

**Ocean County Natural Lands Trust Fund**  
**Minutes of Advisory Committee Meeting**  
**April 28, 2021**

Present: Ron Dancer, William Fox, David McKeon, Greg Myhre, Terry O’Leary, John Bacchione, Martin Flemming III and Lisa Hodgson

Absent: Alan Avery

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

1. In compliance with the Open Public Meetings Act, Mr. McKeon called the meeting to order at 10:08 a.m.
2. Oath of Office: Lisa Hodgson – Ms. Benson administered the Oath of Office for Ms. Hodgson
3. Roll Call
4. Approval of the Minutes – February 24, 2021

A MOTION was made by Mr. O’Leary and seconded by Mr. Fox to approve the February 24, 2021 minutes. Roll was called. All in favor, motion carried.

5. Program Update  
Closings:

- #561 Butler Boulevard, Berkeley Township, 5.59 acres
- #240 Cedar Run, Stafford Township, 0.32 acres
- #337 Dillons Creek I, Island Heights, 0.88 acres
- #558 Dillons Creek III, Island Heights, 1.53 acres

The total of preserved acres under the Natural Lands Program is 26,010.97 acres.

6. New Business:

#594 Roosevelt City Inholding – Harrison LLC, Manchester Twp., 1.01 acres  
Mr. Villinger advised the asking price is \$23,410 and the assessed value is \$2,500. The property is adjacent to existing open space in Manchester Township. The Committee advised Staff to perform a site inspection and order appraisals.

#595 Culmac, Tuckerton Boro., 1.30 acres  
Mr. Villinger advised the asking price is \$145,000 and the assessed value is \$90,000. There are no structures on the property and it would connect open space to the Forsythe Refuge. The Committee advised Staff to perform a site inspection, order appraisals and outreach to Tuckerton Boro.

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7. Old Business:

#187 Gilbert Property, Brick Township, 8.75 acres

Mr. Villinger advised this would be a partnership with TPL and Brick. TPL has until the end of May to close and Brick Township agreed to maintain the property. The funding breakdown is as follows: \$400,000 from Brick Township, \$250,000 from TPL and \$600,000 from the Natural Lands Trust Fund, totaling \$1,250,000. Staff is currently awaiting updated appraisals and the property is expected to come in at a higher value. MOTION was made by Mr. Fox and seconded by Mr. Myhre to recommend to the Board of Commissioners in an amount not to exceed \$600,000 contingent upon updated appraisals. Roll was called. All in favor, motion carried.

8. Public Comment

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

MOTION was made by Mr. Fox and seconded by Mr. Myhre to move into Closed Session at 10:33 a.m. All in favor, motion carried.

MOTION was made by Mr. Fox and seconded by Mr. McKeon to move back into Open Session at 10:46 a.m. All in favor, motion carried.

Mr. McKeon advised that in Closed Session five nominations were discussed. Action will be taken on three items.

#581 Cedar Branch II, Jackson Township, 8.62 acres

MOTION was made by Mr. Fox and seconded by Mr. Flemming to recommend to the Board of Commissioners in an amount not to exceed \$70,000.00. Roll was called. All in favor, motion carried.

#588 Wells Mills – Hall, Ocean Township, 1.72

MOTION was made by Mr. O’Leary and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$10,000.00. Roll was called. All in favor, motion carried.

#592 Coastal Divide II Extension – Doherty, Plumsted Twp., 7.54 acres

MOTION was made by Mr. Fox and seconded by Mr. Dancer to recommend to the Board of Commissioners in an amount not to exceed \$333,000.00. Roll was called. All in favor, motion carried.

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MOTION was made by Mr. Fox and seconded by Mr. Flemming to adjourn the meeting at 10:51am. The next NLTF meeting is tentatively scheduled for May 26, 2021 at 10:00am via Webex.

Respectfully submitted,



Kayla J. Kubiel, Committee Secretary