

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
June 26, 2024**

Present: Alan Avery (Chair), William Fox, Lisa Hodgson, John Bacchione, John Peterson, Greg Myhre (Virtual) & Michael Mangum.

Also present at the meeting were: Virginia E. Haines (Commissioner, NLT Liaison), Laura Benson (County Counsel), Anthony Agliata (OCPD), Robert Kuhne (OCSWM), Chris Palmieri (OCPD), Tom Thorsen (OCPD), Larisa Paxton (OCPD), Tim Gleason (OCPD), Lea Vasilakis (OCPD), Jennifer Morganti (OCPD), George Gilmore (Public), Martin Lynch (Public), Mayor Robert Arace (Manchester), Administrator Carl Block (Manchester).

1. Call to Order

2. Roll Call

3. Approval of Minutes: May 22, 2024

A **MOTION** was made by Mr. Bacchione and seconded by Mr. Fox to approve the May 22, 2024 meeting minutes. All in favor, motion carried.

4. Program Update: 29,941.26 acres

- Mr. Palmieri informed the Committee that there were no closings on properties for the month of June.

5. Old Business

- Old Business:
 - #736 Dry Branch – Gerath, Stafford Twp., 1.06 acres – Mr. Avery informed the Committee that this property is being donated to the Natural Lands Trust Fund. Mr. Palmieri noted that Stafford Township has already submitted a resolution of support for preservation of the property.

A **MOTION** was made by Mr. Mangum and seconded by Mr. Peterson to recommend acceptance of the donation to the Board of Commissioners. Roll was called, all in favor, motion carried.

- #734 Pine Lake Park – Correia, Manchester Twp., 0.27 acres – The Advisory Committee advised staff that this application will be heard at next month's meeting.
- #687 Country Lane – Jones, Ocean Twp., 0.88 acres – The Advisory Committee advised staff that this application will be heard at next month's meeting.
- #715 LightHouse Drive – Mickelsen, Ocean Twp., 0.13 acres – Mr. Avery noted that this nomination was momentarily put aside to gather outreach

on surrounding lots. As of this time, two new nominations within the area have been submitted for review under the Natural Lands Trust Fund Program. The Advisory Committee advised staff to order appraisals on the property once township support has been received for all adjacent properties.

- New Applications:
 - #737 LightHouse Drive – Souagui, Ocean Twp., 0.23 acres – Mr. Palmieri informed the Committee that this property is directly adjacent to application #715. The asking price is \$30,000 and it is assessed at \$5,000. The Advisory Committee advised staff to obtain township approval for the property inclusion into the preservation program before moving forward.
 - #739 LightHouse Drive – Patel, Ocean Twp., 2.89 acres – Mr. Palmieri informed the Committee that this property is also in the LightHouse Drive acquisition area. The asking price is \$225,000 and it is assessed at \$116,100. The Advisory Committee advised staff to obtain township approval for the property inclusion into the preservation program before moving forward.
 - #742 Holgate Marsh, Long Beach Twp., 23 acres – Mr. Palmieri informed the Committee that this property in Long Beach Township is 23 acres and has riparian grant rights included with the property. The property owner is currently working on getting an updated LOI from the State. Two surrounding neighbors of the property would like to see the property preserved and have agreed to contribute in the funding of the purchase. Long Beach Township also confirmed that they would contribute an amount depending on what the property appraises at. The asking price is \$10,000,000 and it is assessed at \$151,800. The Advisory Committee advised staff to order an appraisal on the property.

6. Public Comment

No comments were made by the public.

A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to move into Closed Session at 5:34 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Bacchione and seconded by Mr. Mangum to move back into Open Session at 5:46 p.m. All in favor, motion carried.

Mr. Avery stated that in closed session two nominations were discussed. There is one nomination that the Committee will take action on.

Ocean County Natural Lands Trust
Advisory Committee Meeting
June 26, 2024
Page 3 of 4

TR Ridgeway Branch North, Manchester Twp., 89.57 acres

A **MOTION** was made by Mr. Peterson and seconded by Mr. Fox to recommend to the Board of Commissioners in an amount not to exceed \$20,500,000. Roll was called, all in favor, motion carried.

7. **Adjournment:** A **MOTION** was made by Mr. Mangum and seconded by Mr. Peterson to adjourn the meeting at 5:48 p.m. All in favor, motion carried.

8. **Next Meeting: July 24 at 5:30PM**

Respectfully Submitted,



Chris Palmieri, Program Aide