

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
November 30, 2022**

Present: David McKeon (Vice Chair), John Bacchione, Lisa Hodgson, Greg Myhre, & Terry O'Leary

Absent: Alan Avery, Martin Flemming III, William Fox, John Peterson

Also Present at the meeting were: Commissioner Virginia E. Haines, Laura Benson (County Counsel), Tom Thorsen (OCPD), Mark Villinger (OCPD), Dan Sindoni (OCPD), Nicole Leaf (OCPD), Geoffrey Lohmeyer (OCPR), John Camera (Berkley Township) and Jim Oris (Berkeley Township).

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. **Roll Call**
3. **Approval of Minutes**
September 28, 2022

A **MOTION** was made by Mr. Bacchione and seconded by Ms. Hodgson to approve the September 28, 2022 meeting minutes. Roll was called, all in favor, motioned carried.

4. **NLT Program Update:** 26,382.99 acres
Little Egg Harbor Township Land Swap Update: Mr. Sindoni told the Committee that we have completed the two required public hearings, and the public comment period has ended for the Little Egg Harbor Township Land Swap which includes trading our Playhouse Drive site for Township owned lots. The exchanged will result in a net increase in preserved open space. Per the County Lands and Buildings Act, the closing can occur 90 days from the last hearing. Additional requirements will need to be met for NJDEP Green Acres.

Mr. Sindoni also informed the Committee that the County closed on a number of properties:
#605 Ridgeway Road River Corridor I, Toms River Twp., 1.33 acres

The property has immediate access to the river. The adjacent property will close in early 2023.

#599 Crosswicks Creek-Stelljes, Plumsted Twp., 15.44 acres

The property has frontage on the Crosswicks Creek.

#505 Giffords Mill Branch, Little Egg Harbor Twp., 6.31 acres

This closing adds to 50 acres of open space adjacent to the Giffords Mill Bog.

#604 Laurel Harbor Extension, Lacey Twp., 5.42 acres

This property adds to the original 26 acre Laurel Harbor acquisition.

#589 Mill Creek Headwaters-Austin, Berkeley Twp., 0.17 acres

Ocean County Natural Lands Trust
Advisory Committee Meeting
November 30, 2022
Page 2 of 7

This acquisition adds 0.17 acres to the ongoing Mill Creek Headwaters project area. This brings our NLT total preserved acres to 26,382.99.

5. Old Business

Site Inspections:

#664 Wrangle Brook Road- Stavola, Manchester Twp., 41.22 acres

Mr. Sindoni informed the Committee that the property was mostly forested with a few established trails and is adjacent to approximately 1200 acres of State property. A large berm was on the property and was likely associated clearing that occurred to develop the adjacent neighborhood. Staff ordered appraisals for the property.

#667 Structural Management-Schoeneberg, Lacey Twp., 1.75 acres

Mr. Sindoni told the property was forested with the north border alongside a paper street that appeared to have frequent ORV use. Staff ordered an appraisal for the property.

#669 Whitesville TR Corridor-Adams, Jackson Twp., 3 acres

The property had several abandoned structures and structure shells that were being reclaimed by nature. Mr. Sindoni also informed the Committee that there were small piles of various debris on site. The property is in close proximity to a branch of the Toms River Tributary. Staff ordered appraisals for the property.

6. New Business

New Nominations:

#670 Hanna Property, Ocean Twp., 0.14 acres – Mr. Sindoni told the Committee that this property is located just off of Route 9 along Barnegat Beach Drive. The property borders a line of developed houses but is near to the Piatek Estate and Camburn property. The asking price is \$10,000.00. Mr. Villinger suggested that this property may only be of interest if the adjacent property, a former application, was acquired. The Committee told Staff to hold the property due to the size and location and perform outreach to neighboring property. If staff receives renewed interest from the neighbor, acquisition of the Hanna Property could be a higher priority.

#672 Lumley Tract Ext., Berkeley Twp., 1.00 acres – Mr. Sindoni informed the Committee that this property is adjacent to the Lumley Tract in Berkeley. The asking price is \$10,000.00. The Committee authorized Staff to complete a site inspection of the property and report next meeting.

#673 Cedar Creek Corridor Ext., Berkeley Twp., 3.50 acres – Mr. Sindoni informed the Committee that this property is owned by the same owners as the adjacent Yesterday's Restaurant and is located along Route 9. The property has ORV activity out of the parking lot to the adjacent WOBM Pit. The asking price is \$975,000.00 and will be discussed in more detail in Closed Session with the Township.

**Ocean County Natural Lands Trust
Advisory Committee Meeting
November 30, 2022
Page 3 of 7**

#676 Mallard Road – Yambao, Stafford Twp., 0.50 acres – the Property is adjacent to the Mallard Road – Santerian property that the County received an accepted offer on. The nomination is the result of Staff outreach in the area with the goal of creating a project area. The asking price is \$75,000.00. The Committee authorized Staff to request an appraisal of the property.

7. Public Comment

No public was in attendance, no comments were made.

A **MOTION** was made by Mr. Bacchione and seconded by Mr. Myhre to move into Closed Session at 6:07 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Bacchione and seconded by Mr. Myhre to move back into Open Session at 6:46 p.m. All in favor, motion carried.

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

#665 Mill Creek Headwaters – FA Investments, Berkeley Township. A **MOTION** was made by Mr. O’Leary and seconded by Mr. Myhre to recommend to the Board of Commissioners in an amount not to exceed \$50,000.00. Roll was called, all in favor, motion carried.

#634 Brick Airport Tract Ext, Brick Township. A **MOTION** was made by Mr. Myhre and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$205,000.00. Roll was called, all in favor, motion carried.

#653 Mallard Road – Santerian, Stafford Township. A **MOTION** was made by Ms. Hodgson and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$90,000.00. Roll was called, all in favor, motion carried.

#661 Ridge Avenue – Jackson Township. A **MOTION** was made by Mr. Bacchione and seconded by Mr. McKeon to recommend to the Board of Commissioners in an amount not to exceed \$1,275,000.00. Roll was called, all in favor, motion carried.

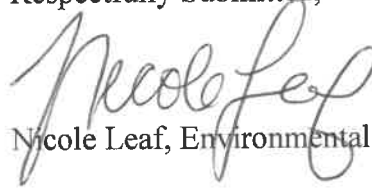
#649 Freehold Road South Ext, Jackson Township. A **MOTION** was made by Mr. O’Leary and seconded by Ms. Hodgson to recommend to the Board of Commissioners in an amount not to exceed \$952,000.00. Roll was called, all in favor, motion carried.

2023 Meeting Schedule: Staff presented the Committee with a draft schedule for the 2023 meetings. There was a request to move the meeting to 6pm and there was consensus to do so. The Committee approved the schedule and authorized staff to appropriately advertise.

Adjournment: A **MOTION** was made by Mr. Bacchione and seconded by Mr. Myhre to adjourn the meeting at 6:51 p.m. All in favor, motion carried.

Ocean County Natural Lands Trust
Advisory Committee Meeting
November 30, 2022
Page 4 of 7

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Nicole Leaf". The signature is written in a cursive, flowing style with a large initial "N".

Nicole Leaf, Environmental Specialist