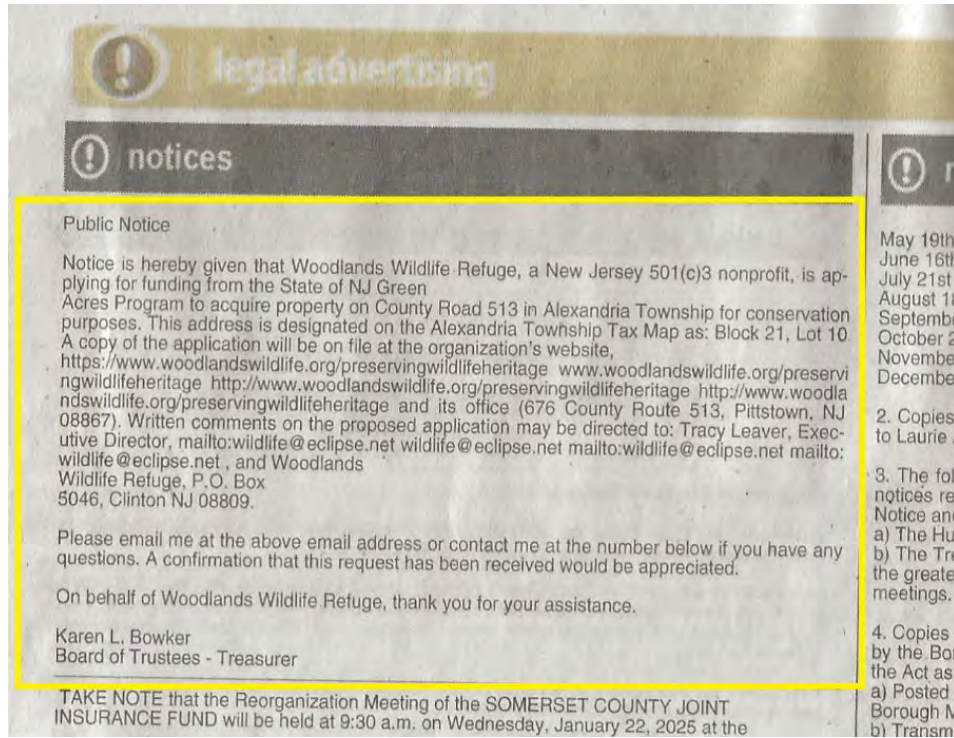
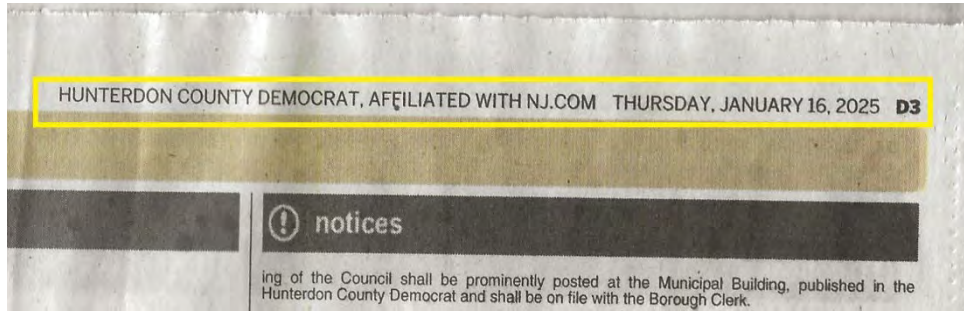
Finance Committee: Karen and Tracy

- Details were discussed earlier in the meeting through Karen's reports.

22. Public Notice Checklist (Nonprofits)

1. <u>N/A</u>	Public notice published in a prominent location on applicant's website and through social media account(s) that link to the application information page on the applicant's website at least 15 calendar days before the application is submitted (e.g., if the application will be submitted on the application deadline, February 5 th , the notice must be posted on or before January 21 st). Date of posting _____ Date of hearing <u>N/A</u> _____
2. <u>X</u>	Public notice published in the official newspaper of the municipality in which the proposed project is located, preferably at least 15 days prior, but at a minimum 48 hours before the application is submitted. Date of publication <u>01/10/2025 and 01/16/2025</u> Date of hearing <u>N/A</u> _____
3. <u>X</u>	Notice published in the newspaper(s) as a display ad (encouraged) or a public notice.
4. <u>X</u>	Notice specifically mentioned the Green Acres application.
5. <u>X</u>	Website/social media notice included a link to information about the application – the full application package or, at a minimum, the Project Reference Map and funding request.
6. <u>X</u>	Notice forwarded to the clerk of the municipality(ies) within which the project is located, preferably at least 15 days prior, but at a minimum 48 hours before application submission.

23. Proof of Publication of Newspaper Notice



MARKETPLACE

HOME > PUBLIC NOTICES > PUBLIC NOTICE

Public Notice

Notice is hereby given that Woodlands Wildlife Refuge, a New Jersey 501(c)3 nonprofit, is applying for funding from the State of NJ Green Acres Program to acquire property on County Road 513 in Alexandria Township for conservation purposes. This address is designated on the Alexandria Township Tax Map as: Block 21, Lot 10. A copy of the application will be on file at the organization's website, <https://www.woodlandswildlife.org/preservingwildlifeheritage> and its office (676 County Route 513, Pittstown, NJ 08867). Written comments on the proposed application may be directed to: Tracy Leaver, Executive Director, wildlife@eclipse.net, and Woodlands Wildlife Refuge, P.O. Box 5046, Clinton NJ 08809.

Please email me at the above email address or contact me at the number below if you have any questions. A confirmation that this request has been received would be appreciated.

On behalf of Woodlands Wildlife Refuge, thank you for your assistance.

Karen L. Bowker
Board of Trustees - Treasurer

TAKE NOTE that the Reorganization Meeting of the SOMERSET COUNTY JOINT INSURANCE FUND will be held at 9:30 a.m. on Wednesday, January 22, 2025 at the

Public Notice - Notice is hereby given that Woodlands Wildlife Refuge, a New Jersey 501(c)3 nonprofit, is applying for funding from the State of NJ Green Acres Program to acquire property on County Road 513 in Alexandria Township for conservation purposes. This address is designated on the Alexandria Township Tax Map as: Block 21, Lot 10. A copy of the application will be on file at the organization's website, www.woodlandswildlife.org/preservingwildlifeheritage and its office (676 County Route 513, Pittstown, NJ 08867). Written comments on the proposed application may be directed to: Tracy Leaver, Executive Director, wildlife@eclipse.net, and Woodlands Wildlife Refuge, P.O. Box 5046, Clinton NJ 08809

Post Date: 01/16 Updated: 01/16 05:17 PM

Report This Ad

Published in: The Hunterdon County Democrat Refcode: #0010953707-01 Print

The Star-Ledger

Publication Name:
The Star-Ledger, Newark

Publication URL:
www.nj.com/starledger

Publication City and State:
Newark , NJ

Publication County:
Essex

Notice Popular Keyword Category:

Notice Keywords:
Green Acres

Notice Authentication Number:
202501100807510311869
2889602052

Notice URL:

Back

Notice Publish Date:
Friday, January 10, 2025

Notice Content

Public Notice Notice is hereby given that Woodlands Wildlife Refuge, a New Jersey 501(c)3 nonprofit, is applying for funding from the State of NJ Green Acres Program to acquire property on County Road 513 in Alexandria Township for conservation purposes. This address is designated on the Alexandria Township Tax Map as: Block 21, Lot 10. A copy of the application will be on file at the organization's website, www.woodlandswildlife.org/preservingwildlifeheritage and its office (676 County Route 513, Pittstown, NJ 08867). Written comments on the proposed application may be directed to: Tracy Leaver, Executive Director, wildlife@eclipse.net, and Woodlands Wildlife Refuge, P.O. Box 5046, Clinton NJ 08809 1/10/25 \$27.59

Back

	provided by law.	
	1/10/2025	\$113.03
	Public Notice	
d f- n	Notice is hereby given that Woodlands Wildlife Refuge, a New Jersey 501(c)3 nonprofit, is applying for funding from the State of NJ Green Acres Program to acquire property on County Road 513 in Alexandria Township for conservation purposes. This address is designated on the Alexandria Township Tax Map as: Block 21, Lot 10. A copy of the application will be on file at the organization's website, www.woodlandswildlife.org/preservingwildlifeheritage and its office (676 County Route 513, Pittstown, NJ 08867). Written comments on the proposed application may be directed to: Tracy Leaver, Executive Director, wildlife@eclipse.net, and Woodlands Wildlife Refuge, P.O. Box 5046, Clinton NJ 08809	
n	1/10/25	\$27.59
	Borough of Matawan	
	Public Notice	



676 County Road 513 Pittstown, NJ 08867 P (908) 730 - 8300

January 6, 2025

Michele Bobrowski
Alexandria Township Municipal Clerk
242 Little York-Mt. Pleasant Road
Milford, NJ 08848

Re: Notice of Woodlands Wildlife Refuge Application to NJDEP-Green Acres Program

Dear Ms. Bobrowski:

I am writing to provide notice that Woodlands Wildlife Refuge, a New Jersey nonprofit corporation, will be submitting an application to the New Jersey Department of Environmental Protection for their Green Acres program to obtain partial funding for the acquisition of conservation of a 11.5 +/- acre parcel located off of County Road 513, Pittstown NJ. The parcel is composed of Block 21, Lot 10.

Woodlands Wildlife Refuge's application will be on file at the office, 676 County Road 513, Pittstown NJ 08867 as well as online (www.woodlandswildlife.org/preservingwildlifeheritage). The application will be available for public review and comment.

Woodlands Wildlife Refuge has also published a public notice of our pending application to NJDEP's Green Acres program and our intent to purchase the property for conservation and continued use by Woodlands Wildlife Refuge.

Please contact me if you have any questions or need additional information about this project at the phone number above. Thank you for your consideration and assistance.

Sincerely,

Tracy Leaver
Executive Director

Mission

To receive, rehabilitate and release injured and orphaned native wildlife.

To educate people about wild animal habits and habitats.

To protect and create natural environments where people and animals exist in harmony.

FID# 22-3053310

N.J.C.H.#1632300



676 County Road 513
Pittstown, NJ 08867



9589 0710 5270 1135 0356 43

Michele Bobrowski
Alexandria Township Municipal Clerk
242 Little York—Mt. Pleasant Road
Milford, NJ 08848



08848

U.S. POSTAGE PAID
FCM LETTER
PITTSBOWN, NJ 08867
JAN 06, 2025

\$5.58

S2324M501139-04

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Milford, NJ 08848

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

\$0.73

Total Postage and Fees

\$5.58

Sent To

Michele Bobrowski - Alexandria Township Clerk

Street and Apt. No. or PO Box No.

242 Little York - Mt. Pleasant Rd

City, State, ZIP+4®

Milford, NJ 08848

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

FISH & WILDLIFE

P.O. BOX 420, MAIL CODE 501-03

TRENTON, NJ 08625-0420

Tel. (609) 292-2965 • Fax (609) 984-1414

VISIT OUR WEBSITE: WWW.NJFISHANDWILDLIFE.COM

David M. Golden, Assistant Commissioner

PHILIP D. MURPHY

Governor

TAHESHA L. WAY

Lt. Governor

SHAWN M. LATOURETTE

Commissioner

20 January 2025

To whom it may concern,

NJDEP Fish & Wildlife is the agency that authorizes and licenses wildlife rehabilitators in New Jersey. In that capacity, our staff is knowledgeable about Woodlands Wildlife Refuge and the services they provide to native wildlife and our communities.

Woodlands Wildlife Refuge is a wildlife rehabilitation facility capable of treating a wide variety of native wildlife – including the large and medium mammals, bats, turtles and snakes – for which there are few other qualified and licensed facilities. They are also authorized to treat endangered species for which treatment and release can improve local wildlife populations. Further, they have a long history of dedication to New Jersey's native wildlife, and particularly at-risk species.

It will be beneficial to this NJDEP Fish & Wildlife, the community at large, and native wildlife, for Woodlands to have the security of owning the land encompassing this facility. For that reason, our agency supports Woodlands Wildlife Refuge's endeavors seeking funding support to purchase this property.

Sincerely,

A handwritten signature in black ink, reading "David M. Golden".

David M. Golden
Assistant Commissioner



Alexandria Township

Incorporated 1765

January 30, 2025

Woodlands Wildlife Refuge, Inc.
Attn: Tracy Leaver
676 County Road 513
Pittstown, NJ 08867

Re: Woodlands Wildlife Refuge Green Acres Application
B-21, L-10

Dear Tracy,

The Alexandria Township Committee is providing this letter of support to you on your behalf as you are applying for a Green Acres Acquisition Grant for Woodlands Wildlife Refuge to purchase the property. Woodland Wildlife Refuge is an integral part of our community and a valuable resource to the State of New Jersey and the public for wildlife conservation. There are not many facilities like this one in the State and Alexandria Township is very fortunate to have this one in our Township.

As an integral part of this letter of support, the Township Committee requires that it be provided with a copy of any and all deed restrictions conditions, requirements and the like that will be imposed or the approval of the grant for its review and comment.

Sincerely,



Jay Arancio

Mayor
Alexandria Township

ENCL.



Raritan Township Open Space Advisory Committee 1 Municipal Drive, Flemington, NJ 08822

Amy Greene, Chair 908-963-9663 asgeci@aol.com

January 2, 2025

To: Martha Sapp, Director NJ Green Acres Program

Re: Letter of Support for Woodlands Wildlife Refuge proposed Acquisition using Green Acres Funding of Block 21 Lot 10 in Alexandria Township, Hunterdon County, 11.5 acres located at 676 County Road 513

Dear Ms. Sapp:

I am writing to express support by the Raritan Township Open Space Advisory Committee for the Woodlands Wildlife Refuge (WWR) application for Green Acres Funding to acquire 11.5 acres identified as Block 21 Lot 10 in Alexandria Township, Hunterdon County.

Acquisition of the property will allow WWR to continue to provide critical Wildlife Conservation and Rehabilitation activities on the property where they have been located for 22 years. Their wildlife rehabilitation work for endangered, threatened and special concern wildlife as well as for other wildlife is critical to maintenance and improvement of populations of these species in the wild. WWR provides these services on this property for thousands of injured and orphaned wildlife statewide and are able to release most back into the wild. The number of wildlife needing these services unfortunate increases each year; a major cause is development of their habitat and other human activities. Acquisition of the property will also enable Woodlands Wildlife Refuge to continue and to expand their public environmental education activities both at this property and in many communities throughout the state.

The Raritan Township, Hunterdon County, Open Space Advisory Committee values the preservation of open space as well as conservation of wildlife in our region. The property WWR currently utilizes and proposes to acquire with Green Acres funds supports documented breeding habitat for the American Kestrel, a NJ State listed Threatened species. Raritan Township Open Space Advisory Committee has implemented a successful program to expand the population of American Kestrels in our area by appropriately managing meadow habitat on our open space preserves and installing American kestrel nest boxes. We support the current management for meadow wildlife habitat and for American Kestrels performed by the Woodlands Wildlife Refuge on the referenced property in Alexandria Township. Acquisition of the property will ensure this habitat management continues. The Raritan Township Open Space Committee is also grateful for the close proximity of the Alexandria Township location where WWR provides wildlife rehabilitation services. Alexandria and Raritan Township are both in Hunterdon County. As a professional ecologist for over 50 years I recognize how important the services Woodlands Wildlife Refuge provides are to wildlife conservation in New Jersey Statewide.

The Raritan Township Open Space Advisory Committee therefore supports the WWR application for Green Acres funding for acquisition of the referenced property and urge you to grant the requested funding for the property acquisition.

Very truly yours, Amy Greene, Certified Senior Ecologist, Professional Wetland Scientist

Chair Raritan Township Open Space Advisory Committee

Cc: Woodlands Wildlife Refuge wildlife@eclipse.net



TOWN OF CLINTON

43 Leigh Street
PO Box 5194
Clinton, NJ 08809
(908) 735-8616 (Main Number)
(908) 735-8082 (Fax)

January 9, 2025

Martha Sapp
Director New Jersey Green Acres Program

I am pleased to offer this Letter of Support for the Woodlands Wildlife Refuge, Inc. proposed Acquisition of Block 21 Lot 10 in Alexandra Township, Hunterdon County, 11.5 acres, using Green Acres Funding.

Woodlands Wildlife Refuge (WWR) is a non-profit organization located in Hunterdon County who has been continuously growing over the past 38 years to meet the evolving needs of the public who care about New Jersey's wildlife. They have responded to thousands of calls, cared for many thousands of orphaned and injured wild animals and given countless public education programs. They are the only wildlife rehabilitation in the State of Jersey to rehabilitate black bears.

By receiving Green Acres funding, it will allow them the opportunity to purchase the property they have been working on for the past 22 years. This purchase will be will be extremely beneficial to them in providing a permanent home for Woodlands and allowing them to continue their care for New Jersey's wildlife.

Thank you for your kind consideration in their request.

Very truly yours,

A handwritten signature in black ink, appearing to read "Janice Kovach", is written over a faint, larger version of the same signature.

Janice Kovach
Mayor

January 17, 2025

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

RE: Letter of Support for Woodlands Wildlife Refuge proposed Acquisition of Block 21 Lot 10 in
Alexandria Township, Hunterdon County

Dear Martha,

This letter is to express The Nature Conservancy's (TNC) support for plans by the Woodlands Wildlife Refuge (WWR) to acquire and preserve the 11.5-acre property, in Alexandria Township (Block 21 Lot 10) in Hunterdon County, they have resided on for the past 22 years. WWR has cared for many thousands of orphaned and injured wild animals and given countless public education programs. The demands for Woodlands' services continue to grow as communities continue to expand, and human/wildlife encounters increase. Acquiring this property would enable them to establish long-term sustainability amidst growing demand for its services.

The Nature Conservancy has been a partner with Woodlands Wildlife Refuge for more than 5 years, providing access to our preserved lands for the release of rehabilitated animals. The protection of this property would contribute to the matrix of preserved lands in this area. We are supportive of the WWR plan to permanently preserve this property, which would allow them to develop long-term sustainability of their animal rehabilitation programs, as well as enhance public education on the threats to wildlife in New Jersey.

Yours in Conservation,



Eric Olsen
Director, Conservation Programs
The Nature Conservancy in New Jersey

Linda Tesauro
1641 Rockcress Drive
Jamison, PA 18929
lindatesauro@outlook.com

January 5, 2025

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

Re: Woodlands Wildlife Refuge, Inc. -- Application for Green Acres Acquisition Funding
B21 L10 Alexandria Township, Hunterdon County

Dear Ms. Sapp:

As the founder and former Executive Director of the Conserve Wildlife Foundation of NJ and a long-time resident of Hunterdon County, I am proud to express my strong support for the proposed acquisition of Block 21, Lot 10 in Alexandria Township, Hunterdon County, as the permanent home of Woodlands Wildlife Refuge (WWR) with the support of Green Acres funding.

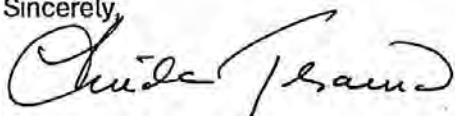
For the past 38 years, WWR has leased these 11.5 acres to care for New Jersey's injured wildlife. Now, the current Board of Trustees recognizes the critical importance of purchasing this land to secure the organization's long-term viability and ensure its future success.

As a nonprofit, Woodlands Wildlife Refuge has been a cornerstone of wildlife conservation in New Jersey. Their unparalleled commitment to wildlife conservation through rehabilitating injured and orphaned wildlife, educating the public about environmental stewardship, and fostering coexistence between humans and wildlife is truly remarkable. Additionally, WWR partners with NJDEP Fish and Wildlife, providing unique expertise in assisting with bears, a program they started in 1995, thus serving as the primary rehab center to handle this critical task.

The property that makes up Block 21, Lot 10 is home to a diverse array of flora and fauna. By securing ownership rather than a lease, WWR will protect the land's ecological integrity and ensure its long-term preservation for the community. This proposal also aligns perfectly with the goals of the Green Acres program by safeguarding open space, protecting natural habitats, and maintaining vital ecosystems for current and future generations.

I have had the pleasure of working with Executive Director Tracy Leaver and her dedicated team for over 25 years. Their unwavering dedication to conservation and wildlife protection is inspiring. With the support of Green Acres funding, WWR will finally have a permanent home, enabling them to continue their critical mission for years to come. Thank you for considering this important initiative.

Sincerely,



Linda Tesauro



Hunterdon Land Trust

PROTECTING THE PLACES YOU LOVE

January 14, 2025

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

Re: Letter of Support for Woodlands Wildlife Refuge proposed acquisition of Block 21, Lot 10 in Alexandria Township, Hunterdon County

Dear Ms. Sapp,

I am writing on behalf of Hunterdon Land Trust to express our support for Woodlands Wildlife Refuge's application for funding to acquire Block 21, Lot 10 in Alexandria Township, Hunterdon County.

Woodlands Wildlife Refuge is committed to providing wildlife rehabilitation services and has been doing so at the property for the past 22 years. The property is adjacent to preserved farmland and preserving the property will expand the preserved land corridor.

Hunterdon Land Trust supports the preservation of this property and respectfully requests that the NJ Green Acres Program funds this project.

Sincerely,

Catherine Suttle
Executive Director



Hunterdon Land Trust, a New Jersey Nonprofit Corporation
111 Mine Street, Flemington, NJ 08822
P: 908.237.4582 F: 908.237.2225

W: www.hunterdonlandtrust.org E: info@hunterdonlandtrust.org



1390 WHITE BRIDGE ROAD • MILLINGTON, NJ 07946

INFIRMARY: (908) 647-2353

ADMIN OFFICE: (908) 647-1091

TheRaptorTrust.org

January 7, 2025

Letter of recommendation for Woodlands Wildlife Refuge

RE: Purchase of property at Block 21, Lot 10, in Alexandria Township, Hunterdon County, NJ.

Attn: Martha Sapp, NJ Green Acres Program

Ms. Sapp,

I am writing this letter in support of the proposed acquisition of land by Woodlands Wildlife Refuge (WWR) and their application for funding from the Green Acres program.

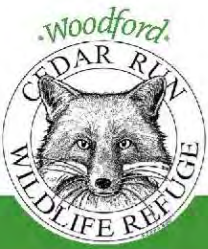
WWR provides an important service to New Jersey's wildlife populations, handling thousands of rehab cases each year for dozens of species of animals, including many on the NJ Fish and Wildlife list of endangered and threatened species. Their work is essential to maintaining a healthy ecological balance in a state where human activity increasingly encroaches upon wildlife populations.

WWR is also a valuable community resource. Thousands of people in their area find injured and orphaned wild animals each year and wish to help. WWR is a trusted place they can turn to. Their educational programming reaches thousands of people each year as well, teaching them about the many wildlife species that call NJ home and sending an engaging, conservation-minded message about responsible stewardship of our ecosystem.

The long-term sustainability of established non-profit organizations like WWR often hinges on real estate. Like WWR, my organization – The Raptor Trust – was built from the ground up by its founders in their own backyard. I was a part of the team that managed the purchase of the privately owned parcel of land so The Raptor Trust could have a permanent home. I know first-hand how important it is for organizations to have the autonomy and authority to make mission-based decisions, capital investments, and facility improvements without cumbersome real estate concerns. It is my belief that it is in the best interest of WWR's long-term sustainability, service to the community and excellence of mission to own its property free and clear.

Sincerely,

Christopher D. Soucy, EdM
Executive Director, The Raptor Trust



Woodford cedar run wildlife refuge

4 Sawmill Road | Medford, New Jersey 08055

Protecting & preserving New Jersey's native wildlife & habitats since 1957.

ATTN: Martha Sapp, Director, New Jersey Green Acres Program

Re: Letter of Support - Woodlands Wildlife Refuge Acquisition of Block 21 Lot 10, Alexandria Township, Hunterdon County

I am writing on behalf of Woodford Cedar Run Wildlife Refuge to express our strong support for Woodlands Wildlife Refuge's application to acquire Block 21 Lot 10 in Alexandria Township, Hunterdon County, through the Green Acres Program. As a fellow wildlife rehabilitation organization that has benefited from Green Acres funding for our own 171-acre refuge, we uniquely understand the critical importance of securing permanent land protection for wildlife conservation and rehabilitation services.

For nearly four decades, Woodlands Wildlife Refuge has served as an invaluable resource for New Jersey's wildlife and communities. Their dedication to wildlife rehabilitation, coupled with their extensive public education programs, mirrors our own mission at Woodford Cedar Run. We have witnessed firsthand how their services have grown increasingly vital as urban development continues to create more human-wildlife interactions across our state.

As an organization that has successfully partnered with the Green Acres Program, we can attest to the program's transformative impact on wildlife conservation efforts. The preservation of our own refuge through Green Acres funding has enabled us to expand our wildlife rehabilitation services and educational programs, reaching tens of thousands of New Jersey residents annually. This experience makes us particularly qualified to recognize the tremendous value that permanent land protection would bring to Woodlands Wildlife Refuge's operations.

The acquisition of this 11.5-acre property, where Woodlands has operated for over two decades, is crucial for ensuring their long-term sustainability and ability to meet growing community needs. Their track record of rehabilitating thousands of injured and orphaned animals, while simultaneously educating the public about wildlife conservation, demonstrates their worthiness of Green Acres support. We strongly believe that preserving this property through Green Acres funding would not only secure Woodlands Wildlife Refuge's future but would also represent a significant investment in New Jersey's wildlife conservation infrastructure. Their facility serves as a vital resource for wildlife rehabilitation in New Jersey, complementing the work of other facilities like ours in supporting New Jersey's wildlife.

Based on our extensive experience as a Green Acres-supported facility, we can confidently say that Woodlands Wildlife Refuge would be an excellent steward of this protected land, ensuring its continued use for wildlife conservation and public education for generations to come. We urge you to approve Woodlands Wildlife Refuge's application for Green Acres funding to acquire this property, thereby securing their ability to continue their essential wildlife conservation work.

Sincerely,

Mike O'Malley

Executive Director

Woodford Cedar Run Wildlife Refuge



ATTN: Martha Sapp, Director, New Jersey Green Acres Program

Re: Letter of Support - Woodlands Wildlife Refuge Acquisition of Block 21 Lot 10, Alexandria Township, Hunterdon County

Dear Ms.Sapp,

I am writing on behalf of the New Jersey Association of Wildlife Rehabilitators (NJAWR) to express our strong support for Woodlands Wildlife Refuge's application for Green Acres funding to acquire their current 11.5-acre property, identified as Block 21 Lot 10 in Alexandria Township, Hunterdon County. This acquisition is crucial for ensuring the long-term sustainability of one of New Jersey's most vital wildlife rehabilitation organizations.

For nearly four decades, Woodlands Wildlife Refuge (WWR) has served as an indispensable resource for New Jersey's wildlife and communities. Their track record of responding to thousands of calls, providing care for countless orphaned and injured animals, and delivering impactful public education programs demonstrates their irreplaceable role in wildlife conservation in our state.

The preservation of this specific property is particularly critical now as our communities continue to expand and human-wildlife interactions increase. WWR has operated at this location for 22 years, developing specialized facilities and establishing protocols that make their work possible. Securing permanent ownership of this property will allow them to:

- Continue providing immediate response and care for injured and orphaned wildlife
- Maintain and enhance their specialized rehabilitation facilities
- Expand their educational programs to promote wildlife conservation
- Ensure stability in their operations as development pressures in Hunterdon County increase

As human development continues to impact natural habitats throughout New Jersey, organizations like Woodlands Wildlife Refuge become increasingly essential. Their work not only serves individual animals but also contributes to the broader ecosystem health of Hunterdon County and surrounding regions. The acquisition of this 11.5-acre property through Green Acres funding will secure WWR's future and enhance their capacity to serve our state's wildlife for generations to come.

We strongly urge you to approve Woodlands Wildlife Refuge's funding request for this property acquisition. Their 38-year legacy of wildlife rehabilitation services represents exactly the kind of investment the Green Acres Program was designed to protect and enhance.

Thank you for your consideration of this important conservation opportunity.

Sincerely,

Mike O'Malley

Board President, NJAWR

Martha Sapp, Director

New Jersey Green Acres Program

Letter of Support for Woodlands Wildlife Refuge proposed Acquisition of Block 21 Lot 10 in Alexandria Township, Hunterdon County, 11.5 acres, using Green Acres Funding.

My name is Beth Engleman and Woodlands Wildlife Refuge has been a trusted partner of mine for over 20 years. I have been a Certified Animal Control Officer since 2004, employed by St. Huberts Animal Welfare Center from 2004-2010. Woodlands Wildlife Refuge was the sole facility that we worked with to care for the many sick/injured/orphaned wild animals we picked up in the 15 municipalities we serviced. I also had the pleasure of attending the Wildlife Responders Workshops at Woodlands Wildlife Refuge to expand my knowledge.

In 2010 I became Co-Owner of Animal Control Solutions LLC. We currently service 51 municipalities in 4 counties in NJ. All my Animal Control Officers are sent to the very informative Wildlife Responders Workshop offered by Woodlands every year. Currently all our sick/injured/orphaned wild animals are taken to Woodlands. To share some data, between 2020 and 2024 my company responded to over 1000 wildlife calls annually. We saw an increase of 300 calls between 2023 and 2024 and expect that number to continue to increase. As NJ communities continue to expand, human-wildlife interactions will increase. In the past, in the interest of not over-burdening Woodlands with our large influx of animals, we would occasionally work with Antler Ridge Wildlife Center for some of our municipalities that were closer to that area, however that organization had limited intake and permanently closed in 2023. Woodlands Wildlife Refuge is now faced with a major rise in animal intakes. Several other animal control agencies in NJ also rely solely on services provided by Woodlands Wildlife Refuge. Woodlands has never turned away an animal in need and the animals in their care are always provided the highest quality care. The staff and volunteers are extremely knowledgeable and always a pleasure to work with.

It is imperative that Woodlands Wildlife Refuge secure a permanent home at their current location where they can continue their mission and provide urgently needed services in wildlife rehabilitation, wildlife conservation, and education to the community. If we did not have Woodlands to help NJ native wildlife, all these animals would be forced to be euthanized.

Beth Engleman

Vice President, Animal Control Solutions

Margo Biblin
159 Lake Just It Road
Hope, NJ

Jan 15, 2025

GREEN ACRES PROGRAM

New Jersey Department of Environmental Protection

Subject: Letter of Recommendation for Woodlands Wildlife Refuge

Dear GREEN ACRES PROGRAM Review Committee,

I am writing to enthusiastically recommend Woodlands Wildlife Refuge. As an educated Supporter, I have had the pleasure of witnessing firsthand the invaluable work Woodlands does to protect and rehabilitate wildlife in New Jersey.

Woodlands Wildlife Refuge plays a critical role in:

- Wildlife Rehabilitation: They provide expert care, including nutrition and medications, for injured, orphaned, and sick native wildlife, giving them the best possible chance for survival and eventual release back into their natural habitats.
- Environmental Education and Protection: Their educational programs inspire and teach the public about the importance of wildlife conservation, habitat preservation, and responsible environmental stewardship.
- Public Outreach/Engagement: They actively engage with local communities through presentations, volunteer opportunities, and other initiatives, fostering a deeper understanding and appreciation for the wildlife and their natural world. They have annual training and internships for many college students to educate best practices for wildlife rehabilitation and preserving natural Habitats. One event included an internationally attended Bear Wildlife Rehabilitators Conference at their location.

Woodlands Wildlife Refuge is a vital asset to our community and the state of New Jersey. Their dedication, professionalism, and commitment to their mission are truly commendable. I am confident that a grant from the GREEN ACRES PROGRAM would significantly support their ongoing efforts and enable them to continue making a positive impact on wildlife and the environment.

I highly recommend Woodlands Wildlife Refuge for your consideration.

Sincerely,



Margo Biblin

Hope Environmental Commission, 2020-2024

H.O.P.E (Help our preservation effort:) 2024-Present

Founder, MFA, an Animal Welfare Non-Profit, 2005 - Present

January 17, 2025

Martha Sapp
Director New Jersey Green Acres Program

This is a letter of support for Woodlands Wildlife Refuge (WWR) to secure funding to purchase the property on which WWR currently resides (Alexandria Township Block 21 Lot 10). We write for your assistance as long standing financial supporters of WWR and residents of Hunterdon County. Over the years WWR has provided a critical community service by receiving, rehabilitating and releasing wildlife. Wildlife, which otherwise, would not have been cared for. For 38 years, Woodlands has continued to fulfill this growing community need.

WWR also plays a key role in public education by providing programs that teach the community about the wildlife in our area and how to improve human and wildlife connections. It also provides volunteer opportunities for the public to better understand and support this connection.

WWR has been an important part of our family for over 30 years. We've been an integral part of WWR and have volunteered both hands-on with the animals, serving on the Board, and providing financial support. Throughout that time we've seen Woodlands grow from Tracy Leaver's dream, with a few volunteers caring for animals in her home, to the dedicated, professional facility that operates today.

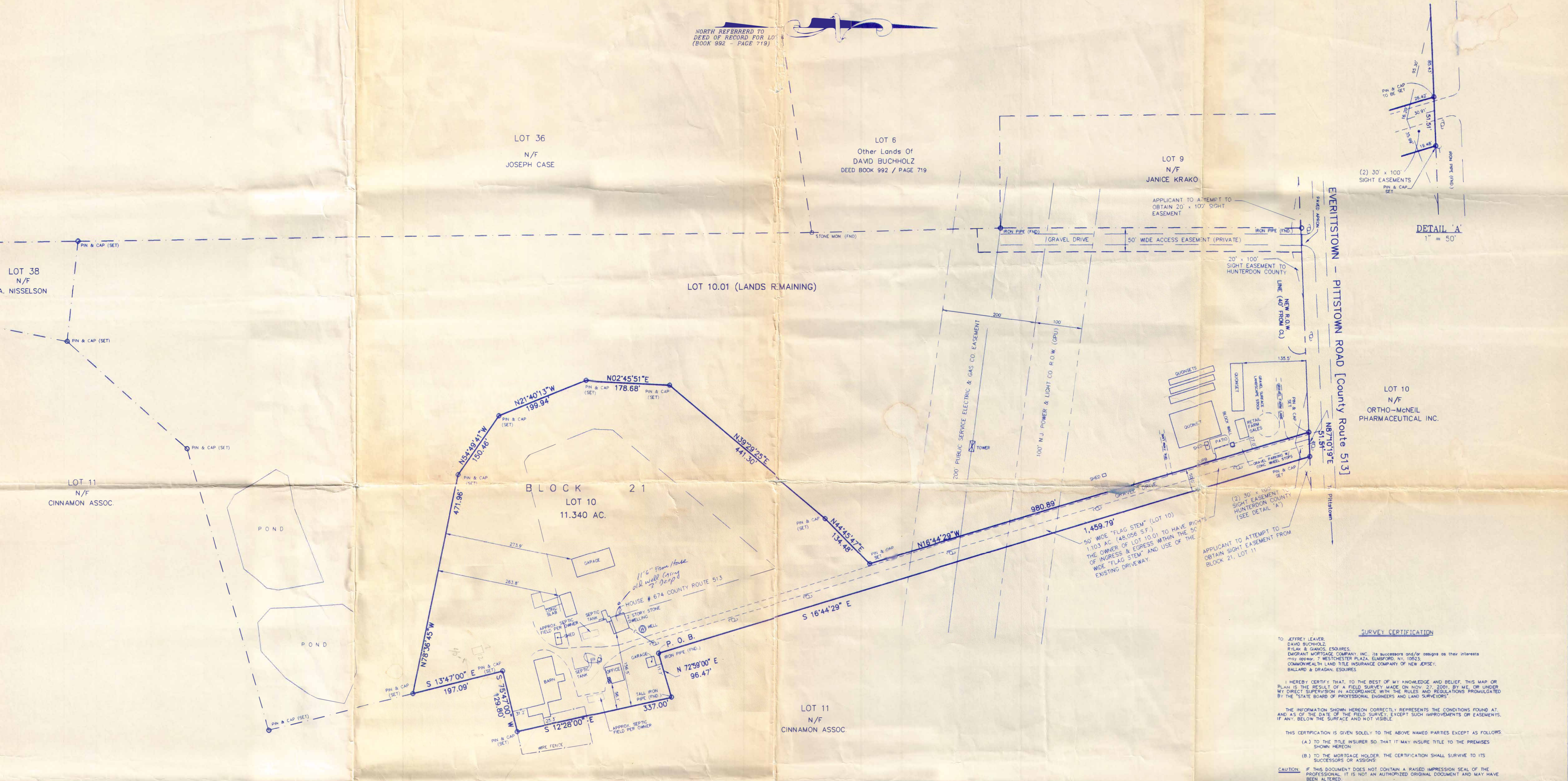
WWR cared for almost 3,000 animals in 2024. The need is projected to be even greater in 2025, and beyond, due to the ever increasing human/wildlife interactions and the closure of other wildlife rehabilitation centers. Confronted with this growing demand, Woodlands faces its most crucial challenge: ensuring long-term sustainability.

Funding from the Hunterdon County Open Space and NJ Green Acres programs will enable the purchase of the property where WWR is located. This will ensure the continuance of the critical services that WWR performs for the wildlife not only in Hunterdon County, but across the state of NJ.

Please feel free to call us on 908-735-4227 (home) or 908-391-0000 (cell) if you'd like to discuss further. Thank you for your consideration.

Joan and Paul Ausmann

Joan and Paul Ausmann
34 Alexandria Drive
Pittstown, New Jersey 08867



SURVEY CERTIFICATION

TO: JEFFREY LEAVER, DAVID BUCHHOLZ, PLUM & GARDEN ESQUIRES, EMIGRANT MORTGAGE COMPANY, INC. its successors and/or assigns on their interest in this property, WESTCHESTER PLAZA, ELMSFORD, NY 10523, COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW JERSEY, BALLARD & DRAGAN, ESQUIRES.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON NOV. 27, 2001, BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS:
(A) TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON;
(B) TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

NOTES

NO CERTIFICATION IS MADE OR IMPLIED AS TO THE EXISTENCE, SIZE, DIRECTION, DEPTH, CAPACITY, TYPE OF USE AND/OR LOCATION OF ANY AND ALL UNDERGROUND UTILITIES, DRAINAGE LINES, ENCROACHMENTS, MISCELLANEOUS APPURTENANCES, IF ANY, THAT WERE NOT VISIBLE ABOVE GRADE DURING FIELD OBSERVATIONS. PRIOR TO ANY SITE EXCAVATIONS AND/OR CONSTRUCTION, CONTACT SHOULD BE MADE WITH THE APPROPRIATE UTILITY COMPANIES FOR THE EXACT VERIFIED ON-SITE MARKOUT LOCATION OF THEIR UNDERGROUND SERVICE LINES. STATE LAW REQUIRES BURIED CABLE LOCATOR SERVICE BE CONTACTED PRIOR TO ANY SITE EXCAVATIONS. (CALL 1-800-272-1051 FOR APPROPRIATE UTILITY MARKOUT).

SUBJECT TO THE CONDITIONAL EFFECTS OF EXISTING SURFACE AND/OR SUBSURFACE BRANNAGE (SPRINGS, PIPING, STRUCTURES AND ALL MISCELLANEOUS APPURTENANCES), SUBSURFACE SEWAGE DISPOSAL SYSTEMS, IF ANY, ONTO, THROUGH AND/OR OFF OF THIS PROPERTY.

SUBJECT TO ANY OVERHEAD AND/OR UNDERGROUND CONSUMER TYPE ELECTRIC, TELEPHONE, WATER, GAS LINE, SANITARY SEWER LINE, AND/OR CABLE DISTRIBUTION LINE EASEMENTS, IF ANY, OF RECORD.

HAZARDOUS WASTES, IF ANY, HAVE NEVER BEEN IDENTIFIED NOR DELINEATED BY THIS SURVEY.

SUBJECT TO ANY AND ALL EASEMENTS, ORDINANCES, COVENANTS, AGREEMENTS AND/OR RESTRICTIONS OF RECORD.

FLOODWAYS, FLOOD BOUNDARIES, FLOOD HAZARD AREAS, AND/OR STREAM ENCROACHMENT AREAS HAVE NEVER BEEN IDENTIFIED NOR DELINEATED BY THIS SURVEY.

SUBJECT TO ANY SLOPE, BRANNAGE AND/OR MAINTENANCE EASEMENTS, RIGHTS, IF ANY, ALONG, NEAR, TO OR FROM PUBLIC ROADS, MUNICIPAL STREETS, HIGHWAYS AND/OR RAILROADS.

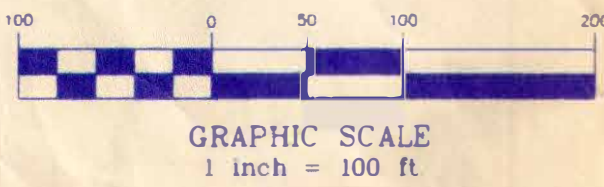
SUBJECT TO SUCH FACTS THAT AN ACTUAL AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.

DATES OF FIELD OBSERVATIONS, SAME DATE AS CERTIFICATION UNLESS AS NOTED OTHERWISE HEREON.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

DECLARATION IS ONLY MADE TO ORIGINAL PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



1	3/21/02	CHANGE MORTGAGE CO.	PHF	PHF
NO.	DATE	DESCRIPTION	AUTH	BY
1	3/21/02	CHANGE MORTGAGE CO.	PHF	PHF
NO.	DATE	DESCRIPTION	AUTH	BY

LS PHF	FLD CREW	FFJ, PHF	DBASE	A21-10/A21-10	SCALE	1" = 100'
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11/29/01 *Patrick H. Fattor, PLS*

DATE PATRICK H. FATTOR, SURVEYOR, NJ Lic. No. 35361
THIS DOCUMENT IS NOT VALID WITHOUT THE RAISED IMPRESSION SEAL OF THE ABOVE LICENSEE
COPYRIGHT 2000 © HERITAGE CONSULTING ENGINEERS

HERITAGE CONSULTING ENGINEERS
HERITAGE SQUARE 115D US HIGHWAY 202, RINGOES, NJ 08851
TEL: 908-782-3400 FAX: 908-782-9699
LEO A. SANTOWASSO PROFESSIONAL ENGINEER NJPE #18460
ROBERT F. LORENTZ PROFESSIONAL ENGINEER NJPE #18720

LOCATION SURVEY
FOR
JEFFREY LEAVER
BLOCK 21 LOT 10
TOWNSHIP OF ALEXANDRIA
HUNTERDON COUNTY, NEW JERSEY

DRAWN	PDH/PHF	PRJ	MGR	RFL	JOB #	A21/10A	PLOT	DATE	11/29/01	1
LS	PHF	FLD	CREW	FFJ, PHF	DBASE	A21-10/A21-10	SCALE	1" = 100'		1



GREEN ACRES

LOCAL AND NONPROFIT ASSISTANCE PROGRAM

Pre-Appraisal Fact Sheet

Revised 7/30/2024

To establish an accurate value for a parcel of land and ensure its eligibility for funding, it is important to have all pertinent information before the land is appraised. The following questions will allow Green Acres and the appraisers to be hired by the local government or nonprofit to have a better understanding of the project, which will streamline the appraisal process as well as the appraisal review.

A completed *Pre-Appraisal Fact Sheet* and *Property Eligibility and Future Use Questionnaire* must be submitted with the Project Reference Map and approved by Green Acres **before you hire appraisers**. All questions must be completed; incomplete forms will be returned to the applicant for completion. **Green Acres will not provide written appraisal instructions, schedule a pre-bid appraisal meeting or authorize appraisals to begin until these documents have been submitted and approved by Green Acres.**

Please note:

- Please ask any appraiser to be hired for the acquisition whether they have completed a Green Acres-compliant appraisal report in the past three years. If they have not, the appraiser must contact the Appraisal Review Section before starting the project.
- Hired appraisers **MUST** be provided with written appraisal instructions from Green Acres, once available, and all appraisals must be performed in accordance with the current Green Acres Appraisal Requirements as found on the [Green Acres website](#).
- If the acquisition details or appraisal scenario changes from what is described below, corrected pre-appraisal documents must be submitted immediately to Green Acres, even if the appraisals have already been conducted. Any changes in the appraisal scope of work will require a new appraisal report.

GENERAL INFORMATION

Applicant (Name of Local Gov't or Nonprofit): Woodlands Wildlife Refuge, Inc.

Project # _____

Applicant Contact Person for this property:

Name	Tracy Leaver, Executive Director
Telephone	908-730-8300
Cell Phone	908-310-1442
Email Address	

GENERAL PROPERTY INFORMATION

1. Property Address:

Street Address or Nearest Intersection	676 County Road 513
Municipality(ies)	Alexandria Township (Pittstown, NJ 08867)
County	Hunterdon County

2. Property Block(s), Lot(s), and Acreage:

Block	Lot	Total Lot Acreage	Acreage to be Acquired
21	10	11.34	11.34
Total Acreage to be Acquired:			11.34

3. Current Owner: Jeffrey Leaver

List any adjacent lots that are under the same ownership: N/A

4. This acquisition will be: Fee simple ☒ Easement ☐

For easements:

- Consult the *Easement Acquisition Procedures and Standards* for an overview of Green Acres easement policies and reimbursement percentages.
- All easement conditions must be negotiated prior to ordering appraisals.
- Applicants must also submit the *Proposed Easement Acquisition Information Form* as part of the pre-appraisal package.

5. This acquisition will be: An entire taking ☒ A partial taking ☐ (If a partial taking, please describe the taking and remainder areas in detail and show clearly on the Project Reference Map.)

If the acquisition is a partial taking and the portion that is not included in the Green Acres project site is intended to be used for other than recreation and conservation purposes, it is critical that the funds used to purchase the remainder are not municipal or county open space funds.

6. Has this property been previously appraised for Green Acres purposes? If so, please note the project/parcel number(s), the report date(s), and, if applicable, any other owner name(s): **No**

7. Has the applicant previously appraised or made offers on adjacent/nearby properties within the last five years? If yes, please provide the information requested in #6: **No**

8. Is this property the subject of an active application for farmland preservation at the state or local level? **No** If yes, please name the preservation program and describe status of application:

9. 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 contact Green Acres immediately.

10. Is there any pending litigation involving the property? Yes ☐ No ☒

If Yes, please describe below:

DESCRIBE THE FOLLOWING PROPERTY DETAILS:

1. Physical characteristics of the property and any special features:

The site is located at 676 County Route 513, Alexandria Township, NJ (Block 21 Lot 10) and is situated within the New Jersey Highlands Planning Area, specifically in a Conservation-Environmentally Constrained Subzone and Conservation Zone. The open land surrounding the wildlife rehabilitation facility is a large meadow habitat that benefits pollinators, monarch butterflies, mammals, birds and improves water quality. The property is designated as Rank 3 breeding habitat for American kestrel (ST) and brown thrasher (SSC) by the NJDEP Landscape Project and there are frequent sightings of Bald Eagles. It is a potential habitat for 4 threatened, endangered, or candidate species (including Bald Eagle) as identified by the USFWS. And the site is located on a rise with sweeping views of adjacent preserved farmland.

2. Details of legal access (*If sole access to the property is via an easement or agreement with adjoining property owner, documentation must be provided*): **N/A**

3. Current use of the property:

The property is privately owned and currently leased to Woodlands Wildlife Refuge (WWR), a 501(c)(3) nonprofit organization dedicated to wildlife rehabilitation and conservation in New Jersey. WWR has a long history of success, having cared for tens of thousands of animals from across the state. The property has been leased to WWR for the past 22 years, primarily serving as a wildlife rehabilitation facility. The site features several structures specifically designed for animal care and treatment. Additionally, multiple outdoor enclosures are utilized for rehabilitation, conservation activities, and public education programs.

4. Uplands/Wetlands:

Total Acreage to be Acquired	Upland Acreage	Wetland Acreage	Riparian Acreage
11.34	11.34	0.00	0.97

Note: A wetlands delineation verified by the NJDEP (e.g. NJDEP-issued Letter of Interpretation (LOI) and Plan) is the most accurate source of wetlands information. If an LOI is not available, information regarding the potential location and area of freshwater/coastal wetlands is available from the NJDEP Bureau of GIS NJ-GeoWeb. If the wetlands acreage figures are derived from an LOI, please attach a copy.

5. Name any Category One streams on the site: **N/A**

Note: Stream classifications are listed in the [Surface Water Quality Standards](#) (SWQS) at N.J.A.C. 7:9B-1.15. The Department's [interactive mapping tool](#) is also helpful in identifying stream classifications. Directions on how to use the interactive mapping tool can be found [here](#).

6. Legal rights and restrictions:

- a. List any and all existing easements, rights-of-way, reversionary interests, or other covenants, conditions, and restrictions affecting property (e.g. utility, access, shared road/driveway maintenance, drainage, sewer, conservation, Pineland Development Credit Bank easement, deed clause limiting or reserving a specific use, a reverter clause etc.). Attach documentation, if available (e.g. recorded documents, easements, mapping).

100' Wide New Jersey Power & Light Co. Holland - Metuchen ROW

200' Wide Public Service Electric & Gas Co. Holland - Branchburg ROW

- b. Are there any planned future road right-of-way expansions that will affect the property?**N/A**
-

7. Are there existing structures on the property? Yes ☒ No ☐

If Yes, complete a, b, and c below:

- a. Identify existing structure(s), present condition, current use:

Several structures are located on approximately 3 acres of the 11.34-acre property. None of these structures are slated for demolition. All the structures are proposed for use related to supporting the wildlife rehabilitation and public education activities on the property. Below is a list of the buildings and their existing and, as applicable, proposed uses.

- **Pre-1827 Opdyke/Hart Farmhouse:** A two-story farmhouse currently occupied by the owner. Post-acquisition it will be vacated by the owner and occupied by WWR staff.
- **Garage:** A one-car garage that is associated with the farmhouse.
- **Carriage House:** A two-story carriage house, currently occupied by WWR staff.
- **Barn:** A three-story barn, the lower floor serves as WWR's animal hospital, rehabilitation center, and public education center.
- **Office Building:** A one-story, one-room building used as WWR's administrative office that houses 3 staff members involved in running the daily operations of the facility.

- **Workshop/Maintenance Building:** A combined workshop and maintenance facility used for the functioning of the Wildlife Rehabilitation facility.
- **Pole Barn:** A pole barn, two-thirds of which is leased to a landscaping business in exchange for providing onsite snow plowing and lawn mowing and meadow management services for the Wildlife Refuge. The remaining third is used for property maintenance equipment owned by WWR and used for maintenance of the land and wildlife rehabilitation facility.
- **Shed and Viewing Area:** Home to some of WWR's ambassador education animals.
- **Large Mammal Pre-Release Enclosure Area:** Used to acclimate animals prior to release by providing habitats that offer opportunities for natural behavior such as climbing, denning, foraging, swimming and stalking prey.

b. Is the property identified as historic on the NJDEP Historic Preservation Office LUCY Online Map Veiwier?

Yes ☐ No ☒

c. Based on discussions with the landowner and a site visit to the property, please provide any additional information regarding the potentially historic nature of the on-site structure(s):

The farmhouse on the property, identified as A-100 in the 1979 Hunterdon County Historic Sites Inventory, is Historic Register eligible. This pre-1827 Opdyke/Hart dwelling, a two-story stucco stone center hall structure with a one-story rear ell, is significant for its association with the Cornwall Farm, from which land was donated for the Alexandria Episcopal Church.

Note: Please be reminded that project applicants must evaluate all structures for historic preservation purposes in accordance with the Green Acres rules (N.J.A.C. 7:36-4.4 (for local governments) and N.J.A.C. 7:36-15.4 (for nonprofits)). If not already performed, this review should be undertaken as soon as possible, and prior to ordering the appraisals.

In addition, any proposed use(s) of existing structures that will remain after acquisition must be approved in advance by Green Acres to ensure the eligibility of the proposed use(s).

Please see *Acquisition of Properties with Structures* for more information.

8. Available utilities: (e.g. public water, sewer, septic, well): Septic and Well onsite

9. Please describe the terms of any and all agreements, leases, or rentals on the property (e.g. agricultural, hunting, residence, etc.), and indicate if written or verbal. Attach, if available.
 Mauro Brothers Landscaping, LLC. - 10/2025 - Written - Monthly \$1300 expires 10/2025
 Woodlands Wildlife Refuge, Inc. - 5/2026 - Written - Monthly \$1800 expires 5/2026
 AT&T - Written - Monthly \$356

10. Current zoning of property: Agricultural Residential
List any proposed zoning changes and effective dates: N/A

11. Is the project site a current or former landfill site, known or suspected hazardous waste site, or adjacent to (or affected by) such sites?
No

INCLUDE THE FOLLOWING DOCUMENTS, IF AVAILABLE/APPLICABLE:

1. Existing survey of the property; **Attached**
2. Executed Contract of Sale or Option Agreement on this property with any party;
3. Signed approved subdivision/development plans; (**MUST** include signed resolution of approval by the Planning Board)

ADDITIONAL INFORMATION:

If this is a multi-party acquisition, you must submit a completed *Proposed Cooperative Project Information Form* with the pre-appraisal documents and list the anticipated funding partners/intended users of the appraisal reports here:

REGIONAL PLANNING AREAS:

Is the acquisition located within **the Pinelands Region** Yes ☐ No ☒ ; If Yes complete a, b, c, and d:

- a. Is the property located within the Pinelands Preservation Area, Agricultural Production Area, or Special Agricultural Production Area? If yes, please specify: _____
- b. Are there Pineland Development Credits (PDCs) associated with the property? Yes ☐ No ☐
- c. Have the PDCs been severed from the property? Yes ☐ No ☐
- d. Is there a current LOI for these PDCs? Yes ☐ No ☐

Is the acquisition located within the **Highlands Region Area**? Yes ☒ No ☐

If Yes, is the property located within the Highlands **Preservation Area** ☐ or **Planning Area** ☒

For Green Acres Use

Proj. Number: _____ Proj. Name: _____ Sponsor: _____

Fact Sheet/Proj. Reference Map reviewed by _____ (Project Manager) Date: _____

Fact Sheet/Proj. Reference Map reviewed by _____ (Appraisal Reviewer) Date: _____

Comments: _____

Acknowledgement

On behalf of Woodlands Wildlife Refuge, Inc. (Local Government/Nonprofit), I agree to and acknowledge the following:

- The *Pre-Appraisal Fact Sheet*, *Property Eligibility and Future Use Questionnaire*, and, if applicable, the *Proposed Cooperative Project Information Form* and/or *Proposed Easement Acquisition Information Form*, along with the relevant attachments as described therein, are being submitted with the *Project Reference Map* and will be approved by Green Acres **before appraisers are hired**; and
- Once approved by Green Acres, the completed *Pre-Appraisal Fact Sheet* and the following documents, as applicable, will be provided to the hired appraisers and included as part of the Addendum to the Appraisal report: (please check, if included)

☐ Documents related to legal access
☐ Existing easements and/or rights-of-way
☐ Lease, rental, or use agreements
☐ NJDEP issued Letter of Interpretation (LOI) and plan
☐ Survey
☐ Contract of Sale/Option Agreement
☐ Subdivision/development approvals with resolution of approvals
☐ *Proposed Cooperative Acquisition Information Form*
☐ *Proposed Easement Acquisition Information Form*

- The Local Government/Nonprofit will provide the hired appraisers with Green Acres' written appraisal instructions and direct that these instructions be included in the Addendum of the Appraisal report; and
- All appraisals must be performed in accordance with the current Green Acres Appraisal Requirements; and
- If the appraisal scenario changes from what is described herein, corrected information will be submitted immediately to Green Acres.

Date 9/03/2025 Name (Printed) Tracy Leaver

Title: Executive Director Signature Tracy Leaver

PROPERTY ELIGIBILITY AND FUTURE USE QUESTIONNAIRE

Green Acres will use the information provided in this questionnaire to determine if the proposed property acquisition is eligible for funding and to help us document the benefits of preserving this property. Please answer each question in detail.

Acquisition Status

Please describe the status of this acquisition, including discussions with the landowner and any existing due diligence reports.

For 38 years, Woodlands Wildlife Refuge (WWR), a 501(c)(3) nonprofit, has dedicated itself to rehabilitating injured and orphaned wild animals and conserving New Jersey's wildlife. Founded in 1986 in Bethlehem Township, New Jersey. WWR has cared for tens of thousands of animals from all 21 New Jersey counties. For the past 22 years it has leased the property at 676 County Route 513 in rural Alexandria Township, New Jersey. The property consists of Block 21 Lot 10 in Alexandria Township.

The current landowner has offered to sell this nearly 12-acre property to WWR under favorable terms, allowing the dedicated staff and volunteers of WWR to continue their essential wildlife rehabilitation work uninterrupted. The Board of Trustees has been granted an exclusive option to purchase the property and must make a commitment to its acquisition by January 2026. If funding is not secured, WWR faces the imminent threat of closure or displacement in May 2026 when their lease expires, and the property will be listed for public sale.

Acquisition Benefits

For Planning Incentive acquisitions, please describe how the proposed acquisition is consistent with your Open Space and Recreation Plan or, if you are a nonprofit whose plan is not yet complete, how the proposed acquisition is consistent with your organization's stated acquisition goals, priorities, and criteria. If it is not consistent, please indicate why you are pursuing the acquisition.

Woodlands Wildlife Refuge (WWR) is staffed by a dedicated team of 80 volunteers and 4 full time professionals. WWR is one of New Jersey's foremost wildlife rehabilitation facilities caring for injured and orphaned wildlife. WWR provides expert care and rehabilitation services, with the ultimate goal of releasing these animals back into their natural habitats. In addition to hands-on wildlife care, WWR is committed to educating the public about the importance of wildlife conservation, inspiring a deeper appreciation for the natural environment and creating harmonious human-wildlife coexistence.

Woodlands Wildlife Refuge's Mission:

- To receive, rehabilitate and release injured and orphaned native wildlife.*
- To educate the public about wild animal habits and habitats.*
- To protect and create natural environments where people and animals exist in harmony.*

As a primary wildlife rehabilitation facility in New Jersey, WWR annually cares for over 55 different native species from all 21 counties, including State (S) and Federally listed (F) endangered (E), threatened (T) and special concern (SC) species. Examples of these rare species rehabilitated at WWR include the Bobcat (SE), Timber Rattlesnake (SE), Bog Turtle (FT, SE) and Northern Copperhead (SSC). WWR is the only licensed facility in New Jersey that is equipped to care for injured or orphaned black bears. Their expertise and experience in handling these large animals make them a unique resource for wildlife rehabilitation in the State and has earned them international recognition for their black bear rehabilitation and release program.

WWR rehabilitated over 2,730 wild animals in 2024. This is 600 more animals than they rehabilitated in 2023. In the last 5 years, WWR has experienced a 65% increase in animal admissions and the demand for their services continues to grow exponentially due to human/animal interactions and loss of habitat. The majority of animals admitted to WWR are brought in by concerned citizens, demonstrating the public's interest in wildlife conservation. Countless animals have been given a second chance thanks to the kindness of people who entrust them to WWR's expert care.

WWR holds several State and Federal wildlife, game, nongame and exotic animal permits including:

- *Wildlife Rehabilitation Permit*
- *Exotic and Nongame Permit: Animal Exhibitor*
- *Captive Game Permit: Animal Exhibitor*
- *Exotic and Nongame Permit: Endangered Species*
- *Special Wildlife Salvage Permit for Game Animals*
- *Exotic and Nongame Permit: Salvage for Wildlife other than Migratory Birds*
- *United States Department of Agriculture (USDA/APHIS) Permit*

Because of this, WWR consistently partners with US Fish and Wildlife Service (USFWS), The Nature Conservancy (TNC), New Jersey Fish and Wildlife Service (NJFWS), The New Jersey Department of Environmental Protection (NJDEP), NJFW Endangered and Nongame Species Program (ENSP), NJFW Conservation Officers, Herpetological Associates (HA) and is part of the greater effort to help animals affected by habitat destruction and fragmentation throughout the State of New Jersey.

By acquiring this property, WWR can establish a permanent home, safeguarding its ability to provide essential wildlife rehabilitation services, educate the public about wild animals and habitat conservation, and continue to serve the community. With the security of ownership, WWR would be empowered to expand its operations, enhance its facilities, and implement innovative conservation initiatives. This will lead to increased capacity, improved patient care, and a greater positive impact on wildlife conservation and the environment. WWR would also be able to strengthen its position as a community asset. Property ownership will allow for long-term planning, increased accessibility, and expanded educational opportunities. This will benefit New Jersey residents, schools, and organizations, fostering a deeper connection to nature and wildlife conservation.

Additional benefits of preserving this parcel of land include:

1. Wildlife Habitat:

The property is mapped as documented Rank 3 breeding Habitat pursuant to the NJDEP Landscape Project including American kestrel (ST) and brown thrasher (SSC) (NJDEP Landscape Project Map). Bald Eagles sightings are near the property. The NJ Fish and Wildlife Service has identified 4 threatened, endangered, or candidate species that may occur on the property along with the Bald Eagle (USFWS Letter dated 11/7/24).

WWR implements meadow management practices on the property's open land. Meadow management helps maintain diverse ecosystems by providing crucial habitat for pollinators, mammals, birds, and other wildlife, improves water quality by absorbing stormwater runoff, reduces erosion and supports biodiversity all while helping to mitigate climate change through carbon sequestration. Other suitable areas of the property are being established as designated wildflower and pollinator gardens. The meadow and pollinator areas support habitat for the Monarch Butterfly, a federal candidate species.

2. Location:

The property is located within the New Jersey Highlands Planning Area, a region designated for environmental protection and sustainable development. Specifically, it's situated in a Conservation-Environmentally Constrained Subzone and Conservation Zone. The use as a wildlife rehabilitation facility is consistent with this designation.

Future Management and Use

Please identify what entity will be responsible for management of the site both in the short term and for the foreseeable future.

WWR has operated independently at this site for the past 22 years. With the acquisition of the property, as the future owner, WWR would be the responsible entity for the long-term management of the site. The Board of Trustees would oversee this management, with the Executive Director and appropriate staff implementing the necessary actions.

Please describe the short-term plans (through one year post-closing) for the site, including public access, use of any on-site structures that will not be demolished, and any temporary leases.

WWR will continue its essential wildlife rehabilitation work and conservation efforts. The wildlife hospital and rehabilitation facility will continue to be open daily from 10am to 6pm for the public intake of injured or orphaned wild animals. WWR will continue to work to promote the peaceful coexistence of people and wildlife through a variety of science-based education programs that teach about wild animal habits and habitats. These education programs are available both on and off-site to all public, private, and homeschool groups, scout programs, church groups, senior groups, and other community organizations.

WWR will continue their state-wide outreach events, including their annual open house, "Community Day at WWR," which draws over 300 visitors and the Wild Wonders summer tours where visitors can meet the center's educational ambassador animals.

Several structures are located on approximately 3 acres of the 11.34-acre property. None of these structures are slated for demolition. All the structures are proposed for use related to supporting the wildlife rehabilitation activities on the property. Below is a list of the buildings and their existing and, as applicable, proposed uses.

- *Pre-1827 Opdyke/Hart Farmhouse: A two-story farmhouse currently occupied by the owner. Post-acquisition it will be vacated by the owner and occupied by WWR staff.*
- *Garage: A one-car garage associated with the farmhouse.*
- *Carriage House: A two-story carriage house, currently occupied by WWR staff.*
- *Barn: A three-story barn, the lower floor of which serves as WWR's animal hospital, rehabilitation center, and public education center.*
- *Office Building: A one-story, one-room building used as WWR's administrative office to operate the wildlife rehabilitation facility.*
- *Workshop/Maintenance Building: A combined workshop and maintenance facility used for the functioning of the Wildlife Rehabilitation facility.*
- *Pole Barn: A pole barn, two-thirds of which is leased to a landscaping business in exchange for providing onsite snow plowing and lawn mowing and meadow management services for the Wildlife Refuge. The remaining third is used for property maintenance equipment owned by WWR and used for maintenance of the land and wildlife rehabilitation facility.*
- *Shed and Viewing Area: Home to some of WWR's ambassador education animals.*
- *Large Mammal Pre-Release Enclosure Area: Used to acclimate animals prior to release by providing habitats that offer opportunities for natural behavior such as climbing, denning, foraging, swimming and stalking prey.*

Please describe the long-term plans for the site, including public access, use of any structures on site that will not be demolished, and anticipated leases. Please indicate the timeframe for implementing these plans and the anticipated source of funds for any improvements.

3-5 Year Strategic Plan - the following are WWR's long-term goals and strategies:

Expand Program Offerings:

1. **Diverse Programs:** Offer a wider range of public programs, such as environmental education tours, workshops, and lectures, to cater to different interests and age groups.
2. **Seasonal Programs:** Develop wildlife conservation programs that align with animals' seasonal behaviors and natural events to attract visitors year-round.
3. **Special Events:** Organize special events to create unique experiences for the public.
4. **Partnership Programming:** Collaborate with additional conservation organizations to offer specialized education programs, i.e. wildlife identification workshops and migratory bird viewing.

Increase Program Frequency:

1. **Regular Schedule:** Establish a consistent schedule for programs, such as weekly or monthly events, to provide regular opportunities for public engagement.
2. **Flexible Scheduling:** Offer a mix of scheduled and spontaneous programs to accommodate last-minute planning and responding to unexpected opportunities.
3. **Volunteer-Led Programs:** Encourage volunteers to lead programs, which can help increase the frequency and diversity of offerings.
4. **Virtual Programs:** Offer virtual programs, such as webinars or live streams, to reach a broader audience and accommodate those who cannot visit in person.

Expand and Enhance Public Engagement:

1. **Social Media:** Currently WWF has numerous social media followers including 13,749 on Facebook, 522 on X, 2,895 on Instagram, 171 on LinkedIn and ~16,500 on TikTok. Future plans are to implement strategies to enhance public engagement through social media and increase the number of followers.
2. **Email Marketing:** Expand email subscriber base to share regular updates and program news.
3. **Partnerships:** Collaborate with local schools, community organizations, and businesses to cross-promote events and reach a wider audience. Increase the availability of current on-site public education programs.

Use of Structures on the Site

All existing structures on the property are essential components of WWR's mission. They support the organization's current operations, providing vital infrastructure for caring for orphaned and injured wildlife. Additionally, these structures offer opportunities for future growth, allowing WWR to expand its conservation efforts and enhance public education initiatives on critical wildlife issues.

- *Pre-1827 Opdyke/Hart Farmhouse: with associated Garage: Post-acquisition, the house will be used for staff housing. There is the potential to lease the house to support wildlife rehabilitation efforts.*
- *Carriage House: Post-acquisition, the Carriage house has the potential to directly benefit WWR. It could be used for staff housing and/or expanded program operations and/or leased to support the mission.*
- *Barn: To accommodate future growth, WWR will expand and improve its program operating space through necessary renovations of the second and third floors as needed.*
- *Office: This building will continue to serve as WWR's administrative office.*
- *Workshop/Maintenance Building: This building provides WWR with the potential for additional hospital and program expansion to accommodate the increasing demand for their services.*
- *Pole Barn: The lease arrangement with the landscape contractor offers significant benefits to WWR. It reduces costs by providing discounted services like snow plowing, driveway maintenance, leaf removal, mowing and meadow habitat management, while also generating income.*
- *Shed and Viewing Area: This will continue to home some of WWR's ambassador education animals.*
- *Large Mammal Pre-Release Enclosure Area: This will continue to be used to acclimate animals prior to release by providing habitats that offer opportunities for natural behavior such as climbing, denning, foraging, swimming and stalking prey.*

WWR will finance future improvements through a multifaceted approach, including capital campaigns to engage donors and supporters, grant applications to secure external funding, and various fundraising initiatives to generate revenue.

PROJECT REFERENCE MAP CHECKLIST

The Project Reference Map is the basis for Green Acres evaluation and is used by the appraiser(s) in the determination of the property's market value. Digital submission of the map is standard; if a paper map is submitted, please note that the minimum size should be 11" x 17".

The project reference map should be generated digitally using AutoCAD or Geographic Information System (GIS) technology. Applicants using GIS technology may acquire the geo-reference required by the Green Acres Program from the DEP's GIS [GeoWeb](#). All data and documents pertinent to the site (i.e., existing surveys, local government master plan, etc.) should be available during the 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. <u> X </u>	Project name and location
2. <u> X </u>	Block and lot numbers and municipality(ies) in which the acquisition is located
3. <u> X </u>	Current owner(s) of record (also indicate adjacent lots under the same ownership)
4. <u> X </u>	Area given in acreage or square feet
5. <u> X </u>	Dimensions of each lot marked on each perimeter boundary
6. n/a	Improvements shown in approximate location on parcel
7. n/a	Acquisition area - if only a portion of the parcel is proposed for acquisition, the boundaries and size of both the proposed portion and the remaining area should be noted
8. <u> X </u>	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. <u> X </u>	If located in the Highlands, indicate whether site is in the Planning Area or Preservation Area
10. <u> X </u>	Indicate if purchase will be fee or easement
11. <u> X </u>	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. <u> X </u>	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 DEP Bureau of GIS .)
13. n/a	Location and area of tideland-claimed areas, available from the Bureau of GIS , as determined from New Jersey Tidelands claims maps, conveyance overlays, and atlas sheets
14. n/a	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 Bureau of GIS .
16. _X_	Location and area of freshwater wetlands, as determined from: <input type="checkbox"/> NJDEP-issued Letter of Interpretation (LOI) or <input checked="" type="checkbox"/> NJ-GeoWeb
17. n/a	<u>For easement projects</u> : Depictions of the proposed easement terms, if applicable - i.e., delineation of any limits to the public access area; the boundary of a non-severable exception around existing improvements on site. <i>These delineations should be carefully established, as any changes to the areas later in the acquisition process may necessitate an appraisal update and significant delays.</i>

About Woodlands

Woodlands Wildlife Refuge, located in Alexandria Township, Hunterdon County began in 1986 and is dedicated to the care and release of orphaned and injured wildlife. As communities grow, and habitat loss continues, the number of human/wild animal encounters increase.

Woodlands cares for over 2,700 injured and orphaned mammals and reptiles each year and enjoys a high success rate of releasing animals back into their native habitats. Animals cared for at Woodlands include, but are not limited to, raccoons, turtles, skunks, foxes, squirrels, woodchucks, mink, otter, bobcat, rabbit, opossum, bats, coyotes, porcupine, and bears.

Woodlands has highly trained staff, volunteers, and veterinarians providing animal care 7 days a week year round. All animals are maintained until they are healthy and strong enough to survive in the wild.



Other Opportunities at Woodlands

Volunteering Internships
Eagle Scout Gold Award
Service Projects

Mission

To receive, rehabilitate and release injured and orphaned native wildlife.

To educate people about wild animal habits and habitats.

To protect and create natural environments where people and animals exist in harmony.



Woodlands Wildlife Refuge is a 501(c)(3) Charity serving New Jersey's wild and human communities.



P.O. Box 5046
Clinton, NJ 08809
Phone 908-730-8300
Fax 908-730-8311
www.woodlandswildlife.org
wildlife_rehab@yahoo.com
Facebook, Instagram, Tiktok
@WildRehab



Woodlands Wildlife Refuge

ENVIRONMENTAL EDUCATION PROGRAMS



About our Programs

The goal of our education programs is to foster an appreciation and understanding of New Jersey's wildlife and habitats.

Our science based programs have been designed to promote coexistence among people and wildlife.

Our education programs are available to all public, private and homeschool groups, scout programs and badge requirements, clubs, church groups, senior's groups and all other community organizations.

Pre-K Wildlife Discoveries

A discovery of wildlife habits and habitats and an introduction to wildlife rehabilitation. Activities include age appropriate handouts.

Grades K-4 Learning About Wildlife

Exploring the who, what and where of wildlife through an informative PowerPoint presentation. Includes hands-on activities to reinforce educational concepts.

Grades 4-6 Our Wild Neighbors I

Provides an introduction to wildlife habits, ecosystems, and individual species. Preventing unwanted wildlife encounters and what to do if an animal in need is found.

Grades 6-8 Our Wild Neighbors II

An in-depth learning experience investigating individual species, habitats, ecosystems and animal behavior. An introduction to wildlife rehabilitation, release and research projects.

Grades 9-12 The Science of Woodlands

An exciting presentation exploring the unique challenges faced while administering medical treatment to wildlife, evaluating release habitats and monitoring post-release information. Applications of math, chemistry, biology, and ecology are covered.

Adult Second Chances

A photographic journey depicting the challenges and successes experienced at Woodlands. Included is a focus on special cases that highlight Woodlands' extraordinary efforts.

Resolving Conflict

Living with wildlife

An informative program introducing the work of Woodlands as well as a discussion identifying the most common causes and resolutions of human/wildlife conflicts. Prevention of wildlife encounters will be discussed.

All Ages Life of a Bear

This program is specifically geared to educate the public on the life of American black bears, and to create an understanding of these magnificent wild neighbors. It includes information on Woodlands' black bear rehabilitation program including the story of our book, Broke Leg Bear.

***Wildlife Responders Workshop *Offsite only. Please contact us to discuss pricing, location, and availability.**

This exciting **4-hour** workshop is for those who work with wildlife directly, indirectly or unexpectedly in some capacity. This unique educational opportunity is the perfect way to discuss wildlife situations that may be problematic or go unsolved.

Discussion includes natural history, what to do, when does it need help, conflicts, deterrents, reuniting, regulations, and more.

Wild Wonders Private Tours

Come meet some of Woodlands educational animals and join staff on a fun filled tour of Woodlands Wildlife Refuge. Play a wildlife game and learn about our wild neighbors!

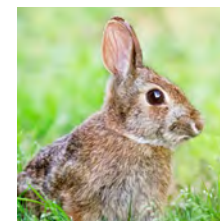
How to Arrange for a Program
woodlandswildlife.org/education
for pricing information
Call: 908-730-8300
Email: wildlife_rehab@yahoo.com

Maximum number of on-site attendees is 25

Additional Program Notes

- All of the school programs include concepts and content in life science, biology, and environmental science to meet current New Jersey Core Curriculum Standards.
- Programs average one hour unless otherwise indicated or requested.
- Programs can be modified to suit audience's specific needs.
- Live animals may or may not be included in offsite programs.
- Programs may include: activities, animal mounts, study skins, skeletons and handouts.
- Offsite programs can be modified to suit audience size and needs.
- Program agreements and evaluation forms provided.
- Programs are subject to availability.

**Pricing agreement form and
tour dates are available on
our website. Scan the QR
code here for more details.**



NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # **A-100**
 INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Opdycke/Hart Dwelling COMMON NAME:
 LOCATION: Pittstown Road BLOCK/LOT 21/10
 MUNICIPALITY: Alexandria COUNTY: Hunterdon
 USGS QUAD: UTM REFERENCES:
 OWNER/ADDRESS: D. Bucholz Zone/Northing/Easting

DESCRIPTION
 Construction Date: Before 1827 Source of Date: Deeds
 Architect: Builder:
 Style: Vernacular Form/Plan Type: Rectangular
 Number of Stories: 2
 Foundation: Stone
 Exterior Wall Fabric: Stucco/stone
 Fenestration: 3
 Roof/Chimneys: Gable/1 chimney

Additional Architectural Description:

A two story, stuccoed stone three bay deep center hall structure
 plain trim with a one story rear ell; chimney in the right gable.

PHOTO Negative File #

Map (Indicate North)

DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF PARKS AND FORESTRY
 OFFICE OF HISTORIC PRESERVATION, 109 WEST STATE STREET, TRENTON, NEW JERSEY 08625

Snyder, Christopher -

Mansion House

Ant. (ain) Severn, Catherine - Severn, Samuel (deid)
 1830 72-222 63,86m

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Open farmland on the road from Pittston to the Delaware.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐
Open Space ☒ Woodland ☒ Residential ☐ Agricultural ☒
Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

This structure is in the Cornwall Farm from which land was donated for the Alexandria Episcopal Church.

ORIGINAL USE: Dwelling	PRESENT USE: Dwelling
PHYSICAL CONDITION: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/> Poor <input type="checkbox"/>
REGISTER ELIGIBILITY: Yes <input checked="" type="checkbox"/> Possible <input type="checkbox"/>	No <input type="checkbox"/> Part of District <input type="checkbox"/>
THREATS TO SITE: Roads <input type="checkbox"/> Development <input checked="" type="checkbox"/>	Zoning <input checked="" type="checkbox"/> Deterioration <input type="checkbox"/>
No Threat <input type="checkbox"/> Other <input type="checkbox"/>	
COMMENTS:	

REFERENCES:

RECORDED BY:	DATE:
ORGANIZATION: Hunterdon County Cultural and Heritage Commission	

Form DPF-054

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #
INDIVIDUAL STRUCTURE SURVEY FORM

A-76
A-100

HISTORIC NAME: *Opdycke/Hart*
LOCATION: *Pittstown Rd.*

COMMON NAME:
BLOCK/LOT *2/10*

MUNICIPALITY: *Alexandria*
USGS QUAD:
OWNER/ADDRESS: *D. Bucholz*

COUNTY: *Hunterdon*
UTM REFERENCES:
Zone/Northing/Easting

DESCRIPTION
Construction Date: *before 1827*

Source of Date: *Deeds/Beardsley*

Architect:

Builder:

Style: *Vernacular*

Form/Plan Type: *rectangular*

Number of Stories: *2*

Foundation: *stone*

Exterior Wall Fabric: *stucco/stone*

Fenestration: *3*

Roof/Chimneys: *gable, 1 chimney*

Additional Architectural Description:

unbuilt

PHOTO Negative File #

Map (Indicate North)

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

open farmland on the road from N. Hstn to
the Delaware.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐
Open Space ☒ Woodland ☒ Residential ☐ Agricultural ☒
Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

this structure is on the Cornwall Farms. from
which land was donated for the Albanian
Episcopal church.

ORIGINAL USE: Dwelling

PHYSICAL CONDITION: Excellent ☐ Good ☒

REGISTER ELIGIBILITY: Yes ☒ Possible ☐

THREATS TO SITE: Roads ☐ Development ☒

No Threat ☒ Other ☐

COMMENTS:

PRESENT USE: Dwelling

Fair ☐ Poor ☐

No ☐ Part of District ☐

Zoning ☒ Deterioration ☐

REFERENCES:

RECORDED BY:
ORGANIZATION:

DATE:

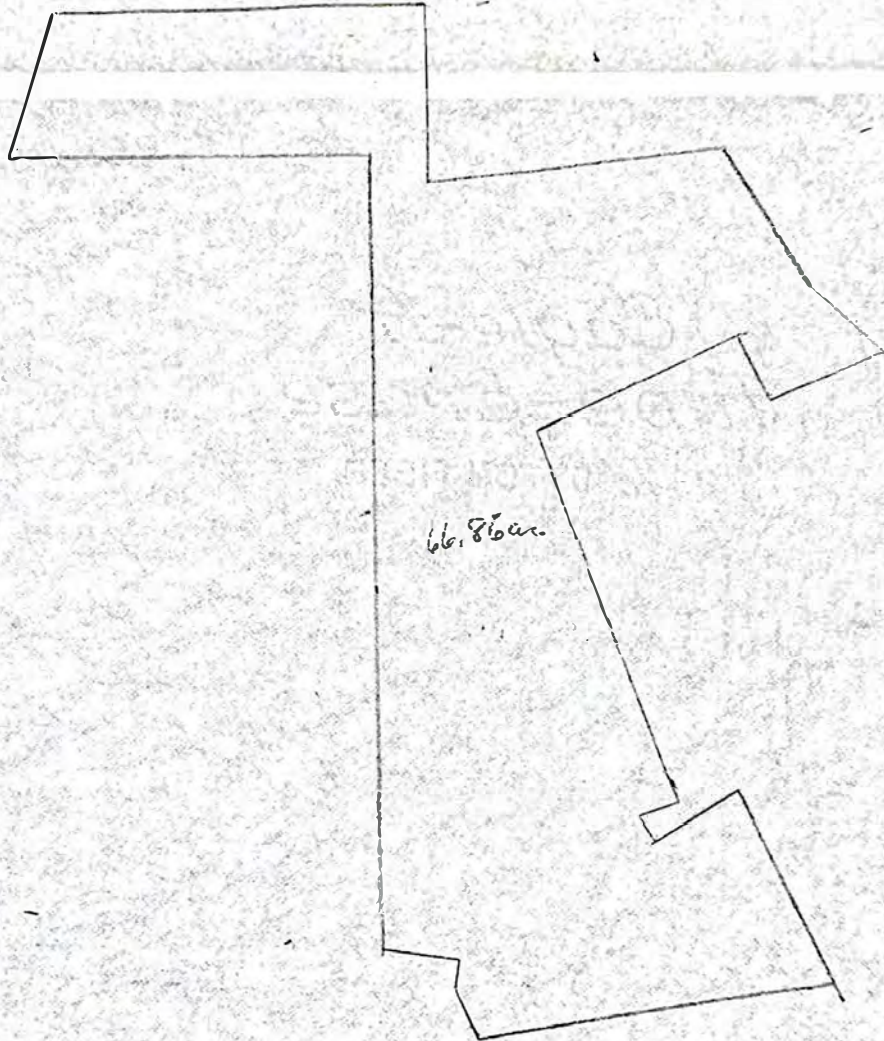
21/10

115-251

42

A-100

A44



66.86m

21/10
115 - 251
121

A-100
~~A-76~~

63,86m



21/10

A 76 Opdyche/Hart Dwellg 12
a 2 story, otacosa stone 3 bay deep
center hall structure, plan form with
a 1 story rear ell; chimney in right gable.

A-100
A-76
45.70a

21/10

David Bucholz
D. H. Stown Rd.

763-653

Bucholz, David - Start, Margin

Nov 7, 1972 763-653 45.70a 79500

Start, Margin - Piell, Frederick (dead)

Nov 3, 1964 672-274 86.66a 1 -
22 5.70a
13 1.50a

Piell, Frederick - Stryker, Larson

Sept 20, 1899 255-529 86.66a 2200

Stryker, Larson - Stryker, Wm M. (dead)

Dec 9, 1897 249-388 86.66a 1700

Stryker, Wm M. - Appgar, Nathan

Dec 3, 1884 209-173 86.66a 5032.90

Appgar, Nathan - Stryker, Larson (dead)

Feb 22, 1884 203-615 86.66a 5459.55

Stryker, Larson - Appgar, George C & El Nathan

March 19, 1864 129-711 86.66a 6000
22 2.52a

Appgar, George C & El Nathan - Appgar, John Newton

March 31, 1860 122-130 86.66a 5500
22 2.52a

Appgar, John Newton & Matthias - Snyder, Christopher

Apr. 12, 1853 115-251 63.86a 3000
22 66.86a
23 2a

Snyder, Christopher -

Mansion House

Outlain Severn, Catherine - Severn, Samuel (dead)

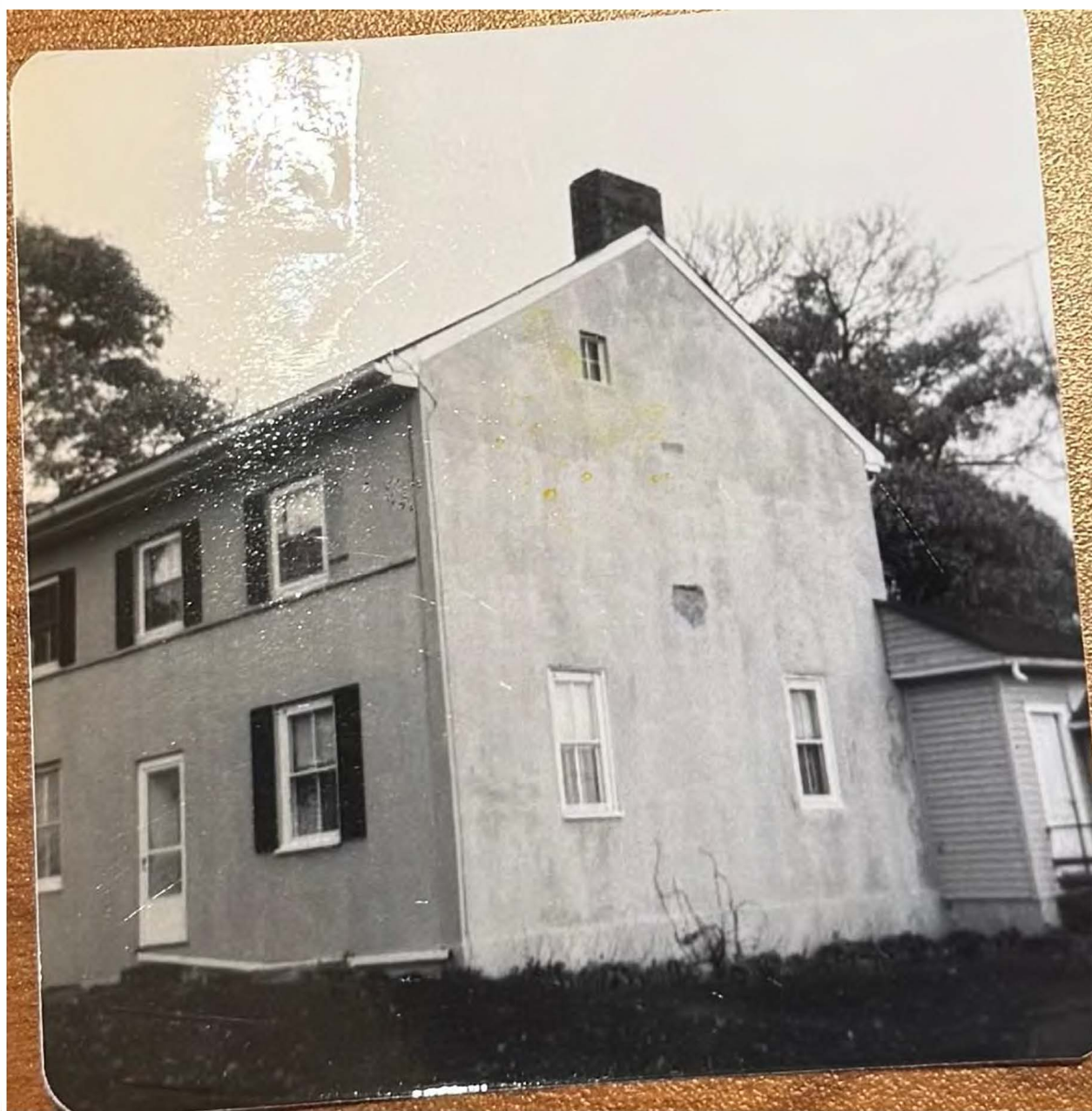
George Oddy

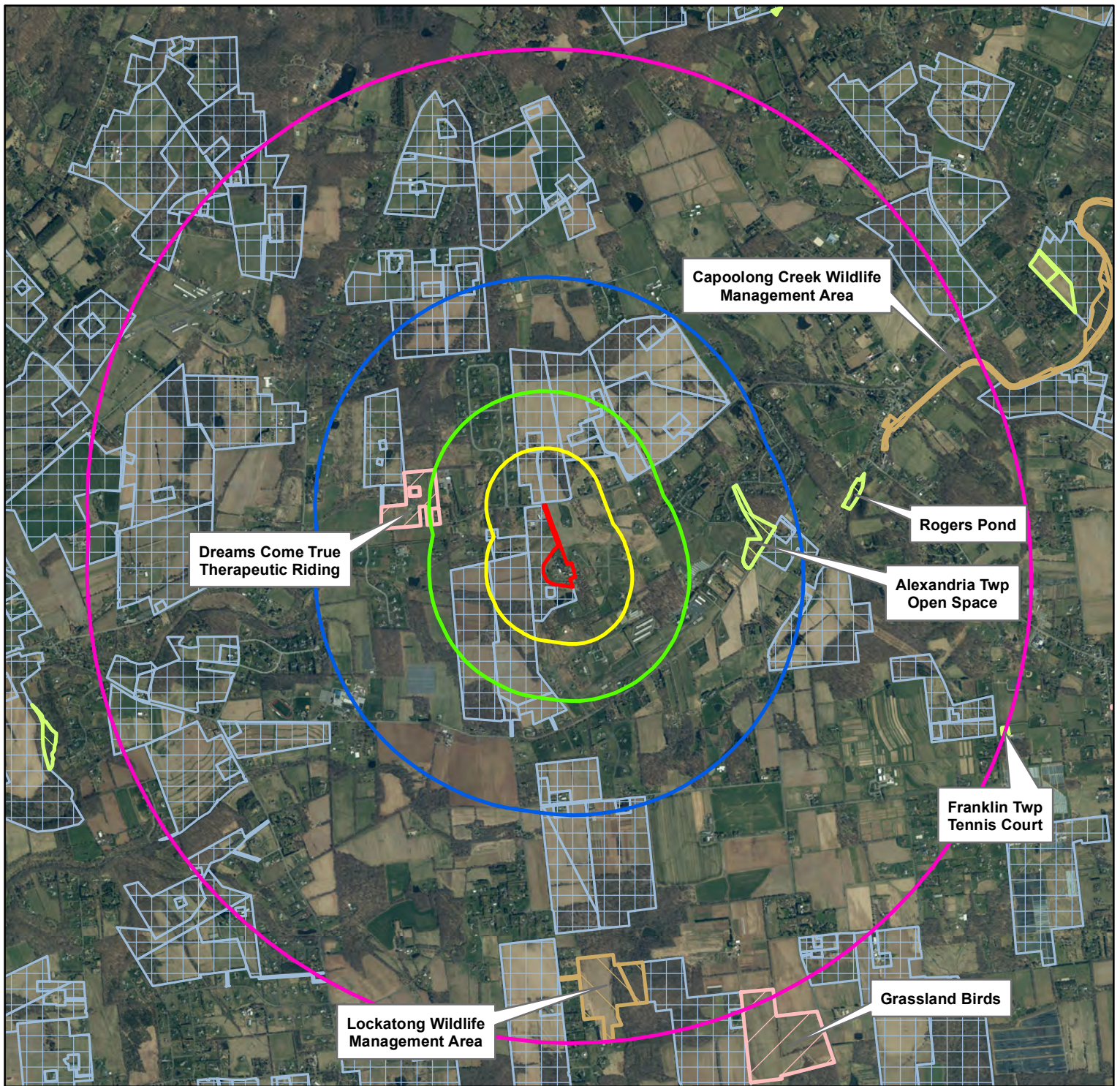
Plantation Severns, Samuel - Gordon, John
Jan 12, 1829 46-293 200 ac 2700

Gordon, John - Hart, Neal
June 26, 1827 43-18 200 ac land exchange










Cornwall farm) Hart, Neal - Oddy, John
May 5, 1827 43-17 200 ac 500

Lewis Stevens





Legend

- | | |
|---|---|
|  Project Location |  State Open Space |
|  1/4 mile buffer of Project |  Municipal Open Space |
|  1/2 mile buffer of Project |  Private/Non-profit Open Space |
|  1 mile buffer of Project |  NJ Preserved Farmland |
|  2 mile buffer of Project | |

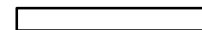
Sources:

Preserved Farmland of New Jersey, New Jersey Farmland Preservation Program, New Jersey Department of Agriculture, State Agriculture Development Committee, Trenton, NJ, February 2023.
 State, Local and Nonprofit Open Space of New Jersey, Edition 20220324, NJ Department of Environmental Protection (NJDEP), NJDEP Green Acres Program, New Jersey Office of GIS, Trenton, NJ, April 2023.
 New Jersey 2020 High Resolution Orthophotography, NAD83 NJ State Plane Feet, State of New Jersey Office of Information Technology, Office of Geographic Information Systems, Trenton, NJ, April 2021.

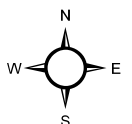
Open Space & Preserved Farmland Map

Woodlands Wildlife Refuge
 A Fee Acquisition
 # 676 County Road 513
 Block 21; Lot 10
 Alexandria Township
 Hunterdon County, New Jersey

3,250



Feet





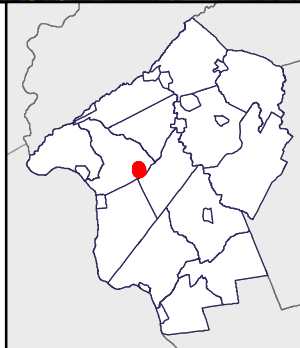
Legend

- ▮ Project Location
- Streams and Water Quality
- NJDEP Freshwater Wetlands
- NJDEP Linear Wetlands

Wetland Transition Area width would be 150 feet due to on-site American Kestrel (breeding sighting, nest, & non-breeding sighting).
Riparian Zone width for Nishisakawick Creek UNT & Cakepoulin Creek UNT would be 300 feet because they are C-1 waters

Sources:

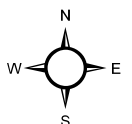
NJDEP Wetlands of New Jersey by County, 1986, New Jersey Department of Environmental Protection, Office of Information Resources Management, Bureau of Geographic Information & Analysis, November 1999.
NJDEP Surface Water Quality Standards of New Jersey, Edition 20200327, NJ Department of Environmental Protection, Water Monitoring & Standards, Bureau of Freshwater & Biological Monitoring, March 2020.
New Jersey 2020 High Resolution Orthophotography, NAD83 NJ State Plane Feet, State of New Jersey Office of Information Technology, Office of Geographic Information Systems, Trenton, NJ, April 2021.

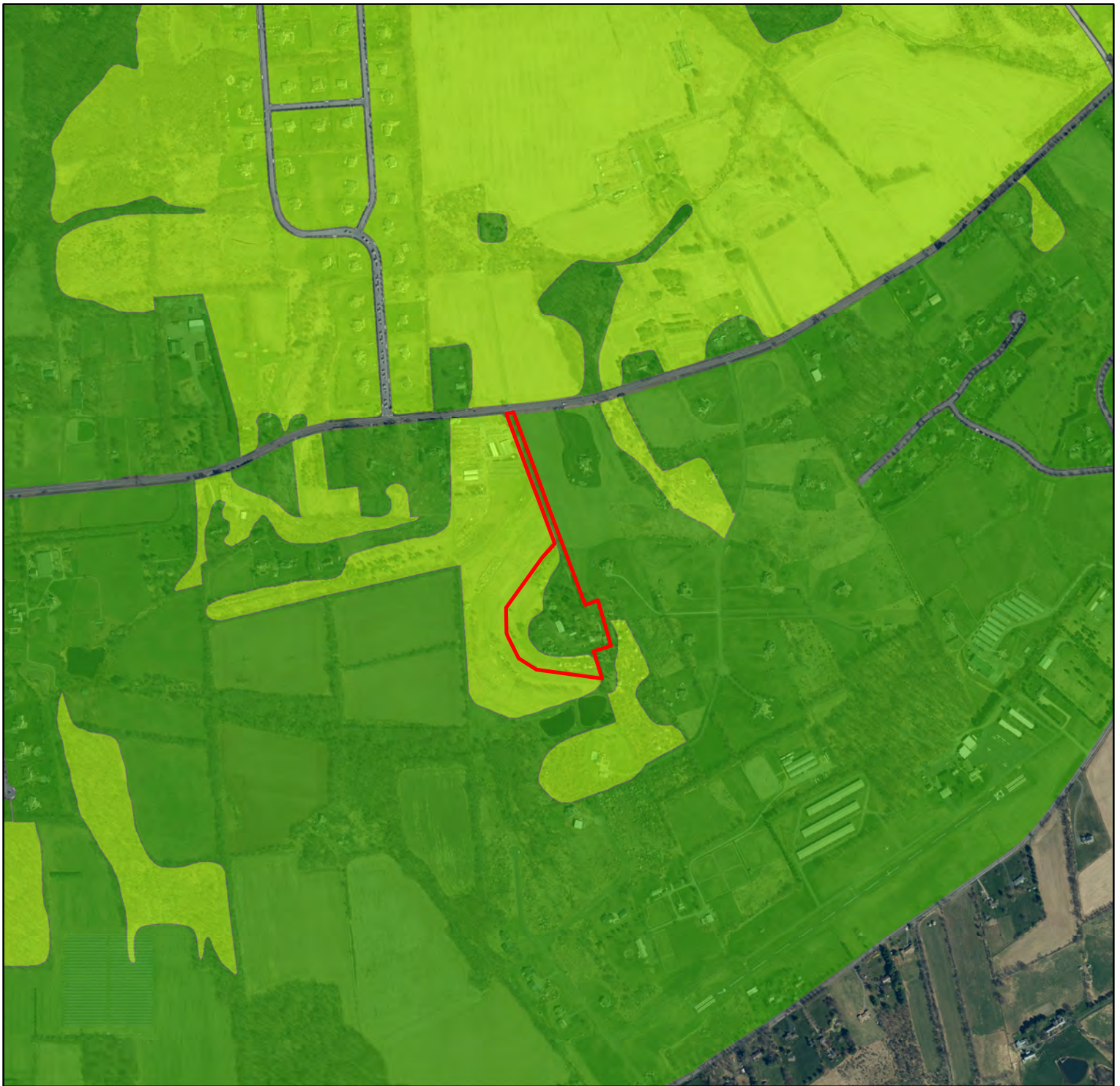


NJDEP Wetlands and Streams Map

Woodlands Wildlife Refuge
A Fee Acquisition
676 County Road 513
Block 21; Lot 10
Alexandria Township
Hunterdon County, New Jersey

500
Feet





Legend



Project Location

Land Use Capability Zone:



Conservation Zone



Conservation - Environmentally
Constrained Subzone



Existing Community Zone



Existing Community -
Environmentally Constrained Subzone

**PROJECT IS WITHIN THE
HIGHLANDS PLANNING AREA**



Lake Community Zone



Protection Zone



Wildlife Management
Area

Highlands Land Use Capability Map

Woodlands Wildlife Refuge

A Fee Acquisition

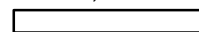
676 County Road 513

Block 21; Lot 10

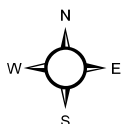
Alexandria Township

Hunterdon County, New Jersey

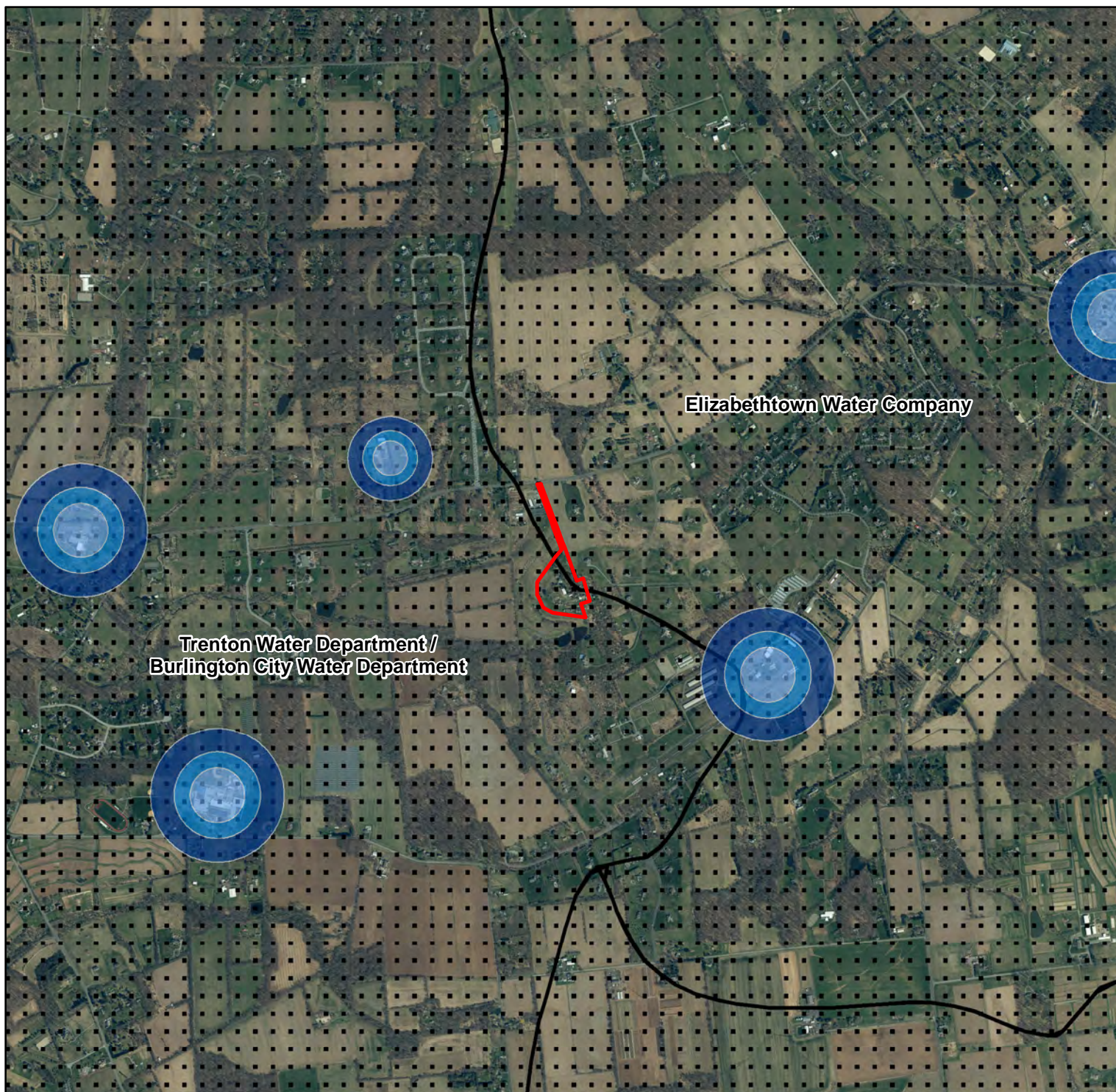
1,000



Feet



Sources: NJ Highlands Land Use Capability Zones, NJ Highlands Water Protection and Planning Council, NJ Office of Information Technology, Office of Geographic Information Systems (OGIS), March, 2017.
New Jersey 2020 High Resolution Orthophotography, NAD83 NJ State Plane Feet, State of New Jersey
Office of Information Technology, Office of Geographic Information Systems, Trenton, NJ, April 2021.





Legend


 Project Location

 Water Source Area

Well Head Protection Area (public non-community):

 Tier 1 (2-year travel time)

 Tier 2 (5-year travel time)

 Tier 3 (12-year travel time)

Sources:

Water Source Areas, New Jersey, Edition 2005, NJ Department of Environmental Protection (NJDEP), Bureau of Geographic Information Systems (BGIS), January 2005.
Well Head Protection Areas For Public Non-Community Water Supply Wells In New Jersey, Edition 20150219, New Jersey Department of Environmental Protection, New Jersey Geological Survey, Trenton, February 2015.
New Jersey 2020 High Resolution Orthophotography, NAD83 NJ State Plane Feet, State of New Jersey Office of Information Technology, Office of Geographic Information Systems, Trenton, NJ, April 2021.

Water Source Areas Map

Woodlands Wildlife Refuge

A Fee Acquisition

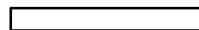
676 County Road 513

Block 21; Lot 10

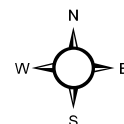
Alexandria Township

Hunterdon County, New Jersey

2,000



Feet





United States Department of the Interior

FISH AND WILDLIFE SERVICE
New Jersey Ecological Services Field Office
4 E. Jimmie Leeds Road, Suite 4
Galloway, NJ 08205
Phone: (609) 646-9310



In Reply Refer To:
Project Code: 2025-0016545
Project Name: Woodland Wildlife Refuge

11/07/2024 18:14:37 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

If the enclosed list indicates that any listed species may be present in your action area, please visit the New Jersey Field Office consultation web page as the next step in evaluating potential project impacts: <http://www.fws.gov/northeast/njfieldoffice/Endangered/consultation.html>

On the New Jersey Field Office consultation web page you will find:

- habitat descriptions, survey protocols, and recommended best management practices for listed species;
- recommended procedures for submitting information to this office; and
- links to other Federal and State agencies, the Section 7 Consultation Handbook, the Service's wind energy guidelines, communication tower recommendations, the National Bald Eagle Management Guidelines, and other resources and recommendations for protecting wildlife resources.

The enclosed list may change as new information about listed species becomes available. As per Federal regulations at 50 CFR 402.12(e), the enclosed list is only valid for 90 days. Please return to the IPaC website at regular intervals during project planning and implementation to obtain an updated species list. When using IPaC, be careful about drawing the boundary of your Project Location. Remember that your action area under the ESA is not limited to just the footprint of the project. The action area also includes all areas that may be indirectly affected through impacts such as noise, visual disturbance, erosion, sedimentation, hydrologic change, chemical exposure,

reduced availability or access to food resources, barriers to movement, increased human intrusions or access, and all areas affected by reasonably foreseeable future that would not occur without ("but for") the project that is currently being proposed.

Additionally, please note that on March 23, 2022, the Service published a proposal to reclassify the northern long-eared bat (NLEB) as endangered under the Endangered Species Act. The U.S. District Court for the District of Columbia has ordered the Service to complete a new final listing determination for the NLEB by November 2022 (Case 1:15-cv-00477, March 1, 2021). The bat, currently listed as threatened, faces extinction due to the range-wide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across the continent. The proposed reclassification, if finalized, would remove the current 4(d) rule for the NLEB, as these rules may be applied only to threatened species. Depending on the type of effects a project has on NLEB, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective (anticipated to occur by December 30, 2022). If your project may result in incidental take of NLEB after the new listing goes into effect this will first need to be addressed in an updated consultation that includes an Incidental Take Statement. If your project may require re-initiation of consultation, please contact our office for additional guidance.

We appreciate your concern for threatened and endangered species. The Service encourages Federal and non-Federal project proponents to consider listed, proposed, and candidate species early in the planning process. Feel free to contact this office if you would like more information or assistance evaluating potential project impacts to federally listed species or other wildlife resources. Please include the Consultation Tracking Number in the header of this letter with any correspondence about your project.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New Jersey Ecological Services Field Office

4 E. Jimmie Leeds Road, Suite 4

Galloway, NJ 08205

(609) 646-9310

PROJECT SUMMARY

Project Code: 2025-0016545

Project Name: Woodland Wildlife Refuge

Project Type: Land Preservation

Project Description: land preservation

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.5726685,-74.98709230376409,14z>



Counties: Hunterdon County, New Jersey

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

REPTILES

NAME	STATUS
Bog Turtle <i>Glyptemys muhlenbergii</i> Population: Wherever found, except GA, NC, SC, TN, VA No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6962	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

1. The [Bald and Golden Eagle Protection Act](#) of 1940.
2. The [Migratory Birds Treaty Act](#) of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

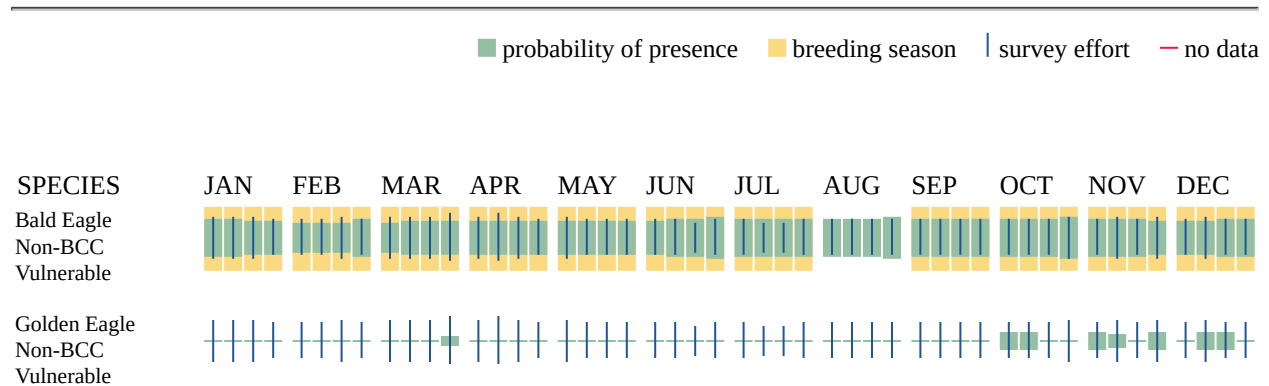
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Cerulean Warbler <i>Setophaga cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 28 to Jul 20
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere
Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Kentucky Warbler <i>Geothlypis formosa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9443	Breeds Apr 20 to Aug 20
Prairie Warbler <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31

NAME	BREEDING SEASON
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9439	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

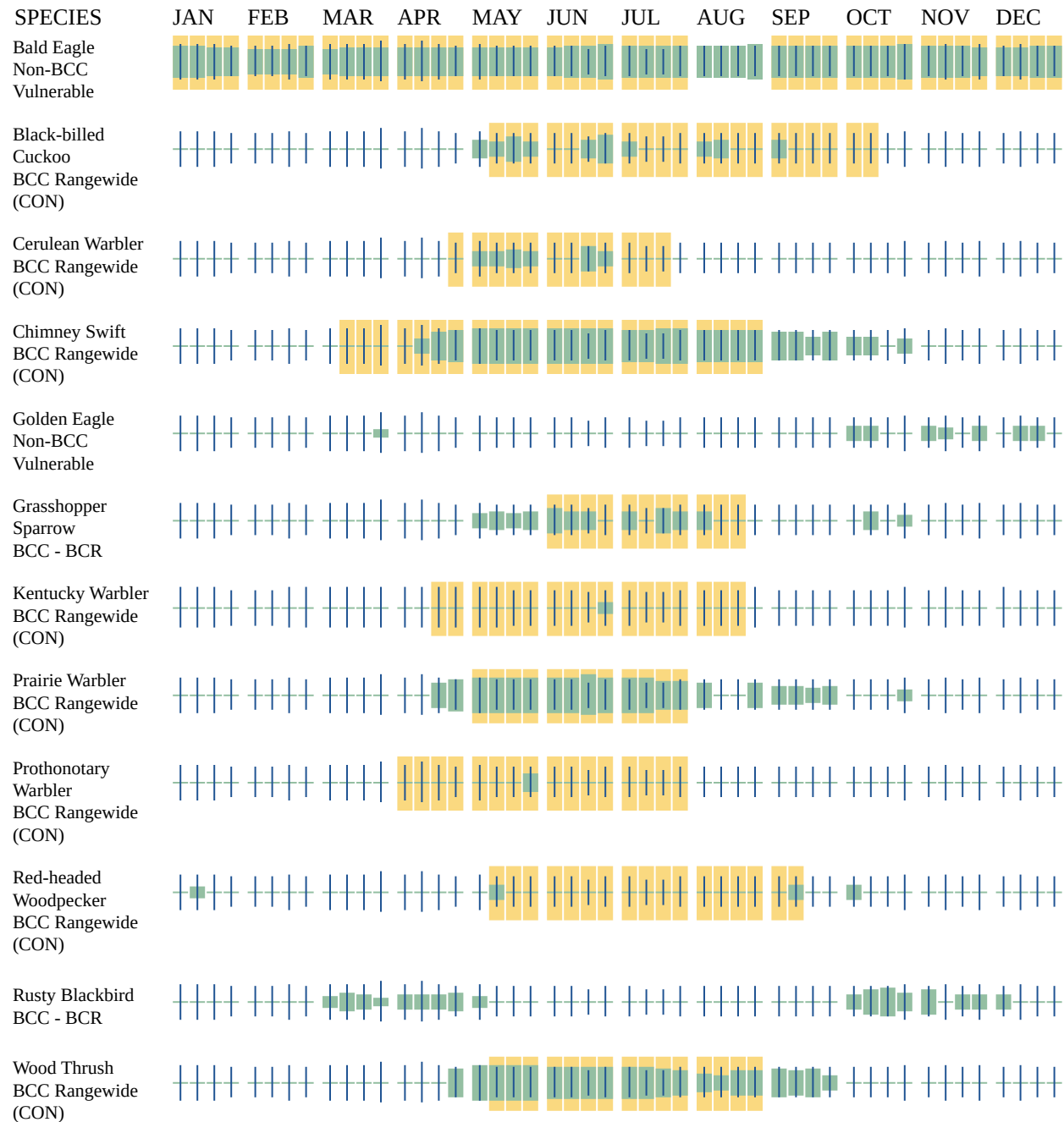
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort — no data



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Davey Resource Group
Name: John Pabish
Address: Davey Resource Group
Address Line 2: 4 Walter E. Foran Blvd, Suite 209
City: Flemington
State: NJ
Zip: 08822
Email: jpabish@amygreene.com
Phone: 9087889676