

A scenic landscape featuring a vibrant green field in the foreground, a rustic wooden fence, and a dense line of trees in the background under a bright blue sky with wispy clouds. The text is overlaid on the right side of the image.

2011 *ANNUAL REPORT*
MONMOUTH CONSERVATION FOUNDATION

Judith Stanley Coleman
President and Founder
1977 – 2010

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MESSAGE

FROM THE
PRESIDENT

Dear Friends,

Over 1,200 acres of open space – the amount of land Monmouth Conservation Foundation (MCF) has preserved in the last decade under the skillful and remarkable stewardship of Adele Keller, our executive director who deftly spearheaded and guided this extraordinary accomplishment. Her parting gift to us, prior to retiring, was her commitment to make sure an outstanding successor was in place. We have Adele to thank for introducing us to William Kastning, our new executive director.

Bill is a passionate conservationist, yet has an acute understanding of the critical balance we need to strike on an environmental, economic and community level. The stakes are not only higher, but the negotiations more complicated than ever before, on a multitude of levels. Bill has an outstanding history and track record as a certified land use planner, former Green Acres Program team member, supporting the Foundation, Monmouth County and numerous county municipalities, and as an elected official. This expertise ensures that his oversight and guidance of the Foundation, combined with his keen negotiating skills, will lead us into another exciting period of highly effective land conservation acquisitions throughout Monmouth County.

With 2012 representing the Foundation's 35th year of preserving and protecting Monmouth County's open spaces, our emphasis will be to grow those inroads achieved over the last 34 years to form new parks, expand recreational areas, and preserve our farms. It is you, our supporters, who continue to show us how important this undertaking is, enabling the Foundation to continue to make a substantial, positive impact. Undoubtedly, we all have other causes we believe in and support, but it is Monmouth Conservation Foundation, which will leave a permanent refuge of open space impacting future generations in the most positive and tangible way imaginable.

The Foundation's mission of preserving and protecting our breathtaking vistas, farms, wetlands and woodlands in Monmouth County remains resolute. However, with each year our efforts grow increasingly critical in terms of saving the remaining open space, while contending with the rapid residential and commercial growth taking place. At the same time, finding an environmental and economic balance also grows increasingly important. MCF is acutely aware of our mission and the intensifying urgency and complex issues attached to preserving and protecting our natural resources.

Given our established history in the conservation arena, and with Bill Kastning now leading the Foundation's efforts, I am confident we are poised to make even greater strides on all fronts.

Your support significantly impacts our collective near and long-term future. Thank you.



William J. Marraccini



To our Friends, Sponsors and Supporters,

Every year has its land conservation challenges and achievements. 2011 was no exception.

Under Adele Keller's capable leadership, the process of achieving accreditation as a land trust made great strides. Monmouth Conservation Foundation (MCF) concluded its strategic plan thanks in no small part to the strong participation by the Board of Trustees.

The strategic planning process substantiated the Foundation's mission to "acquire, hold, preserve and protect the open lands in Monmouth County", and our vision to maintain or improve the "quality of life in Monmouth County, defined by open space, green space, parks and conservation of ecologically significant areas."

Following a rigorous application process, the forthcoming actual accreditation will recognize and validate the Foundation's overall mission to protect open lands which we have preserved and those we are striving to protect.

In the meantime, I am thrilled to report on an acquisition venture we completed in 2011, and two other exciting projects which are soon to close.

MCF completed preservation of the Coe property, a historic Middletown Township home upon a 25 acre site in the Foundation's Navesink Highlands Greenway Project Area.

One of our pending acquisitions is the Thomas Baird Homestead on 7.6 acres in Millstone Township. It will preserve a rare remaining Greek revival farmhouse, circa 1830, and become a museum of rural life illustrating stories of people living in Monmouth County's agriculture-based economy.

The other exciting acquisition, soon to be finalized, is Princeton Nurseries, which represents the largest tract of land preserved in Monmouth County - over 1,200 acres in Upper Freehold Township. This project will preserve open space through the creation of a State Wildlife Management Area, while also adding a major addition to the adjacent Monmouth County Park System's Crosswicks Creek Greenway, and eliminating development rights on significant amounts of farmland.

My charge, in part, is to continue to make wise decisions on the land and space the Foundation chooses to acquire and preserve. However, without your support, Monmouth Conservation Foundation could not achieve those past or future acquisitions. Your loyalty is very much appreciated.

Thank you.


William D. Kastning, AICP

EXECUTIVE DIRECTOR'S LETTER



All photography by *Tina Colella*
www.tinacolellaphotography.com
Cover/back image: *Ellis Farm*



CLAY PIT CREEK

Established as a 501(c) (3) nonprofit organization in 1977, the Monmouth Conservation Foundation (MCF) has been preserving land and protecting the natural resources of Monmouth County for over 34 years. MCF is Monmouth County's only countywide land trust and we are extremely proud of the over 6,500 acres of open space and farmland that we have helped to save.

Preservation is no longer about just protecting our land and natural resources, it is also essential to protecting our health and well-being and that of future generations. As we enter our 35th year, our ongoing charge remains to protect these extraordinary resources and refuges.

We have much to do and only a small window of opportunity. With your help we can continue to move forward on many critical projects that will create new parks, expand recreational resources and preserve farmland throughout Monmouth County.



COE PROPERTY

COE 30 acres, Middletown Township

Completed in 2011, the acquisition of this environmentally sensitive site, including a historic home, is now used as a group home for young adults with autism. This acquisition was a private and public partnership among IMPACT/Oasis, NY/NJ Baykeeper, Middletown Township and MCF with contributions by NJDEP Green Acres.

HAUSER FARM 21.4 acres, Aberdeen Township

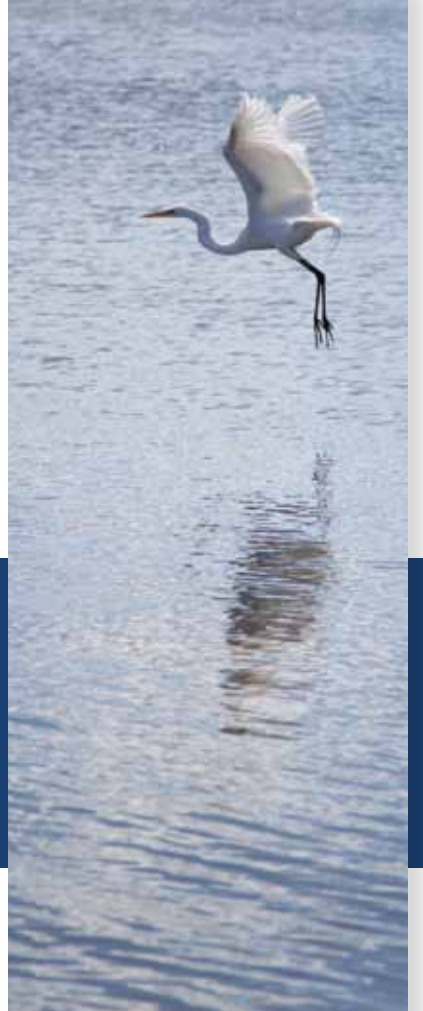
This forthcoming acquisition is a partnership with the Township, Trust for Public Land, NY/NJ Harbor Estuary Program, the Monmouth County Open Space Program and MCF. The property's preservation will protect the headwater areas of the Matawan Creek and eliminate the construction of over 200 new housing units.

GIMBEL FARM 44 acres, Middletown Township

The pending conservation and agricultural easements of the farm property will add to the Navesink Highlands Greenway project area surrounded by County parks and MCF held easements. MCF is participating using private funds matched by assets from the State Agricultural Development Committee and the Monmouth County Agricultural Development Board.

BAIRD HOMESTEAD 7.6 acres, Millstone Township

This pending acquisition preserves a fully restored historic Greek revival farmhouse (circa 1830). The Township intends to utilize the site as a community cultural resource focusing on the history of NJ agriculture. Our partner on this project is Millstone Township with contributions by NJDEP Green Acres and MCF.

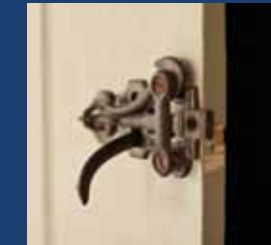


CHRIS'S MARINA

ACQUISITION COMMITTEE PROJECTS

Chair: Howard P. Aronson

2011 was a year of continued progress – one acquisition completed, four nearing completion and more in the pipeline. Additionally, MCF expanded its ongoing monitoring of numerous easements held by the Monmouth County Park System in addition to the thirteen MCF easements.



Thanks to the members who served on this committee:
Teja Anderson, Rosemary Brewer, Michael Canavan, Andrew Coeyman, John Duffy, Larry Fink, Ron Gumbaz, Alexander Halsey, George Keller, William Marraccini, Mary Tassini, James Truncer, and Cory Wingerter.

PRINCETON NURSERIES 1,200 acres, Upper Freehold Township

The largest ever acquisition of existing farmlands in Monmouth County, this pending procurement will add to the Monmouth County Crosswicks Creek Park, create a new State Wildlife Management Area, and permanently preserve significant amounts of farmland. The unique size and scope of this complex project comprises of a cooperative partnership among NJDEP Green Acres, State Agricultural Development Committee, the Monmouth County Park System, the Monmouth County Agriculture Development Board, Upper Freehold Township and MCF. An additional 700 acres are being preserved in contiguous Burlington and Mercer Counties.



PRINCETON NURSERIES



CHRIS'S MARINA

CONOVER FARM 36 acres, Wall Township

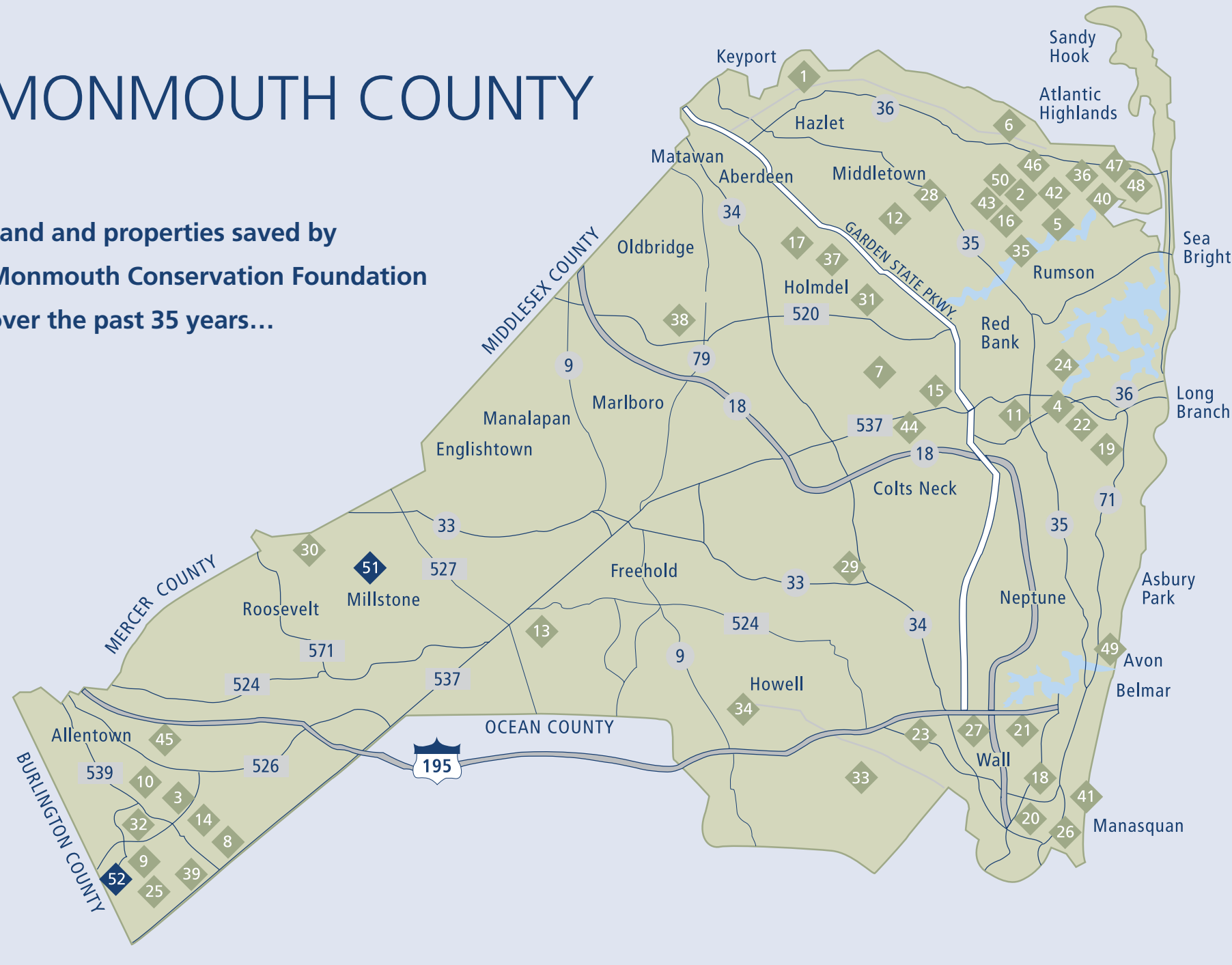
This agricultural easement utilizes a nonprofit grant by State Agricultural Development Board to MCF, and funding by the Monmouth County Agricultural Development Board and Wall Township.

CHRIS'S MARINA 15 acres, Middletown Township

Representing a distinctive waterfront property, Chris's Marina is located along the Navesink River at the confluence with the scenic and ecologically significant Swimming River. Collaborating partners include the Township of Middletown, NY/NJ Baykeeper and MCF to create public access to the waterfront and prevent the construction of housing development.

MONMOUTH COUNTY

Land and properties saved by
Monmouth Conservation Foundation
 over the past 35 years...



Princeton Nurseries



- Princeton Nurseries
- Private Property Inholding
- Preserved Open Space
- Preserved Farmland

- 1 **NATCO LAKE**, Hazlet Twp. - Completed 1980, 73.5 acres
- 2 **SCUDDER EASEMENTS**, Middletown Twp. - Completed 1999, 91 acres
- 3 **HISTORIC WALNFORD**, Upper Freehold Twp. - Completed 1980, 41 acres
- 4 **OLD WHARF PARK**, Oceanport - Completed 1983, .50 acres
- 5 **HUBER WOODS PARK**, Middletown Twp. - Completed 1985, 255 acres
- 6 **BOWNE HOUSE EASEMENT**, Middletown Twp. Completed 1987, .34 acres
- 7 **MARLU-TWITCHELL TRACT**, Holmdel/Middletown Twps. Completed 1987, 456 acres
- 8 **GOWER FARM**, Upper Freehold Twp. - Completed 1989, 82 acres
- 9 **GRAY FARM**, Upper Freehold Twp. - Completed 1989, 167 acres
- 10 **TINDALL FARM**, Upper Freehold Twp. - Completed 1989, 122 acres
- 11 **WAMPUM LAKE**, Eatontown - Completed 1989, 9 acres
- 12 **KEELEN**, Middletown Twp. - Completed 1990, 12 acres
- 13 **LANGEVELD DUTCH BULB COMPANY**, Freehold Twp. Completed 1990, 375 acres
- 14 **SEARCH & LAMB FARMS**, Upper Freehold Twp. Completed 1990, 141 acres
- 15 **WENY**, Tinton Falls - Completed 1991, 5.8 acres
- 16 **HUNTS CROSSING EASEMENT**, Middletown Twp. Completed 1992, 84 acres
- 17 **SPELLMAN**, Holmdel Twp. - Completed 1993, 3 acres
- 18 **HURLEY POND**, Wall Twp. - Completed 1994, 25 acres
- 19 **OWEN NATURE PRESERVE EASEMENT**, West Long Branch Completed 1994, 7+ acres
- 20 **FISHERMAN'S COVE**, Manasquan - Completed 1995, 65 acres
- 21 **HALIFAX PIECE**, Wall Twp. - Completed 1995, 119 acres
- 22 **GIAMBRONE FARM**, West Long Branch Completed 1996, 10 acres
- 23 **MURRAY FARM**, Howell Twp. - Completed 1997, 76 acres
- 24 **WOLF HILL FARM**, Oceanport - Completed 1997, 95 acres
- 25 **PRINCETON NURSERIES**, Upper Freehold Twp. Completed 1998, 33 acres
- 26 **ROBERTS SWAMP BROOK**, Manasquan & Brielle Completed 1998, 3 acres
- 27 **BATES**, Wall Twp. - Completed 1999, .5 acres
- 28 **MADSEN**, Middletown Twp. - Completed 1999, 10.5 acres
- 29 **BAUM**, Tinton Falls - Completed 2000, 10+ acres
- 30 **NURKO & CUZZOLINO FARMS**, Roosevelt Completed 2000, 300+ acres
- 31 **CHASE TRACT**, Holmdel Twp. - Completed 2001, 416 acres
- 32 **DEY**, Upper Freehold Twp. - Completed 2001, 15+ acres
- 33 **HAIN**, Howell Twp. - Completed 2001, 11 small lots
- 34 **MERRICK FARM**, Howell Twp. - Completed 2001, 66 acres
- 35 **STANLEY COLEMAN EASEMENT**, Middletown Twp. Completed 2001, 8 acres
- 36 **MAHON EASEMENT**, Middletown Twp. - Completed 2002, 6 acres
- 37 **SCHUMAKER EASEMENT**, Holmdel Twp. - Completed 2002, 5 acres
- 38 **WENZEL**, Marlboro - Completed 2002, 3 acres
- 39 **THOROUGHbred BREEDERS PARTNERSHIP** Upper Freehold Twp. - Completed 2003, 58 acres
- 40 **FISHER-STERN**, Middletown Twp. - Completed 2005, 40 acres
- 41 **SEA WATCH**, Manasquan - Completed 2005, 1.6 acres
- 42 **TIMOLAT FARM**, Middletown Twp. - Completed 2006, 99 acres
- 43 **ELLIS EASEMENT**, Middletown Twp. - Completed 2007, 40 acres
- 44 **DITTMAR EASEMENT**, Colts Neck Twp. - Completed 2007, 1.5 acres
- 45 **BREZA ROAD**, Upper Freehold Twp. & Borough of Allentown Completed 2008, 101 acres
- 46 **HOLLY CREST FARM EASEMENT**, Middletown Twp. Completed 2008, 37 acres
- 47 **SEITZ EASEMENT**, Middletown Twp. - Completed 2008, 4.7 acres
- 48 **SCHEUING**, Middletown Twp. - Completed 2009, 2.27 acres
- 49 **RIVERFRONT PARK AND MARINA**, Borough of Avon Completed 2009, .37 acres
- 50 **COE**, Middletown Twp. - Completed 2011, 25 acres
- 51 **BAIRD**, Millstone Twp. - Pending Completion 2012, 7.5 acres
- 52 **PRINCETON NURSERIES**, Upper Freehold Twp. Pending Completion 2012, 1,200 acres



COMMITTEE ON TRUSTEES REPORT

Co-chairs: Gloria Nilson and John L. Ryan

The Monmouth Conservation Foundation is committed to complying with the Standards and Practices set by the Land Trust Alliance (LTA), and to becoming an accredited land trust. Accreditation status is a mark of distinction that recognizes an organization for meeting national standards of excellence, upholding the public trust and ensuring that conservation efforts remain permanent.

To accomplish this important goal, in 2011 the Committee on Trustees played a lead role in the review of MCF's by-laws. Particular attention was given to the establishment of term limits for Officers and Executive Committee Members and strengthening the core mission and fiduciary responsibilities of the Board of Trustees.

The Committee met often in 2011 to fulfill one of its most important responsibilities: identifying, interviewing and cultivating potential trustees. The Committee strives to ensure that MCF's Board of Trustees is of sufficient size to conduct its work effectively and is composed of members with diverse skills, backgrounds and experiences who are committed to board service. The Committee is also responsible for developing new Trustee orientation and on-going training for Trustees.

The Committee works hard to ensure that all Trustees are kept engaged through participation on MCF's committees. A special effort is made to match Trustee skills and interests with committee assignments.

The Committee on Trustees thanks all of the Trustees for their commitment of time and generous financial support in 2011.

Thanks to the members who served on this Committee:
William Marraccini, Frank Scheuer, and Mary Tassini.

FUNDRAISING COMMITTEE REPORT

Co-Chairs: John Caroli and Holly Boylan-Flego

In 2011 the Monmouth Conservation Foundation with much help from our Trustees, friends and supporters held a major event: The Monmouth Coaching Invitational. Our 34th Annual Dinner Dance, *Coaches, Carriages and Conservation* held on September 24, 2011, was the centerpiece of this historic three-day coaching drive. We were pleased to once again partner with the National Four-In-Hand Club to bring this extraordinary event to our roads. Handsome antique coaches drove through MCF's Navesink Highlands Greenway Project Area, an expansive greenway of open space for public use and enjoyment in one of the most densely populated areas of the county. Over 1,400 acres have been preserved and we are working to preserve hundreds more to make this one of the most unique Greenways in the tri-state area. The ability to see and enjoy this beautiful land is a wonderful reminder of why our preservation efforts are so important.

This year at our Dinner Dance we were pleased to honor Howard P. Aronson, MCF Trustee, Chairman of the Acquisition Committee, immediate past president and most of all, great and much loved friend of the Monmouth Conservation Foundation. Since 1983, Howard's wisdom and passion for open space has guided many successful preservation projects. Following the passing of Judith Stanley Coleman in 2010, Howard served as president of the Foundation until April 30, 2011. His leadership during that critical period was remarkable and most deserving of our appreciation.

On Saturday, September 22, 2012, MCF will celebrate its 35th Anniversary. Plans are well underway for an especially entertaining dinner dance and celebration.

The 3rd annual MCF and J. McLaughlin Fashion/Trunk Show was held on November 18, 2011, at the Navesink Country Club. Plans are also proceeding for a similar event in November 2012.

Thanks to the members who served on this Committee:
Teja Anderson, KT Bren, Leigh Birch, Michael Canavan, Cate Duddy, Jan Eisner, Marti Huber, Marsha Mullen, Missy Potter, John Ryan, and Laura Saker.



GOVERNMENT RELATIONS COMMITTEE REPORT

Chair: John Dunigan

The Government Relations Committee has focused much attention on the renewal of the Garden State Preservation Trust (Trust) funding which has provided millions of dollars in matching funds to counties, towns and nonprofits for preservation projects. The Trust funding will end in 2012 unless replenished. MCF has successfully used these matching dollars to maximize our preservation efforts. Therefore, an important goal for the Committee has been, and continues to be, working with the Keep it Green Coalition (KIG), a group of over 160 NJ organizations. KIG's mission is to secure a long-term stable source of funding for the Trust to have the resources to continue shared financing of the acquisition of open space, farmland and historic sites, as well as, capital improvements, operations, maintenance, and stewardship of state and local natural areas, parks and historic sites throughout New Jersey.

Through policy updates from the New Jersey Conservation Foundation and other organizations, the Committee monitors legislation and proposed rules that may impact MCF's mission. They have been closely following the proposed Farmland Assessment Bill, Fort Monmouth redevelopment, the crisis in the horse racing industry, Sandy Hook redevelopment, and the federal legislation for renewing the Land and Water Act funding.

The Committee is also developing a Public Policy statement to help guide their efforts. The policy will address lobbying rules and requirements, participation in ballot questions and advocacy. Most importantly, it will address how MCF prioritizes and selects issues that are critical to its mission, and the residents of Monmouth County.

In 2012, the Committee is planning to host an Open Space Roundtable to raise awareness of the important preservation issues that face our county. MCF hosted a similar event in April 2007 which was very successful in helping to accomplish our goals.

Thanks to the members who served on this Committee:
Robert Clark, Robert Gerard, Peter Kemmerer, Mary Tassini, James Truncer, George Whitelaw, and Cory Wingerter.



FINANCE COMMITTEE REPORT

Chair: Frank Scheuer

The consolidated financial statement for the year ending December 31, 2011, continues to reflect MCF's sound and liquid financial position. Total support and revenue at year-end amount to \$1,499,011, a 76% increase over 2010, primarily due to a single bequest by the former founder and president of MCF.

Organizational expenses for the year totaled \$605,831, a 24% decrease from 2010. Total fundraising expenses amounted to less than 2% of total support and revenue; 1.7 percentage points less than 2010.

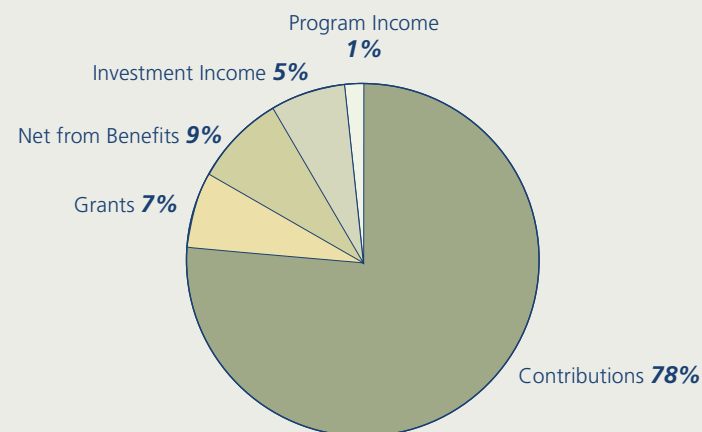
Thanks to the members who served on this committee:

Howard Aronson, Alexander V. R. Halsey, Peter Kemmerer, Paige Metzger and Tom Widener.

Organization Support & Revenue

Contributions	\$ 1,168,713
Grants	\$ 100,000
Net From Benefits	\$ 130,398
Investment Income	\$ 80,251
Program Income	\$ 19,649

Total Organization Support & Revenue \$ 1,499,011

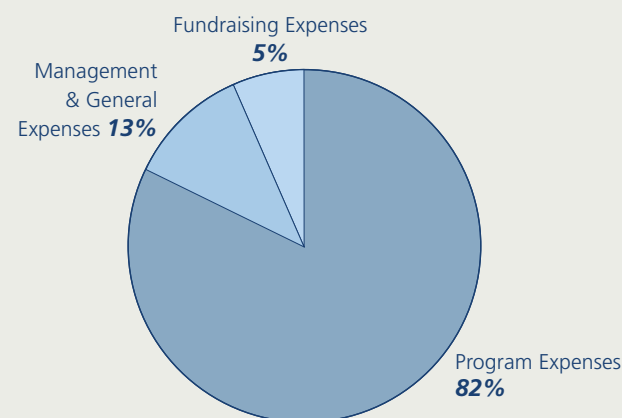


Organization Expenses

Program Expenses	\$ 499,866
Management & General Expenses	\$ 77,908
Fundraising Expenses	\$ 28,057

Total Organization Expenses \$ 605,831

Increase In Net Assets \$ 893,180



2011 ANNUAL REPORT DONOR LISTING

Judith Stanley Coleman Leadership Circle \$30,000+

Mr. and Mrs. Peter R. Kemmerer
Mr. and Mrs. Sheldon Vogel

\$20,000-\$29,999

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Arthur Kontos Foundation, Inc.
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\$10,000-\$19,999

J.M. Huber Corporation
Monmouth County Board of Chosen Freeholders
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Conservator of Preservation \$5,000-\$9,999

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Summersault Foundation
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Dr. Robert Wilson and Dr. Elizabeth Wilson
Mr. Jeffrey Wrightson

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\$250-\$499

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Ms. Beverly Annarella
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Ms. Carol Toolan
Torcon, Inc.
Visiting Nurse Assoc. of Central Jersey

Save the Orchard Friend
\$100-\$249

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Mr. and Mrs. Douglas Borton
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Mr. Richard Brandt
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