

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
February 28, 2024**

Present: Alan Avery (Chair), David McKeon (Vice-Chair), Jennifer Kuhn, Terry O’Leary, John Peterson, John Bacchione & Greg Myhre

Also present at the meeting were: Virginia E. Haines (Commissioner, NLT Liaison), Frank Sadeghi (Commissioner) Laura Benson (County Counsel), Anthony Agliata (OCPD), Robert Kuhne (OCSWM), Dan Sindoni (OCPD) & Chris Palmieri (OCPD).

1. Call to Order

2. Roll Call

3. Approval of Minutes: January 24, 2024

A **MOTION** was made by Ms. Kuhn and seconded by Mr. McKeon to approve the January 24, 2024 meeting minutes. All in favor, Mr. Bacchione abstained, motion carried.

4. Program Update: 29,849.15 acres

- Closings
 - #646 MCH Schmidt/ Dwyer, Berkeley Twp., 0.11 acres – Mr. Sindoni informed the committee that this closing was within our Mill Creek Headwaters Project Area and mentioned that we are still targeting private owners in the area.
 - #620 Roosevelt City Mowla, Manchester Twp., 24.83 acres – Mr. Sindoni informed the Committee that we acquired an additional 25 acres in the Roosevelt City area in Manchester. Commissioner Haines explained how this area is important for fire mitigation and that this acquisition would allow them to expand on their mitigation activities. Mr. Sindoni also mentioned that the Roosevelt City Street Vacation was on Manchester’s Township agenda for approval and would add an additional 100-200 acres of land to the preserve.

5. Old Business

- Site Inspections:
 - #721 Burr St., Barnegat Twp., 0.65 acres – Mr. Sindoni informed the Committee that the property is small and dense with thorn bushes and other shrubs. There is a small section of access equipment including multiple ladders and a dilapidated boat trailer that would have to be removed. A large tree sits on the corner of Burr and Memorial Dr. that could potentially be added to the big tree list. The Committee advised staff to order an appraisal.
 - #723 Tomaron, Jackson Twp., 94.76 acres - Mr. Sindoni informed the Committee that this large piece was full of mixed trees and a variety of

landscapes and features. The property has an established trail that runs to the heart of the piece where there is a section of the South Branch Metedeconk flowing. There is also a very steep hill where the stream flows. The property is additionally under an active forestry management plan and there were various sections with cut and stacked trees. Staff were advised to order an appraisal.

6. New Business

- **New Applications:**

- #715 Lighthouse Dr. – Mickelsen, Ocean Twp., 0.13 acres – Mr. Sindoni informed the Committee that this new application is directly adjacent to our Lighthouse Drive preserve. The property is completely covered in wetlands which doesn't leave much development potential. The property owner is asking \$4,000.00 and it is assessed at \$3,000.00. Staff were advised to talk to Ocean Twp. regarding Twp. support.
- #717 Hirsch, Jackson Twp., 0.65 acres – Mr. Sindoni informed the Committee that this is a small piece directly adjacent to our Puglisi property. The owner is looking to subdivide his property and sell the undevelopable portion to the County. NJDEP mapping shows the entire piece being encumbered by wetlands. The property does have over 300ft of frontage along Whitesville Rd. Asking price of \$180,000.00. The entire property is assessed at \$157,800.00. Staff were advised to request a donation or move to hold.
- #718 Berkeley Nine Estates Ext., Berkeley Twp., 4.90 acres – Mr. Sindoni informed the Committee that this nomination is adjacent to the Berkeley Nine Estates which was recently acquired. The piece is directly adjacent to the township owned portion and has approximately 150ft of frontage along route 9. The property has a home and two car garage on site used for HVAC storage for the owners company. There are no wetlands on site. Asking price of \$1,000,000.00. Assessed at \$319,000.00. Mr. Sindoni mentioned how we would need increased enforcement in the area for this purchase to make sense for the program. Staff were advised to schedule a site inspection.
- #720 Structural Management – Kuczynski, Lacey Twp., 0.70 acres – Mr. Sindoni informed the Committee that this was another small addition to our Structural Management preserve. The property is at the end of an undeveloped ROW and is undevelopable due to size constraints. The property owner is asking \$24,900.00. Staff were advised to schedule a site inspection.
- #724 Warren Grove – Weber, Barnegat Twp., 20.14 acres – Mr. Sindoni informed the Committee that this nomination off Warren Grove Road is adjacent to State owned open space and in close proximity to our J&M Land and Deetz acquisitions. The property also backs up to construction companies on route 72. Asking price of \$425,000.00. Assessed at

\$79,800.00. Staff were advised to check pinelands constraints and potentially forward to the State.

- #726 Sams Road, Jackson Twp., 7.06 acres –Mr. Sindoni informed the Committee that this nomination is on an unimproved paper street. The piece is near Westlake Golf and Country club and surrounded by residential development. A portion of the Dove Mill Branch Tributary flows through the center of the piece. Asking price of \$325,000.00. Assessed at \$60,000.00. Staff were advised that this is a low priority and to move to hold.
- #727 Cedar Bridge Tavern Ext., Barnegat Twp., 20.89 acres – Mr. Sindoni informed the Committee that this property is located on Old Halfway Road in Barnegat. The piece is directly adjacent to the Cedar Bridge Tavern preserve and acquisition would serve as an additional buffer to the historical Cedar Bridge Tavern. According to DEP mapping there are approximately 8.5 acres of wetlands on the piece and the lake encumbers another 6.75 acres. The property owner also requested life tenancy which is something NLT has not entertained in the past. Asking price of \$1,150,000.00. Assessed at \$340,400.00. The Committee had some concerns regarding the life tenancy and high asking price but noted that this would be a great addition to the program. Staff were advised to gauge the asking price and to schedule a site inspection.
- #728 Sefel Ave, Plumsted Twp., 0.50 acres – Mr. Sindoni informed the Committee that this is a small nomination adjacent to Halka Nurseries which was reviewed a number of years ago but ended up receiving no twp. support. There is a small sliver of wetlands on the property but the buffer most likely extends onto the piece. There is a vacant garage and foundation to an old home on site that would have to be removed. Asking price of \$150,000.00. Assessed at \$35,300.00. Staff were advised to move this property to hold.
- #729 Camp Albocando Ext., Manchester Twp., 16.60 acres – Mr. Sindoni informed the Committee that this new nomination is located on Ridgeway Rd. adjacent to our Ridgeway Rd River Corridor properties, Ridgeway Campground, and TPL Camp Albocando properties. Acquisition would fill in an area that connects a significant portion of preserved properties along the Toms River Corridor. The River flows adjacent to the East side of the property. NJDEP mapping shows about 75% of the property being covered in wetlands. There looks to be a house on the property that would have to be removed upon acquisition. Asking price of \$6,000,000.00. Assessed at \$410,400.00. Mr. Avery mentioned that the owner was very interested in preservation. Mr. McKeon raised concerns regarding the high asking price. Staff were advised to contact the owner regarding the asking price and to schedule a site inspection.

7. Public Comment

No comments were made by the public.

A **MOTION** was made by Mr. Bacchione and seconded by Ms. Kuhn to move into Closed Session at 6:16 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Bacchione and seconded by Mr. McKeon to move back into Open Session at 6:20 p.m. All in favor, motion carried.

Mr. Avery stated that in closed session a number of items were discussed. There are no items that require any action.

8. Adjournment: A **MOTION** was made by Mr. Peterson and seconded by Mr. McKeon to adjourn the meeting at 6:25 p.m. All in favor, motion carried.

9. Next Meeting: March 27 at 5:30PM

Respectfully Submitted,



Dan Sindeni, Assistant Planner