

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
February 25, 2026**

**Present:** David McKeon (Acting Chair), Lisa Hodgson, Greg Myhre, John Peterson, Jennifer Kuhn, & Michael Mangum

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

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes:** January 28, 2026

A **MOTION** was made by Mr. Mangum and seconded by Ms. Kuhn to approve the January 28, 2026 meeting minutes. Ms. Kuhn and Ms. Hodgson abstain, rest in favor, motion carried.

**4. Program Update:** 30,173.52 acres

• Closings:

○ #770 Roosevelt City – Twp Donation, Manchester Twp., 8.09 acres – The closing consists of 16 inholdings located in the Roosevelt City target area, donated to the County via Manchester Township. Manchester is also introducing a street vacation ordinance which will add approximately 200 acres to the County's open space inventory.

○ #780 Merion Ave – Twp Donation, Pine Beach Boro., 2.41 acres – Donated to Ocean County by Pine Beach Borough, the property was a potential destination for 9 housing units until the community advocated for its preservation.

**5. Old Business**

• Old Business:

○ #800 Harbor Court Peninsula, Berkeley Twp., 0.53 acres – Initially reviewed at January's meeting, the nomination consists of a three-story former group home. There was a fire caused by one of the residents that resulted in the closing of the home. The asking price is \$2,000,000 and it has an assessed value of \$627,300. The Advisory Committee suggested staff reach out to Berkeley Township to request a resolution of support for inclusion into the preservation program, as well as schedule a future site visit.

- #801 Georgetown Village, Lacey Twp., 2.79 acres – Lacey Township has submitted a resolution of support for Ocean County to preserve the property. It has all necessary approvals for a three-story residential building with 29 units. Staff have ordered appraisals on the nomination and will review the property at a future meeting in closed session.

## **6. New Business**

- **New Business:**

- #797 Structural Management – Oliverio, Lacey Twp., 2.47 acres – New nomination located in Lacey Township directly off Lacey Road. It is directly adjacent and surrounded by state owned land. It was rezoned from Pinelands Preserve to Village Residential, making it a conforming lot for residential development. The asking price is \$265,000 and has an assessed value of \$7,300. The Advisory Committee saw this property as a low priority due to its location and advised staff to move the nomination to hold.
- #798 Structural Management – Schoeneberg II, Lacey Twp., 0.40 acres – This new nomination is a vacant lot landlocked in between two residential dwellings in the Bamber Village area. The property owners have received a waiver of strict compliance from the Pinelands and intend on receiving a variance from the Township to explore the development possibilities. The asking price is \$165,000 and has an assessed value of \$10,300. Due to the property being vacant land in a residential neighborhood, the Advisory Committee saw the nomination as a low priority and advised staff to move the nomination to hold.
- #799 Brazinski, Jackson Twp., 3.22 acres – This is a 3+ acre lot in Jackson Township which currently has a single-family dwelling built on it. Due to the presence of wetlands and their associated buffers to the north of the parcel, it is assumed this property is already utilizing its highest and best use. It is in a conservation target area identified in The TPL Century Plan. The asking price is \$900,000 and has an assessed value of \$661,600. Ms. Kuhn expressed the possibility of Jackson's Open Space program potentially pursuing the nomination. The Advisory Committee agreed that it may be better suited for the Township's program and opted to hold off until Jackson has had their opportunity to review the nomination.
- #804 GLP – Kotran, Berkeley Twp., 0.19 acres – New nomination located in the Good Luck Point Target area. The property has a single-family dwelling and does not have direct water access. The County has purchased various parcels in the Good Luck Point area due to the neighborhood being prone to severe flooding. The owner's asking price is \$650,000 and assessed at \$205,600. Staff has ordered an appraisal on the property and will review the property at a future meeting in closed session.

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- #805 TR Ridgeway Branch – Wall, Manchester Twp., 5.77 acres – New nomination forwarded to the County by Manchester Township for consideration. It consists of agricultural land that is currently farmed by the owner for hay. The Township has indicated that they are in support of the acquisition and can provide a resolution upon request. The land is directly adjacent to County open space. The property is assessed as a QFarm at \$4,800 and the owner has an asking price of \$5,770,000. The Advisory Committee authorized staff to order consultant testing on the buildable capacity of the property to help provide future appraisers with a more accurate fair market value.

**7. Public Comment**

No comments were made by the public.

A **MOTION** was made by Ms. Kuhn and seconded by Mr. Mangum to move into Closed Session at 5:49 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Myhre and seconded by Mr. Mangum to move back into Open Session at 5:58 p.m. All in favor, motion carried.

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

#792 Channel Drive, Point Pleasant Beach Boro., 0.59 acres

A **MOTION** was made by Mr. Peterson and seconded by Mr. Myhre to recommend to the Board of Commissioners the fee simple acquisition of the Channel Drive property under the Ocean County Natural Lands Trust Fund, 0.59 acres in Point Pleasant Beach Borough for an amount not to exceed \$2,860,000.00. Roll was called, all in favor, motion carried.

- 8. Adjournment:** A **MOTION** was made by Ms. Kuhn and seconded by Ms. Hodgson to adjourn the meeting at 6:00 p.m. All in favor, motion carried.

- 9. Next Meeting: April 22, 2026 at 5:30PM**

Respectfully Submitted,



Chris Palmieri  
Assistant Administrative Analyst