

Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
January 24, 2018

Present : Alan Avery, Ron Dancer, Paul Brush, William Fox, Terry O'Leary, and John Bacchione

Absent: Ed Bennett, John Wnek, and D'Arcy Rohan-Green

Also present at the meeting were: Tony Agliata, (OCPD), Mark Villinger (OCPD), Jenny Mance (OCPD), Thomas Thorsen (OCPD), Stephanie Specht (OCPD), Kayla Kubiel (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. Roll Call
3. Approval of the Minutes – December 6, 2017

A MOTION was made by Mr. Fox and seconded by Mr. Bacchione to approve the October 25th minutes. Mr. Dancer and Mr. Brush abstained. All in favor, motion carried.

A MOTION was made by Mr. Fox and seconded by Mr. Brush to approve the Resolution in honor and memory of, Lucy Greene, an original NLTF Advisory Committee member and her service to the County.

4. Program Update and Closings:
#266 Daniels, Ocean Twp. – 44 acres

Mr. Villinger advised that this property closed on December 7th with a one third partnership from the Pinelands Commission. Presently, 17,372 acres have been preserved under the NLTF program.

5. Old Business
#466 Berkeley Island-Bosse, Berkeley Twp. – 3.62 acres

Mr. Villinger stated that this is a reactivated application. The previous asking price on the March 2016 application was \$379,000 and was represented by a realtor. The owners are no longer being represented by the realtor and have resubmitted at an asking price of \$49,900 in order to be closer in line with the market value. The Committee was in agreement to have one appraisal done.

#475 Spence and Pijak, Plumsted Twp. – 137 acres

Mr. Villinger spoke to the representative of Dow Chemical and Dow advised the adjacent landowner that there would be no interest in having the site developed for a road. Mr. Dancer stated that the owners of Laurita Winery approached the Township if there was interest in creating a 50-foot ingress and egress for the Winery to Route 528.

Mr. Brush questioned if there are environmental concerns on the property, Mr. Dancer responded that dumping was a previous issue and has since been delisted and passed residential standards.

Mr. Villinger stated that the appraisals were based on deed-restricted value. Mr. Fox raised concerns over traffic congestion. He expressed interest in reaching out to the property owner to consider the health, safety, and welfare benefits that a new access would create. Mr. Villinger stated that in meeting with Freeholder Bartlett, if the Township or Winery wish to proceed with a driveway, that specific parcel would not be considered for NLTF Acquisition. Mr. Dancer continued that a meeting was held with the County Engineer who recommended alternative locations for a road as the Township is interested in preserving the property. The Committee will discuss values in Closed Session.

6. New Business

Site Inspection:

#266 Andwin Realty, Little Egg Harbor Twp. – 14.73 acres

Mr. Villinger advised of the site inspection held on January 1 and displayed photos of the property. The commercially zoned property is surrounded by County and State open space, located on the corner of Mathistown Road and Route 9. The property was reviewed in December 2008 and had illegal logging taking place but has since been growing back. Mr. O’Leary mentioned that the property consists of clay beds and forested wetlands. The Committee was in agreement to have one appraisal done contingent to Township support as it is commercially zoned.

New applications:

#495 Rt.72-Yahn, Stafford Twp. – 1.46 acres

Mr. Villinger advised of this property in Stafford Township on Route 72 consisting of three commercially zoned lots. This property is surrounded by residential uses and within close proximity to the Ocean County A. Paul King Park but there is no ability to connect these lots to the park. The Committee was in agreement to refer this property to County Parks.

7. Public Comment – no comments

The secretary read the resolution to enter into Closed Session.

A MOTION was made by Mr. Brush and seconded by Mr. Fox to move into Closed Session at 5:35 p.m. All in favor, motion carried.

A MOTION was made by Mr. Fox and seconded by Mr. Wnek to go back into Open Session at 5:55pm . All in favor, motion carried.

Chairman Avery advised that in Closed Session the Committee discussed four nominations.

Ocean County Natural Lands Trust Fund
Advisory Committee Meeting
January 24, 2018
Page 3

#334 Francis Mills Park Ext., Jackson Twp. – 22.90 acres - A MOTION was made by Mr. O’Leary and seconded by Mr. Brush to recommend to the Board of Chosen Freeholders acquisition of this property in the amount not to exceed \$450,000. Roll was called. All in favor, motion carried.

The next NLTF meeting is scheduled for Wednesday, February 28, 2018.

A MOTION was made by Mr. Fox and seconded by Mr. Brush to adjourn the meeting at 6:00 p.m. All in favor, motion carried.

Respectfully submitted,

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

Darlene Tomaino
Committee Secretary