

Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
December 5, 2018

Present : Alan Avery, William Fox, Terry O'Leary, John Bacchione and John Wnek

Absent: Ron Dancer, Paul Brush, Ed Bennett, and D'Arcy Rohan-Green

Also present at the meeting were: Mark Villinger, (OCPD), Stephanie Specht (OCPD), Kayla Kubiel (OCPD), Tom Thorsen (OCPD), Cassie Shugart (OCPD) Geoff Lohmeyer (OC Parks), Mat Thompson (County Counsel).

1. In compliance with the Open Public Meetings Act Mr. Avery called the meeting to order at 5:00 p.m.
2. Roll Call
3. Approval of the Minutes – October 24, 2018

A MOTION was made by Mr. Fox and seconded by Mr. Bacchione to approve the October 24, 2018 minutes. Roll was called. Mr. Wnek abstains. All in favor, motion carried.

4. Program Update
Closings

#185a Roberts Ave. Marsh Ext., Berkeley Twp. – 0.07 acres

Ms. Specht advised that this property is the only closing to report. This property is a donation that provides beach access.

The total of preserved acres under the Natural Lands Program is 17,284.73 acres.

5. New Applications:

Site Inspections:

#522 Battelle, Stafford Twp. – 7.2 acres

This property is located on Bay Avenue. Ms. Specht explained that the property is mostly wetlands with two billboards on the property which are leased by the owner. The owner had an appraisal on the property and the value is \$110,000 which is also the asking price and the assessment is \$20,000. The Committee agreed to have one appraisal scheduled and check with the owner on the lease terms of the billboards.

#514 Consoli, Stafford Twp. - .11 acres

Ms. Specht advised two small structures are located on this property. The structures would have to be removed if acquired. The Committee agreed to have one appraisal scheduled and combine the Battelle property when scheduling this appraisal since both are located in Stafford Township.

#516 West Turkey Swamp-Neuwirth, Jackson Twp., - 9.64 acres

Ms. Specht advised this parcel is near the West Turkey Swamp properties and is mostly wooded. The property has an asking price of \$77,000 and is assessed at \$186,000. The Committee agreed to have one appraisal scheduled.

#517 Brookville-Covitz , Ocean Twp. – 42 acres

Ms. Specht advised four structures are on the property consisting of one house, two small sheds and a barn. The Parks Department may want to partner since the property is close to Wells Mills County Park. The owner's asking price is \$500,000 and the property is assessed at \$488,700. The Committee agreed to have Staff schedule two appraisals.

#519 Labiak, Stafford Twp. – 1.20 acres

Ms. Specht advised that a site inspection has been done. The owner is renting a single family home on the property. If acquired, the house would have to be demolished. The asking price is \$249,000 and the property is valued at \$244,200. The Committee agreed for Staff to schedule one appraisal.

#521 Jeffries Creek-Mease, Berkeley Twp., - 1.83 acres

Ms. Specht advised the application does not have an asking price. The property is located across the street from the Nunn property under review. The owner of the property is Dr. Nunn's aunt and the property is assessed at \$141,200. The Committee agreed to have Staff schedule an appraisal.

Reactivated Application:

#428 Roosevelt City – J&M Land, Manchester Twp. – 5.68 acres

Ms. Specht advised that this application consists of inholdings in the Roosevelt City section of the Management property. J&M is the owner and the appraisals will be discussed in Closed Session.

6. Public Comment

Chairman Avery announced to the NLTF Committee members that Darlene Tomaino will be retiring at the end of the year and this is her last meeting as the Committee secretary. He expressed the Committee's appreciation to Darlene for all of the years of service as the secretary to the Natural Lands Advisory Committee.

Kayla Kubieli from the Ocean County Planning Department will replace Darlene as the Committee Secretary.

The secretary read the resolution to enter into Closed Session.

MOTION was made by Mr. Fox and seconded by Mr. Bacchione to move into Closed Session at 4:20 p.m. All in favor, motion carried.

MOTION was made by Mr. Fox and seconded by Mr. Bacchione to move back into Open Session at 4:40 p.m. All in favor, motion carried.

Mr. Avery advised that in Closed Session a number of nominations were discussed. Action will be taken on four properties.

#373 Sayreville Street in Toms River – 4.98 acres

MOTION was made by Mr. Fox and seconded by Mr. Bacchione to recommend to the Board of Chosen Freeholders the acquisition of Sayreville Street in the amount of \$110,000. Roll was called. All in favor, motion carried.

#387 Cleveland Street in Toms River – 6.99 acres

MOTION was made by Mr. Bacchione and seconded by Mr. O'Leary to recommend to the Board of Chosen Freeholders the acquisition of Cleveland Street in the amount of \$155,000. Roll was called. All in favor, motion carried.

#513 Grasso in Toms River – 15.4 acres

MOTION was made by Mr. Fox and seconded by Mr. Bacchione to recommend to the Board of Chosen Freeholders the acquisition of the Grasso property in an amount of \$2 million. Roll was called. All in favor, motion carried.

#520 Nunn, Ocean Gate – 4.7 acres

MOTION was made by Mr. O'Leary and seconded by Mr. Wnek to recommend to the Board of Chosen Freeholders the acquisition of the Nunn property in an amount of \$1.6 million. This is the first acquisition by the NLTF in Ocean Gate. Roll was called. All in favor, motion carried.

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Mr. Avery advised that Lifetime Homes Inholdings were discussed #508 Steinberg, #510 Rasper, #511 Biderman, #512 Cangialosi and no action will be taken at this time.

The members discussed the 2019 NLTF schedule to determine if the 4th Wednesday of the month will be continued. The November/December meeting will be combined. Members will be polled to see if another day for the December meeting would work.

MOTION was made by Mr. Fox and seconded by Mr. Bacchione to adjourn the meeting at 4:40 pm. The next NLTF meeting is tentatively scheduled for January 23, 2019 at 5:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Darlene Tomaino".

Darlene Tomaino, Committee Secretary