

# AGENDA

**MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS' REGULAR MEETING  
MONDAY EVENING, APRIL 7, 2025, AT 7:00 PM  
THOMPSON PARK VISITOR CENTER,  
"BEECH ROOM", 1<sup>ST</sup> FLOOR, 805 NEWMAN SPRINGS RD, LINCROFT, NJ**

- A. Roll Call
- B. Statement of Adequate Public Notice
  - Pledge of Allegiance followed by a moment of silence*
- C. Approval of MINUTES—REGULAR MEETING: MARCH 24, 2025
- D. Approval of 2024 VOUCHER LIST
- E. Approval of 2025 VOUCHER LIST
- F. BOARD CORRESPONDENCE RECEIVED:
- G. Motion to OPEN the HEARING OF THE PUBLIC.
  - (Presentations are limited to three (3) minutes per person.)*
- H. Motion to CLOSE the HEARING OF THE PUBLIC.
- I. DIRECTOR'S REPORT:
- J. COUNTY COMMISSIONER'S REPORT:
- K. PRESENTATION:
  - "2024 Golf Statistics", by Jeremy Schaefer, General Manager Golf Courses
- L. CAPITAL PROJECT REVIEW – Andrew J. Spears, Director
- M. ITEMS FOR BOARD REVIEW:
  - 1. Board Action Item #1 – Recommend acceptance of the written proposal of Gibson & Stattel Environmental, Inc., Bridgeton, NJ, as received on March 18, 2025, proposal dated March 17, 2025, for Providing Professional Preliminary Assessment/Site Investigation (PA/SI) of Block 27, Lots 19 & 19Q, Millstone Township, Improved Property, Owned by: Mayer, ±37.96 Acres, Project: Additions to Perrineville Lake Park, Interest: Easement with Right of First Refusal Option (Ref. #24-52 & PS #26-25), in an Amount Not To Exceed \$1,555.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. (see **Memo**)
  - 2. Board Action Item #2 – Recommend acceptance of the written proposal of Johnson, Mirmiran & Thompson, Inc., Trenton, NJ, as received on March 18, 2025, proposal

- dated March 13, 2025, for Providing Professional Surveying Services of Block 27, Lots 19 & 19Q, Millstone Township, Improved Property, Owned by: Mayer, ±37.96 Acres, Project: Additions to Perrineville Lake Park, Interest: Easement with Right of First Refusal Option (Ref. #24-53 & PS #27-25), in an Amount Not To Exceed \$12,390.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(see Memo)**
3. Board Action Item #3 – Recommending award of contract to the lowest responsible bidder, as per bid proposal to DCRS, LLC, Cream Ridge, NJ, for Selective Demolition of Exhibits at the Manasquan Reservoir Environmental Center (Bid #0034-25), Items: Total Base Bid Price, Items 1-2 inclusive; in the Total Contract Amount of \$71,875.00. **(see Memo)**
  4. Board Action Item #4 – Recommending award of contract to the lowest responsible bidder, as per bid proposal to Ray Palmer Associates, Inc., Dover, NJ, for Big Brook Park Pool Upgrades (Bid #0030-25), Items: Total Base Bid Price, Items 1-8 inclusive; in the Total Contract Amount of \$83,372.00. **(see Memo)**
  5. Board Action Item #5 – Rescinding professional service contract originally awarded by Resolution #R-25-3-10=129, to Stuart Appraisal Company, LLC, Tinton Falls, NJ, for Providing Professional Appraisal Services of Block 28, Lots 11 & 13.01, Millstone Township, Unimproved Property, Owned by: MLesley Stone, LLC, ±24.67 Acres, Project: Additions to Perrineville Lake Park, Interest: Fee Simple (Ref. #25-13 & PS #22-25), in the Contract Amount Not To Exceed \$2,095.00, as vendor requested to rescind contract as they are no longer able to provide appraisal services for this property.
  6. Board Action Item #6 – Recommend acceptance of the written proposal of Wade Appraisal, LLC, Metuchen, NJ, as received on March 5, 2025, proposal dated February 25, 2025, for Providing Professional Appraisal Services of Block 28, Lots 11 & 13.01, Millstone Township, Unimproved Property, Owned by: MLesley Stone, LLC, ±24.67 Acres, Project: Additions to Perrineville Lake Park, Interest: Fee Simple (Ref. #25-13 & PS #22-25), in an Amount Not To Exceed \$3,250.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(see Memo)**
  7. Board Action Item #7 – Recommend authorization of Contract Amendment #1, in the Amount of \$19,110.00 for two areas of concern requiring additional investigation, to Gibson & Stattel Environmental, Inc., Bridgeton, NJ, for Providing a Professional Preliminary Assessment/Site Investigation (PA/SI) of Block 255, Lots 1, 3, and 12; Block 259, Lots 1 & 5; Block 534, Lot 7, Township of Middletown, Improved Property, Owned by: Middletown Board of Education and Block 255, Lot 2, Owned by: Middletown Township, ±3.45 Acres, Improved Property, Project: Additions to Bayshore Recreation Area (Ref. #24-49 & PS #64-24), as originally awarded by Resolution #R-25-1-27=47, in the Contract Amount Not To Exceed \$1,910.00, for a new Total Amended Contract Amount of \$21,020.00, as modified by Contract Amendment #1, and further Authorizing the Director to send notice of Contract Amendment to The Star Ledger, a newspaper circulated in the County of Monmouth, as required by law, within twenty (20) days of its passage. **(see Memo)**
  8. Board Action Item #8 as added to the Agenda – Recommending award of contract to the lowest responsible bidder, as per bid proposal to Seman-Tov, Inc., Neptune, NJ, for Furnishing and Delivery of Bus Transportation Services Rebid (Bid #0031-25), Items: Proposal 1, Summer RecAssist Program, \$37,000.00, Proposal 2, After-School

RecAssist Program, \$4,750.00, with the Board of Recreation Commissioners reserving the option to extend the Contract for two (2) additional one (1) year periods (2026 & 2027), under the same terms and conditions, as per bid specification; in the Estimated Total Contract Amount of \$41,750.00. (see Memo)

**RESOLUTION OF CONSENT:**

At \_\_\_\_\_ PM, the following **Resolution of Consent** was offered for adoption by \_\_\_\_\_:

WHEREAS, the Monmouth County Board of Recreation Commissioners has received the Agenda for the Board Meeting in advance of the meeting; and

WHEREAS, the Board has had an opportunity to review and consider Agenda Items # \_\_\_\_\_ through # \_\_\_\_\_ for Board Action; and

WHEREAS, the Board is satisfied that the above items as presented to the Board are in order and complete.

NOW, THEREFORE, BE IT RESOLVED that the Monmouth County Board of Recreation Commissioners does hereby approve by consent, Agenda Items # \_\_\_\_\_ through # \_\_\_\_\_.

Resolution of Consent seconded by: \_\_\_\_\_.

**ITEMS FOR BOARD ACTION:**

1. Resolution **ACCEPTING the WRITTEN PROPOSAL of GIBSON & STATTEL ENVIRONMENTAL, INC.**, Bridgeton, NJ, as received on March 18, 2025, proposal dated March 17, 2025, for **PROVIDING PROFESSIONAL PRELIMINARY ASSESSMENT/SITE INVESTIGATION (PA/SI) OF BLOCK 27, LOTS 19 & 19Q, MILLSTONE TOWNSHIP, IMPROVED PROPERTY, OWNED BY: MAYER, +37.96 ACRES, PROJECT: ADDITIONS TO PERRINEVILLE LAKE PARK, INTEREST: EASEMENT WITH RIGHT OF FIRST REFUSAL OPTION (Ref. #24-52 & PS #26-25)**, in an Amount Not To Exceed **\$1,555.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
2. Resolution **ACCEPTING the WRITTEN PROPOSAL of JOHNSON, MIRMIRAN & THOMPSON, INC.**, Trenton, NJ, as received on March 18, 2025, proposal dated March 13, 2025, for **PROVIDING PROFESSIONAL SURVEYING SERVICES OF BLOCK 27, LOTS 19 & 19Q, MILLSTONE TOWNSHIP, IMPROVED PROPERTY, OWNED BY: MAYER, +37.96 ACRES, PROJECT: ADDITIONS TO PERRINEVILLE LAKE PARK, INTEREST: EASEMENT WITH RIGHT OF FIRST REFUSAL OPTION (Ref. #24-53 & PS #27-25)**, in an Amount Not To Exceed **\$12,390.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
3. Resolution **AWARDING CONTRACT** to the lowest responsible bidder, as per bid proposal to **DCRS, LLC**, Cream Ridge, NJ, for **SELECTIVE DEMOLITION OF EXHIBITS AT THE MANASQUAN RESERVOIR ENVIRONMENTAL CENTER (Bid #0034-25)**, ITEMS: Total Base Bid Price, Items 1-2 inclusive; in the Total Contract Amount of **\$71,875.00**.

4. Resolution **AWARDING CONTRACT** to the lowest responsible bidder, as per bid proposal to **RAY PALMER ASSOCIATES, INC.**, Dover, NJ, for **BIG BROOK PARK POOL UPGRADES (Bid #0030-25)**, ITEMS: Total Base Bid Price, Items 1-8 inclusive; in the Total Contract Amount of **\$83,372.00**.
5. Resolution **RESCINDING professional service contract** awarded by Resolution #R-25-3-10=129, to **STUART APPRAISAL COMPANY, LLC**, Tinton Falls, NJ, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 28, LOTS 11 & 13.01, MILLSTONE TOWNSHIP, UNIMPROVED PROPERTY, OWNED BY: MLESLEY STONE, LLC, +24.67 ACRES, PROJECT: ADDITIONS TO PERRINEVILLE LAKE PARK, INTEREST: FEE SIMPLE (Ref. #25-13 & PS #22-25)**, in the Contract Amount Not To Exceed **\$2,095.00**, as the vendor requested to rescind contract as they are no longer able to provide appraisal services for this property.
6. Resolution **ACCEPTING the WRITTEN PROPOSAL of WADE APPRAISAL, LLC**, Metuchen, NJ, as received on March 5, 2025, proposal dated February 25, 2025, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 28, LOTS 11 & 13.01, MILLSTONE TOWNSHIP, UNIMPROVED PROPERTY, OWNED BY: MLESLEY STONE, LLC, +24.67 ACRES, PROJECT: ADDITIONS TO PERRINEVILLE LAKE PARK, INTEREST: FEE SIMPLE (Ref. #25-13 & PS #22-25)**, in an Amount Not To Exceed **\$3,250.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
7. Resolution **Authorizing CONTRACT AMENDMENT #1**, in the Amount of **\$19,110.00**, for two areas of concern requiring additional investigation, to **GIBSON & STATTEL ENVIRONMENTAL, INC.**, Bridgeton, NJ, for **PROVIDING A PROFESSIONAL PRELIMINARY ASSESSMENT/SITE INVESTIGATION (PA/SI) OF BLOCK 255, LOTS 1, 3, AND 12; BLOCK 259, LOTS 1 & 5; BLOCK 534, LOT 7, TOWNSHIP OF MIDDLETOWN, IMPROVED PROPERTY, OWNED BY: MIDDLETOWN BOARD OF EDUCATION AND BLOCK 255, LOT 2, OWNED BY: MIDDLETOWN TOWNSHIP, +3.45 ACRES, IMPROVED PROPERTY, PROJECT: ADDITIONS TO BAYSHORE RECREATION AREA (Ref. #24-49 & PS #64-24)**, as originally awarded by Resolution #R-25-1-27=47, in the Contract Amount Not To Exceed **\$1,910.00**, for a NEW TOTAL AMENDED CONTRACT AMOUNT OF **\$21,020.00**, AS MODIFIED BY CONTRACT AMENDMENT #1, and further **AUTHORIZING the DIRECTOR to SEND NOTICE of Contract Amendment to The Star Ledger, a newspaper circulated in the County of Monmouth, as required by law, within twenty (20) days of its passage.**
8. Resolution **AWARDING CONTRACT** to the lowest responsible bidder, as per bid proposal to **SEMAN-TOV, INC.**, Neptune, NJ, for **FURNISHING AND DELIVERY OF BUS TRANSPORTATION SERVICES REBID (Bid #0031-25)**, ITEMS: Proposal 1, Summer RecAssist Program, \$37,000.00, Proposal 2, After-School RecAssist Program, \$4,750.00, with the Board of Recreation Commissioners **RESERVING the OPTION TO EXTEND the CONTRACT for TWO (2) ADDITIONAL ONE (1) YEAR PERIODS (2026 & 2027)**, under the same terms and conditions, as per bid specification; in the Estimated Total Contract Amount of **\$41,750.00**.

**MOTION AUTHORIZING ADVERTISING OF THE FOLLOWING BIDS:**

**MOTION AUTHORIZING SOLICITING OF THE FOLLOWING PROFESSIONAL/SPECIALIZED SERVICES:**

**EXECUTIVE SESSION**

Motion for a Resolution to move into Executive Session for Potential Property Acquisitions or Sales – N.J.S.A. 10:4-12-(b)(5) for the purpose of discussing the following:

- Addition to parklands in Middletown Township

Motion to close Executive Session

Motion to reconvene the Regular Meeting

Motion for a Resolution to take action on the following item(s) discussed in Executive Session

- 1.
- 2.

**DATES TO REMEMBER:**

1. **MONDAY EVENING, APRIL 28, 2025 – 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
2. **FRIDAY EVENING, MAY 2, 2025 – 4:00-6:00 PM. Opening Reception of the Historic Racing Stable.** Thompson Park, 805 Newman Springs Road, Lincroft, NJ.
3. **FRIDAY MORNING, MAY 9, 2025 – 10:00 AM. Ribbon cutting, Braille Trail Opening.** Manasquan Reservoir, 311 Windeler Road, Howell Township, NJ.
4. **MONDAY EVENING, MAY 12, 2025 – 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
5. **TUESDAY EVENING, MAY 27, 2025 – 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.

**ITEMS FOR THE GOOD OF THE ORDER:**

Motion to ADJOURN the Regular Meeting of the Monmouth County Board of Recreation Commissioners.