

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

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

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

Also present at the meeting were: Mark Villinger, (OCPD), Tom Thorsen (OCPD), Maxwell Zimmerman (OCPD), 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 4, 2019

A MOTION was made by Mr. Fox and seconded by Mr. Bacchione to approve the December 4, 2019 minutes. Roll was called. Mr. Dancer abstains. All in favor, motion carried.

4. Program Update

Closings:

#532 Coastal Divide – Tower Rd., Plumsted Twp., 6.55 acres

Mr. Villinger advised that this property closed on December 23, 2019 for \$150,000.

The total of preserved acres under the Natural Lands Program is 25,395 acres.

5. Old Business:

#273 Hurricane Branch, Manchester Twp., 251.98 acres

Mark Bernstein was present representing Magnolia Mitigation. Magnolia is interested in one lot within Hurricane Branch. There are funds available to protect the Northern Pine Snake and Corn Snake. Magnolia and the Department of Environmental Protection have agreed on a mitigation plan. Post mitigation, Magnolia would donate the property to Ocean County through the Natural Lands Trust Fund. The Committee asked necessary questions and provided feedback. The Committee will further discuss this matter and the options presented in closed session.

6. New Business:

New Applications:

#377 Dillons Creek, Island Heights, 0.88 acres

Mr. Villinger advised this is an old nomination. The Borough of Island Heights has a wish list of properties to see preserved, mostly along or near Dillons Creek. This property is adjacent to Nomination #553. The asking price is \$50,000 and the assessed value is \$101,300. The Committee was advised that we have Borough support and an appraisal has been ordered.

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#553 Dillons Creek II, Island Heights, 0.18 acres

Mr. Villinger advised that the property is adjacent to Nomination #377. The asking price is \$58,000 and the assessed value is \$30,600. The Committee was advised that we have Borough support and an appraisal has been ordered.

#558 Dillions Creek III, Island Heights, 1.53 acres

Mr. Villinger advised that this property is located within a riparian zone for Dillons Creek. The asking price is \$350,000 The Committee was advised that we have Borough support and an appraisal has been ordered.

#449 Butler Beach Ext., Berkeley Twp., 0.66 acres

Mr. Villinger advised that the Committee reviewed this property several years ago as a submittal from Ducks Unlimited. At the time, the property owner wanted to donate to Ducks Unlimited and Ducks Unlimited wanted to then sell the property to the County. Ducks Unlimited was advised that the property owner should donate directly to the Township or County. The property owner submitted the application directly to Ocean County and would like to donate the property. Majority of the property is underwater and is adjacent to the Berkeley Township's Butler Beach. MOTION was made by Mr. Fox and seconded by Mr. Brush to recommend to the Board of Chosen Freeholders to accept the donation of Butler Beach Ext. Roll was called. All in favor, motion carried.

#555 Wells Mills – Vandermast, Ocean Twp., 1.84 acres

Mr. Villinger advised that there is no asking price listed on the application; assessed value is \$2,800. The property is an inholding within the Natural Lands 950 acre Horner property, adjacent to Wells Mills County Park. The Committee advised Staff to check the assessed values and discuss at the next meeting.

#556 Jeffries Creek – O'Brien, Berkeley Twp., 0.40 acres

Mr. Villinger advised that this property is within the Natural Lands Jeffries Creek project area. The asking price is \$100,000 and assessed value is \$100,000. The Committee advised Staff to order one appraisal.

#557 Raimo, Barnegat Twp., 13.40 acres

Mr. Villinger advised that upon review with the Parks Department, this 13-acre lot with a single family home is adjacent to the Cedar Bridge Tavern. There is an interest in acquiring as much land in the vicinity to enhance the tavern site as a Parks property. The asking price is \$550,000 and is assessed at \$449,300. The Committee advised Staff to perform a site inspection and order appraisals.

#559 Mantoloking Rd., Brick Twp., 8.21 acres

Mr. Villinger advised this property is three lots, one of which has a single family home on it. The owners are exploring their options and would like to see the property preserved. Asking price is \$850,000 however, they would be willing to take reduced

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price for charitable contribution. The Committee advised staff to review with Brick Township, schedule a site inspection and order appraisals.

7. Public Comment

Britta Wenzel, Executive Director – Save Barnegat Bay expressed concerns regarding the possible Magnolia Mitigation on Hurricane Branch. She thanked the Committee for supporting the donation of Butler Beach Extension in Berkeley Township.

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 6:00 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 6:35 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.

#545 Forked River Mtn. Ext., Lacey Twp., 156.07 acres

MOTION was made by Mr. Fox and seconded by Mr. O'Leary to recommend to the Board of Chosen Freeholders the acquisition of Forked River Mtn. Ext. in an amount not to exceed \$375,000. Roll was called. Mr. Brush abstains. All in favor, motion carried.

#438 Wagner, Barnegat Twp., 76.15 acres

Note: The property was added to the agenda.

MOTION was made by Mr. Fox and seconded by Mr. O'Leary to recommend to the Board of Chosen Freeholders the acquisition of Wagner, Barnegat Twp. in an amount not to exceed \$500,000. Roll was called. All in favor, motion carried.

#420 Rosemma/Holgate, Long Beach Township, 24.74 acres

Note: The property was added to the agenda.

MOTION was made by Mr. O'Leary and seconded by Mr. Bacchione to recommend to the Board of Chosen Freeholders the partnership with Long Beach Township in acquiring Rosemma/Holgate in an amount not to exceed \$1,500,000. Roll was called. All in favor, motion carried.

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

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Open Space Plan

The draft Open Space Parks and Recreation Plan was distributed to Committee members at the December 4, 2019 Natural Lands Trust Fund meeting. Committee members were invited to review and provide feedback/comments regarding the plan.

Feedback/comments were presented and discussed. A revised funding chapter was provided to the Committee by Mr. Villinger. Once the plan is made public and the agency has a chance to review, Britta Wenzel, Executive Director – Save Barnegat Bay expressed the idea of allowing stakeholders to provide comments prior to public comment.

MOTION was made by Mr. Fox and seconded by Mr. Brush to adjourn the meeting at 7:13 pm. The next NLTF meeting is tentatively scheduled for February 26, 2020 at 5:00 p.m.

Respectfully submitted,



Kayla Kubiell, Committee Secretary