

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
February 26, 2025**

Present: David McKeon (Acting Chair), Lisa Hodgson, John Peterson, Jennifer Kuhn & Michael Mangum.

Also present at the meeting were: Frank Sadeghi (Commissioner, NLT Liaison), Laura Benson (County Counsel), Anthony Agliata (OCPD), Robert Kuhne (OCSWM), Geoffrey Lohmeyer (OCP&R), Chris Palmieri (OCPD), Tom Thorsen (OCPD), Tim Gleason (OCPD), Lia Vasilakis (OCPD), Nicole Leaf (OCPD), & Jennifer Morganti (OCPD).

1. Call to Order

2. Roll Call

3. Approval of Minutes: January 22, 2025

A **MOTION** was made by Mr. Mangum and seconded by Ms. Kuhn to approve the January 22, 2025 meeting minutes. All in favor, motion carried.

4. Program Update: 30,054.73 acres

- Closings:
 - Mr. Palmieri informed the Committee that there were no closings in the month of February. The program total acreage remains at 30,054.73 acres.

5. New Business

- New Nominations:
 - #635 Birch Street, Borough of Beachwood, 3 acres – This nomination located off of Forecastle Avenue is a 3 acre property consisting of 10, residential 80 x 100 lots. The property owner has plans to build Forecastle Ave out by 450 feet, and would need to pay the costs for sewer, water & drainage in order to develop the parcels. The asking price is \$1,000,000.00 and is assessed at \$217,900.00. The Advisory Committee mentioned that the property was a low priority and advised staff to move the nomination to hold.
 - #760 Privateer Drive, Ocean Twp., 1.15 acres – The next nomination located in Ocean Township consisting of 1.15 acres is a Residential lot. The property owner is currently going through their process to appeal with the DEP after they changed the transition area from 50 feet to 150 feet. The property has a Wetlands Resource Value Classification of Exceptional. There are utilities on site. The asking price is \$200,000.00 and it is assessed at \$130,600.00. The Advisory Committee had low interest in the property due to it not being adjacent to any current preserves and advised staff to move the nomination to hold.
 - #593 Jeffreys Creek – Sonntag, Berkeley Twp., 2.31 acres – The next nomination located in Berkeley Township is a 2.31 acre lot that was

granted approval from the Berkeley Township Planning Board for the construction of two three-story townhouse buildings with a total of seventeen units. The property has wetlands on it, however in 2020 the wetlands were delineated and the applicant received a LOI. Citizens of the area have spoken out against the development of this property and hope to see it preserved. The prior owner previously nominated this property, however decided to sell to a private developer. The asking price is \$1,615,000.00 and assessed at \$184,800.00. The Advisory Committee mentioned potential interest from Berkeley Township and elected to review the property further at an upcoming meeting.

- #756 Freedom Fields Ext., Little Egg Harbor Twp., 12.79 acres – The final nomination is a 12.79 acre property located directly off of Route 539. The property currently has all approvals to develop the property. The residents of the Township have come out against this property being developed and hope to see it preserved in perpetuity. In the past, the Township was hesitant to support the property for preservation, however Little Egg Harbor informed staff that they may reconsider supporting this acquisition for preservation by the Ocean County Natural Lands Trust. The Advisory Committee advised staff to revisit the nomination at a future meeting after hearing back from Little Egg Harbor regarding support of acquisition into the preservation program.

6. Public Comment

No comments were made by the public.

A **MOTION** was made by Ms. Kuhn and seconded by Ms. Hodgson to move into Closed Session at 5:48 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Peterson and seconded by Mr. Mangum to move back into Open Session at 6:07 p.m. All in favor, motion carried.

Mr. McKeon stated that in closed session three nominations were discussed. There are no nominations that the Committee will take action on.

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7. **Adjournment:** A **MOTION** was made by Mr. Peterson and seconded by Mr. Mangum to adjourn the meeting at 6:08 p.m. All in favor, motion carried.

8. **Next Meeting: March 26, 2025 at 5:30PM**

Respectfully Submitted,



Chris Palmieri, Analyst Trainee