

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

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

Also Present at the meeting were: Laura Benson (County Counsel), 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 5:35 p.m.

1. Roll Call

2. Approval of Minutes

- June 22, 2022

A **MOTION** was made by Mr. Fox and Seconded by Mr. Bacchione to approve the June, 2022 meeting minutes. Roll was called, all in favor, motioned carried.

*Mr. Avery noted that Ron Dancer recently passed away and that a Resolution was prepared honoring his service to the Committee and his commitment to public service.

A **MOTION** was made by Mr. Fox and Seconded by Mr. Bacchione to adopt the Resolution and extend the Committee’s condolences to the Dancer family.

3. NLT Program Update: 26,345.37 acres – Mr. Villinger told the Committee that there have been no closings over the past month.

4. Old Business

- #472 Country Lane-Kelleman, Ocean Twp., 2.64 acres – Mr. Villinger told the Committee that the property owner reached back out on this prior application. The property was approved in 2017 by the Freeholders. During our contract inspection period, 55 gallon drums were discovered and surrounding soil testing identified lead contamination that would need to be addressed by the property owners. Due to issues between the sellers, the acquisition process was halted. As part of the renewed request, the owners agreed they would accept less for the property and any remediation could come from escrow or deducted from the sale price. Staff were advised to order a new appraisal.
- #654 Structural Management – Grimaldi, Lacey Twp., 0.98 acres – Mr. Sindoni informed the Committee that this property was approved for donation during last month’s meeting. After reaching out to Lacey regarding a resolution of support,

Ocean County Natural Lands Trust
Advisory Committee Meeting
July 27, 2022
Page 2 of 4

we found out that there were several outstanding taxes and liens on the property totaling approximately \$750.00. Staff recommended the Committee to authorize up to the assessed value of \$2,900.00 cover taxes and liens.

5. New Business

- New Nominations:
 - #658 Ellis, Island Heights Borough, 0.55 acres – Mr. Sindoni informed the Committee that this is a new application in Island Heights brought to us by the Borough. The property is adjacent to the Island Heights Elementary School and features freshwater wetlands. Asking price is \$250,000.00. Staff were advised to perform a site inspection and order an appraisal.
 - #659 TR Ridgeway-Chapman, Manchester Twp., 3.3 acres – Mr. Sindoni told the Committee that this application in Manchester, is located on Route 537 across from the future Manchester Park. The property is also in close proximity to the Joint Base. There is a home on site that would have to be demolished upon acquisition. Asking price is \$1.2 million. Staff were advised to perform a site inspection and review next meeting.
- Site Inspections: (PowerPoint Presentation)
 - #650 TR Ridgeway-Meehan, Jackson Twp., 10 acres – Mr. Sindoni informed the Committee that the property was very spacious and was mostly open fields with scattered trees throughout. Appraisals have been ordered and we are waiting for the reports to come in.
 - #651 Freehold Rd-Vaughn, Jackson Twp., 11.43 acres – Mr. Sindoni told the Committee that this property was larger than expected and had many established trails, with some being wide enough to fit a vehicle. The Committee is still a little concerned about the high asking price. Appraisals have been ordered and we're waiting for the reports to come back.
 - #652 Potters Creek Ext., Berkeley Twp., 0.24 acres – Mr. Sindoni informed the Committee that this property was very small and packed with shrubs and thick vegetation. Staff reached out to the property owner in regards to the high asking price and received no response. Staff will continue to reach out and see if there is flexibility on the asking price.
 - #653 Santerian, Stafford Twp., 1.32 acres – Mr. Sindoni told the Committee that the property sat along an undeveloped paved road that connects to a nearby neighborhood. There was a lot of trash laying around, mostly old bottles from the liquor store on the corner. The parcels that make up the property are all forested that included a lot of blueberry bush. Staff are waiting for the appraisal report to come in.

**Ocean County Natural Lands Trust
Advisory Committee Meeting
July 27, 2022
Page 3 of 4**

6. Public Comment

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

A **MOTION** was made by Mr. Flemming and seconded by Mr. Bacchione to move into Closed Session at 6:22 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to move back into Open Session at 6:36 p.m. All in favor, motion carried.

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

#626 Main Street, Tuckerton Borough, 48.21 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 \$450,000.00. Roll was called. All in favor, motion carried.

Adjournment: A **MOTION** was made by and seconded by to adjourn the meeting at 6:42 p.m. All in favor, motion carried.

Next Meeting: August 24, 2022 at 5:30PM

Respectfully Submitted,



Dan Sindoni, Assistant Planner