

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
September 24, 2025**

Present: David McKeon (Acting Chair), John Bacchione, William Fox, Jennifer Kuhn & Michael Mangum

Also present at the meeting were: Frank Sadeghi (Commissioner, NLT Liaison), Laura Benson (County Counsel), Anthony Agliata (OCPD), Geoffrey Lohmeyer (OCP&R), Tim Gleason (OCPD), Chris Palmieri (OCPD), & Lindsay Woodruff (Public).

1. Call to Order

2. Roll Call

3. Approval of Minutes: August 27, 2025

A **MOTION** was made by Mr. Fox and seconded by Ms. Kuhn to approve the August 27, 2025, meeting minutes. Mr. Bacchione abstained, rest in favor, motion carried.

4. Program Update: 30,132.14 acres

- Closings:
 - #709 GLP – Tillett, Berkeley Twp., 0.20 acres – This closing is in the Good Luck Point acquisition area. There is a dwelling on the property that will be demolished by the Ocean County Roads Department after all utilities are shut off and the demolition permit is received.
 - #446 GLP – Voss, Berkeley Twp., 0.73 acres – Vacant land located in the Good Luck Point acquisition area.
 - #762 Mallard Road – Agustin, Stafford Twp., 0.27 acres – Located in the Mallard Road project area. These lots are targeted by staff for acquisition to assist the Township with buffering the area for a future stormwater basin.

5. Old Business

- Old Business:
 - #781 Osborne Island – Seba, Little Egg Harbor Twp., 0.17 acres – This nomination was previously introduced at the July meeting. Little Egg Harbor Township has recently submitted a resolution of support for inclusion into the preservation program. Purchasing this piece would assist the County with extending the trail system on Osborne Island, which currently has no access from the east side of the property. The asking price is \$265,000.00 and it is assessed at \$91,800.00. The Advisory Committee advised staff to do some additional research on the property to gather some information on its historical and environmental background before moving forward with the acquisition.

- #784 Osborne Island North – Bayside Homes, Little Egg Harbor Twp., 0.17 acres – The Township of Little Egg Harbor also included nomination #784 in its resolution of support, authorizing Ocean County to target the property for acquisition. Half of the property is encumbered in a wetlands buffer. The asking price is \$79,900.00 and it is assessed at \$38,100.00. The Advisory Committee advised staff to gather further information on the nomination and revisit it at a future meeting.
- #702 Lakehurst Ave IV, Jackson Twp., 12.75 acres – Previously reviewed, the property owner had a 5-year lease on the property and had an asking price of \$5,000,000.00. The property owner has since reorganized the lease to a month-to-month agreement and lowered the asking price to \$2,500,000.00. The Advisory Committee saw this nomination as a low priority. Move to hold.

6. New Business

- New Business:

- #789 Summer Fields, Toms River Twp., 5.04 acres – New nomination located in Toms River Township in a residential neighborhood. There is a single-family dwelling on the property, and the owner uses the remaining land as personal agriculture and farming. The owner is in the process of receiving a subdivision plan to see the potential of development on the property. The asking price is \$3,000,000.00 and assessed at \$537,900.00. The Advisory Committee felt this property was a low priority for the program. Move to hold.
- #790 Long Swamp Ext., Plumsted Twp., 110 acres – This nomination was originally nominated in the program in 2016 & 2021. Ocean County made an offer to the previous owner; however, it wasn't accepted and was sold to a private buyer. The new owner would like to explore selling both lots for inclusion into the preservation program. The nomination is located adjacent to Ocean County's Long Swamp I & II preserves. The asking price is \$15,000 per acre for a total of \$1,650,000.00. It is assessed by the Township as a Q Farm at \$5,500.00. The Advisory Committee advised staff to gauge the property owner's interest in lowering the asking price prior to ordering an updated appraisal.
- #791 TR Headwaters Ext. II, Jackson Twp., 5.34 acres – Located in Jackson Township, this nomination backs up to Ocean County's Toms River Headwaters preserve. There are three total structures on the property, and all would have to be demolished if purchased under the Ocean County Natural Lands Trust Fund. The asking price is \$750,000.00 and assessed at \$230,800.00. The Advisory Committee advised staff to complete a site inspection on the property.
- #792 Channel Drive, Point Pleasant Beach Boro., 0.59 acres – New nomination located in Point Pleasant Beach, this property has waterfront access and has two structures located on it. It is currently utilized as a

month-to-month rental of commercial fishing for access to and from boat slips. Point Pleasant Beach has a referendum on its November agenda for the residents to vote on whether they would like the Borough to purchase the property. The Borough has expressed in the past that they would be interested in a partnership on this acquisition with the Ocean County Natural Lands Trust. The Borough has already conducted due diligence on the nomination and the environmental testing results have indicated that the property is clean of any contaminants. The asking price is \$2,900,000 and assessed at \$683,400.00. The Advisory Committee mentioned that there would be a potential interest in a partnership and would review the nomination at a future meeting once more details of the partnership have been discussed.

7. Public Comment

No comments were made by the public.

A **MOTION** was made by Mr. Fox and seconded by Mr. Mangum to move into Closed Session at 6:04 p.m. All in favor, motion carried.

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

Mr. McKeon stated that in closed session four nominations were discussed. There is one nomination that the Committee will take action on.

#778 Cloverdale Road – Cauley, Barnegat Twp., 2 acres

A **MOTION** was made by Mr. Fox and seconded by Ms. Kuhn to recommend to the Board of Commissioners the fee simple acquisition of the Cloverdale Road - Cauley property under the Ocean County Natural Lands Trust Fund, 2 acres in Barnegat Township for an amount not to exceed \$27,000.00. Roll was called, all in favor, motion carried.

8. Adjournment: A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to adjourn the meeting at 6:17 p.m. All in favor, motion carried.

9. Next Meeting: October 22, 2025 at 5:30PM

Respectfully Submitted,



Chris Palmieri, Analyst Trainee