

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
August 26, 2026**

Present: Alan Avery (Chair), David McKeon (Vice-Chair), Lisa Hodgson, Greg Myhre, John Peterson, & Michael Mangum.

Also present at the meeting were: Laura Benson (County Counsel), Tom Thorsen (OCPD), Nicole Leaf (OCPD), Tim Gleason (OCPD), Anthony Agliata (OCPD), Mary Jane Bavais (OCP&R), Geoffrey Lohmeyer (OCP&R), Chris Palmieri (OCPD), Michael Brazinski (Public), & Karen Brazinski (Public).

1. Call to Order

2. Roll Call

3. Approval of Minutes: July 22, 2026

A **MOTION** was made by Mr. Mangum and seconded by Mr. McKeon to approve the July 22, 2026 meeting minutes. Mr. Peterson and Mr. Myhre abstained, rest in favor, motion carried.

4. Program Update: 30,534.55 acres

- Closings:
 - #784 Osborn Island North – Bayside Homes, Little Egg Harbor Twp., 0.17 acres – This closing is a vacant lot located on Radio Road that is adjacent to Osborn Island North. The land could have accommodated a single-family dwelling.

5. Old Business

- Old Business:
 - #809 Tuckerton Lake – Gray, Little Egg Harbor Twp., 1.61 acres – Nomination is located adjacent to the Tuckerton Lake Tract, which was conveyed to the County by Little Egg Harbor Township through a land swap. After initial review, the landowner has agreed to donate the property for inclusion into the land preservation program.

#809 Tuckerton Lake – Gray, Little Egg Harbor Twp., 1.61 acres

A **MOTION** was made by Mr. McKeon and seconded by Mr. Mangum to recommend to the Board of Commissioners to accept the donation of the Tuckerton Lake - Gray property under the Ocean County Natural Lands Trust Fund, 1.61 acres in Little Egg Harbor Township. Roll was called, all in favor, motion carried.

- #799 Brazinski, Jackson Twp., 3.22 acres – This nomination was previously reviewed in early 2026, but was temporarily moved to hold to allow the Jackson Township Open Space committee to pursue the acquisition for their own preservation program. After the nomination was moved to hold with the Township, the property owners decided to resubmit their property for consideration with Ocean County. Their new asking price was lowered to \$825,000.00. The Advisory Committee authorized staff to order an appraisal on the property and conduct a site visit.
- #815 Cedar Bridge Tavern – Tamburini, Barnegat Twp., 32.19 acres – Previously reviewed in July, the Advisory Committee advised that they would be holding off on acting on this nomination to get further information on the Pinelands Credits associated with the property. It was determined that the Pineland Credits were completely severed from the entire property, meaning the value of the land came mostly from the improvements. The Pinelands Commission also advised that the land would not be permitted for any further improvements, which includes fortifying trails. The Advisory Committee advised staff to conduct a site visit on the property with a representative from the Pinelands to determine if this nomination would be a worthwhile acquisition.

6. New Business

- New Nominations:
 - #817 Florence T. Allen Ext. III, Berkeley Twp., 3.56 acres – New nomination located directly off US Route 9 and backs up to the former Blackbeard's Cave property, which is now preserved under the Ocean County Natural Lands Trust Fund. There are multiple structures on the property, including a mechanical shop and large garage, which are rented out at a monthly rate. The property owner has received preliminary and final approval to construct a detox and rehabilitation center which will include 176 total beds with 2 buildings of 3 floors each. The asking price is \$4,000,000.00 and assessed at \$710,000.00. The Advisory Committee advised staff to reach out to the Township of Berkeley to see if they would be supportive of the County including the property into the preservation program.
 - #818 Cedar Bridge Tavern – Flynn, Barnegat Twp., 4.48 acres – This nomination is a 4 acre parcel which is located adjacent to the County's Cedar Bridge Tavern Preserve. There is a log cabin built on the property which is well maintained. It is the last privately owned property on the western side of Warren Grove Road in the Cedar Bridge Tavern preservation area. The asking price is \$700,000.00 and assessed at \$269,500.00. The Advisory Committee advised staff to conduct a site visit on the property.

- #819 Colliers Mills Inholding, Plumsted Twp., 11.42 acres – This nomination is a land locked parcel adjacent to the Old Hopkins Farm. There is generally no access to the property, however it adds on to the County's current preservation inventory. The landowner mentioned that they have a few offers made on the property, but would prefer to see it preserved. The asking price was \$50,000.00 and assessed at \$35,400.00. The Advisory Committee authorized staff to order an appraisal on the property.

7. Public Comment

No comments were made by the public.

A **MOTION** was made by Mr. Myhre and seconded by Mr. Mangum to move into Closed Session at 6:07 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Mangum and seconded by Mr. McKeon to move back into Open Session at 6:25 p.m. All in favor, motion carried.

Mr. Avery stated that in closed session three nominations were discussed. There are two nominations that the Committee will take action on.

#755 Cosmo's Inholding, Berkeley Twp., 1.25 acres

A **MOTION** was made by Mr. Mangum and seconded by Mr. Myhre to recommend to the Board of Commissioners to accept the donation of the Cosmo's Inholding property under the Ocean County Natural Lands Trust Fund, 1.25 acres in Berkeley Township. Roll was called, all in favor, motion carried.

Griffith Farm, Plumsted Twp., 9.97 acres

A **MOTION** was made by Mr. Myhre and seconded by Mr. Mangum to recommend to the Board of Commissioners to acquire the development easement of the Griffith Farm under the Ocean County Farmland Preservation Program, 9.97 acres in Plumsted Township for an amount not to exceed \$255,000.00. Roll was called, all in favor, motion carried.

- 8. Adjournment:** A **MOTION** was made by Ms. Hodgson and seconded by Mr. Myhre to adjourn the meeting at 6:26 p.m. All in favor, motion carried.

9. Next Meeting: September 23, 2026 at 5:30PM

Respectfully Submitted,



Chris Palmieri
Assistant Administrative Analyst