

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
May 25, 2022**

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

Also Present at the meeting were: Laura Benson (County Counsel), Tom Thorsen (OCPD), Mark Villinger (OCPD), Dan Sindoni (OCPD) & Timothy Gleason (OCPD).

In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 5:32 p.m.

**1. Roll Call**

**2. Approval of Minutes**

- April 27, 2022 – Mr. Villinger noted a correction to the minutes to remove a duplicate entry for item #630 GLP-Sloan, Berkeley Twp., 0.11 acres.

A **MOTION** was made by John Bacchione and Seconded by Mr. McKeon to approve the corrected April 27, 2022 meeting minutes. Roll was called, all in favor, motioned carried.

**3. NLT Program Update: 26,345.37 acres**

- Closings – Mr. Villinger told the Committee that there have been no NLT closings over the past month. The Fleischer Farm, acquired in fee simple for the Farmland Preservation Program has been sold, and the approximate \$1.1 Million dollars associated with the sale will be reimbursed back into the Natural Lands Fund Trust Account. The farm will remain permanently preserved.

**4. Old Business**

- Playhouse Drive – Mr. Villinger reminded the Committee that the Township of Little Egg Harbor has approached the County about a potential land swap for our Playhouse Drive property. This was discussed in closed session in October 2021 and is being brought up today to ratify that discussion in open session. The County received appraisals on the lots to be included in the exchange and the values are almost identical. Mr. Avery mentioned that this would be beneficial to the County because of the management difficulties. The Committee agreed, and advised that staff pursue the land swap with the Township of Little Egg Harbor.

**5. New Business**

- New nominations:
  - #649 Freehold Rd. South Ext., Jackson Twp., 19.33 acres – Mr. Sindoni advised that this is a new nomination just south of the former Freehold Road South nomination which has recently sold privately. Mr. Villinger mentioned that there are two structures on site that would be removed upon acquisition. Staff were advised to perform a site inspection and to reach out to the new owners of the Freehold Road South property and see if they are interested.
- Site Inspections: (Powerpoint)
  - #633 Topczewski, Toms River Twp., 1.03 acres –Mr. Sindoni informed the Committee that this property was downward sloped and contained a lot of thick shrubbery. The property was completely forested and had wetlands at the back of the site that could connect to a nearby pond. The property was also very clean. Staff were advised to order appraisals.

\*Mr Flemming entered the meeting at 6:00pm

- #644 Brick Airport Tract Ext., Brick Twp., 4.60 acres - Mr. Sindoni advised that this was another small property adjacent to our Brick Airport Tract. The property is surrounded by Township owned land and had established trails running adjacent to the property boundary along Evelyn Ct. There was also an apparent drainage route that goes through the center of the property. Vegetated mounds of soil were also observed on site. Mr. McKeon asked if staff could look at old aerials and DEP historic fill data of the property and to research the conservation easement on the property. Staff were authorized to order appraisals and will also check for any drainage easements.
- ##626 Main St. Tuckerton, Tuckerton Twp., 48.21 acres – Mr. Sindoni informed the Committee that this was an older nomination that we just received a resolution of support for. The property was inspected back in February and features a large network of trails, cedar forests and views of the salt marsh as you get closer to the back. Staff were authorized to order appraisals.

**6. Public Comment**

- No members of the public were present for this meeting.

A **MOTION** was made by John Bacchione and seconded by Mr. Dancer to move into Closed Session at 6:06 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 6:16 p.m. All in favor, motion carried.

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

#632 GLP–Chirichello, Berkeley Twp., 0.25 acres. A **MOTION** was made by Mr. Flemming and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$165,000.00. Roll was called. All in favor, motion carried.

Mill Creek Headwaters Project Area, Knapp, 0.1722 acres. A **MOTION** was made by Mr. McKeon and seconded by Mr. Dancer to recommend to the Board of Commissioners in an amount not to exceed \$9,000.00. Roll was called. All in favor, motion carried.

**Adjournment:** A **MOTION** was made by Mr. Bacchione and seconded by Mr. McKeon to adjourn the meeting at 6:20 p.m. All in favor, motion carried.

**Next Meeting: June 22, 2022 at 5:30PM**

Respectfully Submitted,

  
Dan Sindoni, Planner Trainee