

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
July 22, 2026**

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

Also present at the meeting were: Frank Sadeghi (Commissioner, NLT Liaison), Sam Ellenbogen (Commissioner), Laura Benson (County Counsel), Tom Thorsen (OCPD), Nicole Leaf (OCPD), Tim Gleason (OCPD), Anthony Agliata (OCPD), & Mary Jane Bavais (OCP&R).

1. Call to Order

2. Roll Call

3. Approval of Minutes: June 24, 2026

A **MOTION** was made by Ms. Kuhn and seconded by Mr. Bacchione to approve the June 24, 2026 meeting minutes. All in favor, motion carried.

4. Program Update: 30,534.37 acres

Mr. Gleason informed the Committee that there were no closings for the month of July.

5. New Business

- **New Nominations:**

- #813 Mill Creek Road – Klimack, Berkeley Twp., 0.31 acres – The first nomination is a small vacant lot adjacent to Mill Creek County Park, near the Florence T. Allen Conservation Area. The lot is undevelopable without a variance due to the size of the parcel. No wetlands exist on the parcel. The asking price is \$110,000 with an assessment value of \$93,000. The Advisory Committee evaluated that the property was not of high interest to the program and would potentially have encroachment problems if part of the program. Furthermore, due to lack of immediate connection to existing open space, the property will be moved to hold.
- #814 Beacon Ave, Stafford Twp., 0.14 acres – This nomination was submitted by the property owner for consideration as a vacant lot on Beacon Avenue near the Hospital. The asking price is \$100,000 with an assessment value of \$192,800. Due to the size and isolated location of the parcel, the Advisory Committee deemed the property of low interest and to be moved to hold.
- #815 Cedar Bridge Tavern – Tamburini, Barnegat Twp., 32.19 acres – This nomination is located within the Cedar Bridge Tavern area, with property located on both sides of Old Halfway Road. The property abuts Parks property and has a house, shed, and pole barn on site. The property

is assessed as QFarm with an assessment value of \$11,500. The asking price is \$1.3 million. Tax records mention that Pinelands Credits have been severed from a portion of the property. The Advisory Committee wishes to investigate the status of the Pinelands Credits of the property and for County staff to reach out the property owner regarding negotiation of the asking price. The property will be revisited at the next meeting.

- #816 Dorathys Lane II, Jackson Twp., 9.21 acres – this nomination is a vacant lot located in a small residential neighborhood, in close proximity to the Dorathys Lane NLT property. The property owner has received preliminary and final approvals from the Township Planning Board for subdivision and construction of two residential dwellings. The asking price is \$650,000 with an assessment value of \$460,000. Due to proximity to Township-owned parcels, the Committee suggests the Township review the nomination for interest prior to County consideration.

6. Public Comment

No comments were made by the public.

A **MOTION** was made by Mr. McKeon and seconded by Ms. Kuhn to move into Closed Session at 6:03 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 6:04 p.m. All in favor, motion carried.

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

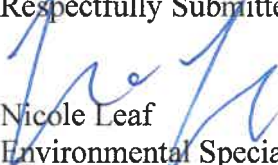
#812 Mallard Road – Pallad, Stafford Twp., 0.21 acres

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 Mallard Road – Pallad property under the Ocean County Natural Lands Trust Fund, 0.21 acres in Stafford 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. Mangum to adjourn the meeting at 6:04 p.m. All in favor, motion carried.

8. Next Meeting: August 26, 2026 at 5:30PM

Respectfully Submitted,



Nicole Leaf
Environmental Specialist