

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
June 22, 2022**

**Present:** Alan Avery (Chair), John Bacchione, David McKeon, Terry O’Leary, Martin Flemming III & William Fox.

Also Present at the meeting were: Virginia E. Haines (Commissioner, NLT Liaison), Laura Benson (County Counsel), Tom Thorsen (OCPD), Mark Villinger (OCPD), Dan Sindoni (OCPD), Timothy Gleason (OCPD) & Geoffrey Lohmeyer (OC Parks).

In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 5:32 p.m.

**1. Roll Call**

**2. Approval of Minutes**

- May 25, 2022

A **MOTION** was made by Mr. O’Leary and Seconded by Mr. Bacchione to approve the May 25, 2022 meeting minutes. Roll was called, all in favor, motioned carried.

**3. NLT Program Update: 26,345.37 acres**

- Closings – Mr. Sindoni told the Committee that there have been no closings in the past month. However we have many properties under review and have recently received signed contracts of sale for three properties.

**4. New Business**

- Parks Donation: 388 Hope Chapel Road, Lakewood Twp., 2.5 acres. – Mr. Villinger informed the Committee that the Parks Department is interested in accepting a donation for property located at 388 Hope Chapel Road. The property features rare trees and a well maintained landscape with native plants. The property owner, who is terminally ill, wishes to see the lot preserved and would like to retain life tenancy in the existing home.

A **MOTION** was made by Mr. McKeon and seconded by Mr. Avery to recommend to the Board of Commissioners the acceptance of donation. Roll was called. All in favor, motion carried.

- New Nominations:

- #650 TR Ridgeway-Meehan, Jackson Twp., 10 acres – Mr. Sindoni told the committee that this is a new Nomination off Route 571 in Jackson. The property is immediately adjacent to three County owned open space properties and has

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an existing home and two outbuildings. The property is also in a preservation target area for buffering Joint Base MDL and is within the Pinelands preservation area. Asking price is \$1,500,000.00. Staff were advised to perform a site inspection and order appraisals.

- #651 Freehold Rd-Vaughn, Jackson Twp., 11.43 acres – Mr. Sindoni advised that this was another new nomination in Jackson Twp. The property has a lot of frontage along Freehold Road and is completely surrounded by Township owned open space. Mr. Flemming noted that the adjacent property on the opposite side of Freehold Road will also be preserved. The property owner has a high asking price of \$2,700,000.00. Discussion with the property owner indicated that he is willing to come down to \$2,000,000.00. Staff were advised to perform site inspections and order appraisals.
- #652 Potters Creek Ext., Berkeley Twp., 0.24 acres – Mr. Sindoni advised the Committee that this was a nomination within the Potters Creek area. The property is very narrow and does not have much, if any development potential. The property owner is asking \$48,000.00. The Committee expressed concerns over the asking price due to the limited development potential and the assessed value being so low at \$3,800.00. Staff will reach out to the owner to confirm the asking price.
- #653 Santerian, Stafford Twp., 1.32 acres – Mr. Villinger informed the Committee that this property is the result of outreach requested by Stafford Township. The Town owns adjacent property that could be donated as part of partnership. Staff were advised to perform site inspections and order appraisals.
- #654 Structural Management – Grimaldi, Lacey Twp., 0.98 acres – Mr. Sindoni told the Committee that this property was being presented as a donation. The property is within the Structural Management area with a high value to the County to fill a gap in ownership and would allow us to vacate some paper streets surrounding the property.

A **MOTION** was made by Mr. Flemming and seconded by Mr. Fox to recommend to the Board of Commissioners the acceptance of donation. Roll was called. All in favor, motion carried.

**5. Public Comment**

- No members of the public were present for this meeting.

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A **MOTION** was made by Mr. Fox and seconded by Mr. McKeon to move into Closed Session at 6:02 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 6:11 p.m. All in favor, motion carried.

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

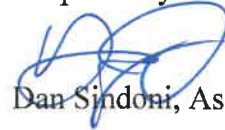
#435 GLP Essington, Berkeley Twp., 0.25 acres. A **MOTION** was made by Mr. McKeon and seconded by Mr. Flemming to recommend to the Board of Commissioners in an amount not to exceed \$25,000.00. Roll was called. All in favor, motion carried.

#633 Topczewski, Toms River Twp., 1.03 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.

**Adjournment:** A **MOTION** was made by and seconded by to adjourn the meeting at 6:15p.m. All in favor, motion carried.

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

Respectfully Submitted,



Dan Sindoni, Assistant Planner