

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
May 28, 2025**

Present: Alan Avery (Chair), David McKeon (Vice-Chair), John Bacchione, William Fox, John Peterson, & Michael Mangum

Also present at the meeting were: Frank Sadeghi (Commissioner, NLT Liaison), Laura Benson (County Counsel), Anthony Agliata (OCPD), Mary Jane Bavais (OCP&R), Geoffrey Lohmeyer (OCP&R), Chris Palmieri (OCPD), Tom Thorsen (OCPD), Tim Gleason (OCPD), Lia Vasilakis (OCPD), Jennifer Morganti (OCPD), & Stan Hales (Public).

1. Call to Order

2. Roll Call

3. Approval of Minutes: April 23, 2025

A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to approve the April 23, 2025 meeting minutes. Mr. Mangum abstained, rest in favor, motion carried.

4. Program Update: 30,117.86 acres

- Closings:
 - #284 Cold Spring Brook, Ocean Twp., 18.80 acres – Mr. Palmieri informed the Committee that Ocean County has recently closed on an 18 acre parcel located off of Brookville Road. The nomination was in and out of the program since 2010. It is located adjacent to the Boy Scouts of America property and Township owned land.

5. Old Business

- Old Business:
 - #621 Golden Holdings, Eagleswood Twp., 77 acres – This nomination was last reviewed at the April Advisory Committee meeting. The Committee recommended staff to do its due diligence on the property. After further research, this property is located in the CAFRA Rural Planning Area zone with an impervious coverage of 3%, limiting the development potential. The asking price for the property is \$1,500,000.00, and it is assessed at \$745,100.00. The Township is in support of the acquisition. Due to the new information, the Advisory Committee advised staff to gauge the property owner's interest in lowering the asking price prior to moving forward.

6. New Business

- New Business:
 - #771 Cedar Glen Lakes Property, Manchester Twp., 3.06 acres – This nomination is located adjacent to the Cedar Glen Lakes Senior development area. It is mostly wooded, with 2 acres of the property considered wetlands. The property owner informed staff that there is a drainage channel crossing under Route 70 and the property. The asking price is \$50,000.00, and it is assessed at \$102,100.00. The Advisory Committee authorized staff to conduct a site visit on the property and reach out to Manchester Township to see if they had any interest in the acquisition.
 - #774 Ridgeway Road – Fresca, Manchester Twp., 0.64 acres – This 0.64 acre nomination located in Manchester Township is a small triangle parcel located adjacent to Ocean County's Capoano Property preserve. The property was listed for sale by the owner at \$99,000.00, but he never got an interested buyer for the property. The parcel is encumbered in wetlands so it would require a delineation and further testing to see if there is any development potential. The asking price is \$50,000.00 and it is assessed at \$9,600.00. The Advisory Committee were not in favor of the asking price due to the presence of wetlands, and advised staff to gauge the property owner's interest on lowering the asking price.
 - #702 Lakehurst Ave IV, Jackson Twp., 12.75 acres – The next nomination located in Jackson Township is a 12.75 acre parcel containing mainly vacant land and one dwelling. The dwelling is being utilized and the property owner currently has a rental agreement with the party residing in the home for a total of 5 years. The asking price is \$5,000,000.00 and it is assessed at \$244,800.00. The Advisory Committee was not in favor of pursuing a nomination that has a rental agreement attached to it, and felt that the asking price was too high. The Committee suggested revisiting the nomination once the rental agreement has ended. Move to hold.
 - #769 Beasley Holdings, Ocean Twp., 19.52 acres – This nomination, located off of Volunteer Way in Ocean Township is directly adjacent to the Ocean County Fire Academy training station. The property has a radio and communications tower located on it, including an easement to the tower company for maintenance. The asking price is \$3,000,000.00 and it is assessed at \$2,150,800.00. The Advisory Committee noted that the property could serve as a good buffer for the Fire Academy, and authorized staff to order two appraisals on the property.
 - #768 Forked River Mountains – Leone, Lacey Twp., 98.89 acres – Mr. Avery informed the Committee that the Pinelands Commission has announced its conservation grant funding for the 2025 round and that this

nomination may be a good property to target for the grant funding. Staff will be conducting a site visit on the property within the next week. The Advisory Committee authorized staff to order two appraisals on the property pending further research regarding the grant and the completion of the site visit.

7. Public Comment

Stan Hales (Barnegat Bay Partnership), addressed the Committee regarding an ongoing project located in the Borough of Point Pleasant. The property is in need of marsh wetland restoration, and the Partnership is short in funding. Mr. Hales expressed to the Committee that he would be seeking any potential options to receive the funding to complete the project. Due to the property having no connection in ownership to Ocean County, the Advisory Committee informed Mr. Hales that they would need time to discuss and explore any potential options to assist the Barnegat Bay Partnership with this project, if permissible.

A **MOTION** was made by Mr. Fox and seconded by Mr. Mangum to move into Closed Session at 6:20 p.m. All in favor, motion carried.

Mr. Peterson left the meeting at 6:32 p.m.

A **MOTION** was made by Mr. McKeon and seconded by Mr. Mangum to move back into Open Session at 6:41 p.m. All in favor, motion carried.

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

#524 Messec – Tip Seaman Ext., Little Egg Harbor Twp., 0.57 acres

A **MOTION** was made by Mr. McKeon and seconded by Mr. Mangum to recommend to the Board of Commissioners the fee simple acquisition of the Messec – Tip Seaman Ext. property under the Ocean County Natural Lands Trust Fund, 0.57 acres in Little Egg Harbor Township for an amount not to exceed \$150,000.00. Roll was called, all in favor, motion carried.

#737 Lighthouse Drive – Sougaui, Ocean Twp., 0.23 acres

A **MOTION** was made by Mr. Mangum and seconded by Mr. Fox to recommend to the Board of Commissioners the fee simple acquisition of the Lighthouse Drive - Sougaui property under the Ocean County Natural Lands Trust Fund, 0.23 acres in Ocean Township for an amount not to exceed \$12,000.00. Roll was called, all in favor, motion carried.

8. **Adjournment:** A **MOTION** was made by Mr. Fox and seconded by Mr. McKeon to adjourn the meeting at 6:45 p.m. All in favor, motion carried.
9. **Next Meeting: June 25, 2025 at 5:30PM**

Respectfully Submitted,



Chris Palmieri, Analyst Trainee