Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
September 23, 2026

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

Also present at the meeting were: Frank Sadeghi (Commissioner, NLT Laision), Robert Arace (Commissioner, NLT Laision), 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:** August 26, 2026

   A **MOTION** was made by Ms. Hodgson and seconded by Mr. Mangum to approve the August 26, 2026 meeting minutes. All in favor, motion carried.

4. **Program Update:** 30,544.64 acres

   - Closings:
     - #792 Channel Drive, Point Pleasant Beach Boro., 0.59 acres – Closing located directly off Channel Drive with waterfront access across from Gull Island. This nomination is the first Natural Lands acquisition located in the Borough of Point Pleasant Beach.

5. Old Business
   - Old Business:
     - #817 Florence T. Allen Ext. III, Berkeley Twp., 3.56 acres – Previously reviewed at August's Advisory Committee meeting, staff was instructed to speak to the Township on whether they would be in support of the County purchasing the property for preservation under the Natural Lands Trust Fund. The Township informed staff that they would be in support of the County acquiring the property for inclusion into the preservation program. The asking price is $4,000,000 and assessed at $710,000. The Advisory Committee authorized staff to order two (2) appraisals.

6. **New Business**
   - New Nominations:
     - #820 Atlantic Donation, Toms River Twp., 1.20 acres – New nomination located behind a shopping complex nearby a water tower. The property owner has submitted the nomination as a donation. The Advisory

Committee deemed the property low interest and advised staff to forward the nomination to Toms River Township for consideration. Move to hold.

- #821 Roosevelt City – Fiorillo, Manchester Twp., 1.72 acres – Vacant lots located in the Roosevelt City Target area. The nomination is located on a paper street with no access. The asking price is $30,000 and assessed at $6,800. The Advisory Committee authorized staff to make an offer to the landowner based on the assessed value of the property.

- #822 Fischer Preserve, Manchester Twp., 22.50 acres – Nomination is a land locked parcel that is surrounded by the Brendan T. Byrne State Forest. After the nomination was received, staff forwarded the nomination to the Green Acres program for consideration. The Advisory Committee agreed that the acquisition would be better suited with the State and advised staff to move the property to hold.

7. **Public Comment**

No comments were made by the public.

A **MOTION** was made by Mr. Mangum and seconded by Ms. Hodgson to move into Closed Session at 5:51 p.m. All in favor, motion carried.

A **MOTION** was made by Ms. Hodgson and seconded by Mr. Mangum to move back into Open Session at 5:55 p.m. All in favor, motion carried.

Mr. McKeon stated that in closed session one nomination was discussed. There are no nominations that the Committee will take action on.

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

9. **Next Meeting: October 28, 2026 at 5:30PM**

Respectfully Submitted,

Chris Palmieri
Assistant Administrative Analyst