

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM
DIVISION OF PARKS AND FORESTRY

PUBLIC MEETING HELD WEDNESDAY, MAY 16, 2018
34 CLOVERDALE ROAD
BARNEGAT, NEW JERSEY

RE: LAND SWAP
BARNEGAT AND STAFFORD TOWNSHIP/BASS RIVER TOWNSHIP
IN ACCORDANCE WITH NJSA 13:1D-51, ET SEQ.

Darlene Sillitoe, Certified Court Reporter

ROSENBERG & ASSOCIATES, INC.
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1 A P P E A R A N C E S :

2

3 SEAN MORIARTY, ESQ., REGULATORY OFFICER
4 BUREAU OF LEGAL SERVICES AND STEWARDSHIP
5 NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
6 GREEN ACRES PROGRAM

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8 TRENTON, NEW JERSEY 08625-0420

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11

12 ALSO PRESENT:

13 MARK VILLINGER, OCEAN COUNTY PLANNING DEPARTMENT

14 MICHAEL MANGUN, DIRECTOR OF OCEAN COUNTY PARKS

15 CYNTHIA CORITZ, SUPERINTENDENT, BASS RIVER FOREST

16 TIMOTHY G. HART, DIVISION DIRECTOR, CULTURAL AND

17 HERITAGE COMMISSION

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PUBLIC COMMENT:

PAGE:

RICKY GOMEZ

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AMIE GOMEZ

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1 (The Public Meeting was called to order
2 at 7:00 p.m.)

3 MR. MORIARTY: My name is Sean Moriarty.
4 I'm a regulatory officer for the New Jersey
5 Department of Environmental Protection's Green
6 Acres Program.

7 We're holding this hearing in accordance
8 with NJSA 13:1D-51, et seq, also known as the
9 Ogden-Rooney Statute with the County of Ocean
10 to discuss a land swap between the two
11 entities.

12 We were going to have a presentation,
13 but there's not many people here. So I think
14 maybe a better use of our time would be to
15 briefly explain to you what the swap is about.
16 And then if you have any questions or comments,
17 we'll take them.

18 Also, if you have written comments,
19 they'll be -- there's information -- we can
20 give you our contact information. You can
21 always submit written comments if you have any
22 further questions.

23 Mark wants to give you a brief overview.

24 MR. VILLINGER: I'm Mark Villinger with
25 the Ocean County Planning Department.

1 Depends how you would like -- if you
2 have any questions, you want to ask them now,
3 or I can just go through it with you.

4 That map right there, right next to you,
5 is probably the best to explain to you what
6 we're doing. The properties -- this is Mike
7 Mangun, the Parks Director.

8 This is the property outlined in orange
9 is property under the County ownership.
10 Everything in green, this dark green, is Bass
11 River State Forest property. We propose to
12 swap what they own here outlined in green with
13 our orange. So we would be swapping
14 jurisdiction. We actually share a boundary
15 here. We're swapping 270 acres for 192 acres.

16 This tract would become part of Bass
17 River. It already is surrounded by Bass River.
18 So it would be all under the management of Bass
19 River State Forest. So it's just a
20 jurisdictional change. It's open space for
21 open space. No real change of use.

22 It's just how each agency manages it.
23 It's actually better for us and better for them
24 to make it -- they would have a parcel that's
25 full, a complete parcel.

1 We own a five-acre piece in the middle
2 here. That's the Cedar Bridge Tavern, a
3 historic site. That's the -- the last known
4 land skirmish of the American Revolution was in
5 this area. The 192 acres that we want from the
6 DEP would complement that five-acre site that
7 we already own. So it would be managed as one
8 tract, interpreted -- interpreted for the Cedar
9 Bridge, the historic history there. Also allow
10 for passive recreation trails to decide --
11 there are many trails. Because it is through
12 State Forest, it's open to the public. So
13 there is no real changes except for
14 jurisdictional change.

15 The values, the way they came out. So
16 we have 270 acres. We're giving the State to
17 192. The values we got last year certified our
18 property is worth 1,272,000. The State
19 property is worth 972,000. That is strictly
20 because we're giving a little bit more
21 property. If you break it down per acre, the
22 State property is actually worth more per acre.

23 But we feel like, just looking at it
24 this way, swapping jurisdiction, it's really
25 just a management thing. It makes it easier

1 for us, us to be able to do things on the Cedar
2 Bridge site that we can do.

3 This site also has some significant
4 cedar -- Atlantic White Cedar stands on it.
5 The County does not have an Atlantic White
6 Cedar Management Program. The State does. So
7 the State would actually incorporate them into
8 their management.

9 Does that make sense?

10 This is -- so for this process to
11 exchange the land, this is the second hearing
12 that we've had. We had one earlier in Stafford
13 Township. The County has a requirement for one
14 for each town that we have property in. And
15 then the final one we'll have in two weeks in
16 Toms River.

17 The one piece of property in Stafford,
18 we're transferring this over here, is just a
19 small 15-acre site compared to the 270. The
20 DEP just has property in Barnegat. That's why
21 this is their first hearing. First required
22 hearing. And they will have a followup hearing
23 on May 31st in Trenton.

24 And if you have any comments, any
25 written comments, we have a form. Comments are

1 being accepted as of June 14th. After that
2 point, the Ocean County Board of Chosen
3 Freeholders will be able to formally act on
4 this. And then the State House Commission will
5 act next. Probably in September at the
6 earliest.

7 MR. MORIARTY: Yes?

8 MR. MANGUN: Did we miss anything?

9 MR. GOMEZ: No. I'm still trying to
10 find out where we are.

11 MR. MANGUN: You live in the Warren
12 Grove area?

13 MRS. GOMEZ: Yeah.

14 MR. VILLINGER: So this is the Route
15 539. This is the Township boundary. This is
16 Stafford, so Warren Grove would be kind of down
17 here. Just off the map.

18 MR. GOMEZ: Route 72 is right here.

19 MR. VILLINGER: This is the 72, and this
20 is 610 Warren Grove Road here. So the property
21 that the County gives to the State does run
22 from Warren Grove and Route 539. What the
23 County is proposing is actually located right
24 on Cedar Bridge Road. Which is -- it's a dirt
25 road. So that's right off of Warren Grove.

1 MRS. GOMEZ: Nothing is being built,
2 though.

3 MR. MANGUN: No.

4 MR. GOMEZ: That's my next question.
5 It's all about management.

6 MR. MANGUN: It's the management.

7 MR. GOMEZ: What's the future thought
8 process? Is there a plan that something could
9 be built in the future?

10 MR. MANGUN: No. Have no building. The
11 only thing -- I mean, things we would look at
12 here is a lot of archeology. This
13 reassembles the old Cedar Bridge Tavern
14 property essentially. Back in around 1980, the
15 former owner sold a portion of the property to
16 the New Jersey Conservation Foundation which in
17 turn transferred to the Bass River. There was
18 even some more property owned that they are
19 entitled to, and he let it go to the town for
20 taxes. So this is sort of reassembling the
21 whole Cedar Bridge property.

22 On this side is a lot of potential
23 archeology. We've done a lot of archeology on
24 the site already with Monmouth University. We
25 intend to do some more. So it would allow us

1 to do a lot of stuff related to the tavern on
2 that site. Which right now it -- it's a lot
3 more difficult because it's part of Bass River.
4 And there's a lot of issues with being able to
5 do that type of stuff on State property. So it
6 would allow us to do some research to the
7 history of the site.

8 And, actually, if you go back in --
9 over -- about 250 years ago, this site is
10 significant because it was on a lot of maps, on
11 the East Coast maps and regional maps, when
12 other areas of New Jersey were not even
13 identified on the maps. This -- this spot was.
14 So there's a lot of history here and a lot of
15 significance to it, so.

16 MR. MORIARTY: I mean, I think -- yeah.
17 At its core, like they indicated right now,
18 both -- all the properties in question are
19 restricted for use as parkland, and they will
20 remain restricted for use of parkland after
21 this swap. Nothing will change. Just the
22 ownership. And it gives the County an
23 opportunity to own that site and to investigate
24 and use it to bring about more awareness of the
25 historical significance of that area. So as

1 far as the passive uses, it will be the same.

2 MR. VILLINGER: Yeah. And for the site
3 that we're proposing to transfer that the State
4 currently owns, the County every year fills out
5 a special --

6 MS. CORITZ: Use permit.

7 MR. VILLINGER: -- special use permit
8 for special use, parking. So this just gets
9 rid of some of that.

10 MR. MANGUN: A lot of bureaucracy on
11 both sides.

12 MR. VILLINGER: It's really, you know,
13 no change of use or purpose, really. It's just
14 for better management.

15 MR. GOMEZ: I think that was our
16 concern.

17 MR. MANGUN: That it would be developed.

18 MR. GOMEZ: For sure. A lot of people
19 getting away from Toms River issue. It was
20 getting really crowded. That's the reason we
21 moved out here. So seeing that --

22 MR. MANGUN: We'd actually be looking to
23 preserve more land, whether it's us or the
24 State. Long-term goals.

25 MR. GOMEZ: We're literally right back

1 behind Lucille's.

2 MR. VILLINGER: Oh.

3 MR. MANGUN: Okay.

4 MR. GOMEZ: We drive through it all the
5 time.

6 MR. MANGUN: You're one of the closest
7 neighbors.

8 MR. GOMEZ: Yeah.

9 MR. VILLINGER: Very few houses out
10 there.

11 MR. GOMEZ: Other than that, I'm fine.
12 You guys, that was our main thing.

13 MR. MORIARTY: If for any reason, if
14 after you leave if you have more questions, you
15 can always submit them to us. The full report
16 that the County and State prepare together on
17 the transactions are available on the Public
18 Notice section of the Department of
19 Environmental Protection website, so you can
20 look there.

21 MR. HART: Have you had a chance to come
22 out and see the work on the tavern? It's being
23 renovated. It be done this fall.

24 MRS. GOMEZ: Awesome.

25 MR. MANGUN: Appreciate you coming out.

1 MR. MANGUN: Yeah. For sure. I feel
2 bad holding you guys up.

3 MR. MORIARTY: The goal is for people
4 who have concerns for people to be able to have
5 questions answered. So that's why we're here,
6 and that's why we came.

7 MS. CORITZ: How did you guys hear about
8 the meeting?

9 MRS. GOMEZ: We saw one of the signs.

10 MR. MORIARTY: So the signs worked.
11 So you guys are good?

12 MR. GOMEZ: We are good.

13 MR. MORIARTY: Then we'll close the
14 meeting.

15 (The Public Meeting was adjourned at
16 7:09 p.m.)

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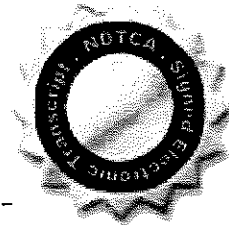
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C E R T I F I C A T E

I, DARLENE SILLITOE, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the proceedings.

I further certify that I am neither attorney, of counsel for, nor related to or employed by any of the parties to the action; further that I am not a relative or employee of any attorney or counsel employed in this case; nor am I financially interested in the action.



DARLENE SILLITOE, CCR
License No 30XI0102300

Dated: May 25, 2018
My Notary Commission Expires
December 9, 2019
ID No 50006932

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