

Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
August 19, 2021

Present: Alan Avery, William Fox, Lisa Hodgson, David McKeon, and Terry O’Leary

Absent: Ron Dancer, John Bacchione, Martin Flemming III, and Greg Myhre

Also present at the meeting were: Mark Villinger (OCPD), Daniel Sindoni (OCPD), Thomas Thorsen (OCPD), Laura Benson (County Counsel), and Commissioner Virginia Haines.

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 July 15, 2021 minutes and seconded by Mr. McKeon. All in favor, motion carried.
4. Program Update - The total of preserved acres under the Natural Lands Program is 26,278.75 acres.
 - #543 Harvey Cedars – Mr. Villinger informed the committee that the 3.4 acre property in Harvey Cedars was officially closed upon.
 - #552 Cleveland Street III. Mr. Villinger informed the board that the 9.72 acre property on Whitesville road was recently closed upon, adding to the Toms River Corridor acquisition area.
5. Old Business:
 - #505 Giffords Mill Branch, Little Egg Harbor Township, 6.31 acres. Mr. Villinger advised this is a new nomination for an old property from 2019, with a new asking price of \$200,000.00. Staff ordered an appraisal for the property. It is located off Nugentown Road and across the street from the Mill Branch Tract Extension Property. Mr. O’Leary noted that there are adjacent cranberry bogs and a dam that may need decommissioning. Mr. Villinger confirmed that the dam is located to the east on Pinelands Regional school district property.
 - #599 Crosswicks Creek Preserve – Stelljes, Plumsted Twp., 15.44 acres
Mr. Villinger advised that the nomination came through Plumsted Twp. The asking price is \$395,000.00. The property is located off Maple Avenue at the border of Ocean County. The application came with an attachment referring to potential historical use of the site as a dance hall. Staff will schedule a site inspection.

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- #600 Butler Blvd II, Berkeley Twp., 1.92 acres – Mr. Villinger advised that the property is adjacent to another property closed on earlier this year. The nomination came from staff outreach and could lead to a small acquisition area. The asking price is \$5,000.00. It is located off Rogers Street and Marcus Street. Staff will schedule a site inspection. The committee recommended pursuing as a donation.
- #601 St. Mary of the Lake, Toms River Twp., 14.66 acres - Mr. Villinger advised that the property was submitted with an asking price of \$2,175,000.00. The Church is in the process of subdividing the cemetery property on the border with Lakewood Township, located off Honey Locust Drive and Massachusetts Avenue. Mr. McKeon asked if the site had sewer service available and the GIS mapping revealed that it did not. Mr. O’Leary suggested that the property may have protected species on site and may not be developable and asked if the property had sewer service. Mr. Villinger found that it was not in the sewer service area. Staff will schedule a site inspection and review the files for the reason why it was left out of the sewer service area.
- #602 Progress Place, Jackson Twp., 7.75 acres - Mr. Villinger advised that the property is an end lot on Progress Place Road, which is an industrial complex. It is adjacent to the Diamond Road acquisition and within the West Turkey Swamp project area. The nomination was referred by Monmouth Conservation Foundation and was introduced as a donation. However on the nomination, the realtor provided an asking price of \$195,000.00. Staff will schedule a site inspection.

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

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

A **MOTION** was made by Mr. Fox and seconded by Ms. Hodgson 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. The following item will have action taken:

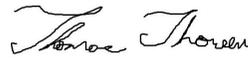
Roosevelt City – Buday, Lacey Twp. A **MOTION** was made by Mr. Fox and seconded by Mr. McKeon to recommend to the Board of Commissioners in an amount not to exceed \$9,000. Roll was called. All in favor, motion carried.

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10. Adjournment - A **MOTION** was made by Mr. Fox and seconded by Mr. O'Leary to adjourn the meeting at 6:10 p.m. All in favor, motion carried.

The next NLTF meeting is September 16, 2021 at 5:30PM

Respectfully submitted,



Thomas Thorsen, GIS Specialist II

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Closed Session

1. Closed Session

- #222 Hyde/Buckalew, Plumsted Twp., 41 acres
The committee authorized a new appraisal for this old nomination that came back to us. The nomination has come an asking price of \$350,000.00. Appraisal is \$125,000. An offer at the full appraised value was shared with the owner and staff are waiting for the owner to respond.
- #589 Lyons Ave – Austin, Berkeley Twp., 0.17 acres
Mr. Villinger informed the board that the property owner accepted our offer of \$7,500.00. The asking price was \$7,600.00. The Appraised value was \$7,500.00 (part of blanket appraisal by Mancini). The lot is within township's TDR area. Staff has had conversations with the township about the donation of township owned lots within the TDR Sending Area. The committee agreed that Board action on this application should be held until the Township donation is formalized.

Respectfully submitted,

Thomas Thorsen, GIS Specialist II