

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

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

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

1. Call to Order

2. Roll Call

3. Approval of Minutes: March 26, 2025

A **MOTION** was made by Mr. Fox and seconded by Mr. Peterson to approve the March 26, 2025 meeting minutes. Mr. Bacchione abstained, rest in favor, motion carried.

4. Program Update: 30,099.06 acres

- Closings:

- #764 Oasis Estates, LEHT Land Swap, Little Egg Harbor Twp., 35.82 acres – Mr. Palmieri informed the Committee that the County of Ocean and Little Egg Harbor Township have recently completed their land swap. The County of Ocean swapped Playhouse Drive, 42.02 acres in Little Egg Harbor for three properties owned by Little Egg Harbor Township. The first tract, Oasis Estates adds to currently 83 acres of preserved Ocean County land.
- #765 Tuckerton Lake, LEHT Land Swap, Little Egg Harbor Twp., 46.19 acres – The second property included in the land swap is Tuckerton Lake, which adds on to approximately 50 acres of preserved Ocean County land.
- #766 Radio Road, LEHT Land Swap, Little Egg Harbor Twp., 4.08 acres- The third and final property included in the land swap is Radio Road, which adds to 46 acres of preserved Ocean County land. After totaling all three properties' acreage together and removing Playhouse Drive from Ocean County's inventory, the Natural Lands Trust total preserved acreage to date is 30,099.06.

5. Old Business

- Old Business:
 - #621 Golden Holdings, Eagleswood Twp., 77 acres – This property was last reviewed at the March Advisory Committee meeting. The Committee were concerned with the asking price and requested staff move the property to hold. The property owner reiterated that the asking price was a general number and they would be in favor of negotiating a fair offer price based on the value of an appraisal. The property owner dropped their initial asking price from \$2,600,000.00 to \$1,500,000.00. The Advisory Committee noted that the property would be a good addition to the program if it could be purchased at a fair price, and authorized staff to do its due diligence on the property and order appraisals.

6. New Business

- New Business:
 - #771 KGE Property – Mohel, Berkeley Twp., 25.43 acres – The first new nomination located in Berkeley Township is adjacent to our KGE property and the Ocean County Airpark. The parcel has a 5,000 sqft home, 3 coops, 1 garage, and 1 shed currently located on the property. The property owner intends to list the property on the open market in May of 2025. The asking price for the property is \$1,600,000.00 and assessed at \$650,000.00. The Advisory Committee noted that the KGE property already serves as a good buffer for the Ocean County Airpark and deemed the property low interest. The property will be moved to hold.
 - #768 Forked River Mountains – Leone, Lacey Twp., 98.89 acres – This new nomination is located in the Forked River Mountain preserve area. It backs up to Ocean County's FRM TNC property, which was a donation from The Nature Conservancy. Ocean County has spent approximately \$19,290,500.00 on the Forked River Mountains area in acquisitions. This nomination could serve as a potential buffer on the property as well as provide additional opportunities for future prescribed burn projects. The Advisory Committee requested staff conduct a site visit on the property and report back on the property at next month's meeting.
 - #177 Lifetime Homes – Innocenzi Ext., Berkeley Twp., 11.80 acres – This nomination is an inholding located in our Lifetime Homes preserve. The property is covered in wetlands and would need additional testing and permitting in order to develop the property. The property was previously nominated under the prior owner in 2023, however the property owner declined Ocean County's offer letter for acquisition. The asking price for the property is \$250,000.00 and is assessed at \$21,700.00. The Advisory

Committee mentioned that the inholding would be a good piece to acquire, however were concerned regarding negotiations due to the initial offer in 2023 being lower than the owner's asking price. The Committee asked staff to gauge the owner's interest in accepting an amount similar to the prior offer in 2023 and updating the appraisal on the property if the owner was interested.

- #770 Roosevelt City – Twp Donation, Manchester Twp., 8.09 acres – Manchester Township has recently reached out to Planning staff with their intention of donating a total of 16 lots in the Roosevelt City acquisition area. The lots would help Ocean County gain ownership of certain inholdings in the area once the proposed street vacation would complete, which will add up to approximately 200 acres of open space land. The Advisory Committee stated that they would take action on this nomination later in the meeting.

7. Public Comment

No comments were made by the public.

A **MOTION** was made by Mr. Fox and seconded by Mr. Myhre to move into Closed Session at 5:46 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. McKeon and seconded by Mr. Fox to move back into Open Session at 5:58 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.

#762 Mallard Rd. – Agustin, Stafford Twp., 0.27 acres

A **MOTION** was made by Mr. Fox and seconded by Mr. McKeon to recommend to the Board of Commissioners the fee simple acquisition of the Mallard Rd. - Agustin property under the Ocean County Natural Lands Trust Fund, 0.27 acres in Stafford Township for an amount not to exceed \$25,000.00. Roll was called, all in favor, motion carried.

#770 Roosevelt City – Twp Donation, Manchester Twp., 8.09 acres

A **MOTION** was made by Mr. Peterson and seconded by Mr. Myhre to recommend acceptance of the donation to the Board of Commissioners of the Roosevelt City – Twp

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Donation property under the Ocean County Natural Lands Trust Fund, 8.09 acres in Manchester Township. Roll was called, all in favor, motion carried.

Mr. Fox informed the Committee that Ocean County has now preserved 47 square miles in Ocean County.

8. Adjournment: A **MOTION** was made by Mr. Peterson and seconded by Mr. Fox to adjourn the meeting at 6:01 p.m. All in favor, motion carried.

9. Next Meeting: May 28, 2025 at 5:30PM

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Chris Palmieri", written in a cursive style.

Chris Palmieri, Analyst Trainee