

Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
April 22, 2020

Present: Alan Avery, Ron Dancer, William Fox, David McKeon and Greg Myhre

Absent: John Wnek, Paul Brush and Terry O'Leary

Also present at the meeting were: Mark Villinger, (OCPD), Tom Thorsen (OCPD), Cassie Shugart (OCPD), Nicole Leaf (OCPD), Geoffrey Lohmeyer (OC Parks), Laura Benson (County Counsel).

1. In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 5:00 p.m.
2. Oaths of Office: David McKeon and Greg Myhre
3. Roll Call
4. Approval of the Minutes – January 22, 2020

A MOTION was made by Mr. Fox and seconded by Mr. Dancer to approve the January 22, 2020. Roll was called. All in favor, motion carried.

5. Program Update
An overview of the Natural Lands Trust Fund program was presented by Mark Villinger.

Closings:

- #460 Schen, Plumsted Twp., 64 acres
- #423 Stavola, Jackson and Manchester Twps., 182 acres
- #508 Lifetime Homes – Steinberg, Berkeley Twp., 0.138 acres
- #422 GLP – Majeski, Berkeley Twp., 0.14 acres
- #453 GLP – Wands, Berkeley Twp., 0.11 acres
- #471 GLP – Nutley, Berkeley Twp., 0.24 acres
- #447 GLP – Rogers/Clamming Creek, Berkeley Twp., 2.04 acres

The total of preserved acres under the Natural Lands Program is 25,643.66 acres.

6. Old Business:
#544 Berland, Stafford Twp., 2.14 acres

Property owner submitted a Letter of Interpretation for wetlands from the DEP. Appraisals from Henry Mancini and Robert Kirwan were ordered by Staff on March 26, 2020.

7. New Business:
New Applications:
#560 Church Road – Kaba, Toms River Twp, 11.98 acres

Mr. Villinger advised this property was submitted on February 25, 2020. The asking price is \$1,450,000. Appraisals from Henry Mancini and Integra were ordered by Staff on March 2, 2020. The Committee advised Staff to make an offer.

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#250/251 Kettle Creek – Schwartz, Brick and Toms River Twps., 11.60 acres
Mr. Villinger advised these properties are a combined nomination and was placed on hold in March. The asking price is \$500,000. The Committee advised Staff to perform a site inspection and confirm street access.

#561 Butler Blvd., Berkeley Twp., 5.59 acres
Mr. Villinger advised this nomination was submitted on February 3, 2020 with an asking price of \$500,000. A letter of no interest was originally sent however, Berkeley Township would like to see the property preserved. There is an existing structure in which Berkeley Township would demolish if this property is acquired. Appraisals from Henry Mancini and Robert Kirwan were ordered by Staff on March 16, 2020.

#562 Cedar Grove, Toms River Twp., 5.34 acres
Mr. Villinger advised that Staff reached out to the property owner on March 2, 2020. The realtor for the property, Steve, is present at the meeting and has no comments. A nomination form was submitted on March 13, 2020 with an asking price of \$1,500,000. The property owner is considering selling independently pending market. The Committee advised Staff to order appraisals.

#563 Route 9 Stafford VII, Stafford Twp., 0.83 acres
Mr. Villinger advised this nomination was received on April 3, 2020 with an asking price of \$350,000. The Committee advised Staff to order appraisals.

8. Public Comment

The secretary read the resolution to enter into Closed Session.

MOTION was made by Mr. Fox and seconded by Mr. Dancer to move into Closed Session at 5:45 p.m. All in favor, motion carried.

MOTION was made by Mr. Fox and seconded by Mr. Dancer to move back into Open Session at 6:12 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 three properties.

#337 Dillons Creek I, Island Heights Borough, 0.88 acres
MOTION was made by Mr. Fox and seconded by Mr. Dancer to recommend to the Board of Chosen Freeholders the acquisition of Dillons Creek I in an amount not to exceed \$49,500. Roll was called. All in favor, motion carried.

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#558 Dillons Creek III, Island Heights Borough, 1.53 acres

MOTION was made by Mr. Fox and seconded by Mr. Myhre to recommend to the Board of Chosen Freeholders the acquisition of Dillons Creek III in an amount not to exceed \$200,000. Roll was called. All in favor, motion carried.

#551 Lighthouse Drive – Gaal, Ocean Twp., 0.28 acres

MOTION was made by Mr. McKeon and seconded by Mr. Fox to recommend to the Board of Chosen Freeholders the acquisition of Lighthouse Drive - Gaal in an amount not to exceed \$7,000. Roll was called. All in favor, motion carried.

The recommendations made to the Board of Chosen Freeholders are all contingent upon Township support.

MOTION was made by Mr. Fox and seconded by Mr. Avery to adjourn the meeting at 6:19 pm. The next NLTF meeting is tentatively scheduled for May 27, 2020 at 5:00 p.m.

Respectfully submitted,



Kayla Kubiak, Committee Secretary