

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
July 15, 2021**

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

Absent: Ron Dancer

Also present at the meeting were: Mark Villinger (OCPD), Nicole Leaf (OCPD), Daniel Sindoni (OCPD), Thomas Thorsen (OCPD), Mathew Thompson (County Counsel), Geoffrey Lohmeyer (Parks)

1. In compliance with the Open Public Meetings Act, Mr. Avery called the meeting to order at 5:30 p.m.
2. Roll Call
3. Approval of Minutes: A **MOTION** was made by Mr. Fox to approve the June 24, 2021 minutes and seconded by Mr. John Bacchione. Mr. McKeon abstained, all in favor, motion carried.
4. Program Update - The total of preserved acres under the Natural Lands Program is 26,265.3 acres.
5. Old Business:
 - Land Swap-Wading River E. Branch - Mr. Villinger informed the Committee that the exchange of land between the State and County in Barnegat Township is near completion. The County will receive 200 acres from the state in exchange for lands surrounding the Cedar Bridge Tavern. The land will support the historic tavern as a destination.
 - #222 Hyde, Plumsted Twp., 41 acres - Mr. Villinger informed the Committee that the property owner resubmitted a nomination with only one of the two lots. The prior nomination was approved by the Freeholders in 2016 for \$450,000.00. The new nomination is for Block 87, Lot 2 with an asking price of \$350,000.00. The old nomination included Lot 4.01. The committee authorized one appraisal for the property.
 - #323 Zell, Ocean Twp., 0.22 acres – Mr. Villinger advised that the property owner resubmitted property after staff outreach. Asking price is \$25,000.00. When the property was previously reviewed, Planning staff made an offer of \$1,500.00. Mr. McKeon suggested that Planning staff reach out to the adjacent vocational school to see if they had any interest because of the property’s less than ideal size and location.

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6. New Business:

- New nomination: #598 Bass River Inholding, Barnegat Twp., 42 acres
Mr. Villinger advised that the property owner submitted a nomination form for 4 parcels located around the intersection of Route 72 and 539 in Barnegat. The asking price is \$180,000.00. The properties are inholdings within Bass River State Forest. The nomination will be forwarded to the NJDEP for their interest and put on hold.

7. Public Comment: No public were present for the meeting.

A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to move into Closed Session at 5:52 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Bacchione and seconded by Mr. Fox to move back into Open Session at 6:00 p.m. All in favor, motion carried.

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

Roosevelt City – Buday, Lacey Twp. A **MOTION** was made by Mr. Fox and seconded by Mr. Flemming recommend to the Board of Commissioners in an amount not to exceed \$9,000. Roll was called. All in favor, motion carried.

Cold Spring Brook, Ocean Twp. A **MOTION** was made by Mr. Fox and seconded by Mr. Flemming to recommend to the Board of Commissioners in an amount not to exceed \$75,000. Roll was called. All in favor, motion carried.

9. Meeting Schedule – An updated meeting schedule has been posted on the Planning Department website and advertised via public notice.

10. Adjournment - A **MOTION** was made by Mr. Fox and seconded by Mr. Bacchione to adjourn the meeting at 6:10 p.m. All in favor, motion carried. The next NLTF meeting is Thursday, August 19th at 5:30p.m.

Respectfully submitted,

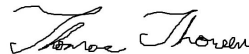
Thomas Thorsen, GIS Specialist II

**Ocean County Natural Lands Trust
Advisory Committee Meeting**

Closed Session

- Mr. Villinger advised that appraisals were received for the Roosevelt City Area. Three values were provided for three tracts. Values ranged from \$6,000-\$6,500 for two 1-acre lots and \$10,000.00 for a two acre parcel. Average cost is \$5,000 - 6,500.00 per acre parcel.
- #594 Roosevelt City Inholding – Harrison LLC, Manchester Twp., 1.01
Mr. Villinger advised that an offer was sent to the property owner for \$6,500.00. Appraisal value was \$6,500.00. Asking price was \$23,410.00. Property owner has declined the offer. The property is now moved to hold.
- #596 Roosevelt City – Buday, Lacey Twp., 2.91 acres
Mr. Villinger advised that an offer was sent to the property owner for \$9,000.00. Appraisal value was \$16,000.00. Asking price was \$9,000.00. Property owner accepted offer. The Township has been contacted regarding a resolution of support.
- #248 Cold Spring Brook, Ocean Twp., 22.3 acres
Mr. Villinger advised that an offer was sent to the property owner for \$75,000.00. When the property was approved by the Freeholders in 2009, the county offer price was \$212,000.00. The recent appraisal value was \$110,000.00. Asking price was \$75,000.00. One of the owners had changed his mind but staff will follow up to reconfirm.

Respectfully submitted,



Thomas Thorsen, GIS Specialist II