

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
June 28, 2023**

Present: Alan Avery (Chair), David McKeon (Vice-Chair), Martin Flemming, William Fox, Greg Myhre, Terry O’Leary, & John Peterson

Also Present at the meeting were: Commissioner Virginia E. Haines, Laura Benson (County Counsel), Geoffrey Lohmeyer (OCPR), Larisa Paxton (OCPD), Mark Villinger (OCPD), Moshe (Public) and Joe (Public)

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes: May 24, 2023**

A **MOTION** was made by Mr. McKeon and seconded by Mr. O’Leary to approve the May 24, 2023 meeting minutes with the correction of clarification to the language on page 2 of 5 to correctly reflect Mr. Bacchione as a Township of Berkeley Councilman when he expressed the Township’s desire to have the land bought and preserved by the County. All in favor, motion carried.

Mr. Myhre enters the meeting at 6:32PM.

- 4. Program Update: 29,543.13 acres**

Mr. Villinger informed the Committee that the County has closed on four properties since the last meeting bringing our total acreage to 29,543.13.

- #657 Mill Creek Headwaters - Lisa Jerman, Berkeley Twp., 0.11 acres
- #683 Mill Creek Headwaters – Jablonski, Berkeley Twp., 0.20 acres
- #638 Mill Creek Headwaters – Hesterman, Berkeley Twp., 0.43 acres

Mr. Villinger informed the Committee that three of the properties we closed on were within the Mill Creek Headwaters Project Area totaling 0.74 acres.

- #574 GLP-Becker, Berkeley Twp., 1.32 acres - Mr. Villinger informed the Committee that we were able to close on this 1.32-acre former marina within the Good Luck Point area. Mr. Avery commended Ms. Benson and the Counsel’s office for their work to complete this acquisition, as the title work and closing on the property were very tedious and difficult to finalize.

- 5. Old Business - Site Inspections:**

#705 Station Road, Berkeley Twp., 14.54 acres – Mr. Villinger told the Committee that this property was visited by staff who found 2 of 4 structures on site in the process of being demolished. A site plan application for 34 lots was submitted to the town prior. Demolition is ongoing and a representative from the state was on site due to infraction of asbestos procedure for the demo. The property is surrounded by residential development, but does have headwaters of the Potters Creek. Mr. McKeon expressed concerns of the property and believes this is a lower priority. A partnership or collaboration with the Town or an

Organization would make the property more attractive. Mr. Avery asked that the enforcement action be investigated before any action takes place. Ms. Benson recommended waiting to make further decisions until the next meeting.

6. New Business

#245 North Green Street, Tuckerton Boro, 10.75 acres – Mr. Villinger informed the Committee this old nomination was resubmitted under the same owner. The property is directly adjacent to the Wood St. Tuckerton property which has been approved for acquisition. It provides access off of North Green Street. According to NJDEP mapping there are wetlands that extend from the North side of the property along the eastern boundary of the property and the Tuckerton Creek Tributary runs along the property. Wetlands buffers encumber almost the entire property. According to the nomination form there are plans for 56 townhomes on site. Asking price is \$495,000 and the assessed value is \$95,100.00. Prior review of this property made this a low priority. Mr. O’Leary said the property was very interesting as it has remnants of the old railroad. Mr. Villinger added that because we have the environmental of the adjacent property, we know a bit of what to expect. Mr. O’Leary added that the asking price is reasonable. The Committee authorized staff to complete a site inspection.

7. Public Comment

No comments were made by the public.

A **MOTION** was made by Mr. Fox and seconded by Mr. O’Leary to move into Closed Session at 6:15 p.m. All in favor, motion carried.

Mr. Peterson left the meeting at 6:38PM.

A **MOTION** was made by Mr. Fox and seconded by Mr. Myhre to move back into Open Session at 6:40 p.m. All in favor, motion carried.

Mr. Avery stated that in closed session a number of nominations were discussed. Of those items, three that were discussed will have action taken.

#609 GLP-Biglin, Berkeley Twp., 0.11 acres. A **MOTION** was made by Mr. McKeon and seconded by Mr. Fox to recommend to the Board of Commissioners in an amount not to exceed \$825,000.00. Roll was called, all in favor, motion carried.

#670 Hanna, Ocean Twp., 0.14 acres. A **MOTION** was made by Mr. Fox and seconded by Mr. Myhre to recommend to the Board of Commissioners in an amount not to exceed \$9,000.00. Roll was called, all in favor, motion carried.

#706 Cedar Creek Flemming, Berkeley Twp., 27. 04 acres. A **MOTION** was made by Mr. Flemming and seconded by Mr. Myhre to recommend to the Board of Commissioners in an amount not to exceed \$5,900,000.00. Roll was called, all in favor, motion carried.

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Adjournment: A **MOTION** was made by made by Mr. Fox and seconded by Mr. Bacchione to adjourn the meeting at 6:52 p.m. All in favor, motion carried.

Respectfully Submitted,



Nicole Leaf, Environmental Specialist