

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
March 26, 2025**

**Present:** Alan Avery (Chair), David McKeon (Vice-Chair), William Fox, Lisa Hodgson, Greg Myhre, John Peterson, Jennifer Kuhn & Michael Mangum

John Bacchione had a last minute conflict and was unable to attend.

Also present at the meeting were: Frank Sadeghi (Commissioner, NLT Liaison), Mathew Thompson (County Counsel), Anthony Agliata (OCPD), Mary Jane Bavais (OCP&R), Geoffrey Lohmeyer (OCP&R), Chris Palmieri (OCPD), Tom Thorsen (OCPD), Tim Gleason (OCPD), Lia Vasilakis (OCPD), Nicole Leaf (OCPD), & Jennifer Morganti (OCPD).

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes:** February 26, 2025

A **MOTION** was made by Mr. McKeon and seconded by Mr. Mangum to approve the February 26, 2025 meeting minutes. All in favor, motion carried.

**4. Program Update:** 30,055 acres

- Closings:
  - #734 Pine Lake Park – Correia, Manchester Twp., 0.27 acres – Mr. Palmieri informed the Committee that we closed on a nomination directly adjacent to our Pine Lake Park Transfer preserve. This property was a donation and brings the total preserved acreage to 30,055. Mr. Fox mentioned that Ocean County now has 46.9 square miles preserved.

**5. Old Business**

- Old Business:
  - #594 Roosevelt City Inholding – Harrison LLC, Manchester Twp., 1.01 acres – This nomination is located in the Manchester Township Roosevelt City area near Ocean County’s Structural Management preserve. Negotiations in the past led the property owner to reject any offers due to the desired asking price. The property owner has returned the nomination with an asking price of \$40,000.00. The Advisory Committee were not in favor of the nomination for the requested asking price and advised staff to move the property to hold.
  - #593 Jeffreys Creek – Sonntag, Berkeley Twp., 2.31 acres – The next nomination located in Berkeley Township was initially reviewed at the February meeting. There was no outside interested buyers and the owner has preliminary major approval for two three-story townhouse buildings with a total of seventeen units. The asking price was \$1,615,000.00 and assessed at \$400,000.00. The Advisory Committee was not in favor of the

nomination due to the high asking price and advised staff to move the property to hold.

- #635 Birch Street, Beachwood Borough, 3 acres – This nomination was also on February’s meeting. The Advisory Committee’s recommendation was to move the property to hold due to the nature of the asking price and the location of the property. The property owner had requested the Advisory Committee re-review the property one last time. The Advisory Committee remained with their initial decision and advised staff to move the property to hold.

**6. New Business**

- New Business:

- #621 Golden Holdings, Eagleswood Twp., 77 acres – The first new nomination located in Eagleswood Township was previously nominated under the program, however was moved to hold due to lack of township support. Recently, Eagleswood Township passed a resolution of support for Ocean County to include the property into the preservation program. There are no approvals to currently develop the property, however the owner mentioned that there were national home builders who are prepared to pursue entitlements to fit 149 single-family homes on the property. The asking price is \$2,600,000.00 and assessed at \$745,100.00. The Advisory Committee was not in favor of the asking price for the property and advised staff to pass on the nomination.
- #757 Manchester Ave – Fortunato, Manchester Twp., 0.06 acres – This nomination is an inholding located in our Cleveland Street preserve. The property owner is seeking \$5,000.00 and is assessed at \$1,200.00. The Advisory Committee were not in favor of purchasing this piece, however they requested staff to gauge the property owner’s interest in a donation.

**7. Public Comment**

No comments were made by the public.

A **MOTION** was made by Mr. Fox and seconded by Ms. Kuhn to move into Closed Session at 6:07 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Mangum and seconded by Ms. Kuhn to move back into Open Session at 6:29 p.m. All in favor, motion carried.

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Mr. Avery stated that in closed session six nominations were discussed. There is one nomination that the Committee will take action on.

#763 Westray Ave., Island Heights Borough, 1.29 acres

A **MOTION** was made by Mr. Mangum and seconded by Mr. Peterson to recommend to the Board of Commissioners the fee simple acquisition of the Westray Ave property under the Ocean County Natural Lands Trust Fund, 1.29 acres in Island Heights Borough for an amount not to exceed \$1,175,000.00. Roll was called, all in favor, motion carried.

**8. Adjournment:** A **MOTION** was made by Mr. Fox and seconded by Mr. Peterson to adjourn the meeting at 6:32 p.m. All in favor, motion carried.

**9. Next Meeting: April 23, 2025 at 5:30PM**

Respectfully Submitted,



Chris Palmieri, Analyst Trainee