

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
July 26, 2023**

**Present:** Alan Avery (Chair), David McKeon (Vice-Chair), Martin Flemming, William Fox, Lisa Hodgson, Greg Myhre, & John Peterson. **Absent:** Terry O’Leary

Also Present at the meeting were: Commissioner Virginia E. Haines, Laura Benson (County Counsel), Geoffrey Lohmeyer (OCPR), Anthony Agliata (OCPD), Mark Villinger (OCPD), Tom Thorsen (OCPD), Dan Sindoni (OCPD), Nicole Leaf (OCPD), and Rosanne Caldarise (Public)

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes:** June 28, 2023

A **MOTION** was made by Mr. Fox and seconded by Mr. McKeon to approve the June 28, 2023 meeting minutes. Ms. Hodgson abstains, rest in favor, motion carried.

**4. Program Update:** 29,583.94 acres

Mr. Sindoni informed the Committee that the County has closed on three properties since the last meeting bringing our total acreage to 29,583.94.

- #619 Wood Street – Tuckerton, Tuckerton Borough, 7.00 acres - Mr. Sindoni informed the Committee that this property was closed on. The property is adjacent to the former Railroad ROW.
  
- #680 Breton Woods, Brick Twp., 31.64 acres - Mr. Sindoni informed the Committee that we were able to close on this property located off of Laurel Ave. This was completed in partnership with Brick Township, who will retain 6 acres by subdivision for a playground. The County is pursuing Green Acres funding for reimbursement on the property.
  
- #684 Mill Creek Headwaters – Forte, Berkeley Twp., 0.11 acres - Mr. Sindoni informed the Committee that one property was closed in the Mill Creek Headwaters Project Area.

**5. Old Business:**

#705 Station Road, Berkeley Twp., 14.54 acres – Ms. Leaf informed the Committee that staff had reached out to the State to see the status of the cleanup and improper asbestos removal that was uncovered during the original site inspection. A private contractor was demolishing structures on the property for the landowner but was not taking proper asbestos precautions with materials. The State told staff that a hearing is scheduled for the contractor in September, but no environmental liens or conditions shall be implemented on the property. Mr. Avery asked for confirmation that the property has approvals for development. Mr. Sindoni confirmed. Mr. McKeon noted that the asking price of the

property was high at \$7.65 million. The Committee advised staff that the property is a low priority and can move to hold.

**Site Inspections:**

#245 North Green Street, Tuckerton Borough, 10.75 acres – Ms. Leaf told the Committee that this property was brought back up by the owner and was an old application from years prior. The property does have significant dumping and the abandoned railway bed runs through the property. Mr. Sindoni noted that the adjacent property, Wood Street - Tuckerton, was noted to have groundwater contamination in its Phase II as a result of the former railroad operations, which is in the process of being investigated. The asking price is \$495,000. The Committee instructed staff to hold on the property until the investigation of the adjacent property was completed and to reach out to the Township to see if they would be supportive of the acquisition.

#668 Florence T. Allen Extension II, Berkeley Twp., 26.67 acres – Mr. Sindoni informed the Committee that the Parks Department was able to get drone footage of the adjacent inholding near the property. The footage shows two vehicles and a fallen structure on the property which has not changed from a site inspection months prior. Mr. Sindoni also shared photos of the property surrounding the inholding. The rear portion of the property has some established trails with minimal dumping. Closer to the former amusement park, the dumping increased and appeared to have been some miscellaneous storage for rides and attractions in the park. Closer to Route 9, the property has several remaining attractions and associated structures in various stages of disrepair. Berkeley Township has agreed to complete the demolition and clean-up of the property if acquired. The property will be discussed further in closed session.

**6. New Business**

#707 Route 72 Stafford Ext. II, Stafford Twp., 8.25 acres – Mr. Sindoni told the Committee that this property is adjacent to the preserved Route 72 Stafford Extension property on the other side of Marsha Drive. According to mapping, the property is encumbered completely by wetlands, however, the property owner had a wetlands delineation completed in 1993 which delineated 2 acres of developable uplands. Asking price is \$1.2 million. Mr. Myhre noted that he could get more background on the property if necessary. Mr. McKeon mentioned the possibility of accepting a donation. The Committee instructed staff to look into the wetlands status and check on the asking price.

#709 GLP – Tillett, Berkeley Twp., 0.20 acres – Mr. Sindoni told the Committee that this property has an asking price of \$850,000. A home is located on the site. Staff ordered an appraisal for the property. The Committee asked if we could utilize FEMA or Green Acres funding for the property. Staff would reach out to Green Acres to inquire on funding opportunities.

**7. Public Comment**

No comments were made by the public.

**Ocean County Natural Lands Trust  
Advisory Committee Meeting  
July 26, 2023  
Page 3 of 4**

A **MOTION** was made by Mr. Fox and seconded by Mr. Flemming to move into Closed Session at 6:27 p.m. All in favor, motion carried.

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

Mr. Avery stated that in closed session a number of nominations were discussed. Of those items, two that were discussed will have action taken.

#701 Cherry Street – Lennar Homes, Manchester Twp., 34.50 acres. A **MOTION** was made by Mr. Fox and seconded by Mr. Flemming to recommend to the Board of Commissioners in an amount not to exceed \$1,125,000.00. Roll was called, all in favor, motion carried.

#685 Nugentown Site Extension, Little Egg Harbor Twp., 2 acres. A **MOTION** was made by Mr. Fox and seconded by Mr. Flemming to recommend to the Board of Commissioners in an amount not to exceed \$150,000.00. Roll was called, all in favor, motion carried.

**OTHER MOTIONS:**

A **MOTION** was made by Mr. McKeon and seconded by Mr. Fox to memorialize appreciation for Mr. Mark Villinger for his time of service of over 18 years as staff dedicated to the Natural Lands Trust Fund Program. All in favor, motion carried.

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

Respectfully Submitted,



Nicole Leaf, Environmental Specialist