

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
March 23, 2022**

**Present:** Alan Avery (Chair), Ronald Dancer (Vice Chair), Martin Flemming III, John Bacchione, Dave McKeon, William Fox, Lisa Hodgson.

**Absent:** Terry O’Leary, Greg Myhre

Also Present at the meeting were: Mat Thompson (County Counsel), Geoff Lohmeyer (OCPR), Tom Thorsen (OCPD), Mark Villinger (OCPD), Dan Sindoni (OCPD).

In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 5:30 p.m.

**1. Roll Call**

**2. Approval of Minutes**

- a. December 16, 2021
- b. January 28, 2022

A **MOTION** was made by Mr. Bacchione and Seconded by Ms. Hodgson to approve the December 16, 2021 meeting minutes. Roll was called. All in favor, motion carried.

A **MOTION** was made by Mr. Bacchione and Seconded by Mr. McKeon to approve the January 28, 2022 meeting minutes. Roll was called. Mr. Fox abstains, all others in favor, motion carried.

**3. NLT Program Update: 26,366.75 acres**

- Closings:
  - #592 Coastal Divide – Doherty, Plumsted Township, 7.54 acres – Mr. Villinger informed that this property located on Sanders Lane has closed. The property includes an old farmhouse which will be demolished.
  - #596 Roosevelt City – Buday, Lacey Twp., 2.91 acres – Mr. Villinger informed that this property on the Lacey Twp., side of our Structural Management project area has been closed upon.
- #102 High Bar Harbor, Long Beach Township, 7.00 acres – Mr. Villinger told the Committee that Staff had conversations with Long Beach Township Staff about maintenance of this property. We recommend the transfer of management of the High

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Bar Harbor to the Township and to place a Natural Lands Trust Easement on the property. Township representatives are generally agreeable to the transfer.

A **MOTION** was made by Mr. Fox and Seconded by Mr. Flemming to recommend to the Board of Commissioners the transfer of title with a Natural Lands Trust Easement of the High Bar Harbor property to the Township of Long Beach. Roll was called. All in favor, motioned carried.

**4. Old Business**

- #627 Manasquan Inlet – Loughran Pt., Point Pleasant Beach Borough, 0.15 acres – Mr. Villinger informed that the property was not in fact part of the Chapter 11 and that it is being foreclosed upon. County Counsel has reached out to the Township attorney regarding talks between the Township & property owner. A nomination form was sent to the property owner.

**5. New Business**

- New nominations:
  - #435 GLP-Essington, Berkeley Township, 0.25 acres – Mr. Villinger noted that this property has been nominated before and is within the GLP project area. Asking price of \$290,000.00. Appraisals are underway.
  - #630 GLP-Sloan, Berkeley Township, 0.11 acres – Mr. Villinger informed that this property was part of our HMGP application but that conditions of sale prevented the acquisition from moving forward. The property was submitted through the NLT program instead. Asking price of \$450,000.00. Staff has ordered an appraisal.
  - #632 GLP-Chirichello, Berkeley Township, 0.25 acres – Mr. Villinger informed that this nominate is owned by the adjacent property owner and was previously submitted to the program under different ownership. Asking price of \$179,000.00. Staff will reach out about asking price and order appraisals.
  - #631 Francis Mills South, Jackson Township, 11.29 acres – Mr. Villinger informed that this property is located on Cassville Road in Jackson Twp. The property owner did not provide an asking price but noted an offer on the entire property for 1.5 million. He plans on subdividing the property and would like to keep his house but did not provide a clear outline on what is being included in the nomination. Staff will request additional information from the property owner and report back next meeting.

**6. Public Comment**

A **MOTION** was made by Mr. Fox and seconded by Mr. Flemming to move into Closed Session at 5:51 p.m. All in favor, motion carried.

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A **MOTION** was made by Mr. McKeon and seconded by Ms. Hodgson to move back into Open Session at 6:07 p.m. All in favor, motion carried.

Mr. Avery stated that in closed session a number of nominations were discussed. Four items will have action taken:

#597 Victorian Development, Berkeley Twp., 10.43 acres. A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$1,870,000.00. Roll was called. All in favor, motion carried.

#619 Wood Street – Tuckerton, 7.00 acres. A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$155,000.00. Roll was called. All in favor, motion carried.

#611 Colliers Mills II Ex., 15.5 acres. A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$330,000.00. Roll was called. All in favor, motion carried.

**Mill Creek Headwaters Project Area:**

- Block 275, Lots 5-7 – AB Reality – Accepted offer of \$51,000.00
- Block 252, Lot 7 – Geisert – Accepted offer of \$20,000.00
- Block 270, Lots 3, 4 & 6 – Hesterman – Accepted offer of \$9,500.00
- Block 372, Lot 3- Marshall – Accepted offer of \$2,500.00
- Block 274, Lot 4 – McLoughlin Living Trust – Accepted offer of \$15,500.00
- Block 251, Lot 2 – Peale – Accepted offer of \$13,500.00
- Block 363, Lots 11-14 – Porreca – Accepted offer of \$59,000.00
- Block 358, Lots 23, 25 & 26 – Smith – Accepted offer of \$17,500.00
- Block 274, Lot 5 – Stevens – Accepted offer of \$15,500.00
- Block 372, Lot 23 – Stockton – Accepted offer of \$7,500.00
- Block 365, Lot 11 – Schmidt/Dwyer – Accepted offer of \$5,000.00
- Block 271, Lot 4 – Litell Living Trust – Accepted offer of \$4,000.00

A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$221,000.00. Roll was called. All in favor, motion carried.

**Adjournment:** A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to adjourn the meeting at 6:12 p.m. All in favor, motion carried.

**Next Meeting: April 27, 2022 at 5:30PM**

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Respectfully Submitted,



Dan Sindoni, Planner Trainee