

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
July 23, 2025**

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

Also present at the meeting were: Laura Benson (County Counsel), Anthony Agliata (OCPD), Chris Palmieri (OCPD), Tom Thorsen (OCPD), Tim Gleason (OCPD) & Nicole Leaf (OCPD).

1. Call to Order

2. Roll Call

3. Approval of Minutes: June 25, 2025

A **MOTION** was made by Mr. Mangum and seconded by Mr. Bacchione to approve the June 25, 2025 meeting minutes. Ms. Hodgson abstained, rest in favor, motion carried.

4. Program Update: 30,135.86 acres

- Closings:
 - Mr. Palmieri informed the Committee that there were no closings for the month of July.

5. Old Business

- Old Business:
 - #774 Ridgeway Road – Fresca, Manchester Twp., 0.64 acres – This property was last reviewed at the May Advisory Committee meeting with an original asking price of \$50,000.00. The property owner has lowered their asking price to \$20,000.00 for consideration. The property is fully encumbered in wetlands. The Advisory Committee advised staff to gauge the property owner's interest on a donation for inclusion into the preservation program.
 - #768 Forked River Mountains – Leone, Lacey Twp., 98.89 acres – After discussing the initial asking price of \$300,000.00 with the property owner, Mr. Leone stated that he believed the asking price was fair for the property as is and was not initially interested in entertaining an offer at \$1,000 per acre. The Advisory Committee noted the importance of the property for forestry activities and suggested that staff apply for the Pinelands Conservation Fund. The Committee advised staff to speak to the property owner on the conditions of the property and to order an appraisal if he is receptive to negotiating an offer at a lower value.
 - #777 Cedar Glen Homes, Manchester Twp., 5.84 acres – Staff did further research on the property and found no evidence of a conservation easement or language of conservation in the deed. The property has

frontage on Ridgeway Road and is located near the Ocean County landfill. The asking price is \$1,200,000.00, but the owner reiterated their interest in negotiating a fair market value based on an appraisal. The Advisory Committee authorized staff to order appraisals on the property.

6. New Business

- **New Business:**

- #781 Osborne Island – Seba, Little Egg Harbor Twp., 0.17 acres – The first new nomination located on Radio Road was nominated through staff outreach. It one of the last vacant lots located in the neighborhood. Acquiring this property would give Ocean County the opportunity to extend their trail system on the adjacent Osborne Island preserve, giving the property an exit and entrance from the east side of the parcel. Staff has already reached out to the township in regards to a resolution of support. The Advisory Committee noted that they would hold off on any action until hearing back from Little Egg Harbor Township.
- #782 Miller Ave – Cassville Buck Club, Jackson Twp., 5.68 acres – This nomination is located adjacent to Ocean County's 27 acre Miller Ave preserve. The nomination was previously known as the Cassville 7 Buck Club. Due to membership decreases they are now listing the property on the market and would prefer to see the property preserved. There is a 1,800 sqft structure and one building used as storage on the property. The asking price for the property is \$750,000.00. Ms. Kuhn expressed a potential interest in a partnership between Ocean County and Jackson Township. The Advisory Committee advised staff that they will revisit this nomination at a later time after Jackson Township has had a chance to review and see if they would have any interest.

7. Public Comment

Mr. Fox informed the Committee that he owns a property in Jackson Township that he would like to donate to the Ocean County Natural Lands Trust Fund. Staff will forward Mr. Fox a nomination form to fill out and the property will be reviewed at a future Advisory Committee meeting.

A **MOTION** was made by Mr. Fox and seconded by Ms. Kuhn to move into Closed Session at 6:12 p.m. All in favor, motion carried.

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

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

#776 Mallard Road – Welle, Stafford Twp., 0.50 acres

A **MOTION** was made by Mr. McKeon and seconded by Ms. Kuhn to recommend to the Board of Commissioners the fee simple acquisition of the Mallard Road – Welle property under the Ocean County Natural Lands Trust Fund, 0.50 acres in Stafford Township for an amount not to exceed \$25,000.00. 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 6:16 p.m. All in favor, motion carried.
9. **Next Meeting: August 27, 2025 at 5:30PM**

Respectfully Submitted,



Chris Palmieri, Analyst Trainee