

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
September 28, 2022**

**Present:** David McKeon (Vice Chair), John Bacchione, William Fox, Lisa Hodgson, Terry O'Leary, & John Peterson

**Absent:** Alan Avery, Martin Flemming III, Greg Myhre

Also Present at the meeting were: Mathew Thompson (County Counsel), Tom Thorsen (OCPD), Mark Villinger (OCPD), Dan Sindoni (OCPD), Nicole Leaf (OCPD), Britta Forsberg (Save Barnegat Bay) & William Wells (Public).

In compliance with the Open Public Meetings Act, Mr. McKeon called the meeting to order at 5:30 p.m.

**1. Call to Order**

**2. Oath of Office**

- Mr. Thompson administered the Oath of Office for new member John Peterson.

**3. Roll Call**

**4. Approval of Minutes**

- August 24, 2022

A **MOTION** was made by Mr. Fox and Seconded by Mr. Bacchione to approve the August 24, 2022 meeting minutes. Roll was called, all in favor Mr. Peterson abstained, motioned carried.

- 5. NLT Program Update:** 26,354.32 acres – Mr. Sindoni told the Committee that we have closed on the Jeffreys Creek – Ivy property in Berkeley Township adding to the Jeffreys Creek Project Area. Mr. Sindoni also informed the Committee that the Mill Creek Headwaters – A.B. Reality property in Berkeley Township closed. This property is the first privately held acquisition in the area. Mr. McKeon reminded the Committee that Berkeley Township intends to donate a number of properties within the area as well. Mr. Sindoni told the Committee the Progress Place property as closed. It is located within the West Turkey Swap Preserve near the County border. This brings our NLT total preserved acres to 26,354.32.

**6. Old Business**

Little Egg Harbor Land Swap: Mr. Sindoni informed the Committee that public notice signs have been posted out on the Playhouse Drive Property and on Radio Road. The County is in the process of a proposed exchange of publicly owned property with the Township. The County would exchange its' Playhouse Drive and Extension properties for Township parcels of land off Radio Road, near Tip Seaman Park, and the NLT Oasis

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Estates property. The values of the proposed properties being exchanged have been evaluated by County appraisers and are nearly equal in value. All properties are open space, but not all parcels are listed on the ROSI. One of the parcels the Township is exchanging to the County would be added to the Ocean County ROSI list, increasing the overall preserved acreage in the County. The public hearing on the proposed transfer is to be held on October 20<sup>th</sup> in Little Egg Harbor at 6PM. A second hearing will be held at the Ocean County Engineering Conference Room at 129 Hooper Avenue on November 3<sup>rd</sup> at 6PM.

**7. New Business**

- **New Nominations:**
  - #664 Wrangle Brook Rd. Stavola, Manchester Twp., 41.22 acres – Mr. Sindoni told the Committee that this property is located off Wrangle Brook Road in Manchester Township just north of Roosevelt City. It is adjacent to NJDEP owned open space. The zoning of the property is FA sending area and has no reported wetlands on the property according to mapping. The asking price for the property is \$206,100.00. Mr. Villinger informed the Committee that this property has been previously referred to the State in the past, however the owners have not been able to reach an agreement with the NJDEP. The Committee authorized staff to perform a site inspection of the property.
  - #665 Mill Creek Headwaters – FA Investments, Berkeley Twp., 1.55 acres – Mr. Sindoni informed the Committee that this property is located in the Mill Creek Headwaters Project Area with frontage on Grand Central Parkway. The asking price for the property is \$89,000.00. Staff has already ordered an appraisal of the property. Mr. McKeon recommended that staff contact the Engineering Department whether a drainage easement is needed on site as it is a low point along the road.
  - #667 Structural Management – Schoenberg, Lacey Twp., 1.75 acres – Mr. Sindoni told the Committee that this nomination is located off of Dover Road in Lacey Township west of Bamber Lake within the Structural Management Project Area. Acquisition would support eventual street vacation in the immediate area. The asking price of the property is \$250,000.00. The Committee authorized staff to perform a site inspection of the property.
  - #668 Florence T. Allen Ext. II, Berkeley Twp., 25 acres – Mr. Sindoni informed the Committee that this property is located off of Atlantic City Boulevard in Berkeley Township. Adjacent to Township owned land, it is also located next to the NE Mall property currently approved for acquisition under the Natural Lands Trust Program. The property has been subdivided into three lots. The owners have yet to provide an asking price as they are waiting for their own appraisal to be completed. The Committee advised staff to wait for the asking

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price on the property to be returned before considering a site inspection or taking action.

- #382 TR Ridgeway VI, Manchester Twp., 3.80 acres – Mr. Sindoni informed the committee that this property is an old application resubmitted by a new owner. The property is located between current Parks and NLT property and has frontage on South Hope Chapel Road. The property has been submitted to the Parks Department, which has authorized their own appraisal that they will share with Planning Staff upon receipt. The asking price of the property is \$1,000,000.00. Mr. O’Leary commented on the environmental sensitivity of the area as the property is known to have important and endangered species on site. Mr. McKeon suggested that staff wait for the Parks Department to share their appraisal value before moving forward with our own appraisal process.
- #669 Whitesville TR Corridor – Adams, Jackson Twp., 3 acres – Mr. Sindoni informed the Committee that this property is located in Whitesville Road in Jackson Township. The property has 3 former cranberry packing buildings on the site and is adjacent to NLT open space and a Tributary of the Toms River. Mr. O’Leary mentions that this location is one of the sites where Trout Unlimited restocks the Toms River. The asking price of the property is \$599,000.00. Appraisals have been ordered by Staff. The Committee asked Staff to complete a site inspection.
- Site Inspections (PowerPoint Presentation)
  - #660 Cannon Blvd., Jackson Twp., 2.95 acres – Mr. Sindoni told the Committee that this property is located next to the Maple Lake Campground in Jackson Township. The property was mostly thick, high brush and was difficult to access. The asking price for the property is \$200,000.00. The Committee advised Staff to send a letter of no interest to the property owner.
  - #661 Ridge Ave, Jackson Twp., 20.00 acres – Mr. Sindoni informed the Committee that this property upon inspection was very open with established trails, well-spaced pines and forest. ATV traffic was present, but not detrimental to the majority of the site. Staff had already ordered appraisals for the property.
  - #662 Wells Estate, Brick Twp., 2.33 acres – Mr. Sindoni informed the Committee that Staff met with the property owner and realtor to walk the site. The property has unique history and environmental attributes. Mr. McKeon voiced concerns of the location of the property in a developed neighborhood.

The property owner, Mr. Wells, was in attendance. Mr. McKeon asked if Mr. Wells wished to provide any additional comment on their application.

Mr. William Wells (Public) commented on item #662 and noted the important history of the house and detailed some of the history of the house. The property was originally part of a 40-acre family farm that had been with the family for 80 years. The property previously included the lot to the east of the property which is the east most point of "Turkey Point." Mr. Wells mentioned that he has not heard anything from the Town regarding their interest in purchasing the property, but has given preliminary approval on a three lot subdivision that would require a variance on frontage. The subdivision would include the house being torn down.

Mr. Villinger noted that the property may be better suited for local acquisition. The Committee recommended that Staff contact the Township to revisit the potential of the Town reviewing the application.

- #663 Wilbur Ave, Manchester Twp., 10.43 acres – Mr. Sindoni told the Committee that this property was forwarded by the Town and is located on Wilbur Avenue close to Renaissance Development. The property has a small basin or pond located on the north portion of the site with some cattails and phragmites. The south portion of the site on the other side of Wilbur Avenue is forested. Staff has ordered an appraisal for the property. The Committee requested that Staff investigate the pond/basin to determine whether it is part of the development.

#### **8. Public Comment**

- No additional comments were made by the public.

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

A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to move back into Open Session at 6:15 p.m. All in favor, motion carried.

Mr. McKeon stated that in closed session a number of nominations were discussed. There are two items that will have action taken:

Mill Creek Headwaters – Brookside Point LLC, Berkeley Township. A **MOTION** was made by Mr. O'Leary and seconded by Mr. Fox to recommend to the Board of Commissioners in an amount not to exceed \$3,000.00. Roll was called, all in favor, motion carried.

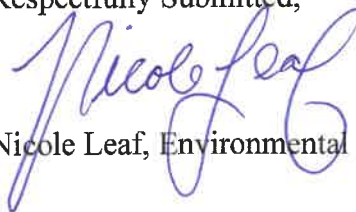
Mill Creek Headwaters – Weber, Berkeley Township. A **MOTION** was made by Mr. O'Leary and seconded by Mr. Fox to recommend to the Board of Commissioners in an amount not to exceed \$3,000.00. Roll was called, all in favor, motion carried.

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**Adjournment:** A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to adjourn the meeting at 6:21 p.m. All in favor, motion carried.

**Next Meeting: TENTATIVELY October 26, 2022 at 5:30PM**

Respectfully Submitted,



Nicole Leaf, Environmental Specialist