

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
June 25, 2025**

**Present:** Alan Avery (Chair), David McKeon (Vice-Chair), John Bacchione, Greg Myhre, John Peterson, Jennifer Kuhn & Michael Mangum

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

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes:** May 28, 2025

A **MOTION** was made by Mr. Bacchione and seconded by Mr. Myhre to approve the May 28, 2025 meeting minutes. Ms. Kuhn abstained, rest in favor, motion carried.

**4. Program Update:** 30,135.86 acres

- Closings:
  - #703 Cedar Creek – Berkeley TWP Donation Lots, Berkeley Twp., 18 acres – Mr. Palmieri informed the Committee that Ocean County has closed on a donation from Berkeley Township located adjacent to the Cedar Creek Campground, the Cedar Creek Corridor, and the Barnegat Branch Trail. Now that Ocean County is in ownership of the majority of the lots, it would be beneficial to acquire the remaining privately owned inholdings in the area. The Advisory Committee authorized staff to order an appraisal on the remaining privately owned inholdings in the area.

**5. Old Business**

- Old Business:
  - #621 Golden Holdings, Eagleswood Twp., 77 acres – After discussions with the landowner, the asking price for this property has decreased from \$1,500,000.00 to \$850,000.00. Due to the zoning and CAFRA regulations, the development potential of the property is limited. The Advisory Committee authorized staff to complete due diligence on the nomination which will assist appraisers in the future with receiving an accurate fair market value.

- Site Visit:
  - #772 Cedar Glen Lakes, Manchester Twp., 3.06 acres –

Mr. Avery recused himself from nomination #772 Cedar Glen Lakes, Manchester Twp., 3.06 acres due to a conflict of interest from a potential Pinelands Commission issue involving the adjacent property. Mr. Avery left the meeting room during this discussion.

Mr. Palmieri informed the Committee that a site visit was conducted on the property in early June. The property was located at the end of the Cedar Glen Lakes retirement community and was mostly wooded, with a long trail that ran through the middle of the property. The property is mostly encumbered by wetlands, leaving no development potential. The asking price was \$50,000.00 and it is assessed at \$102,000.00. The Advisory Committee saw the nomination as low priority and advised staff to move it to hold.

## **6. New Business**

- New Business:
  - #777 Cedar Glen Homes, Manchester Twp., 5.84 acres – This nomination located directly off of Route 571 has approximately 1800' of road frontage and is completely vacant. In 2007, Ocean County purchased the right of way on the property for \$70,000.00. Mr. Agliata informed the Committee that this property is located near the Ocean County landfill and that the property acquisition could serve as a beneficial buffer. The Advisory Committee advised staff to research the property further and check the original deeds for language of conservation. Staff will review and present the nomination again at a future meeting.
  - #778 Catharine Street – Cauley, Barnegat Twp., 2 acres – The next nomination is located in Barnegat Township off of Cloverdale Road located near the Cloverdale Farms County Park. The land is completely vacant and the asking price is \$40,000.00 and assessed at \$14,100.00. Ocean County owns two similar lots off of this street through the Natural Lands Trust Fund program. Mr. Mangum mentioned that acquiring these parcels is important to the County Parks Department. The Advisory Committee agreed and authorized staff to order one appraisal on the property.
  - #780 Merion Ave – Pine Beach Donation, Pine Beach Borough, 2.41 acres

Mr. McKeon recused himself from nomination #780 Merion Ave – Pine Beach Donation, Pine Beach Borough, 2.41 acres due to a conflict of

interest as the Chairman of the Pine Beach Environmental Commission. Mr. McKeon left the meeting room during this discussion.

Mr. Palmieri informed the Committee that Pine Beach Borough has submitted a property donation for inclusion into the Natural Lands Trust Fund program. The property was identified as a potential site for affordable housing, however the land has been enjoyed by the Pine Beach community for years and they were not in favor of the land being developed. The nomination is located adjacent to Pine Beach Elementary school. The Borough of Pine Beach introduced the ordinance of donation on June 23<sup>rd</sup> and will hold their second and final reading on July 9<sup>th</sup>. The Advisory Committee noted that they would take action on this nomination later on in the meeting.

## **7. Public Comment**

No comments were made by the public.

A **MOTION** was made by Mr. Mangum and seconded by Mr. Peterson to move into Closed Session at 6:09 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Peterson and seconded by Mr. Mangum to move back into Open Session at 6:21 p.m. All in favor, motion carried.

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

#745 Jake's Branch Ext., Berkeley Twp., 27.88 acres

A **MOTION** was made by Ms. Kuhn and seconded by Mr. McKeon to recommend to the Board of Commissioners the fee simple acquisition of the Jake's Branch Ext. property under the Ocean County Natural Lands Trust Fund, 27.88 acres in Berkeley Township for an amount not to exceed \$400,000.00. Roll was called, all in favor, motion carried.

#780 Merion Ave – Pine Beach Donation, Pine Beach Borough, 2.41 acres

A **MOTION** was made by Mr. Mangum and seconded by Ms. Kuhn to recommend acceptance of the donation to the Board of Commissioners of the Merion Ave – Pine Beach Donation property under the Ocean County Natural Lands Trust Fund, 2.41 acres in Pine Beach Borough. Roll was called, Mr. McKeon abstained, rest in favor, motion carried.

- 8. Adjournment:** A **MOTION** was made by Mr. McKeon and seconded by Mr. Peterson to adjourn the meeting at 6:24 p.m. All in favor, motion carried.
- 9. Next Meeting: July 23, 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