

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
January 24, 2024**

**Present:** Alan Avery (Chair), David McKeon (Vice-Chair), Jennifer Kuhn, Terry O’Leary, & John Peterson.

Also present at the meeting were: Laura Benson (County Counsel), Geoffrey Lohmeyer (OCPR), Anthony Agliata (OCPD), Robert Kuhne (OCSWM), Tom Thorsen (OCPD), Dan Sindoni (OCPD), Chris Palmieri (OCPD), & Tim Gleason (OCPD).

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes:** October 25, 2023

A **MOTION** was made by Mr. Peterson and seconded by Mr. McKeon to approve the October 25, 2023 meeting minutes. All in favor, motion carried.

**4. Program Update:** 29,824.21 acres

• Closings

- #682 Mallard Rd. Banaag, Stafford Twp., 0.19 acres
- #653 Mallard Rd. Santerian, Stafford Twp., 1.32 acres  
Mr. Sindoni informed the Committee that we closed on two additional properties within the Mallard Road project area. We are actively targeting the surrounding private lots.
- #692 MCH Neumann, Berkeley Twp., 0.80 acres
- #643 MCH Smith, Berkeley Twp., 0.45 acres  
Mr. Sindoni informed the committee that we closed on two additional lots within the Mill Creek Headwaters project area. The township lots should be closing soon and we are still actively acquiring private inholdings within.
- #634 Brick Airport Tract Ext., Brick Twp., 4.60 acres  
Mr. Sindoni informed the Committee that this piece is directly adjacent to the Brick Airport Tract property which was the first acquisition of the program.
- #661 Ridge Ave, Jackson Twp., 20 acres  
Mr. Sindoni informed the Committee that this closing was directly adjacent to the Clayton Military Easement, which we actively target as a buffer to the military installations.
- #615 Cedar Creek Corridor, Berkeley Twp., 13.26 acres  
Mr. Sindoni informed the Committee that this closing was adjacent to the Berkeley Nine Estates piece that was recently purchased in

partnership with the Township. The Town will be taking care of enforcement and blocking off certain access points on the property.

- #695 Dorathys Lane, Jackson Twp., 6.69 acres  
Mr. Sindoni informed the Committee that this piece is also adjacent to the Clayton Military Easement surrounded by Twp. owned property. There are two homes on site that will have to be demolished.
- #706 Cedar Creek – Fleming, Berkeley Twp., 27.04 acres  
Mr. Sindoni informed the Committee that we closed on the former Cedar Creek Campground in Berkeley Township. All of the campers are removed but there are various cabins and laundry houses on site that will need to be demolished. The main building and pool will remain as is until we decide what we want to do with the property.
- #696 Miller Ave, Jackson Twp., 27.50 acres  
Mr. Sindoni informed the Committee that this closing is in close proximity to our Bowman Road preserve. There is also Township owned property adjacent to the piece.
- #667 Structural Management –Schoeneberg, Lacey Twp., 1.75 acres  
Closing within the Bamber Lake section of our Structural Management preserve. Acquisition could allow us to vacate some paper streets in the area.

## **5. Old Business**

- Site Inspections:
  - #711 Herbertsville Road, Brick Twp., 1.00 acres  
The property was very full with thick shrub and thorn bush. We could not get access to the center from anywhere around the property. There was also a decent amount of garbage on site. While the County was reviewing the parcel the Twp. passed an ordinance to purchase the property in full. Move to hold.
  - #712 Gale Road, Brick Twp., 0.49 acres  
Small property adjacent to Twp/ State/ USFW land. The property is very wet and filled with tall grasses and shrubs. The Committee advised we forward to Brick and move to hold.

## **6. New Business**

- New Applications:
  - #713 Osborn Island North – Morrison, LEHT, 0.17 acres  
Mr. Sindoni informed the Committee that this property is an inholding within our Osborn Island North property. Staff went ahead and ordered an appraisal and sent out an offer letter which was accepted and will be discussed in closed session.
  - #446 GLP Voss, Berkeley Twp., 0.73 acres  
Mr. Sindoni informed the Committee that this was an old application resubmitted to the program after staff outreach. GIS shows  $\frac{3}{4}$  of the piece

covered in wetlands. The owner is asking \$260,000.00. Staff has ordered an appraisal and will send out an offer once the report is received.

- #714 Southwinds Ext. LEHT, 3.04 acres  
Mr. Sindoni advised the Committee that this nomination is directly adjacent to our Southwinds property off Mathistown Road. The property owner was asking \$450,000.00. Staff went ahead and ordered an appraisal and sent an offer that was not accepted due to the offer being too low. Move to hold.
- #716 Mariciel Avenue, Berkeley Twp., 1.65 acres  
Mr. Sindoni informed the Committee that this nomination is just north of Clara Worth Elementary School behind the Quick Check on Route 9. The piece is completely dry and surrounded by residential development. The property owner is asking \$2,400,000.00. The Committee advised we move to hold due to the location and high asking price.
- #721 Burr Street, Barnegat Twp., 0.65 acres  
Mr. Sindoni informed the Committee that this was a nomination resulting from Staff outreach. The piece is vacant and directly adjacent to our BBT trailhead in Barnegat. The property owner is asking \$190,000.00. Staff were advised to complete a site inspection.
- #722 Hillcrest Ave, Brick Twp., 0.17 acres  
Mr. Sindoni informed the Committee that this property was brought to us by the same realtor who nominated the Gale Road property. The property is undeveloped and sits off an unnamed paper street. There is limited room for a project area. Staff were advised to forward to Brick Twp. and move to hold.
- #723 Tomaron, Jackson Twp., 94.76 acres  
Mr. Sindoni informed the Committee that this is a large application on the corner of Jackson Mills Road and North County Line Road. According to GIS mapping there are approximately 32 acres of wetlands on the property. The South Branch Metedeconk River Tributary runs directly through the center of the property. Asking price of \$19,500,000.00. The Committee was unfavorable to the high asking price being that there so many acres of wetlands on the property. According to the property owner there are interested buyers but Ms. Kuhn noted that there is nothing concrete. Staff were advised to conduct a site inspection.

## **7. Public Comment**

No comments were made by the public.

A **MOTION** was made by Ms. Kuhn and seconded by Mr. Peterson to move into Closed Session at 5:53 p.m. All in favor, motion carried.

A **MOTION** was made by Ms. Kuhn and seconded by Mr. McKeon to move back into Open Session at 5:58 p.m. All in favor, motion carried.

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

Lewis Farm, Plumsted Twp., 6.5 acres.

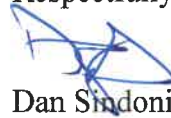
A **MOTION** was made by Mr. O'Leary and seconded by Ms. Kuhn to recommend to the Board of Commissioners in an amount not to exceed \$130,000.00. Roll was called, all in favor, motion carried.

#713 Osborn Island North – Morrison, LEHT, 0.17 acres

A **MOTION** was made by Mr. McKeon and seconded by Mr. Peterson to recommend to the Board of Commissioners in an amount not to exceed \$70,000.00. Roll was called, all in favor, motion carried.

8. **Adjournment:** A **MOTION** was made by Ms. Kuhn and seconded by Mr. Peterson to adjourn the meeting at 6:00 p.m. All in favor, motion carried.
9. **Next Meeting: February 28, 2024 at 5:30PM**

Respectfully Submitted,



Dan Sindoni, Assistant Planner