

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
May 20, 2026**

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

Also present at the meeting were: Laura Benson (County Counsel), Anthony Agliata (OCPD), Tom Thorsen (OCPD), Tim Gleason (OCPD), & Chris Palmieri (OCPD).

1. Call to Order

2. Roll Call

3. Approval of Minutes: April 22, 2026

A **MOTION** was made by Mr. Fox and seconded by Mr. Mangum to approve the April 22, 2026 meeting minutes. Mr. McKeon & Ms. Hodgson abstained, rest in favor, motion carried.

4. Program Update: 30,483.87 acres

- Closings:
 - #778 Cloverdale Road – Cauley, Barnegat Twp., 2 acres – This closing is a 2 acre lot located off a dirt road adjacent to Cloverdale County Park. Staff has targeted these parcels in the immediate area for mitigation purposes. This brings the total preserved acreage to 30,483.87 acres.

5. New Business

- New Business:
 - #809 Tuckerton Lake – Gray, Little Egg Harbor Twp., 1.61 acres – New nomination located adjacent to the Tuckerton Lake Natural Lands preserve. The property is mainly covered in wetlands with minimal access from Nugentown Road. The asking price is \$64,000.00 and assessed at \$75,400.00. Due to the property's characteristics, the Advisory Committee advised staff to gauge the property owner's interest in donating the property to the Natural Lands inventory.
 - #810 Beach Haven Auto, Beach Haven Boro., 0.33 acres – New nomination located on North Bay Avenue in Beach Haven Borough. The land has a structure located on it which was formerly utilized as a mechanic shop. The site was originally designated for redevelopment, however the property owners have since challenged the redesignation and succeeded. There were previous issues of soil contamination on the property, which has since been remediated and is currently going through the required 2 years of monitoring by the NJDEP. The monitoring is expected to be completed by April of 2027. There are currently no Natural

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Lands preserves located in the Borough of Beach Haven. The asking price is \$3,400,000.00 and assessed at \$1,138,100.00. The Advisory Committee authorized staff to order one appraisal on the nomination.

6. Public Comment

No comments were made by the public.

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

A **MOTION** was made by Mr. Fox and seconded by Mr. Mangum to move back into Open Session at 5:56 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.

#801 Georgetown Village, Lacey Twp., 2.79 acres

A **MOTION** was made by Mr. McKeon and seconded by Mr. Fox to recommend to the Board of Commissioners the fee simple acquisition of the Georgetown Village property under the Ocean County Natural Lands Trust Fund, 2.79 acres in Lacey Township for an amount not to exceed \$1,740,000.00. Roll was called, all in favor, motion carried.

#777 Cedar Glen Homes, Manchester Twp., 5.84 acres

A **MOTION** was made by Mr. Mangum and seconded by Mr. Fox to recommend to the Board of Commissioners the fee simple acquisition of the Cedar Glen Homes property under the Ocean County Natural Lands Trust Fund, 5.84 acres in Manchester Township for an amount not to exceed \$640,000.00. Roll was called, all in favor, motion carried.

7. Adjournment: A **MOTION** was made by Mr. Fox and seconded by Mr. Mangum to adjourn the meeting at 5:59 p.m. All in favor, motion carried.

8. Next Meeting: June 24, 2026 at 5:30PM

Respectfully Submitted,



Chris Palmieri
Assistant Administrative Analyst