



## City Forest Credits Preservation Project Application

### 1. Project Name

McAlister Family Forest Preservation

### 2. Project Operator

*Provide name of organization/entity and contact information*

Organization/Entity: Three Oaks Carbon LLC

Address: 950 W Bannock St. Suite 1100

City: Boise

State: ID

Zip: 83702

Primary and/or secondary contact(s): Gino Stoneham

Phone: 925-784-0613

Email: gino@threеоakscarbon.com

### 3. Project Location

*Project must be in or adjacent to one of the following. Describe which one of the criteria the project meets and provide the name of the city, town, or jurisdiction where project is located.*

*Provide the parcel numbers.*

- *Urban Area or Urban Cluster boundary per U.S. Census Bureau*
- *Boundary of any incorporated or unincorporated city or town*
- *Boundary of any planning area for a regional metropolitan planning agency or entity*
- *Within the boundary of land owned, designated, and used by a municipal or quasi-municipal entity for source water or watershed protection*

The property is located in Gloucester County, New Jersey, within the boundaries of the regional planning agency, Delaware Valley Regional Planning Commission.

The parcel address is 0805-5602-19-QFARM, which can be found [here](#).

### 4. Project Description

*Provide short narrative of the project goals, Project Area acreage, land ownership, forest characteristics, and land use/zoning. Provide details about when the property was acquired or potential timeline for acquisition. Include information about when carbon crediting was first introduced into the overall project scope.*

The McAlister Family Forest Preservation encompasses 50 contiguous acres of fully canopied forest, located 30 miles south of Philadelphia, Pennsylvania. Surrounded by agricultural farms, a solar farm, residential houses, and roads, this forested parcel is one of the last remaining undeveloped tracts in the

area. The property is host to a diverse mix of red and white oak trees, contributing to a healthy and mature ecosystem. With increasing pressure from nearby developments, our goal is to acquire the rights to the development and carbon on the property within 1-2 months of application approval, ensuring a 40-year moratorium on any land-use changes that could lead to deforestation or soil degradation.

Currently, the property is zoned R-A (Residential Agriculture), which, while claiming to preserve forested areas, still allows for significant development. The Gloucester County zoning code permits commercial structures up to 35 feet tall and residential developments, as well as solar farms, which have already led to the clearing of adjacent parcels. Additionally, Franklin Township's 2011 Master Plan prioritizes economic expansion by encouraging commercial and industrial development in designated areas, further threatening the preservation of the rural landscape. The plan itself acknowledges that the existing zoning does not promote the retention of the rural character that is cherished by Franklin's residents. The zoning designation, in its current form, does not provide sufficient protections to prevent deforestation, making proactive preservation efforts crucial. The McAlister family owns the property and will transfer the carbon credit rights to the Project Operator, Three Oaks Carbon. The City Forest Credits' protocol aligned well with the McAlister family's conservation goals. Three Oaks Carbon began discussing the option of using carbon crediting as a conservation solution with the family in June of 2024.

Over the past six years, development pressures have increased substantially, with new houses constructed on the forest's borders and a large solar farm established nearby. As demand for land rises, the value of this property has also increased, making long-term forest management more difficult. Through carbon crediting, we aim to secure the financial resources needed to protect and steward this forest, ensuring it remains intact for the next 40 years. Preserving this land not only prevents deforestation but also maintains critical ecosystem services, including carbon sequestration, water filtration, and biodiversity conservation, ultimately benefiting both the environment and the surrounding community.

## **5. Project Impacts**

*Provide short narrative of the environmental, social, and health impacts this project will achieve. Examples include how the project addresses increased access to green spaces for under-resourced communities, flood control or watershed protection, benefits for human health and well-being, improved recreation opportunities, or protects bird and wildlife habitat.*

The McAlister Family Forest Preservation project presents a crucial opportunity to protect ecologically valuable land while contributing to global carbon sequestration efforts. Over the past 40 years, the surrounding area has experienced significant urban development, a trend likely to continue given its proximity to Philadelphia. Amid this rapid expansion, preserving this forested parcel ensures that essential green space remains intact, providing habitat for rare species and sustaining biodiversity. According to the *New Jersey Conservation Blueprint's* [Ecological Integrity Map](#), much of this land holds medium importance as a habitat for rare species, reinforcing its role in regional conservation efforts. With only one-third of New Jersey's land currently protected and another third's fate uncertain, safeguarding this property is a proactive step toward maintaining ecological balance.

Beyond its biodiversity benefits, this preservation project would deliver measurable environmental gains through carbon sequestration and air purification. These benefits not only help mitigate climate change but also improve local air quality, offering tangible advantages to nearby communities. By serving as the

Project Operator for this carbon crediting project, Three Oaks Carbon ensures that the McAlister Family Forest continues to serve as a natural climate solution while resisting the pressures of encroaching development.

## **6. Additional Information**

*Provide additional information about your project. If the Project Area is part of a larger program or preservation effort, include one sentence with more information. Examples include collaboration with other partners to preserve forestland or how this project fits into a regional initiative.*

Although the McAlister Family Forest Preservation is not located within the official boundaries of the New Jersey Pinelands National Reserve, its close proximity allows it to function as an important ecological buffer and extension of the Pinelands' conservation efforts. The Pinelands, a unique and ecologically sensitive region, relies on the protection of surrounding forests to maintain its biodiversity, water quality, and overall environmental stability. By preserving this 50-acre forest, we can help reinforce the ecological connectivity between the Pinelands and surrounding natural areas, preventing further habitat fragmentation and ensuring that wildlife populations have a continuous corridor for movement and genetic diversity.

Additionally, this forest can play a role in supporting the Kirkwood-Cohansey Aquifer, the vast underground water system that sustains much of the Pinelands. Forested lands help regulate groundwater recharge, filtering pollutants before they enter the aquifer. By preventing deforestation and maintaining tree cover, this project contributes to the protection of critical water resources that benefit not only the Pinelands but also communities relying on clean groundwater.



## 7. Map

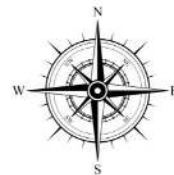


**McAlister Family Forest Preservation Project Area Map**




### Legend

-  Preservation Area: 51.23 Acres
-  Property Boundaries: 66.47 Acres



**PROJECT OPERATOR SIGNATURE**

Signed on February 12<sup>th</sup>, 2025, by Gino Stoneham Co-Founder of Three Oaks Carbon LLC.

A handwritten signature in black ink, appearing to read 'Gino Stoneham', written over a horizontal line.

Signature

Gino Stoneham

Printed Name

925-784-0613

Phone

gino@threeoakscarbon.com

Email