

Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
January 27, 2021

Present: Alan Avery, Ron Dancer, David McKeon, Greg Myhre, Terry O’Leary, John Bacchione and Martin Flemming III

Absent: William Fox and John Wnek

Also present at the meeting were: Commissioner Virginia E. Haines, Anthony Agliata (OCPD), Mark Villinger (OCPD), Nicole Leaf (OCPD), Geoffrey Lohmeyer (OC Parks), Laura Benson (County Counsel), Karen Argenti (Save Barnegat Bay – Public), Greg Socha (TPL – Public)

1. In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 10:00 a.m.
2. Roll Call
3. Approval of the Minutes – November 19, 2020

A MOTION was made by Mr. McKeon and seconded by Mr. Bacchione to approve the November 19, 2020 minutes. Roll was called. All in favor, motion carried.

4. Program Update
Closings:

- #438 Wagner, Barnegat Twp., 76.15 acres
- #539 GLP – Beach, Berkeley Twp., 0.50 acres
- #549 GLP – Bednarczyk, Berkeley Twp., 0.14 acres
- #562 Cedar Grove, Toms River Twp., 5.34 acres
- #563 GLP – Blomquist, Berkeley Twp., 0.45 acres

Open Space Plan: Adopted mid-December by the Ocean County Board of Chosen Freeholders

The total of preserved acres under the Natural Lands Program is 25,985.16 acres.

5. Old Business:

#178 Gilbert, Brick Twp., 8.75 acres

Mr. Villinger advised this is a partnership proposal with TPL. Greg Socha from TPL is present at the meeting. Mr. Socha gave a presentation on the property. The total purchase price is \$1,250,000. The Township of Brick will contribute \$400,000, TPL will contribute \$250,000 and they are requesting the remaining \$600,000 come from the Natural Lands Trust Fund. The Township of Brick would maintain the property. TPL is awaiting appraisals to confirm the amounts and would return to review with the Committee.

#519 Route 9 Stafford VI (Labiak) Stafford Twp., 1.20 acres

Mr. Villinger advised the property is currently under contract for a private sale. This nomination will be moved to hold.

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Route 9 Stafford VII, Stafford Twp., 0.83 acres

Mr. Villinger advised this property was contingent on the results of #519 investigation. This property will also be moved to hold.

#573 Hickory Lane LLC, Berkeley Twp., 10.01 acres

Mr. Villinger advised the Phase I Environmental Assessment has been completed. There are four areas of concern related to soil mounding and potential septic systems that will need additional investigation. A Department of Environmental Protection no further action letter for the remediation of contamination has been supplied and the Township is in favor of acquisition. The Committee advises Staff to move this property to hold, Mr. Avery will review the environmental assessment.

#582 Colliers Mills Inholding, Jackson Twp., 16.70 acres

Mr. Villinger advised this property was sent to Green Acres to inquire State interest. The State has expressed interest but would require structures to be demolished. The Township is interested in partnering on this acquisition. Jackson Township will demolish the property if Ocean County were to acquire. Staff has ordered an appraisal.

#583 Northeast Mall Donation, Berkeley Twp., 0.45 acres

Mr. Villinger advised this property is a donation. Staff and Committee Members completed a site inspection. Results of the site inspection were shown via PowerPoint. Since the donation is contingent upon a development approval, the Committee decided to hold further action.

6. New Business:

New Nominations:

#461 GLP – Voss, T., Berkeley Twp., 0.24 acres

Mr. Villinger advised this is a renewed application with additional lots. The property is located on Dorrance Drive in the Good Luck Point project area, Berkeley Township. All lots are vacant. The asking price is \$150,000. The Committee advises Staff to order an appraisal.

#585 S. Metedeconk – Frank Properties, Jackson Twp., 52.61 acres

Mr. Villinger advised this property mostly wetlands behind a road frontage lot. The property is located off Frank Applegate Road in Jackson Township. The asking price is \$2,367,000. The Committee advises Staff to approach the owner about including the front lot in the application.

#586 Osprey Pointe, Brick Twp., 13.27 acres

The property is located in Brick Township and is approved for 24 development. Mr. Villinger advised Staff has received the appraisal reports and will be discussed in closed session.

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#588 Hall-Wells Mills, Ocean Twp., 1.72 acres

The property is an inholding in the Wells Mills project area off of Wells Mills Road. The Committee advised Staff to Order one appraisal.

#589 Lyons Ave – Austin, Berkeley Twp., 0.17 acres

Mr. Villinger advised the asking price is \$7,600. This property is located in a sending zone of the Township's Transfer of Development Rights Program (TDR), adjacent to the NLT – NJ Pulverizing tract. The Committee advises Staff to speak with the township about their TDR.

7. Public Comment

8. The secretary read the resolution to enter into Closed Session.

MOTION was made by Mr. McKeon and seconded by Mr. Flemming to move into Closed Session at 10:59 a.m. All in favor, motion carried.

MOTION was made by Mr. Flemming and seconded by Mr. Bacchione to move back into Open Session at 11:17 a.m. All in favor, motion carried.

Mr. Avery advised that in Closed Session seven nominations were discussed. Action will be taken on one item.

#581 Cedar Branch II, Jackson Twp., 8.62 acres

MOTION was made by Mr. Flemming and seconded by Mr. McKeon to recommend to the Board of Commissioners in an amount not to exceed \$70,000.00. Roll was called. All in favor, motion carried.

MOTION was made by Mr. Flemming and seconded by Mr. McKeon to adjourn the meeting at 11:20am. The next NLTF meeting is tentatively scheduled for February 24, 2021 at 10:00am via Webex.

Respectfully submitted,



Kayla J. Kubiell, Committee Secretary