

**Ocean County Natural Lands Trust Fund**  
**Minutes of Advisory Committee Meeting**  
**November 19, 2020**

Present: Alan Avery, Ron Dancer, David McKeon, Greg Myhre, Terry O'Leary, John Bacchione and Martin Flemming III

Absent: William Fox and John Wnek

Also present at the meeting were: Freeholder Virginia E. Haines, Anthony Agliata (OCPD), Mark Villinger (OCPD), Nicole Leaf (OCPD), Tom Thorsen (OCPD), Geoffrey Lohmeyer (OC Parks), Laura Benson (County Counsel)

1. In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 9:32 a.m.
2. Roll Call
3. Approval of the Minutes – September 23, 2020

A MOTION was made by Mr. Bacchione and seconded by Mr. Myhre to approve the September 23, 2020 minutes. Roll was called. All in favor, motion carried.

4. Program Update  
Closings:

- Pine Lake Park Transfer, Manchester Twp., 31.39 acres
- #544 Berland, Stafford Twp., 2.14 acres
- #540 BBT Berkeley Ave, Berkeley Twp., 0.13 acres

The total of preserved acres under the Natural Lands Program is 25,902.45 acres.

5. New Business:  
New Nominations:

#581 Cedar Branch II, Jackson Twp., 8.62 acres

Mr. Villinger said that staff received this nomination after outreach. The property is in the Pinelands Preservation area and is adjacent to our TPL Cedar Branch acquisition. The asking price is \$163,100 and the property is assessed at \$163,900. The Committee advised staff to conduct a site visit.

#582 Colliers Mills Inholding, Jackson Twp., 16.70 acres

Mr. Villinger advised this property is a Colliers Mills inholding. The property is a farm with structures on site. The asking price is \$900,000 and the assessed value is \$296,000. The Committee advised staff to conduct a site visit.

#583 NE Mall Donation, Berkeley Twp., 50 acres

Mr. Villinger advised there is proposed development on the frontage. The rear 50 acres backs up to NJ Pulverizing and access will be provided with the donation. Berkeley Township resolution requests the County purchase the entire property. The Committee advised staff to meet with Berkeley Township to discuss.

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6. Public Comment

Berkeley Mayor Carmen Amato and Jim Oris were present regarding the list of properties that the Township submitted to the County by resolution which included the entire parcel of nomination #583. Jim Oris proceeded to thank the Committee in advance for their consideration. Both the Advisory Committee and Township members have agreed to meet and discuss the properties.

7. The secretary read the resolution to enter into Closed Session.

MOTION was made by Mr. Bacchione and seconded by Mr. McKeon to move into Closed Session at 9:55 a.m. All in favor, motion carried.

MOTION was made by Mr. Bacchione and seconded by Mr. McKeon to move back into Open Session at 10:01 a.m. All in favor, motion carried.

Mr. Avery advised that in Closed Session two nominations were discussed. Action will be taken on one item.

#552 Cleveland Street III, Toms River Twp., 9.72 acres

MOTION was made by Mr. McKeon and seconded by Mr. Bacchione to recommend to the Board of Chosen Freeholders in an amount not to exceed \$750,000.00. Roll was called. All in favor, motion carried.

MOTION was made by Mr. Bacchione and seconded by Mr. McKeon to adjourn the meeting at 10:06am. The next NLTF meeting is tentatively scheduled for January 27, 2021 at 10:00am via Webex.

Respectfully submitted,



Kayla J. Kubiell, Committee Secretary