

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
August 28, 2024**

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

Also present at the meeting were: Virginia E. Haines (Commissioner, NLT Liaison), Frank Sadeghi (Commissioner), Laura Benson (County Counsel), Anthony Agliata (OCPD), Geoffrey Lohmeyer (OCP&R), Chris Palmieri (OCPD), Tom Thorsen (OCPD), Tim Gleason (OCPD), Lea Vasilakis (OCPD), Jennifer Morganti (OCPD).

1. Call to Order

2. Roll Call

3. Approval of Minutes: July 24, 2024

A **MOTION** was made by Mr. Fox and seconded by Mr. Peterson to approve the July 24, 2024 meeting minutes. Mr. Bacchione & Mr. Myhre abstain, rest in favor, motion carried.

4. Program Update: 29,943.26 acres

- Closings:
 - #685 Nugentown Site Ext., Little Egg Harbor Twp., 2 acres – Mr. Palmieri informed the Committee that staff closed on a 2 acre property in Little Egg Harbor Township. It is an extension to Ocean County’s Nugentown Site preserve, which gives us better access to the land.

5. Old Business

- Old Business:
 - #734 Pine Lake Park – Correia, Manchester Twp., 0.27 acres – Mr. Palmieri informed the Committee that staff has received an offer of donation for the parcel from the property owner.

A **MOTION** was made by Mr. Mangum and seconded by Mr. Fox to recommend acceptance of the donation to the Board of Commissioners. Roll was called, all in favor, motion carried.

- Site Visits:
 - #745 Jake’s Branch Ext., Berkeley Twp., 28.62 acres – Mr. Palmieri informed the Committee that staff made their initial site visit on the property in the month of July. The property had a long trail which stretched West to East across the property. The property consisted of some wooded wetlands, and also backs up directly to Jake’s Branch. There is currently a home on the property. The asking price was \$7,000,000 and it was assessed at

\$82,200. The Advisory Committee was not in favor of the initial asking price and asked staff to reach out to the property owner to see if they are firm on their asking price of the acquisition, before ordering appraisals.

- #396 Berkeley Island Park Ext., Berkeley Twp., 1.40 acres – Mr. Palmieri informed the Committee that this was staff’s second site visit of the month. The property was a private waterfront beach access with multiple private property signs posted along the outside of the parcel. There was also a boat stored on the property, however this parcel was not nominated with the application. The property owner asked that Ocean County maintained his private lot of land if we were to purchase the property. The Advisory Committee was not favorable in the acquisition and believe that with the current contingencies supplied by the property owner, the purchase would not fit the program’s standards.

6. New Business

- New Applications:

- #738 Structural Management – Creadle, Manchester Twp., 1.35 acres – Mr. Palmieri informed the Committee that the first new nomination is located in Manchester Township in the Roosevelt City Acquisition Area. It is zoned a Pinelands Forest Area – Receiving. The minimum residential dwelling unit requirement is 1 acre, and there were no wetlands on the property. Ocean County recently purchased a 24 acre piece in the same area for \$250,000. The owner is seeking \$349,999 and it is assessed at \$2,200. The Advisory Committee was not in favor of the initial asking price and asked staff to consult with the owner of the property.
- #743 GLP – Rinderer, Berkeley Twp., 0.87 acres – Mr. Palmieri informed the Committee that this nomination located in Berkeley Township is currently being utilized as a boat marina. There is a homeowner in between the nomination which would require an access easement if Ocean County were to purchase the land. The property owner was seeking \$2,200,000 and it was assessed at \$717,400. The Advisory Committee deemed this property as no interest and advised staff to move the property to hold.
- #744 Cedar Grove Ext., Toms River Twp., 1.24 acres – Mr. Palmieri informed the Committee that this new nomination in Toms River Township is located adjacent to Ocean County’s Cedar Grove Preserve, as well as the Cedar Grove Elementary School. There is currently a home located on the property, and the zoning is R120. The owner is seeking \$250,000 and it is assessed at \$438,000. The Advisory Committee advised staff to reach out to Toms River Township to gauge their interest on township support of the acquisition and to order an appraisal on the property.

**Ocean County Natural Lands Trust
Advisory Committee Meeting
August 28, 2024
Page 3 of 4**

- #749 R & R Holdings, Little Egg Harbor Twp., 1.18 acres – Mr. Palmieri informed the Committee that this new nomination is located on Route 539 and is on the same street as Shooters Sporting Center. There is 310' of frontage along Route 539 and 219' of frontage along Parkertown Drive. Mr. Agliata informed the Committee that staff has been recently sending outreach to properties in the vicinity of Shooters Sporting Center for acquisition. The property owner is seeking \$99,000 and it is assessed at \$188,500. The Advisory Committee advised staff to order an appraisal on the property and gauge Little Egg Harbor's interest in supporting the property for preservation by Ocean County.

7. Public Comment

A **MOTION** was made by Mr. Fox and seconded by Mr. Mangum to move into Closed Session at 6:02 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Fox and seconded by Mr. Peterson to move back into Open Session at 6:09 p.m. All in favor, motion carried.

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

Lighthouse Drive – Mickelsen, Ocean Twp., 0.13 acres

A **MOTION** was made by Mr. Fox and seconded by Mr. Mangum to recommend to the Board of Commissioners in an amount not to exceed \$3,000.00. Roll was called, all in favor, motion carried.

- 8. Adjournment:** A **MOTION** was made by Ms. Fox and seconded by Mr. Mangum to adjourn the meeting at 6:11 p.m. All in favor, motion carried.

9. Next Meeting: September 25 at 5:30PM

Respectfully Submitted,



Chris Palmieri, Program Aide