

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
April 27, 2022**

Present: Alan Avery (Chair), Ronald Dancer (Vice Chair), John Bacchione, Lisa Hodgson, David McKeon, Greg Myhre, Terry O’Leary.

Absent: Martin Flemming III, William Fox.

Also Present at the meeting were: Laura Benson (County Counsel), Geoff Lohmeyer (OCPR), Tom Thorsen (OCPD), Mark Villinger (OCPD), Dan Sindoni (OCPD) & Timothy Gleason (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

- March 23, 2022
 - Mr. McKeon asked if we could make a note to acknowledge if no public were present on the meeting minutes moving forward. The Committee agrees.

A **MOTION** was made by Mr. Bacchione and Seconded by Ms. Hodgson to approve the March 23, 2022 meeting minutes. Roll was called. Mr. O’Leary abstained, all else in favor, motioned carried.

3. NLT Program Update: 26,366.75 acres *Mr. Myhre enters the meeting at 5:34pm.

- Closings:
 - #581 Cedar Branch II, Jackson Township, 8.62 acres – Mr. Villinger informed the Committee that the 8.62 acre Cedar Branch II acquisition in Jackson has closed.

4. Old Business

- **Berkeley Request (Properties Reviewed Together)**
 - #615 Cedar Creek Corridor, Berkeley Township, 13.26 acres
 - #648 Berkeley Nine Estates, Berkeley Township, 46.80 acres
 - Mr. Villinger told the Committee that Berkeley Township has reached out regarding a potential partnership with the County to acquire two vacant parcels. The “Berkeley Nine Estates” property has an asking price of \$1,600,000.00 and the “Cedar Creek Corridor” property owner is asking \$119,000.00 per acre or

approximately \$1,577,000.00. The Committee has reviewed both of these properties under separate applications and have been generally unfavorable due to the high off road vehicle use & trash on site. The Township has offered to provide maintenance & enforcement on the property. The Committee is concerned that enforcement may not be consistent and that we are essentially buying an ATV “pit”. Staff will schedule a meeting onsite with Berkeley Township representatives and the Police Department to both take a look at the property and to discuss potential approaches to enforcement/ partnerships.

5. New Business

- New nominations:
 - #633 Topczewski, Toms River Twp., 1.03 acres –Mr. Sindoni informed the committee that this is a small parcel located on Church Road, adjacent to the County’s “Schiano” property and north of the County’s Engineering Donation & Weiner Homes. Asking price of \$159,000.00. Mr. Avery noted that we are trying to acquire land around the College to help support their activities. Staff will schedule a site inspection and then order appraisals.
 - #644 Brick Airport Tract Ext., Brick Twp., 4.60 acres – Mr. Sindoni informed that this nomination is a result of staff outreach and is adjacent to the County’s “Brick Airport Tract”. The property owner is asking any value greater than the assessed value of \$161,000.00. Staff will schedule a site inspection and then order appraisals.
 - #645 Birch St, Beachwood Borough, 3.00 acres – Mr. Sindoni advised that this nomination is comprised of various blocks & lots totaling approximately 3.00 acres. The property owner is asking \$130,000.00 per lot totaling \$1,950,000.00. Mr. McKeon mentioned that he remembers informally reviewing these properties in the past and that the Committee was generally unfavorable due to the location and lack of value for the NLT program. Staff will confirm application asking price with the property owner and check with Engineering.

6. Public Comment

- Ms. Britta Forsberg with Save Barnegat Bay, commented on applications #615 & #648 and advised that SBB has had conversations with Berkeley Township regarding the potential acquisition by the County. Save Barnegat Bay would be in favor of the acquisition as long as Berkeley Township is willing to step up to the plate relating to maintenance & enforcement.

A **MOTION** was made by Mr. McKeon and seconded by Mr. Bacchione to move into Closed Session at 6:04 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. McKeon and seconded by Mr. Bacchione to move back into Open Session at 6:25 p.m. All in favor, motion carried.

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

#625 Puglisi, Jackson Twp., 11.79 acres. A **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 \$1,050,000.00. Roll was called. All in favor, motion carried.

#630 GLP-Sloan, Berkeley Twp., 0.11 acres. A **MOTION** was made by Mr. McKeon and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$410,000.00. Roll was called. All in favor, motion carried.

#630 GLP-Sloan, Berkeley Twp., 0.11 acres. A **MOTION** was made by Mr. McKeon and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$410,000.00. Roll was called. All in favor, motion carried.

Mill Creek Headwaters Project Area

Name	Block	Lot (s)	Accepted \$
• Jerman/Breckenridge	362	1-12, 16, 17	\$102,000.00
• Jerman/Breckenridge	362	13, 14, 15	\$42,000.00
• Jerman/Breckenridge	362	20	\$10,800.00
• Jerman/Breckenridge	362	18	\$10,800.00
• Jerman/Breckenridge	249	17, 18, 19, 20 & 21	\$7,800.00
• Jerman/Breckenridge	252	3	\$16,200.00
• Jerman/Breckenridge	253	9, 10, 11, 12, 13, 14 & 15	\$47,400.00
• Jerman/Breckenridge	273	10-17	\$42,000.00
• Jerman/Breckenridge	304	5 & 6	\$45,600.00
• Jerman/Breckenridge	314	5	\$4,200.00
• Jerman/Breckenridge	316	13	\$4,800.00

Total \$333,600.00

A **MOTION** was made by Mr. McKeon and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$333,600. Roll was called. All in favor, motion carried.

Mill Creek Headwaters Project Area

Name	Block	Lot (s)	Accepted \$
• Treadwell Investment Co.	362	19	\$10,800.00

A **MOTION** was made by Mr. Bacchione and seconded by Mr. O’Leary to recommend to the Board of Commissioners in an amount not to exceed \$10,800.00. Roll was called. All in favor, motion carried.

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Mill Creek Headwaters Project Area

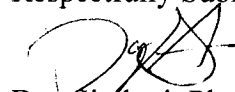
Name	Block	Lot (s)	Accepted \$
• L. Jerman	369	13	\$10,800.00

A **MOTION** was made by Ms. Hodgson and seconded by Mr. Bacchione to recommend to the Board of Commissioners in an amount not to exceed \$10,800.00. Roll was called. All in favor, motion carried.

Adjournment: A **MOTION** was made by Mr. Bacchione and seconded by Mr. McKeon to adjourn the meeting at 6:35 p.m. All in favor, motion carried.

Next Meeting: May 25, 2022 at 5:30PM

Respectfully Submitted,



Dan Sindoni, Planner Trainee