

**Ocean County Natural Lands Trust Fund**  
**Minutes of Advisory Committee Meeting**  
**August 24, 2022**

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

Also Present at the meeting were: Virginia E. Haines (Commissioner, NLT Liaison), Laura Benson (County Counsel), Geoffrey Lohmeyer (OCPR), 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 5:35 p.m.

**1. Roll Call**

**2. Approval of Minutes**

- July 27, 2022

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

**3. NLT Program Update:** 26,345.77 acres – Mr. Sindoni told the Committee that we have closed on the Jeffreys Creek O’Brien property in Berkeley Township. This brings our NLT total preserved acres to 26,345.77.

**4. New Business**

• New Nominations:

- #660 Cannon Blvd., Jackson Twp., 2.95 acres – Mr. Sindoni told the Committee that this nomination was included as an additional property to a separate application. The property is adjacent to Maple Lake Campground and has some surrounding residential development. The owner has an asking price of \$200.00 on the form which needs to be clarified with the Owner. Staff were advised to perform a site inspection.
- #661 Ridge Ave, Jackson Twp., 20.00 acres – Mr. Sindoni informed the Committee that this 20.00 acre property is completely vacant and adjacent to the 1,400 acre Clayton Mine. The property has frontage on Ridge Ave and Vath Street. The owner claims to have seen Timber Rattlesnakes on the property. Asking price of \$1,300,000.00. Staff were advised to perform a site inspection.
- #662 Wells Estate, Brick Twp., 2.33 acres – Mr. Sindoni informed the Committee that this property is located on Turkey Point Rd. in Brick Twp.

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The property features a house that was built in 1905 by a former PA Senator Vivian Frank Gable. There is also the first documented eagles nest in the County on site, which has had 30+ hatchlings to this day. Staff were advised to perform a site inspection.

Mr. Avery asked if any of the public attendees were the property owner and would like to Comment on their application.

Mr. William Wells (Public) commented on item #662 and noted the important history of the house and clarified prior subdivisions and sale of adjacent lots.

Mr. Villinger noted that the property may be better suited for Township review.

- #663 Wilbur Ave, Manchester Twp., 10.43 acres – Mr. Sindoni told the Committee that this nomination located in Manchester was brought to us by the Town. The property is adjacent to 4.3 acres of Township owned open space. Mr. Villinger noted that staff has done outreach in this area in the past. Asking price of \$625,000.00 Staff were advised to conduct a site inspection.
- Mill Creek Trail
  - Berkeley Donation, Berkeley Twp., 2.80 acres – Mr. Villinger told the Committee that the township of Berkeley introduced an ordinance to donate property adjacent to the County's Florence T. Allen Conservation Area. Donation of this property would allow us to connect Pine Beach and Berkeley Township neighborhoods to Mill Creek Park.
  - Pine Beach Donation, Pine Beach Borough, 1 acre – Mr. Villinger informed the Committee that initial talks with the Town indicated some interest in donating property along the former railroad. Donation would allow us to connect the Towns existing trail to Mill Creek Park.

A **MOTION** was made by Mr. Fox and seconded by Mr. Flemming to recommend to the Board of Commissioners the acceptance from Berkeley Township of the donation. Roll was called. All in favor, motion carried.

- Site Inspections: (PowerPoint Presentation)
  - #658 Ellis, Island Heights Borough, 0.55 acres – Mr. Sindoni told the Committee that this property was densely packed with phragmites and bamboo. The property was very wet and had minimal access. Mr. Villinger informed the Committee that we received an appraisal report back to review in Closed Session.

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- #651 TR Ridgeway – Chapman, Manchester Twp., 3.23 acres Mr. Sindoni told the Committee that the property was spacious behind the house and had an established trail extending off the South side of the property. There were several sheds on the property and a storage container. Mr. McKeon asked if there were any downsides to the property, being that the asking price is so high. The site was clean. Staff were advised to order appraisals.

**5. Public Comment**

- A member of the public identified only as a guest in WebEx had a question about a particular property on New Brunswick Ave being on the NLT Agenda. Staff nor any Committee members had any recollection of property along New Brunswick Ave, and GIS mapping could not identify any County owned property on New Brunswick Ave. The gentleman said he would give Staff a call during regular office hours to review.

A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to move into Closed Session at 6:00 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to move back into Open Session at 6:10 p.m. All in favor, motion carried.

Mr. Avery stated that in closed session a number of nominations were discussed. There are no items that will have action taken.

**Adjournment:** A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to adjourn the meeting at 6:13 p.m. All in favor, motion carried.

**Next Meeting: September 28, 2022 at 5:30PM**

Respectfully Submitted,



Dan Sindoni, Assistant Planner