

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
August 27, 2025**

**Present:** Alan Avery (Chair), David McKeon (Vice-Chair), Lisa Hodgson, Greg Myhre, John Peterson (Virtual), 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), Tom Thorsen (OCPD), Tim Gleason (OCPD), Nicole Leaf (OCPD), Chris Palmieri (OCPD), & Sam Ellenbogen (Public).

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes:** July 23, 2025

A **MOTION** was made by Mr. Mangum and seconded by Ms. Kuhn to approve the July 23, 2025 meeting minutes. All in favor, motion carried.

**4. Program Update:** 30,130.94 acres

- Closings:
  - #746 Lighthouse Drive – Buckley, Ocean Twp., 0.28 acres – This closing is located directly adjacent to Ocean County’s Lighthouse Drive preserve.
  - #763 Westray Ave, Island Heights Borough, 1.29 acres – The second closing of the month is located across from Wanamaker Field and was one of the last undeveloped tracts in the Borough of Island Heights. There was a conceptual design to fit 5 residential dwellings on the property prior to Ocean County’s acquisition.

**5. New Business**

- New Business:
  - #783 Obhanon Ridgeway Branch, Jackson Twp., 5.49 acres – The first new nomination is a 5 acre parcel adjacent to the joint base. The Obhanon Ridgeway Branch runs through the middle of the property, limiting potential development. The nomination is also located in the Pinelands Forest Area. The owner’s asking price was \$184,999.00 and assessed at \$16,500.00. The Advisory Committee saw this nomination as a low priority and advised staff to forward the nomination to Green Acres and US Fish & Wildlife to see if they had interest in acquiring it.
  - #784 Osborne Island North – Bayside Homes, Little Egg Harbor Twp., 0.17 acres – This nomination is located on the western side of Radio Road across the street from Ocean County’s Osborne Island preserve. Majority

of the property is situated in a wetlands buffer. The asking price was \$79,900.00 and assessed at \$38,100.00. Staff has contacted the Township regarding a resolution of support for preservation into the program and will revisit the nomination at a future meeting.

- #785 Dover Beach, Toms River Twp., 1.17 acres – Located adjacent to Normandy Beaches South, this nomination is one of the last privately owned beaches in New Jersey. The property owner made staff aware that a beach replenishment was conducted by the Army Corp of Engineers adding an additional 60 feet offshore. The asking price was \$2,000,000.00 and assessed at \$1,040,700.00. The Advisory Committee decided that the nomination would not be a good fit for the Ocean County Natural Lands Program due to a need for lifeguard staffing on the property. Staff was instructed to forward the nomination to Toms River Township to see if they would have interest in acquiring it instead.
- #789 Swanson Terrace, Jackson Twp., 1.40 acres – The final new nomination located in Jackson Township is six 9,000 sqft lots. The property is mainly covered in wetlands preventing development and the property owner has mentioned that they no longer want to pay taxes on the property. The asking price was \$90,000.00 and assessed at \$21,300.00. Ms. Kuhn expressed an interest in Jackson Township acquiring the property through their Open Space program. The Advisory Committee agreed that the acquisition would be more suited with the Township and advised staff to move the nomination to hold.

## **6. Public Comment**

No comments were made by the public.

A **MOTION** was made by Ms. Kuhn and seconded by Mr. Myhre to move into Closed Session at 5:48 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Mangum and seconded by Mr. McKeon to move back into Open Session at 5:57 p.m. All in favor, motion carried.

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

#786 Cedar Creek - Meeks, Berkeley Twp., 0.11 acres

A **MOTION** was made by Mr. Peterson and seconded by Mr. McKeon to recommend to the Board of Commissioners the fee simple acquisition of the Cedar Creek - Meeks property under the Ocean County Natural Lands Trust Fund, 0.11 acres in Berkeley

**Ocean County Natural Lands Trust**  
**Advisory Committee Meeting**  
**August 27, 2025**  
**Page 3 of 4**

Township for an amount not to exceed \$9,500.00. Roll was called, all in favor, motion carried.

#787 Cedar Creek - Dupignac, Berkeley Twp., 0.11 acres

A **MOTION** was made by Mr. Mangum and seconded by Ms. Kuhn to recommend to the Board of Commissioners the fee simple acquisition of the Cedar Creek - Dupignac 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, Mr. Avery abstained, rest in favor, motion carried.

#788 Cedar Creek - Holm, Berkeley Twp., 0.35 acres

A **MOTION** was made by Mr. Mangum and seconded by Mr. McKeon to recommend to the Board of Commissioners the fee simple acquisition of the Cedar Creek - Holm property under the Ocean County Natural Lands Trust Fund, 0.35 acres in Berkeley Township for an amount not to exceed \$25,000.00. Roll was called, all in favor, motion carried.

7. **Adjournment:** A **MOTION** was made by Ms. Kuhn and seconded by Mr. Myhre to adjourn the meeting at 5:58 p.m. All in favor, motion carried.
8. **Next Meeting: September 24, 2025 at 5:30PM**

Respectfully Submitted,



Chris Palmieri, Analyst Trainee