

AGENDA

Tentative: 2/19/25

**MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS' REGULAR MEETING
MONDAY EVENING, FEBRUARY 24, 2025, AT 7:00 PM
THOMPSON PARK VISITOR CENTER,
"BEECH ROOM", 1ST 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: FEBRUARY 10, 2025
(Excused: Chairman Mandeville, Commissioners Horsnall and Davidson)
- D. Approval of MINUTES - EXECUTIVE SESSION – POTENTIAL LITIGATION:
FEBRUARY 10, 2025 (Excused: Chairman Mandeville, Commissioners Horsnall and Davidson)
- E. Approval of MINUTES - EXECUTIVE SESSION – LAND ACQUISITION MATTERS:
FEBRUARY 10, 2025 (Excused: Chairman Mandeville, Commissioners Horsnall and Davidson)
- F. Approval of 2024 VOUCHER LIST
- G. Approval of 2025 VOUCHER LIST
- H. BOARD CORRESPONDENCE RECEIVED:
- I. Motion to OPEN the HEARING OF THE PUBLIC.
(Presentations are limited to three (3) minutes per person.)
- J. Motion to CLOSE the HEARING OF THE PUBLIC.
- K. DIRECTOR'S REPORT:
 - 1. BUDGET REPORTS
 - 2. REVENUE REPORT—MONTH OF JANUARY
 - 3. ATTENDANCE REPORT—MONTH OF JANUARY
 - 4. HUMAN RESOURCES TRAINING & SAFETY MONTHLY REPORT —
JANUARY (Dated: 2/18/2025)

5. MCPS TRAINING REQUESTS AS OF FEBRUARY 18, 2025
 6. MCPS WEBSITE TRAFFIC REPORT — JANUARY COMPARISON BY YEARS
2020 – 2025
- L. COUNTY COMMISSIONER’S REPORT:
- M. PRESENTATION:
- DeBois Creek Athletic Complex Design Review by Colliers Engineering
- N. CAPITAL PROJECT REVIEW – Andrew J. Spears, Director
- O. ITEMS FOR BOARD REVIEW:
1. Board Action Item #1 – Recommend authorization of Contract Amendment #3, in the Amount of \$37,625.00, for remediation, to Kenny Environmental Services, Marlton, NJ, for Providing Preliminary Assessment/Site Investigation (PA/SI) of Block 42, Lot 12, Freehold Township, New Jersey, and Block 42, Lot 1, Colts Neck Township, New Jersey, ±4.84 Acres, Owned by: BG Invest, Vacant Property, Project: Additions to Baysholm Tract (Ref. #24-39 & PS #39-24), as originally awarded by Resolution #R-24-9-9=327, in the Contract Amount Not To Exceed \$2,090.00, and as modified by Contract Amendment #1 awarded by Resolution #R-24-10-21=392 in the Total Contract Amendment #1 Amount of \$27,165.00, and as modified by Contract Amendment #2 awarded by Resolution #R-24-12-16=478 in the Total Contract Amendment #2 Amount of \$37,935.00, for a new Total Amended Contract Amount of \$75,560.00, as modified by Contract Amendment #3, and further Authorizing the Director 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)**
 2. Board Action Item #2 – Presentation of Citation of Appreciation to Commissioner David W. Horsnall, for his dedicated service as a Member of the Monmouth County Board of Recreation Commissioners since March 16, 2010, with 16 Years of Service.
 3. Board Action Item #3 – Recommend acceptance of the written proposal of Stuart Appraisal Company, LLC, Tinton Falls, NJ, as received on February 14, 2025, proposal dated February 11, 2025, for Providing Professional Appraisal Services of Block 259, Lot 4, Middletown Township, Improved Property, Owned by: Cecelia & Jason Koerner, ±0.342 Acres, Project: Additions to Bayshore Recreation Area, Interest: Fee Simple (Ref. #25-08 & PS #17-25), in an Amount Not to Exceed \$1,445.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(see Memo)**
 4. Board Action Item #4 – Recommend acceptance of the written proposal of Patjo Appraisal Services, Inc., Kendall Park, NJ, as received on February 14, 2025, proposal dated February 12, 2025, for Providing Professional Appraisal Services of Block 259, Lot 4, Middletown Township, Improved Property, Owned by: Cecelia & Jason Koerner, ±0.342 Acres, Project: Additions to Bayshore Recreation Area, Interest:

Fee Simple (Ref. #25-08 & PS #17-25), in an Amount Not to Exceed \$1,550.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(see Memo)**

5. Board Action Item #5 – Recommend acceptance of the written proposal of Stuart Appraisal Company, LLC, Tinton Falls, NJ, as received on February 14, 2025, proposal dated February 11, 2025, for Providing Professional Appraisal Services of Block 259, Lot 3, Middletown Township, Improved Property, Owned by: Eric & Danielle Olsen, ±0.1148 Acres, Project: Additions to Bayshore Recreation Area, Interest: Fee Simple (Ref. #25-09 & PS #18-25), in an Amount Not To Exceed \$1,445.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(see Memo)**
6. Board Action Item #6 – Recommend acceptance of the written proposal of Patjo Appraisal Services, Inc., Kendall Park, NJ, as received on February 14, 2025, proposal dated February 12, 2025, for Providing Professional Appraisal Services of Block 259, Lot 3, Middletown Township, Improved Property, Owned by: Eric & Danielle Olsen, ±0.1148 Acres, Project: Additions to Bayshore Recreation Area, Interest: Fee Simple (Ref. #25-09 & PS #18-25), in an Amount Not To Exceed \$1,450.00, 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 – Recommending award of contract to the lowest responsible bidder, as per bid proposal to Allied Fire & Safety Equipment Company, Inc., Neptune, NJ, for Furnishing and Delivery of Inspection, Maintenance, Replacement, Installation, and Repairs of Various Fire Equipment (Bid #0028-25), Item: 2025 Supply/Service Contract (Period of 2/24/25 through 12/31/25), 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 \$85,000.00. **(see Memo)**
8. Board Action Item #8 – Recommend acceptance of the written proposal of Patjo Appraisal Services, Inc., Kendall Park, NJ, as received on February 13, 2025, proposal dated February 11, 2025, for Providing Professional Appraisal Services of Block 30, Lots 38 & 38.01, and Block 23, Lot 105, Sea Bright Borough, Improved Property, Owned by: Kalaka, ±1.0847 Acres, Project: Sea Bright Borough Waterfront, Interest: Fee Simple (Ref. #25-03 & PS #15-25), in an Amount Not To Exceed \$1,650.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(see Memo)**
9. Board Action Item #9 – Recommend acceptance of the written proposal of Sockler Realty Services Group, Inc., Hightstown, NJ, as received on February 13, 2025, proposal dated February 11, 2025, for Providing Professional Appraisal Services of Block 30, Lots 38 & 38.01, and Block 23, Lot 105, Sea Bright Borough, Improved Property, Owned by: Kalaka, ±1.0847 Acres, Project: Sea Bright Borough Waterfront, Interest: Fee Simple (Ref. #25-03 & PS #15-25), in an Amount Not To Exceed \$3,000.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(see Memo)**

10. Board Action Item #10 – Recommend acceptance of the written proposal of Stuart Appraisal Company, LLC, Tinton Falls, NJ, as received on February 14, 2025, proposal dated February 11, 2025, for Providing Professional Appraisal Services of Block 54.01, Lot 11.02, Upper Freehold Township, Improved Property, Owned by: Allison Perry, ±2.7 Acres, Project: Additions to Crosswicks Creek Park, Interest: Fee Simple (Ref. #25-07 & PS #16-25), in an Amount Not to Exceed \$1,585.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(see Memo)**

11. Board Action Item #11 – Recommend acceptance of the written proposal of Comprehensive Appraisal Corp., Freehold, NJ, as received on February 14, 2025, proposal dated February 13, 2025, for Providing Professional Appraisal Services of Block 54.01, Lot 11.02, Upper Freehold Township, Improved Property, Owned by: Allison Perry, ±2.7 Acres, Project: Additions to Crosswicks Creek Park, Interest: Fee Simple (Ref. #25-07 & PS #16-25), in an Amount Not to Exceed \$1,590.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(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 **Authorizing CONTRACT AMENDMENT #3**, in the Amount of **\$37,625.00**, for remediation, to **KENNY ENVIRONMENTAL SERVICES**, Marlton, NJ, for **PROVIDING PRELIMINARY ASSESSMENT/SITE INVESTIGATION (PA/SI) OF BLOCK 42, LOT 12, FREEHOLD TOWNSHIP, NEW JERSEY, AND BLOCK 42, LOT 1, COLTS NECK TOWNSHIP, NEW JERSEY, ±4.84 ACRES, OWNED BY: BG INVEST, VACANT PROPERTY, PROJECT: ADDITIONS TO BAYSHOLM TRACT (Ref. #24-39 & PS #39-24)**, as originally awarded by Resolution #R-24-9-9=327, in the Contract Amount Not To Exceed \$2,090.00, and as modified by Contract Amendment #1 awarded by Resolution #R-24-10-21=392 in the Total Contract Amendment #1 Amount of \$27,165.00, and as modified by Contract Amendment #2 awarded by Resolution #R-24-12-16=478 in the Total Contract

Amendment #2 Amount of **\$37,935.00**, for a NEW TOTAL AMENDED CONTRACT AMOUNT OF **\$75,560.00**, AS MODIFIED BY CONTRACT AMENDMENT #3, 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.

2. Resolution **AUTHORIZING the DIRECTOR to PREPARE a CITATION OF APPRECIATION to DAVID W. HORSNALL, for his SERVICE as a MEMBER of the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS from MARCH 16, 2010 – MARCH 15, 2025.** (16 years of service)
3. Resolution **ACCEPTING the WRITTEN PROPOSAL of STUART APPRAISAL COMPANY, LLC, Tinton Falls, NJ, as received on February 14, 2025, proposal dated February 11, 2025, for PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 259, LOT 4, MIDDLETOWN TOWNSHIP, IMPROVED PROPERTY, OWNED BY: CECELIA & JASON KOERNER, ±0.342 ACRES, PROJECT: ADDITIONS TO BAYSHORE RECREATION AREA, INTEREST: FEE SIMPLE (Ref. #25-08 & PS #17-25), in an Amount Not to Exceed \$1,445.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.**
4. Resolution **ACCEPTING the WRITTEN PROPOSAL of PATJO APPRAISAL SERVICES, INC., Kendall Park, NJ, as received on February 14, 2025, proposal dated February 12, 2025, for PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 259, LOT 4, MIDDLETOWN TOWNSHIP, IMPROVED PROPERTY, OWNED BY: CECELIA & JASON KOERNER, ±0.342 ACRES, PROJECT: ADDITIONS TO BAYSHORE RECREATION AREA, INTEREST: FEE SIMPLE (Ref. #25-08 & PS #17-25), in an Amount Not to Exceed \$1,550.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.**
5. Resolution **ACCEPTING the WRITTEN PROPOSAL of STUART APPRAISAL COMPANY, LLC, Tinton Falls, NJ, as received on February 14, 2025, proposal dated February 11, 2025, for PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 259, LOT 3, MIDDLETOWN TOWNSHIP, IMPROVED PROPERTY, OWNED BY: ERIC & DANIELLE OLSEN, ±0.1148 ACRES, PROJECT: ADDITIONS TO BAYSHORE RECREATION AREA, INTEREST: FEE SIIMPLE (Ref. #25-09 & PS #18-25), in an Amount Not To Exceed \$1,445.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.**
6. Resolution **ACCEPTING the WRITTEN PROPOSAL of PATJO APPRAISAL SERVICES, INC., Kendall Park, NJ, as received on February 14, 2025, proposal dated February 12, 2025, for PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 259, LOT 3, MIDDLETOWN TOWNSHIP, IMPROVED PROPERTY, OWNED BY: ERIC & DANIELLE OLSEN, ±0.1148 ACRES, PROJECT: ADDITIONS TO BAYSHORE RECREATION AREA, INTEREST: FEE SIIMPLE (Ref. #25-09 & PS #18-25), in an Amount Not To Exceed \$1,450.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.**

7. Resolution **AWARDING CONTRACT** to the lowest responsible bidder, as per bid proposal to **ALLIED FIRE & SAFETY EQUIPMENT COMPANY, INC.**, Neptune, NJ, for **FURNISHING AND DELIVERY OF INSPECTION, MAINTENANCE, REPLACEMENT, INSTALLATION, AND REPAIRS OF VARIOUS FIRE EQUIPMENT (Bid #0028-25)**, ITEM: 2025 Supply/Service Contract (Period of 2/24/25 through 12/31/25), 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 **\$85,000.00**.
8. Resolution **ACCEPTING the WRITTEN PROPOSAL of PATJO APPRAISAL SERVICES, INC.**, Kendall Park, NJ, as received on February 13, 2025, proposal dated February 11, 2025, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 30, LOTS 38 & 38.01, AND BLOCK 23, LOT 105, SEA BRIGHT BOROUGH, IMPROVED PROPERTY, OWNED BY: KALAKA, ±1.0847 ACRES, PROJECT: SEA BRIGHT WATERFRONT, INTEREST: FEE SIMPLE (Ref. #25-03 & PS #15-25)**, in an **Amount Not To Exceed \$1,650.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
9. Resolution **ACCEPTING the WRITTEN PROPOSAL of SOCKLER REALTY SERVICES GROUP, LLC**, Hightstown, NJ, as received on February 13, 2025, proposal dated February 11, 2025, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 30, LOTS 38 & 38.01, AND BLOCK 23, LOT 105, SEA BRIGHT BOROUGH, IMPROVED PROPERTY, OWNED BY: KALAKA, ±1.0847 ACRES, PROJECT: SEA BRIGHT BOROUGH WATERFRONT, INTEREST: FEE SIMPLE (Ref. #25-03 & PS #15-25)**, in an **Amount Not To Exceed \$3,000.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
10. Resolution **ACCEPTING the WRITTEN PROPOSAL of STUART APPRAISAL COMPANY, LLC**, Tinton Falls, NJ, as received on February 14, 2025, proposal dated February 11, 2025, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 54.01, LOT 11.02, UPPER FREEHOLD TOWNSHIP, IMPROVED PROPERTY, OWNED BY: ALLISON PERRY, ±2.7 ACRES, PROJECT: ADDITIONS TO CROSSWICKS CREEK PARK, INTEREST: FEE SIMPLE (Ref. #25.07 & PS #16-25)**, in an **Amount Not to Exceed \$1,585.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
11. Resolution **ACCEPT WRITTEN PROPOSAL of COMPREHENSIVE APPRAISAL CORP.**, Freehold, NJ, as received on February 14, 2025, proposal dated February 13, 2025, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 54.01, LOT 11.02, UPPER FREEHOLD TOWNSHIP, IMPROVED PROPERTY, OWNED BY: ALLISON PERRY, ±2.7 ACRES, PROJECT: ADDITIONS TO CROSSWICKS CREEK PARK, INTEREST: FEE SIMPLE (Ref. #25-07 & PS #16-25)**, in an **Amount Not to Exceed \$1,590.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.

MOTION AUTHORIZING ADVERTISING OF THE FOLLOWING BIDS:

1. Furnishing of Exterior Roof Coating and Chimney Painting Services of Building #501, Thompson Park, Lincroft, New Jersey

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 additions to Hominy Hill Golf Course.

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. **SUNDAY, FEBRUARY 23, 2025 – 3:00-7:00 PM. Musicians on a Mission and Special People United to Ride, Come to Your Senses Fundraiser.** The Gallery, Thompson Park, 805 Newman Springs Road, Lincroft, NJ. Tickets (\$20) are available at the door or in advance at MusiciansOnaMission.org
2. **FEBRUARY 23 – 26, 2025 – NJRPA Annual Conference,** Atlantic City.
3. **MONDAY EVENING, FEBRUARY 24, 2025 - 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1st Floor, 805 Newman Springs Road, Lincroft, NJ.
4. **SUNDAY, MARCH 2, 2025 – 12:00 PM. Annual Volunteer Reception.** Hominy Hill Golf Center, 92 Mercer Road, Colts Neck, NJ.
5. **MONDAY EVENING, MARCH 10, 2025 - 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1st Floor, 805 Newman Springs Road, Lincroft, NJ.
6. **MONDAY EVENING, MARCH 24, 2025 - 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1st Floor, 805 Newman Springs Road, Lincroft, NJ.
7. **THURSDAY EVENING, MARCH 27, 2025 – 6:00-8:00 PM. Ranger Graduation.** Hominy Hill Golf Center, 92 Mercer Road, Colts Neck NJ. (dinner included)

ITEMS FOR THE GOOD OF THE ORDER:

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