

Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
July 22, 2020

Present: Alan Avery, Ron Dancer, William Fox, David McKeon, Greg Myhre, Terry O’Leary, John Wnek, John Bacchione and Martin Flemming III

Also present at the meeting were: Freeholder Virginia E. Haines, Anthony Agliata (OCPD), Mark Villinger (OCPD), Tom Thorsen (OCPD), Nicole Leaf (OCPD), Geoffrey Lohmeyer (OC Parks), Laura Benson (County Counsel).

1. In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 10:10 a.m.
2. Oaths of Office: John Bacchione, Martin Flemming III
3. Roll Call
4. Approval of the Minutes – June 24, 2020

A MOTION was made by Mr. Fox and seconded by Mr. Wnek to approve the June 24, 2020 minutes. Roll was called. Mr. Bacchione and Mr. Flemming abstain. All in favor, motion carried.

5. Program Update
Closings:
 - Grasso, Toms River Twp., 15.40 acres
 - Tuckerton Creek, Tuckerton, 16.80 acres

The total of preserved acres under the Natural Lands Program is 25,867 acres.

6. Old Business:
#240 Cedar Run, Stafford Twp., 0.32 acres
Mr. Villinger advised this acquisition was approved a few years ago under the condition the property would be maintained by Stafford Township. The Township has agreed to maintain the property and there will be a maintenance agreement with Stafford. The Committee has advised Staff to update appraisals.

#552 Cleveland Street III, Toms River Twp., 9.72 acres
Mr. Villinger advised the paper street has been vacated and the asking price is \$970,000. The Committee has advised Staff to order appraisals.

7. New Business:
New Applications:
#440 Dove Mill Branch (Auspitz), Jackson Twp., 51.42 acres
Mr. Villinger advised this application was submitted in 2015 with an asking price of \$149,000. The current asking price is \$660,000. The Committee has advised Staff to order appraisals.

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#564 Dove Mill II, Jackson Twp., 5.18 acres

Mr. Villinger advised the asking price is \$250,000 and the property is assessed at \$162,000. The Committee advised Staff to order appraisals.

#566 Dove Mill III, Jackson Twp., 7.00 acres

Mr. Villinger advised this property has development potential and the asking price is \$1,050,000. Staff recommended a letter of no interest be sent. The Committee agreed with Staff recommendation.

#567 Pleasant Grove Farms, Jackson Twp., 107.44 acres

Mr. Villinger advised the asking price is \$2,000,000 and the property is assessed at \$741,300. The Committee advised Staff to order appraisals.

#568 West Turkey Swamp Inholding II (Estenes), Jackson Twp., 0.24 acres

Mr. Villinger advised the asking price is \$8,000 and the property is assessed at \$1,800. The Committee advised Staff to order appraisals.

#569 Dove Mill IV (Richa), Jackson Twp., 12.30 acres

Mr. Villinger advised the asking price is \$699,000 and the property is assessed at \$356,400. The Committee advised Staff to order appraisals.

#571 Slab Branch, Toms River Twp., 25.73 acres

Mr. Villinger advised this property is currently an active farm and is zoned for approximately 50 homes. The Committee advised Staff to order appraisals.

#572 Slab Branch II, Toms River Twp., 25.57 acres

Mr. Villinger advised the asking price is \$6,700,000. The Committee advised Staff to order appraisals.

#573 Hickory Lane, Berkeley Twp., 10.01 acres

Mr. Villinger advised this property is adjacent to Berkeley Acres and has frontage on Hickory Lane. This property is a super fund site and has subdivision approval for 15 single family homes. The Committee requests additional information and no further action will be taken at this time.

8. Public Comment

Nancy Bednarczyk called into the meeting requesting an update on her property in Good Luck Point. An update was given and her property will be closing in the near future.

Britta Wenzel from Save Barnegat Bay called into the meeting to express sincerest thanks for the acquisition of the Tuckerton Creek property. Save Barnegat Bay will continue to remain involved and helpful.

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Willie DeCamp called into the meeting to express concerns regarding #573 Hickory Lane, Berkeley Twp.

9. The secretary read the resolution to enter into Closed Session.

MOTION was made by Mr. Wnek and seconded by Mr. McKeon to move into Closed Session at 11:11 a.m. All in favor, motion carried.

MOTION was made by Mr. Wnek and seconded by Mr. Avery to move back into Open Session at 11:19 a.m. All in favor, motion carried.

Mr. Avery advised that in Closed Session one nomination was discussed. Action will be taken on one property.

Huie Farm, Plumsted Twp., 197 acres

MOTION was made by Mr. McKeon and seconded by Mr. Flemming to recommend to the Board of Chosen Freeholders the acquisition of Huie Farm in an amount not to exceed \$3,340,000. Roll was called. All in favor, motion carried.

The recommendations made to the Board of Chosen Freeholders are all contingent upon Township support.

MOTION was made by Mr. Wnek and seconded by Mr. Avery to adjourn the meeting at 11:22am. The next NLTF meeting is tentatively scheduled for August 26, 2020 at 10:00am via Webex.

Respectfully submitted,



Kayla Kubiel, Committee Secretary