

**Ocean County Natural Lands Trust Fund**  
**Minutes of Advisory Committee Meeting**  
**May 27, 2020**

Present: Alan Avery, Ron Dancer, William Fox, David McKeon, Greg Myhre and Terry O'Leary

Absent: John Wnek

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), and Steve Nycz, realtor for #562 Cedar Grove.

1. In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 10:06 a.m.
2. Mr. Avery announced to the NLTF Committee members that Paul Brush has retired. He expressed the Committee's appreciation to Mr. Brush for his years of service as a member of the Natural Lands Advisory Committee. A motion was made by Mr. Dancer and seconded by Mr. McKeon to honor Paul C. Brush, D'Arcy Rohan Green and Edmund Bennett, III.
3. Roll Call
4. Approval of the Minutes – April 22, 2020

A MOTION was made by Mr. Myhre and seconded by Mr. McKeon to approve the minutes of April 22, 2020. Roll was called. Mr. O'Leary abstains. All in favor, motion carried.

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

Closings:

- #420 Clam Cove Reserve (Holgate Marsh), Long Beach Twp., 20 acres
- #451 GLP-Gruss, Berkeley Twp., 0.16 acres
- #523 Jeffreys Creek-Bourke, Berkeley Twp., 0.50 acres

The total of preserved acres under the Natural Lands Program is 25,664.32 acres.

6. Old Business:  
#223 Ascoli-Colliers Mills, Plumsted Twp., 5.11 acres  
Mr. Villinger advised this property was re-submitted on January 20, 2020. It is an old application that borders NJ State property and was previously forwarded to the DEP. The DEP has a medium level interest, but does not fund acquisitions at this level. The Committee advised Staff to pursue the property and order an appraisal.

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7. New Business:

Mr. Villinger advised that staff inspected the following sites:

#562 Cedar Grove, Toms River Twp., 5.34 acres

Mr. Villinger advised that along the property's boundaries multiple sheds and farming equipment were found. Mr. Nycz noted that structures could be removed by the owner. One appraisal was received. Staff is waiting to receive an additional appraisal before further review with the Committee.

#250/251 Kettle Creek- Schwartz, Brick and Toms River Twps., 11.6 acres

Mr. Villinger advised that numerous encroachments were found on the property. The property is surrounded by residential development. Per the Advisory Committee's decision, a letter of no-interest will be sent as the property has been deemed a low-priority.

#563 Route 9 Stafford VII, Stafford Twp., 0.83 acres

Mr. Villinger advised that the property has a historic building located on the property. Appraisals have not been ordered. The Advisory Committee has agreed to place this property on hold until the review of a similar, adjacent property is completed.

8. Public Comment

The secretary read the resolution to enter into Closed Session.

MOTION was made by Mr. Dancer and seconded by Mr. Myhre to move into Closed Session at 10:46 a.m. Mr. O'Leary left the meeting at this time. Quorum remained. All in favor, motion carried.

MOTION was made by Mr. Myhre and seconded by Mr. Avery to move back into Open Session at 11:17 a.m. All in favor, motion carried.

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

#544 Berland, Stafford Twp., 2.14 acres

MOTION was made by Mr. Fox and seconded by Mr. Dancer to recommend to the Board of Chosen Freeholders the acquisition of Berland in an amount not to exceed \$400,000. Roll was called. All in favor, motion carried.

#561 Butler Blvd., Berkeley Twp., 5.59 acres

MOTION was made by Mr. McKeon and seconded by Mr. Myhre to recommend to the Board of Chosen Freeholders the acquisition of Butler Blvd. in an amount not to exceed

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\$350,000 with an in-kind match partnership from the Township of Berkeley. 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 11:21 a.m. The next NLTF meeting is tentatively scheduled for June 24, 2020 at 10:00 a.m. via Webex.

Respectfully submitted,



Cassie Shugart  
Assistant Planner