

**Ocean County Natural Lands Trust Fund**  
**Minutes of Advisory Committee Meeting**  
**May 26, 2021**

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

Absent: William Fox, John Bacchione

Also present at the meeting were: Commissioner Virginia E. Haines, Mark Villinger (OCPD), Nicole Leaf (OCPD), Thomas Thorsen (OCPD), Laura Benson (County Counsel)

1. In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 10:04 a.m.
2. Roll Call

A MOTION was made by Mr. O’Leary and seconded by Mr. McKeon to thank Dr. John Wnek for his service on the Natural Lands Trust Advisory Committee as a member since 2008. All in favor, motion carried.

3. Program Update - Closings:  
#542 Lifetime Homes – Hunt, Berkeley Twp., 0.41 acres  
#547 Cleveland Street II, Toms River Twp., 2.27 acres

The total of preserved acres under the Natural Lands Program is 26,013.65 acres.

4. New Business:

#P1 Vine Ave – Shenandoah, Lakewood Twp., 0.14 acres. Mr. Villinger informed the Committee that the property was under review by parks as an expansion of Lake Shenandoah County Park using NLT funding.

5. Old Business:

#248 Cold Spring Brook, Ocean Twp., 22.33 acres. Mr. Villinger said there is an old application that was approved but title issues were encountered and we did not close. for this property that were reviewed by the board. Ms. Benson cited the large title gore on half of the property as the reason it was put on hold, but the new asking price of \$75,000 is likely worth it and suggested a single appraisal be completed. The Committee authorized an appraisal for the property.

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#589 Lyons Ave – Austin, Berkeley Twp., 0.17 acres – Mr. Villinger presented a proposed acquisition area surrounding this application, located to the southwest of the NJ Pulverizing acquisition. It is a former Transfer of Development Rights – sending area which the town would like to see preserved. Mr. Villinger had spoken with the Township, and said the town agreed to donate the town owned lots within the approximately 170 acre area. He suggested a blanket appraisal and targeted outreach should be done by Planning Staff. The Committee authorized a blanket appraisal and further outreach.

#594 Roosevelt City Inholding – Harrison LLC, Manchester Twp., 1.01 acres. This property is located within the Roosevelt City Project Area. Staff conducted a site visit of the property. The Committee authorized an appraisal for the property.

#595 Tuckerton – Culmac, Tuckerton Boro., 1.30 acres – Mr. Villinger advised that the Borough did not support the acquisition and suggested the property will be moved to hold.

LEHT Properties – Mr. Villinger advised that Little Egg Harbor Township has renewed interest in preserving four properties that have been under review and suggested that staff reach out to the landowners to inquire about interest. The Committee authorized staff to order updated appraisals pending the landowner interest.

6. Meeting Schedule – The Committee and Staff tentatively decided to set future meetings for the 4<sup>th</sup> Thursday of the month at 5:30PM beginning in July. Both virtual and in-person attendance will be available. The Schedule will be confirmed at the June 24<sup>th</sup> meeting.

A MOTION was made by Ms. Hodgson and seconded by Mr. McKeon to adjourn the meeting at 10:46 AM. The next NLTF meeting is tentatively scheduled for June 24, 2021 at 10:00 AM.

Respectfully submitted,



Thomas Thorsen, GIS Specialist II