

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
January 27, 2022**

Present: Alan Avery (Chair), Ronald Dancer (Vice Chair), John Bacchione, Lisa Hodgson, David McKeon, Greg Myhre, Terry O’Leary, Martin Flemming III

Absent: William Fox.

Also present at the meeting were: Virginia E. Haines (OCBC), Mark Villinger (OCPD), Daniel Sindoni (OCPD), Thomas Thorsen (OCPD), Nicole Leaf (OCPD), Geoffrey Lohmeyer (OCPR), Laura Benson (County Counsel).

1. In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 5:33 p.m.
2. **Roll Call**
3. **Approval of Minutes:** December Minute will be reviewed for approval during next Februarys Advisory Committee Meeting.
1. **NLT Program Update:** 26,326.30 acres
 - Closings:
 - #573 Hickory Lane, Berkeley Twp, 10.01 acres – Mr. Villinger advised that we recently closed on the 10 acre property located on Hickory Lane adjacent to the County’s “NJ Pulverizing” and “Berk-Lee-Acres” inholdings.
 - FPP: Hankins Farm, Toms River – Mr. Villinger informed that this is a property nominated into our Farmland Preservation Program utilizing funds from the Natural Lands Trust. The parcel is located on Brookside Drive in Toms River and is now permanently preserved as farmland
2. **Old Business**
 - Site Inspections**
 - #524 Messec – Tip Seaman Ext, LEHT – Mr. Villinger advised the owner is proposing to redraw the two lot lines via subdivision and nominate the larger portion to the Natural Lands Program. Staff informed the committee that the property was small in size and contained a considerable amount of garbage and landscape waste. The lake frontage is densely packed with vegetation making direct access to the water difficult but a small path most likely used for fishing. Mr. Avery noted that recreational value of the property may be limited. The property would be beneficial by providing a buffer to the adjacent County Park. Mr. McKeon had concerns regarding the limited development potential on the property. Staff was advised to

contact the property owner regarding the high asking price. If the owner gives a more reasonable asking price, staff will order one appraisal.

- #611 Colliers Mills Extension II, Plumsted Twp. – Staff advised that the property is located just north of the New Egypt Speedway in Plumsted Township. The property owner proposed to subdivide 3.5 acres off the parcel to retain a home site. There is direct access to the property off Route 539. The property featured a trail and had some heavy sections of mountain laurel and mature trees. There appears to be ORV activity. Staff was advised to order appraisals.
- #621 Golden Holdings – Eagleswood, Eagleswood Twp., 80.00 acres – Mr. Villinger advised that we received word from the Town that they do not support the acquisition. Property will be moved to hold and owner will be notified.

3. New Business

- New nominations:
 - #228 Run Creek, Tuckerton Boro., 39.59 acres – Mr. Villinger advised that this property is located on Route 9 adjacent to Borough property and backs up to the Forsythe Wildlife Refuge. Asking price of \$3,000,000.00. The property was nominated years ago but did not make it through the acquisition process. Mr. Villinger would like to talk to the property owner in regards to the asking price. Mr. McKeon would like staff to schedule site inspections. Mr. Avery asked if there were any comparable appraisal values that we received in the same area. Staff will schedule site inspections.
 - #624 Perlberg, Pine Beach Boro., 0.42 acres – Mr. Villinger advised that he spoke to the property owner in regards to interest and recommends forwarding the nomination to the town. The property is small and completely surrounded by residential housing. Staff will forward to the town.
 - #625 Puglisi, Jackson Twp., 11.79 acres – Mr. Villinger informed that the property is just under 12 acres on the corner of Whitesville Road and East Veterans Highway. The Dove Mill Branch in Toms River flows through the property which adds environmental value. Staff was advised to schedule a site inspection.
 - #626 Main Street – Tuckerton Boro., 48.21 acres – Mr. Villinger advised this a new nomination just south of the “Run Creek” nomination. The property includes frontage on route 9 and backs up to U.S. Fish & Wildlife property. Mr. Villinger suggests we do site inspections on both LEHT nominations and speak to the town regarding support. The Committee agreed.
 - #627 Manasquan Inlet – Loughran, Point Pleasant Beach Boro., 0.17 acres – Mr. Villinger informed that this property came in as three separate applications under the same ownership and submitted by the town. The owner

Ocean County Natural Lands Trust
Advisory Committee Meeting
January 27, 2021
Page 3 of 6

has filed for chapter 11 bankruptcy and the Town are requesting a partnership with the County. The property is set for auction in the near future. County Counsel suggests to do some further investigating into the chapter 11. Mayor Kanitra joined the meeting and noted the rarity of the site, along with the potential for passive recreation upon preservation. He informed that the town would like to keep the site as natural.

- #628 Inland Road Marsh, Lacey Twp., 70.44 acres – Mr. Villinger informed that because this nomination is owned by a public agency (Lacey Township) we cannot pursue it. Mr. McKeon noted that this was a prior application to the NLT program which we did not pursue. Staff will share with other agencies that may be able to pursue.
- FPP: Creekside Development Corp, Plumsted Twp. – Mr. Villinger advised that this is a Farmland Application but that the owner is seeking direct acquisition by the County. The property owner plans to subdivide 13 acres of the property and keep his fabrication business. The remaining 47.05 acres back up to multiple County preserved farms and would be preserved as a farm upon acquisition. Mr. Dancer noted that this would be a good addition to the program because of the increasing development pressure in the area. Appraisals have been ordered.

4. Public Comment

- Ms. Britta Forsberg with Save Barnegat Bay, commented on application #627 and noted the importance of having small “pocket parks” that provide the community with passive recreation opportunities and public waterfront access which isn’t always affordable. She also advised that Save Barnegat Bay supports the acquisition.

A **MOTION** was made by Mr. McKeon and seconded by Mr. Bacchione to move into Closed Session at 6:22 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Bacchione and seconded by Mr. McKeon to move back into Open Session at 6:43 p.m. All in favor, motion carried.

Mr. Avery stated that in closed session a number of nominations were discussed. Three items will have action taken:

#605 Ridgeway Rd. River Corridor I, Toms River Twp., 1.33 acres. A **MOTION** was made by Mr. Bacchione and seconded by Mr. Dancer recommend to the Board of Commissioners in an amount not to exceed \$850,000.00. Roll was called. All in favor, motion carried.

**Ocean County Natural Lands Trust
Advisory Committee Meeting
January 27, 2021
Page 4 of 6**

#606 Ridgeway Rd. River Corridor II, Toms River Twp., 1.85 acres. A **MOTION** was made by Mr. Bacchione and seconded by Mr. McKeon recommend to the Board of Commissioners in an amount not to exceed \$775,000.00. Roll was called. All in favor, motion carried.

#610 Osborne Island North, LEHT, 31.71 acres. A **MOTION** was made by Mr. Bacchione and seconded by Mr. McKeon recommend to the Board of Commissioners in an amount not to exceed \$350,000.00. Roll was called. All in favor, motion carried

5. Meeting Schedule – An updated meeting schedule has been posted on the Planning Department website and advertised via public notice.
6. **Adjournment** A **MOTION** was made by Mr. Bacchione and seconded by Mr. McKeon to adjourn the meeting at 6:46 p.m. All in favor, motion carried.

Next Meeting: February 23, 2022 at 5:30PM

Respectfully submitted,



Daniel Sindoni, Planner Trainee