

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
September 25, 2024**

**Present:** David McKeon (Acting Chair), John Bacchione, William Fox, Greg Myhre, John Peterson, Jennifer Kuhn & Michael Mangum.

Also present at the meeting were: Frank Sadeghi (Commissioner), Robert Budesa (County Counsel), Anthony Agliata (OCPD), Robert Kuhne (OCSWM), Chris Palmieri (OCPD), Tom Thorsen (OCPD), Tim Gleason (OCPD), Lea Vasilakis (OCPD), Jennifer Morganti (OCPD), Steve Brigham (Public).

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes:** August 28, 2024

A **MOTION** was made by Mr. Fox and seconded by Mr. Mangum to approve the August 28, 2024 meeting minutes. All in favor, motion carried.

**4. Program Update:** 29,949.43 acres

- Closings:
  - #713 Osborn Island North – Morrison, Little Egg Harbor Twp., 0.17 acres – Mr. Palmieri informed the Committee that staff closed on a 0.17 acre parcel directly adjacent to the Osborn Island North preserve. Staff actively pursues lots in this area.
  - Mill Creek Trail – Berkeley Donation, Berkeley Twp., 6 acres – Mr. Palmieri informed the Committee that staff closed on these Berkeley donation lots which will be used to construct the Mill Creek Trail.

**5. Old Business**

- Old Business:
  - #745 Jake's Branch Ext., Berkeley Twp., 28.62 acres – Mr. Palmieri informed the Committee that after discussion with the property owner's realtor, they have noted that their initial asking price of \$7,000,000 was relatively high and they would be willing to explore an offer on a lower value. The Advisory Committee still had some concerns on their asking price, and advised staff to receive a new asking price from the property owner before proceeding.

**6. New Business**

- New Applications:
  - #747 Barnegat Bay Tributary, Stafford Twp., 11 acres – Mr. Palmieri informed the Committee that this nomination was received from the

Barnegat Bay Conservancy LLC. It is an 11 acre property in the Barnegat Bay and the only way to access this property would be by boat. It is mostly surrounded by US Fish & Wildlife property and is currently zoned a Preservation Zone. The asking price was \$215,000 and it is assessed at \$12,200. The Advisory Committee advised staff to forward the property to US Fish & Wildlife.

- #750 Shooters Sporting Center Ext., Little Egg Harbor Twp., 12.03 acres – Mr. Palmieri informed the Committee that this property is included in the recent outreach of properties on Route 539 adjacent to the Shooters Sporting Center. It is directly adjacent to Shooters Sporting Center. It is zoned at General Business and the asking price is \$1,900,000 and it is assessed at \$1,103,300. The Advisory Committee authorized staff to order two appraisals on the property.
- #691 Lacey Road – Parker, Lacey Twp., 3 acres – This property in Lacey Township was a past nomination which was recently submitted to the program. It is an inholding surrounded by State land and currently zoned as a Preservation Area. The asking price is \$30,000 and it is assessed at \$9,000. The Advisory Committee advised staff to forward to NJDEP.
- #751 FRM – Litvinenko, Lacey Twp., 5.40 acres – This property is currently on the open market of real estate. It is located directly across from the Forked River Mountains and has one structure on the property. There is a wetland conservation easement on the western-most side of the property. The asking price was \$700,000 and it is assessed at \$585,500. The Advisory Committee did not see a high priority with the acquisition and advised staff to forward the nomination to NJDEP.

## **7. Public Comment**

- Minister Steve Brigham addressed the Committee regarding the homelessness community in Ocean County. He brought up the possibility of turning the recently acquired Cedar Creek – Fleming property into a homeless community camp. The Advisory Committee informed Minister Brigham that since the Natural Lands Trust has preserved this property as open space, they would not be legally permitted to use the land for such purposes.

A **MOTION** was made by Mr. Mangum and seconded by Mr. Fox 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. Myhre to move back into Open Session at 6:12 p.m. All in favor, motion carried.


Mr. McKeon stated that in closed session one nomination was discussed. There are no nominations that the Committee will take action on.

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Mr. Fox stated that the Ocean County Natural Lands Trust Fund has now preserved over 46 square miles throughout the County.

- 8. Adjournment:** A **MOTION** was made by Mr. Fox and seconded by Ms. Kuhn to adjourn the meeting at 6:14 p.m. All in favor, motion carried.
- 9. Next Meeting: October 23, 2024 at 5:30PM**

Respectfully Submitted,



Chris Palmieri, Program Aide