



# Creating a Hill & Dale Preserve

**New Jersey Conservation Foundation** needs \$7.24M to purchase 160 acres of the Hill & Dale farm. This includes \$140,000 for a 5-year stewardship fund. To date, New Jersey Conservation Foundation and its partners have secured \$6,758,161, of which \$700K is pending approval. New Jersey Conservation Foundation must raise an additional \$481,839 to preserve this phenomenal land in the heart of Tewksbury Township, Hunterdon County.

## Viewsheds

Hill & Dale provides magnificent and sweeping views of Hunterdon County and beyond, including the village of Oldwick, Cushetunk Mountain and Round Valley Reservoir. The land is a cultural landmark which captures many of the features that define Tewksbury Township and Hunterdon County's rural heritage. Originally a dairy farm, Hill & Dale has served as an equestrian facility in recent decades. Those traveling along Rockaway Road come upon this spectacular tapestry of fields, woodlands, historic structures, and hillsides dotted with grazing horses, all woven together by the sparkling Rockaway Creek and its tributaries.



## Unique Features of the Land

The land includes aquifer recharge areas, freshwater wetlands, unique wildlife and plant habitats, mature woodlands, headwater streams, and

steep slopes. Two headwater streams of the trout-producing Rockaway Creek originate on the land. Once preserved, the property will provide public access for passive uses including hiking, horseback riding and fishing. Preservation will maintain the land's ability to be farmed and will prevent the construction of six luxury estates.

**To preserve  
this property we  
need your  
help and support!**

Contact Beth Davisson,  
New Jersey Conservation  
Foundation  
Bamboo Brook  
170 Longview Road  
Far Hills, NJ 07931  
1-888-LANDSAVE  
[beth@njconservation.org](mailto:beth@njconservation.org)  
for more information  
and to make a contribution.

## Future Use

New Jersey Conservation Foundation will manage the agricultural lands and wooded areas. The lower fields will be farmed, while some of the more steeply sloping fields and the woodland areas will be managed as conservation land for passive recreation. The hayed areas in the upper fields will likely be converted to warm-season grasslands, and will include hiking trails where visitors can enjoy distant views. New Jersey Conservation Foundation will also retain the two cottages on Hill & Dale Road. The barns on the north side of Hill & Dale Road and the small house along with 13 acres will be sold into private ownership for agricultural use.



## Nonprofit Fundraising Partners

**Tewksbury Land Trust (TLT)**, a 501 (c)(3) non-profit organization, was formed in 1993 to preserve open space and farmland in Tewksbury Township. The Trust is responsible for preserving and managing over 250 acres through acquisition and a conservation easement program.

**Upper Raritan Watershed Association (URWA)**, is a 501 (c)(3) non-profit organization formed in 1959. URWA's mission is to ensure the protection of the natural resources of the Upper Raritan watershed through education, advocacy, land preservation, and stewardship.

**New Jersey Conservation Foundation (NJCF)**, a 501 (c)(3) non-profit organization, was formed in 1960 and is responsible for preserving over 120,000 acres throughout New Jersey. NJCF protects strategic lands, promotes strong land use policies and forges partnerships to achieve conservation goals.

**Lamington Conservancy (LC)**, is a non-profit land conservation organization with the mission of protecting and preserving the cultural landscape of the Lamington River Valley.



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The preservation of Hill & Dale will make a significant contribution to local, county and state preservation efforts in this region.

Contiguous with the Hell Mountain Preserve, this project will ensure that one of Tewksbury's signature landscapes will remain intact and a significant greenbelt will be preserved for all to enjoy. The land will be

preserved in two phases. Phase 1 will be preserved this spring and Phase 2 will be preserved by the year's end. Preservation of the remaining 150 acres of Hill & Dale Farm is currently under review by the State's Farmland Preservation Program.

Ultimately, 830 contiguous acres will be safeguarded now and for generations to come.

## Funding for Hill & Dale Acquisition

**Cost of Acquisition: \$7,240,000**

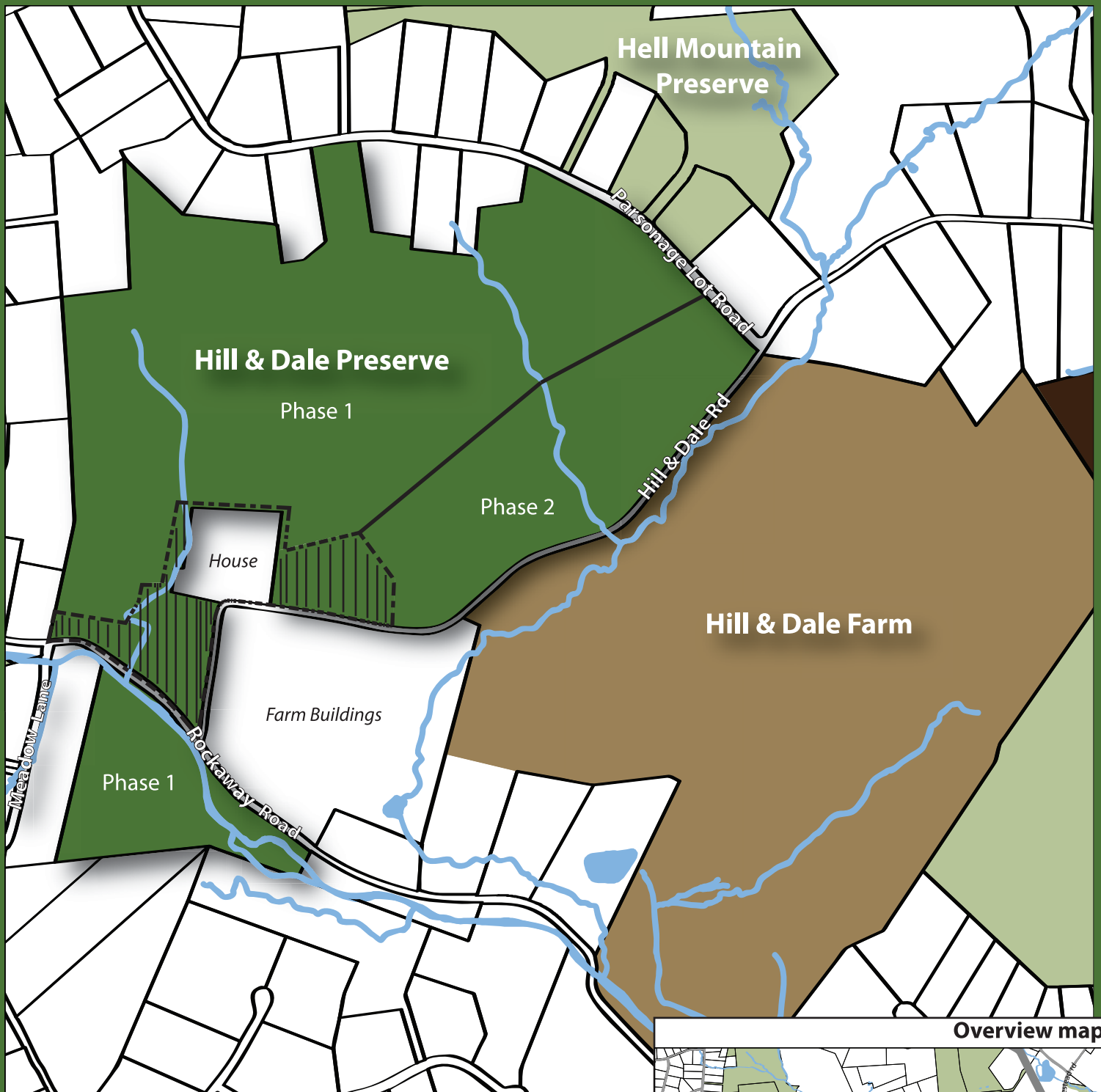
(includes a 5-year Land Stewardship Fund)

NJDEP Green Acres Grants: NJCF, Nonprofit Partners & Tewksbury Twp.	\$2,128,961
New Jersey Water Supply Authority	\$652,500
SADC Easement Purchase estimated*	\$700,000
Natural Resource Damages Funds	\$1,600,000
Hunterdon County	\$1,000,000
Resale of House**	\$445,000
<b>Total Committed:</b>	<b>\$6,526,461</b>
Funding Gap to be filled by Private Fundraising	\$713,539
Private Funds Raised to Date	\$231,700
<b>Remaining Gap</b>	<b>\$481,839</b>

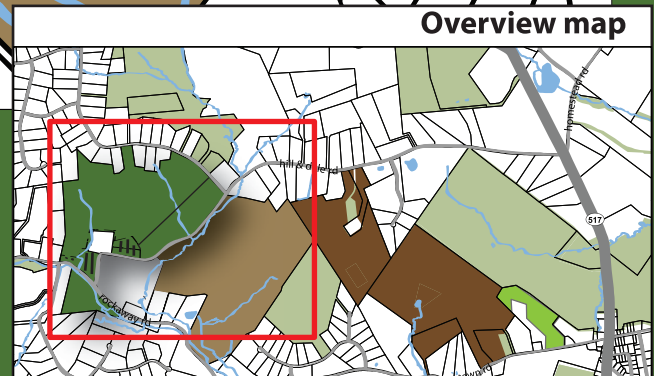
\* SADC preliminarily approved pending final approval

\*\* NJCF has secured a loan from seller for the house, which will be repaid once the house is sold

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Overview map



- Proposed Hill & Dale Preserve
- To be sold in Private Ownership
- New Jersey Farmland Preservation
- Hill & Dale Farm - Farmland Preservation Pending
- Other Preserved Lands
- Private Easement
- Parcel Boundaries