

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
October 22, 2025**

**Present:** Alan Avery (Chair), John Bacchione, William Fox, Lisa Hodgson, Greg Myhre (Virtual), John Peterson, Jennifer Kuhn & Michael Mangum

Also present at the meeting were: Frank Sadeghi (Commissioner, NLT Liaison), Laura Benson (County Counsel), Anthony Agliata (OCPD), Tim Gleason (OCPD), Chris Palmieri (OCPD), Joseph Michigan (Public), Britta Forsberg (Public), & Karen Argenti (Public).

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes:** September 24, 2025

A **MOTION** was made by Mr. Mangum and seconded by Mr. Bacchione to approve the September 24, 2025, meeting minutes. Mr. Peterson & Ms. Hodgson, rest in favor, motion carried.

**4. Program Update:** 30,156.81 acres

- Closings:
  - #761 TR Ridgeway Branch North, Manchester Donations, Manchester Twp., 24.76 acres – Mr. Palmieri informed the Committee that staff closed on two lots donated by Manchester Township. The lot donations were included in the purchase of TR Ridgeway Branch North, 87.85 acres, in 2024.

**5. Old Business**

- Old Business:
  - #792 Channel Drive, Point Pleasant Beach Boro., 0.59 acres – This nomination was first reviewed in September. The lot is a waterfront property parallel to Ocean County's Gull Island. Ocean County currently owns no preserved land in Point Pleasant Beach, and this would be its first property if purchased. The Borough of Point Pleasant Beach had previously expressed interest in partnering with the Ocean County Natural Lands Trust on the acquisition. Joseph Michigan, the Point Pleasant Beach Borough Administrator, informed the Committee that the Mayor and Council would greatly appreciate a partnership with the Ocean County Lands Trust on this purchase. Mr. Michigan mentioned that the plans for the property would be passive recreation, including a gazebo and a boat slip. Currently, there is a non-binding referendum in November for Point Pleasant Beach residents to vote on whether they would like the Borough to purchase the property. Staff were provided with a copy of two appraisals and a site remedial investigation, resulting in the property being

clean of contaminants. Due to the Borough's appraisals being completed by outside County contractors, Ocean County would have to order their own appraisals on the property to get involved with the acquisition. The asking price was \$2,900,000 and assessed at \$683,400. With the referendum being voted on in November, the Advisory Committee expressed their interest in the property and felt that they would prefer to wait to see the results of the referendum before moving forward with the nomination. Planning staff will continue to speak with Point Pleasant Beach Borough on the potential partnership as further information presents itself.

- #791 TR Headwaters Ext. II, Jackson Twp., 5.34 acres – Planning staff conducted a site visit on this property as requested at the September Natural Lands meeting. The property had multiple structures located on the property and debris scattered about the area. Acquiring the property would mean that Ocean County would have to demolish all structures and a cleanup would be needed at the site. The asking price is \$750,000 and it is assessed at \$230,800. The Advisory Committee had concerns with the asking price due to the zoning limiting the property potential and requested staff gauge the owner's interest on lowering the asking price before ordering an appraisal.
- #790 Long Swamp Ext., Plumsted Twp., 110 acres – This nomination is located adjacent to Ocean County's Long Swamp 1 & 2 preserves and acquiring it would add an additional 110 acres. In 2016, Ocean County passed a resolution authorizing the County to purchase the property for \$450,000, however the property owner decided to move forward with a private seller. In 2021, Ocean County made an offer on lot 2 for \$125,000, but the sale was never accepted and moved to hold. The new property owner has interest in selling the property in full to the County and has agreed to lower his initial asking price of \$15,000 per acre to negotiate a fair market value similar to the appraised values in prior years. The Advisory Committee saw this property as an opportunity to connect adjacently owned preserves together as well as give the public additional hunting grounds, and authorized staff to order an updated appraisal on the property.
- #781 Osborne Island – Seba, Little Egg Harbor Twp., 0.17 acres – Previously reviewed at September's Natural Lands meeting, the Advisory Committee requested staff do some additional research to see if there was any history regarding Native American burial sites on the property. After review, there were no available public records indicating the nomination is a burial site nor are there any known contaminants. Acquiring the property would assist the County with access from the East side of Osborne Island, which it does not currently have. The asking price is \$265,000 and

assessed at \$91,800. The Advisory Committee authorized staff to order one appraisal on the nomination.

- #784 Osborne Island North – Bayside Homes, Little Egg Harbor Twp., 0.17 acres – Similar to nomination #781, this nomination had no public records regarding a Native American Burial site or any known contaminants on the property. Half of the property is covered in a wetlands buffer, minimizing development. Ocean County owns adjacent properties in the area, and this piece would add to its total acreage. The asking price is \$79,900 and assessed at \$38,100. The Advisory Committee authorized staff to order one appraisal on the nomination.

## **6. New Business**

- **New Business:**

- #793 Deerhead Lake, Lacey Twp., 13.64 acres – New nomination located east of the Parkway in a residential neighborhood. There is a residential dwelling on the property and the rest of the land is located on the Deerhead Lake Tributary. Green Acres is currently pursuing the acquisition of the property and they are early on in the process. The asking price is \$6,000,000 and assessed at \$867,500. The Advisory Committee felt that the nomination would be better suited with Green Acres. Move to hold.

## **7. Public Comment**

Britta Forsberg, Save Barnegat Bay, informed the Advisory Committee that Save Barnegat Bay has finally completed and acquired their Conservation Easement on undeveloped portions of land around Six Flags Great Adventure, totaling approximately 250 acres. This conservation easement helps enhance and protect the Toms River Headwaters.

A **MOTION** was made by Mr. Fox and seconded by Ms. Kuhn to move into Closed Session at 6:15 p.m. All in favor, motion carried.

A **MOTION** was made by Ms. Kuhn and seconded by Mr. Fox to move back into Open Session at 6:28 p.m. All in favor, motion carried.

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

#621 Golden Holdings, Eagleswood Twp., 77 acres

A **MOTION** was made by Mr. Fox and seconded by Mr. Mangum to recommend to the Board of Commissioners the fee simple acquisition of the Golden Holdings property under the Ocean County Natural Lands Trust Fund, 77 acres in Eagleswood Township for an amount not to exceed \$850,000.00. Roll was called, all in favor, motion carried.

#768 Forked River Mountains – Leone, Lacey Twp., 98.89 acres

A **MOTION** was made by Mr. Mangum and seconded by Mr. Peterson to recommend to the Board of Commissioners the fee simple acquisition of the Forked River Mountains – Leone property under the Ocean County Natural Lands Trust Fund, 98.89 acres in Lacey Township for an amount not to exceed \$200,000.00. Roll was called, all in favor, motion carried.

#795 Cedar Creek – Zarrillo, Berkeley Twp., 0.11 acres

A **MOTION** was made by Ms. Kuhn and seconded by Mr. Fox to recommend to the Board of Commissioners the fee simple acquisition of the Cedar Creek - Zarrillo property under the Ocean County Natural Lands Trust Fund, 0.11 acres in Berkeley Township for an amount not to exceed \$9,500.00. Roll was called, all in favor, motion carried.

8. **Adjournment:** A **MOTION** was made by Mr. Fox and seconded by Ms. Kuhn to adjourn the meeting at 6:31 p.m. All in favor, motion carried.
9. **Next Meeting: January 28, 2026 at 5:30PM**

Respectfully Submitted,



Chris Palmieri  
Assistant Administrative Analyst