

**Ocean County Natural Lands Trust Fund  
Minutes of Advisory Committee Meeting  
September 16, 2021**

**Present:** Alan Avery, David McKeon, John Bacchione, Martin Flemming III, and Terry O'Leary

**Absent:** Ron Dancer, William Fox, Lisa Hodgson and Greg Myhre

Also present at the meeting were: Mark Villinger (OCPD), Daniel Sindoni (OCPD), Thomas Thorsen (OCPD), Nicole Leaf (OCPD), Geoffrey Lohmeyer (OCPR), and Robert Budesa (County Counsel).

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. David McKeon to approve the corrected August 19, 2021 minutes and seconded by Mr. Avery. Mr. Bacchione & Mr. Flemming abstained, motion carried.
4. **Program Update** - The total of preserved acres under the Natural Lands Program is 26,306.84 acres.
  - #516 West Turkey Swamp – Neuwirth, Jackson Twp., 9.64 acres – Mr. Villinger informed the committee that the property was closed upon, adding to the West Turkey Swamp Preserve.
  - #586 Osprey Pointe, Brick Twp., 13.27 acres – Mr. Villinger advised this property located on Hooper Ave west to the Brick Elks has been closed.
  - #564 Dove Mill II, Jackson Twp., 5.18 acres – Mr. Villinger informed the committee that this property located on Bennetts Mills Road on the Dove Mill Branch of the Toms River has been closed.
5. **Old Business**
  - Site inspections – Presented Property Photos via Slideshow**
    - #599 Crosswicks Creek Preserve – Stelljes, Plumsted Twp., 15.44 acres – Ms. Leaf informed the committee that there are untouched areas on the site containing many native trees, and that the property owner has found some artifacts on site. Asking price is \$395,000.00. Staff ordered two appraisals for the property.
    - #600 Butler Blvd II, Berkeley Twp., 1.92 acres – Ms. Leaf advised the property owner accepted the committee's recommendation to submit as a donation. It was originally submitted with an asking price of \$5,000.00. Staff conducted a site visit.

- #601 St. Mary of the Lake, Toms River Twp., 14.66 acres – Mr. Villinger advised the committee that the site was investigated. Impacts to County drainage and a potential soils issue in regards to a large stockpile were noted. The sewer service was investigated further, and an open SSA amendment request was discovered. Mr. McKeon mentioned that it is confusing why they are trying to sell being that it seems the cemetery is near capacity. Mr. O’Leary asked if there were any NLT acquisitions near the property. Mr. Villinger advised nothing in the immediate area, the site is bounded by residential and highway development. Mr. Bacchione asked about potential soil issues and was wondering why they aren’t developing the property. Mr. McKeon proposed for the town to take the lead and possibly offer NLT support via partnership. Mr. Avery agreed it did not rank high for a County purchase.
- #602 Progress Place, Jackson Twp., 7.75 acres –Mr. Villinger mentioned how the property was introduced to the staff as a donation but is in fact a regular acquisition. Ms. Leaf advised that the property was difficult to access and that there was some minor dumping on the property. Mr. Lohmeyer noted that parks has been dealing with dumping issues on Progress Place for some time. Asking price of \$195,000.00. Staff ordered an appraisal.

## **6. New Business**

### New nominations

- #100 Ridgeway Campground, Manchester Twp., 20.1 acres – Mr. Villinger noted that this is an old submission that has been re-nominated. Asking price \$7,900,000.00. Mr. Villinger advised removal of trailers and permanent structures would be a condition of sale. The property does have a park like setting with public access to the river. Mr. McKeon mentioned that there were issues with the town and tenants that held up the acquisition when it was originally submitted. The committee authorized site inspection and two appraisals done.
- #603 Jeffreys Creek – Ivy, Berkeley Twp., 0.28 acres – Ms. Leaf advised that the property is located to the west of the Nunn property and that acquisition would provide alternate access to the site. The asking price is \$174,900.00. Nomination was submitted through staff outreach. The Committee authorized site inspection and appraisal.
- #604 Laurel Harbor Extension, Lacey Twp., 5.42 acres – Ms. Leaf advised the property connects to the Laurel Harbor property in Lacey Township and provides access to the existing property off Cedar Drive and Hidden Harbor Place. Asking price is \$28,000.00. Mr. Avery suggest we order appraisals and conduct a site visit.
- #605 Ridgeway Road River Corridor I, Toms River Twp., 1.2 acres  
#606 Ridgeway Road River Corridor II, Toms River Twp., 1.8 acres – Mr. Villinger advised that this property is off Ridgeway Road in Toms River and adjacent to Township Property. The properties do include homes but would provide access to the Toms River and are adjacent to our Camp Albocondo and the Jersey Shore Boy Scouts property. Mr. McKeon noted that most of the Toms River Corridor is

**Ocean County Natural Lands Trust**  
**Advisory Committee Meeting**  
**September 22, 2021**  
**Page 3**

preserved and that this would make a nice edition. Committee authorized site inspections of the properties.

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

A **MOTION** was made by Mr. McKeon and seconded by Mr. Flemming to move into Closed Session at 6:14 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Bacchione and seconded by Mr. Flemming to move back into Open Session at 6:18 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:

Jeffreys Creek – O'Brien, Berkeley Township. A **MOTION** was made by Mr. McKeon and seconded by Mr. O'Leary recommend to the Board of Commissioners in an amount not to exceed \$9,000. Roll was called. All in favor, motion carried.

Butler Boulevard II, Berkeley Township. A **MOTION** was made by Mr. Bacchione and seconded by Mr. McKeon to recommend to the Board of Commissioners the acceptance of donation. Roll was called. All in favor, motion carried.

8. **Adjournment** - A **MOTION** was made by Mr. Bacchione and seconded by Mr. Flemming to adjourn the meeting at 6:21 p.m. All in favor, motion carried. The next NLTF meeting is October 21, 2021 at 5:30PM

Respectfully submitted,



Daniel Sindoni, Planner Trainee