

**MINUTES OF THE MONDAY EVENING, JULY 13, 2026 REGULAR MEETING OF THE MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS HELD IN THE “BEECH ROOM” OF THE THOMPSON PARK VISITOR CENTER, 1<sup>ST</sup> FLOOR, 805 NEWMAN SPRINGS ROAD, LINCROFT, NJ.**

The meeting was called to order by Andrew J. Spears, Director at 6:32 PM.

The following were Present on roll call:

Chairman Anthony Fiore

Commissioners:

Thomas E. Hennessy, Jr.

Patricia M. Butch

Thomas W. Adcock

Lori Ann Davidson

Brian Foster

Matt Duru

Ross F. Licitra, County Commissioner/MCPS Liaison

The following were Absent on roll call:

Vice Chairman Kevin Mandeville (Excused)

Commissioner Rachael Stolte (Excused)

The following were present on roll call:

Special County Counsel Jason Sena

Andrew J. Spears, Director

Michael E. Janoski, Deputy Director

Beau Byrtus, Deputy Director

Kevin Dunn, Land & Planning

Patti Conroy, Superintendent of Recreation

Karen Livingstone, Public Information/Volunteers

Anna Luiten, Design & Resource Management

Paul Gleitz, Principal Planner Parks

Jeremy Schaefer, General Mgr., Golf Courses

Rick Royle, Assistant Superintendent

Chairman Fiore read the following Statement of Adequate Public Notice:

“Statement of Adequate Public Notice of Meeting in compliance with the ‘Open Public Meetings Act’, Laws of the State of NJ, Chapter 231, P.L. 1975. Notice of meeting has been posted on the County of Monmouth official online public notice platform, and the County Clerk has been noticed, including date, time, and place, as adopted by the Monmouth County Board of Recreation Commissioners at their regular meeting of April 13, 2026, as required by law.” “Both adequate and electronic notice of the meeting has been provided, specifying the time, place, and manner in which such notice was provided.”

Chairman Fiore led the Board in the Pledge of Allegiance and asked for the observance of a moment of silence.

On a motion made by Commissioner Davidson, seconded by Commissioner Adcock, the **MINUTES** of the **REGULAR MEETING** of the Monmouth County Board of Recreation Commissioners held on **MONDAY EVENING, JUNE 8, 2026**, were upon being put to a vote, approved as recorded by Commissioners Hennessy, Butch, Adcock, and Davidson. Chairman Fiore, Commissioners Foster and Duru abstained as not being present at the meeting.

On a motion made by Commissioner Hennessy, seconded by Commissioner Davidson, the **MINUTES** of the **EXECUTIVE SESSION MEETING** of the Monmouth County Board of Recreation Commissioners held on **MONDAY EVENING, JUNE 8, 2026**, for the purpose of discussing **LAND ACQUISITION MATTERS**, were upon being put to a vote, approved as recorded by Commissioners Hennessy, Butch, Adcock, and Davidson. Chairman Fiore, Commissioners Foster and Duru abstained as not being present at the meeting.

The Director indicated that the Minutes of the Executive Session would be made available to the public in ninety (90) days, or upon completion of land acquisition matters.

On a motion made by Commissioner Foster, seconded by Commissioner Davidson, the **2026 VOUCHER LIST (Dated: 06/16/26)**, as distributed to the Board for approval, was upon being put to a vote, unanimously approved as recorded.

On a motion made by Commissioner Foster, seconded by Commissioner Davidson, the **2025 VOUCHER LISTS (Dated: 07/07/26)**, as distributed to the Board for approval, was upon being put to a vote, unanimously approved as recorded.

On a motion made by Commissioner Foster, seconded by Commissioner Davidson, the **2026 VOUCHER LISTS (Dated: 07/07/26)**, as distributed to the Board for approval, was upon being put to a vote, unanimously approved as recorded.

Andrew J. Spears, Director, reviewed with the Board the following **CORRESPONDENCE RECEIVED** for the Board:

- Email dated May 11, 2026, from Pamela Capaci, CEO, Hope Sheds Light, giving thanks to the entire team and special thanks to Jeremy and Eric for the help they received at their 6<sup>th</sup> Annual Golf Outing at Hominy Hill Golf Course.
- Email, dated June 12, 2026, from Kelly McCauley, an educator in East Brunswick Public School regarding her students wonderful experience at a presentation about shells found on Monmouth County beaches made by JP Stark at the Bayshore Waterfront Park.
- Email dated June 12, 2026, from Mr. & Mrs. Grimaldi, complimenting the presentation, Horses of War given by Reagan Miller.
- Email dated July 7, 2026, from Adam Jacobs, expressing his satisfaction at his recent camping vacation at Turkey Swamp Park.

On a motion made by Commissioner Hennessy, seconded by Commissioner Adcock, the meeting was **OPENED** to the **HEARING OF THE PUBLIC** at 6:36 PM. Upon being put to a vote, the motion was unanimously carried.

There being no one present to be heard, it was moved by Commissioner Davidson, seconded by Commissioner Adcock, that the portion of the meeting **OPEN** to the **HEARING OF THE PUBLIC** be **CLOSED**, at 6:37 PM.

Andrew J. Spears, Director reviewed with the Board the following **REPORTS**:

1. **DIRECTOR'S REPORT**

General Manager of Golf Facilities Jeremy Schaefer reviewed with the Board the status of the golf tee time reservation system. He reported that it had recently been discovered that certain golfers were using their resident golf pass to unfairly reserve early morning tee times. Specifically, he said that individual golfers were purchasing golf passes for family members who never play golf. He explained that 30-day reservations were regularly made using these cards and subsequently cancelled during off-hours so that other associated golfers could secure the premium times.

The Board directed Mr. Schaefer to propose refinements to the golf reservation system to improve fairness for all golfers.

Mr. Schaefer said he would review proposed changes with the Board at a future meeting.

2. **BUDGET REPORTS**

On a motion made by Commissioner Davidson, seconded by Commissioner Foster, the **BUDGET REPORTS** were upon being put to a vote, unanimously accepted as reported. (Budget Reports in Minute Book)

3. **REVENUE REPORT – MONTH OF MAY**

On a motion made by Commissioner Davidson, seconded by Commissioner Foster, the **REVENUE REPORT** for the **MONTH OF MAY** was upon being put to a vote, unanimously accepted as reported. (Revenue Report in Minute Book)

4. **ATTENDANCE REPORT—MONTH OF JUNE**

On a motion made by Commissioner Davidson, seconded by Commissioner Foster, the **ATTENDANCE REPORT** for the **MONTH OF JUNE**, as distributed to the Board for approval, was upon being put to a vote, unanimously accepted as reported. (Attendance Report in Minute Book)

5. **MCPS WEBSITE TRAFFIC REPORT — MAY COMPARISON BY YEARS 2021-2026**

On a motion made by Commissioner Davidson, seconded by Commissioner Foster, the **MCPS WEBSITE TRAFFIC REPORT MAY COMPARISON BY YEARS 2021 – 2026** was upon being put to a vote, unanimously accepted as reported. (MCPS Website Traffic Report May Comparison by Years 2021-2026 is in the Minute Book.)

**ITEMS FOR BOARD REVIEW:**

The following **ITEMS** were **REVIEWED WITH THE BOARD:**

1. Board Action Item #1 – Authorizing the Extension of the Temporary Use and Occupancy Agreement between the Monmouth County Board of Recreation Commissioners, acting on behalf of the County of Monmouth, and the YMCA of the Jersey Shore, Shrewsbury, NJ, for the Temporary Use and Occupancy of Floor Space at the Henry Hudson Trail Activity Center, Building #3101, located at 945 Route #36, Leonardo, NJ, as the site for the “Bayshore Family Success Center”, for an additional one (1) year period, September 1, 2026 through August 31, 2027, at a rate of \$750.00 per month, subject to the same terms and conditions, as per the original Temporary Use & Occupancy Agreement dated September 1, 2014.
2. Board Action Item #2 – Recommend acceptance of the written proposal of Lacey Thaler Reilly Wilson Architecture & Preservation, LLP, Albany, NY, as received on June 2, 2026, proposal dated June 2, 2026, to Provide Professional Design Services for the Renovation of Building #2028 at Dorbrook Recreation Area, Colts Neck, NJ (RFP #P-33-2026), in an Amount Not To Exceed \$119,604.22, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
3. Board Action Item #3 – Recommend acceptance of the written proposal of JPCL Engineering LLC, Hillsborough, NJ, as received on June 2, 2026, proposal dated June 2, 2026, to Provide Professional Contract Administration and Inspection Services for Painting of the Henry Hudson Trail Bridge, #438-B04 Over Route 35, Keyport, New Jersey (RFP #P-42-2026), in an Amount Not To Exceed \$90,496.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
4. Board Action Item #4 – Recommending Adoption of Monmouth County Board of Recreation Commissioners’ Refund and Cancellation Policy and further rescinding the Board’s previously adopted Resolution #R-16-1-25=60.

5. Board Action Item #5 – Recommend Authorizing Contract Amendment #3, in the Amount of \$40,950.00, for one area of concern requiring remedial investigation, to Kenny Environmental Services, LLC, Marlton, NJ, for Providing Professional Preliminary Assessment/Site Investigation (PA/SI) of Block 50, Lot 34, Howell Township, Improved Property, Owned by: DeSanctis, Carmine & Mautuori, Mary, ±1.41 Acres, Project: Additions to Manasquan River Greenway, Interest: Fee Simple (Ref. #25-46 & P-89-2025), as originally awarded by Resolution #R-25-12-1=387, in the Contract Amount Not To Exceed \$2,970.00, and as modified by Contract Amendment #1 awarded by Resolution #R-26-1-12=25 in the Total Contract Amendment #1 Amount of \$15,595.00, and as modified by Contract Amendment #2 awarded by Resolution #R-26-3-23=93 in the Total Contract Amendment #2 Amount of \$24,970.00, for a new Total Amended Contract Amount of \$65,920.00, as modified by Contract Amendment #3, and further Authorizing the Director to send notice of Contract Amendment to County of Monmouth Public Notices, as required by law, within twenty (20) days of its passage.
6. Board Action Item #6 – Recommend to the Monmouth County Board of County Commissioners the adoption of the annual allocation from the Monmouth County Open Space, Recreation, Floodplain Protection, and Farmland, and Historic Preservation Trust Fund.
7. Board Action Item #7 – Recommend award of contract to the lowest responsible bidder, as per bid proposal to Frank Lurch Demolition Company, LLC, Avon, NJ, to Furnish Demolition at Metedeconk River Greenway and Manasquan River Greenway for the Monmouth County Park System (Bid #F-98-2026), Items: 1-4; in the Total Contract Amount of \$204,900.00.
8. Board Action Item #8 as added to the Agenda – Recommending Adoption of Administration Procedures and Guidelines Governing Monmouth County Golf Courses, effective immediately.

After Board Review, Items #4 and #8 were removed.

At 7:37 PM, the following **RESOLUTION OF CONSENT** was offered for adoption by Commissioner Foster, to approve Agenda Items #1, 2, 3, 5, 6, 7.

WHEREAS, the Monmouth County Board of Recreation Commissioners has received the Tentative Agenda for the Board's Regular Meeting of July 13, 2026, in advance of the meeting; and

WHEREAS, the Board has had an opportunity to review and consider Agenda Items #1 through #7 for Board Action; and

WHEREAS, the Board also reviewed Agenda Item #8, as added to the Agenda; 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 #1, 2, 3, 5, 6, 7.

Seconded by Commissioner Davidson, and adopted on roll call by the following vote:

In the Affirmative: Chairman Fiore, Commissioners Hennessy,  
Butch, Adcock, Davidson, Foster, and Duru

In the Negative: None

Absent: Vice Chairman Mandeville, Commissioner Stolte

**ITEMS ACTED ON BY THE BOARD OF RECREATION COMMISSIONERS:**

- R-26-7-13=120      Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, AUTHORIZING THE EXTENSION OF THE TEMPORARY USE AND OCCUPANCY AGREEMENT between the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS, acting on behalf of the County of Monmouth, and the YMCA OF THE JERSEY SHORE, Shrewsbury, NJ, for the TEMPORARY USE AND OCCUPANCY OF FLOOR SPACE AT THE HENRY HUDSON TRAIL ACTIVITY CENTER, BUILDING #3101, located at 945 Route #36, Leonardo, NJ, as the site for the “BAYSHORE FAMILY SUCCESS CENTER”, for an ADDITIONAL ONE (1) YEAR PERIOD, SEPTEMBER 1, 2026 THROUGH AUGUST 31, 2027, at a RATE OF \$750.00 PER MONTH, subject to the same terms and conditions, as per the original Temporary Use & Occupancy Agreement dated September 1, 2014. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-26-7-13=121      Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, ACCEPTING the WRITTEN PROPOSAL of LACEY THALER REILLY WILSON ARCHITECTURE & PRESERVATION, LLP, Albany, NY, as received on June 2, 2026, proposal dated June 2, 2026, to PROVIDE PROFESSIONAL DESIGN SERVICES FOR THE RENOVATION OF BUILDING #2028 AT DORBROOK RECREATION AREA, COLTS NECK, NJ (RFP #P-33-2026), in an Amount Not To Exceed \$119,604.22, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-26-7-13=122      Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, ACCEPTING the WRITTEN PROPOSAL of JPCL ENGINEERING LLC, Hillsborough, NJ, as received on June 2, 2026, proposal dated June 2, 2026, to PROVIDE PROFESSIONAL CONTRACT ADMINISTRATION AND INSPECTION SERVICES FOR PAINTING OF THE HENRY HUDSON TRAIL BRIDGE, #438-B04 OVER ROUTE 35, KEYPORT, NEW JERSEY (RFP #P-42-2026), in an Amount Not To Exceed \$90,496.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)

- R-26-7-13=123 Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, Authorizing CONTRACT AMENDMENT #3, in the Amount of \$40,950.00, for one area of concern requiring remedial investigation, to KENNY ENVIRONMENTAL SERVICES, LLC, Marlton, NJ, for PROVIDING PROFESSIONAL PRELIMINARY ASSESSMENT/SITE INVESTIGATION (PA/SI) OF BLOCK 50, LOT 34, HOWELL TOWNSHIP, IMPROVED PROPERTY, OWNED BY: DeSANCTIS, CARMINE & MAUTUORI, MARY, ±1.41 ACRES, PROJECT: ADDITIONS TO MANASQUAN RIVER GREENWAY, INTEREST: FEE SIMPLE (Ref. #25-46 & P-89-2025), as originally awarded by Resolution #R-25-12-1=387, in the Contract Amount Not To Exceed \$2,970.00, and as modified by Contract Amendment #1 awarded by Resolution #R-26-1-12=25 in the Total Contract Amendment #1 Amount of \$15,595.00, and as modified by Contract Amendment #2 awarded by Resolution #R-26-3-23=93 in the Total Contract Amendment #2 Amount of \$24,970.00, for a NEW TOTAL AMENDED CONTRACT AMOUNT OF \$65,920.00, AS MODIFIED BY CONTRACT AMENDMENT #3, and further AUTHORIZING THE DIRECTOR to SEND NOTICE of Contract Amendment to County of Monmouth Public Notices, as required by law, within twenty (20) days of its passage. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-26-7-13=124 Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, RECOMMEND TO THE MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS THE ADOPTION OF THE ANNUAL ALLOCATION FROM THE MONMOUTH COUNTY OPEN SPACE, RECREATION, FLOODPLAIN PROTECTION, AND FARMLAND, AND HISTORIC PRESERVATION TRUST FUND. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-26-7-13=125 Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, AWARDING CONTRACT to the lowest responsible bidder, as per bid proposal to FRANK LURCH DEMOLITION CO., LLC, Avon-By-The-Sea, NJ, to FURNISH DEMOLITION AT METEDECONK RIVER GREENWAY AND MANASQUAN RIVER GREENWAY FOR THE MONMOUTH COUNTY PARK SYSTEM (Bid #F-98-2026), ITEMS: 1-4; in the Total Contract Amount of \$204,900.00. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)

The Director reported to the Board that there were **no BIDs to be advertised.**

The Director noted that there were no **PROFESSIONAL/SPECIALIZED SERVICES** to **SOLICIT.**

R-26-7-13=126 At 7:38 PM, a motion for a resolution was made by Commissioner Hennessy, seconded by Commissioner Foster, to move into Executive Session for: (Resolution in Minute Book)

- Additions to Yellow Brook Tract
- Additions to Baysholm Conservation Area
- Additions to Metedeconk River Greenway
- Additions to Perrineville Lake Park
- Discussion – Additions to Yellow Brook Tract
- Discussion – Additions to Huber Woods Park
- Discussion – Additions to Big Brook Park
- Discussion – Recreations Centers, Long Branch & Asbury Park
- Discussion – Additions to Perrineville Lake Park

In the Affirmative: Chairman Fiore, Commissioners Hennessy,  
Butch, Adcock, Davidson, Foster, and Duru

In the Negative: None

Absent: Vice Chairman Mandeville, Commissioner Stolte

On a motion made by Commissioner Butch, seconded by Commissioner Hennessy, the Board voted unanimously to adjourn the Executive Session at 8:23 PM.

At 8:24 PM, on a motion made by Commissioner Hennessy, seconded by Commissioner Butch, the Board voted unanimously to reconvene the public portion of the meeting.

The Board took action on the following:

R-26-7-13=127 Resolution offered for adoption by Commissioner Butch, and seconded by Commissioner Hennessy, RECOMMENDING to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS the ACQUISITION OF THE PROPERTY OWNED BY NANCY & LOUIS GRANT AND VIRGINIA LIOTTA, also known as BLOCK 167, LOTS 33 & 33Q, HOWELL TOWNSHIP, an improved parcel, containing  $\pm 48.87$  ACRES, as ADDITIONS TO YELLOW BROOK TRACT for county open space preservation, natural resources conservation and public park and recreation purposes, through negotiations or other legal means, subject to environmental review and clear title, and taxes and other closing costs, in the AMOUNT of \$4,000,000.00. (Funds provided by the Monmouth County Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation Trust Fund, Account #T-12-56-850-115-667, Sub-Account #00053.)

In the Affirmative: Chairman Fiore, Commissioners Hennessy,  
Butch, Adcock, Davidson, Foster, and Duru

In the Negative: None

Absent: Vice Chairman Mandeville, Commissioner Stolte

R-26-7-13=128

Resolution offered for adoption by Commissioner Butch, and seconded by Commissioner Hennessy, RECOMMENDING to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS the ACQUISITION OF THE PROPERTY OWNED BY ENRICO & NANCY BRANCADORA, also known as BLOCK 42, LOTS 15 & 16, FREEHOLD TOWNSHIP, a vacant parcel, containing  $\pm 6.95$  ACRES, as ADDITIONS TO BAYSHOLM CONSERVATION AREA for county open space preservation, natural resources conservation and public park and recreation purposes, through negotiations or other legal means, subject to environmental review and clear title, and taxes and other closing costs, in the AMOUNT of \$200,000.00. (Funds provided by the Monmouth County Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation Trust Fund, Account #T-12-56-850-115-667, Sub-Account #00111.)

In the Affirmative: Chairman Fiore, Commissioners Hennessy,  
Butch, Adcock, Davidson, Foster, and Duru

In the Negative: None

Absent: Vice Chairman Mandeville, Commissioner Stolte

R-26-7-13=129

Resolution offered for adoption by Commissioner Butch, and seconded by Commissioner Hennessy, RECOMMENDING to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS the ACQUISITION OF THE PROPERTY OWNED BY MONAHAN, also known as BLOCK 109, LOT 14, HOWELL TOWNSHIP, an improved parcel, containing  $\pm 1.04$  ACRES, as ADDITIONS TO METEDECONK RIVER GREENWAY for county open space preservation, natural resources conservation and public park and recreation purposes, through negotiations or other legal means, subject to environmental review and clear title, and taxes and other closing costs, in the AMOUNT of \$585,000.00. (Funds provided by the Monmouth County Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation Trust Fund, Account #T-12-56-850-115-667, Sub-Account #00027.)

In the Affirmative: Chairman Fiore, Commissioners Hennessy,  
Butch, Adcock, Davidson, Foster, and Duru

In the Negative: None

Absent: Vice Chairman Mandeville, Commissioner Stolte

R-26-7-13=130

Resolution offered for adoption by Commissioner Butch, and seconded by Commissioner Hennessy, RECOMMENDING to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS the ACQUISITION OF THE PROPERTY OWNED BY MLESLEY STONE, LLC (BUCK MINING), also known as BLOCK 28, LOTS 11 & 13.01, MILLSTONE, an unimproved parcel, containing ±24.67 ACRES, as ADDITIONS TO PERRINEVILLE LAKE PARK for county open space preservation, natural resources conservation and public park and recreation purposes, through negotiations or other legal means, subject to environmental review and clear title, and taxes and other closing costs, in the AMOUNT of \$1,800,000.00. (Funds provided by the Monmouth County Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation Trust Fund, Account #T-12-56-850-115-667, Sub-Account #00006.)

In the Affirmative: Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru

In the Negative: None

Absent: Vice Chairman Mandeville, Commissioner Stolte

R-26-7-13=131

Resolution offered for adoption by Commissioner Butch, and seconded by Commissioner Hennessy, RECOMMENDING to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS their review and consideration to APPROVE WALL TOWNSHIP'S GRANT APPLICATION FOR THE ACQUISITION OF THE BLOCK 275, LOT 4.01, QFARM, 2030 Bailey's Corner Road, Wall Township, NJ.

In the Affirmative: Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru

In the Negative: None

Absent: Vice Chairman Mandeville, Commissioner Stolte

On a motion offered by Commissioner Butch, and seconded by Commissioner Hennessy, the Board authorized staff to move forward on the land acquisition projects that were discussed in Executive Session. Upon being put to a vote, the motion was unanimously carried.

Andrew J. Spears, Director, reviewed the following **DATES TO REMEMBER** with the Board:

1. **WEDNESDAY, JULY 22, 2026 – 3:45 PM. Monmouth County Fair Opening Ceremony,** East Freehold Showgrounds, 1500 Kozloski Rd, Freehold, NJ.
2. **FRIDAY, JULY 31, 2026 – World Ranger Day.**
3. **MONDAY EVENING, AUGUST 10, 2026 – 6:30 PM. Regular Board Meeting.** Thompson Park Visitor Center, "Beech Room", 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
4. **FRIDAY, SEPTEMBER 11, 2026 – 8 AM. Mt. Mitchill 9/11 Memorial Ceremony.** 460 Ocean Blvd., Atlantic Highlands, NJ.

5. **MONDAY EVENING, SEPTEMBER 14, 2026 – 6:30 PM. Regular Board Meeting.**  
Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
6. **TUESDAY EVENING, OCTOBER 13, 2026 – 6:30 PM. Regular Board Meeting.**  
Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
7. **MONDAY EVENING, NOVEMBER 9, 2026 – 6:30 PM. Regular Board Meeting.**  
Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
8. **MONDAY EVENING, DECEMBER 7, 2026 – 6:30 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:**

The Director indicated that there were no additional items to be brought before the Board.

There being no further business, on a motion made by Commissioner Foster, seconded by Commissioner Davidson, and by unanimous vote, the regular meeting of the Monmouth County Board of Recreation Commissioners held on Monday Evening, July 13, 2026, was **ADJOURNED** at 8:35 PM.



ANDREW J. SPEARS,  
Director

The following resolution was offered for adoption by Commissioner Foster:

## **RESOLUTION**

R-26-7-13=120

WHEREAS, the County of Monmouth owns, and the Monmouth County Park System operates and maintains an Activity Center, Building #3101, located at the Henry Hudson Trail, in Leonardo, NJ for the public's use and enjoyment; and

WHEREAS, the YMCA OF THE JERSEY SHORE (new name, effective July 1, 2025), a 501(c)(3) charitable corporation of the State of New Jersey is dedicated to providing community recreation and social services; and

WHEREAS, the YMCA OF THE JERSEY SHORE has a State of New Jersey Grant to provide services to residents of the Bayshore, consistent with the YMCA's mission and the objectives and goals of the "Bayshore Family Success Center"; and

WHEREAS, the Monmouth County Board of Recreation Commissioners did, on August 25, 2014, adopt Resolution #R-14-8-25=339 recommending to the Monmouth County Board of Chosen Freeholders the entering into a Temporary Use and Occupancy Agreement between the Monmouth County Board of Recreation Commissioners, acting on behalf of the County of Monmouth, and The Community YMCA, 170 Patterson Avenue, Shrewsbury, NJ 07702, for the Temporary Use and Occupancy of Floor Space at the Henry Hudson Trail Activity Center, Building #3101, Leonardo, NJ, for office and meeting use in conducting the business of the "Bayshore Family Success Center", for the Period of September 1, 2014 to September 1, 2015, at a rate of \$750.00 per month, with the option to extend by mutual agreement of the parties, and as per the terms and conditions of the Temporary Use and Occupancy Agreement; and

WHEREAS, on August 28, 2014, the Board of Chosen Freeholders did adopt Resolution No. 2014-0663 authorizing the execution of said Temporary Use and Occupancy Agreement; and

WHEREAS, the YMCA OF THE JERSEY SHORE, Shrewsbury, NJ, expressed their desire to extend said Temporary Use and Occupancy Agreement for the period of September 1, 2026 through August 31, 2027, for the use of floor space at the Henry Hudson Trail Activity Center, Building #3101, for office and meeting use in conducting the business of the "Bayshore Family Success Center"; and

WHEREAS, the Monmouth County Board of Recreation Commissioners is willing to extend said Temporary Use and Occupancy Agreement between the Board of Recreation Commissioners, acting on behalf of the County of Monmouth, and the YMCA of the Jersey Shore, for the period of September 1, 2026 through August 31, 2027, for the temporary use of floor space at the Henry Hudson Trail Activity Center, Building #3101.

NOW, THEREFORE, BE IT RESOLVED that the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS does hereby AUTHORIZE the EXTENSION of the TEMPORARY USE AND OCCUPANCY AGREEMENT between the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS, acting on behalf of the County of Monmouth, and the YMCA OF THE JERSEY SHORE, 170 Patterson Avenue, Shrewsbury, NJ 07702, for the TEMPORARY USE AND OCCUPANCY OF FLOOR SPACE AT THE HENRY HUDSON TRAIL ACTIVITY CENTER, BUILDING #3101, Leonardo, NJ, as the site for the "BAYSHORE FAMILY SUCCESS CENTER", for an ADDITIONAL ONE (1) YEAR PERIOD, SEPTEMBER 1, 2026 THROUGH AUGUST 31, 2027, at a RATE OF \$750.00 PER MONTH, with the option to extend by mutual agreement of the parties, as per the terms and conditions of the Temporary Use and Occupancy Agreement dated September 1, 2014; and

BE IT FURTHER BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to the YMCA OF THE JERSEY SHORE.

Seconded by Commissioner Davidson , and adopted on roll call by the following vote:

|                     |                                                                                   |
|---------------------|-----------------------------------------------------------------------------------|
| In the Affirmative: | Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru |
| In the Negative:    | None                                                                              |
| Absent:             | Vice Chairman Mandeville, Commissioner Stolte                                     |

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



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ANDREW J. SPEARS, Director

The following resolution was offered for adoption by Commissioner Foster:

## RESOLUTION

R-26-7-13=121

WHEREAS, the Monmouth County Board of Recreation Commissioners has a need to for PROFESSIONAL DESIGN SERVICES FOR THE RENOVATION OF BUILDING #2028 AT DORBROOK RECREATION AREA, COLTS NECK, NJ (RFP #P-33-2026), as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

WHEREAS, requests for proposals were received by the Purchasing Agent on or before the required submission date of May 27, 2026; and

WHEREAS, LACEY THALER REILLY WILSON ARCHITECTURE & PRESERVATION, LLP, Albany, NY, has submitted a written proposal dated June 2, 2026, indicating they will provide PROFESSIONAL DESIGN SERVICES FOR THE RENOVATION OF BUILDING #2028 AT DORBROOK RECREATION AREA, COLTS NECK, NJ (RFP #P-33-2026), in an Amount Not to Exceed \$119,604.22; and

WHEREAS, the Certification of the Chief Financial Officer, as to availability of funds, has been filed with the Director, a copy of which is on file in the Purchasing Department setting forth that the funds are available in Capital Cash Account #92303, Board of Recreation Commissioners (2026), Project #23003; in an amount not to exceed \$119,604.22.

NOW, THEREFORE, BE IT RESOLVED that the Board of Recreation Commissioners, of the County of Monmouth, does hereby authorize the Chairman and Director to enter into a contract on behalf of the Monmouth County Board of Recreation Commissioners, with LACEY THALER REILLY WILSON ARCHITECTURE & PRESERVATION, LLP, 25 Monroe Street, Suite 202, Albany, NY 12210, as per proposal dated June 2, 2026, for PROFESSIONAL DESIGN SERVICES FOR THE RENOVATION OF BUILDING #2028 AT DORBROOK RECREATION AREA, COLTS NECK, NJ (RFP #P-33-2026), in the Contract Amount Not To Exceed \$119,604.22; and

BE IT FURTHER RESOLVED that the Stockholders Disclosure Certification and the New Jersey Business Registration are on file in the office of the Purchasing Department; and

BE IT FURTHER RESOLVED that any fees for additional work over the \$119,604.22 provided for in this resolution will be authorized only upon the approval of the Board, prior to the additional services being performed.

Seconded by Commissioner Davidson, and adopted on roll call by the following vote:

|                     |                                                                                   |
|---------------------|-----------------------------------------------------------------------------------|
| In the affirmative: | Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru |
| In the negative:    | None                                                                              |
| Absent:             | Vice Chairman Mandeville, Commissioner Stolte                                     |

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



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ANDREW J. SPEARS, Director

R-26-7-13=121

The following resolution was offered for adoption by Commissioner Foster:

**RESOLUTION**

R-26-7-13=122

WHEREAS, the Monmouth County Board of Recreation Commissioners has a need to for PROFESSIONAL CONTRACT ADMINISTRATION AND INSPECTION SERVICES FOR PAINTING OF THE HENRY HUDSON TRAIL BRIDGE, #438-B04 OVER ROUTE 35, KEYPORT, NEW JERSEY (RFP #P-42-2026), as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

WHEREAS, the anticipated term of this contract is approximately twelve (12) weeks; and

WHEREAS, requests for proposals were received by the Purchasing Agent on or before the required submission date of June 2, 2026; and

WHEREAS, JPCL ENGINEERING LLC, Hillsborough, NJ, has submitted a written proposal dated June 2, 2026, indicating they will provide PROFESSIONAL CONTRACT ADMINISTRATION AND INSPECTION SERVICES FOR PAINTING OF THE HENRY HUDSON TRAIL BRIDGE, #438-B04 OVER ROUTE 35, KEYPORT, NEW JERSEY (RFP #P-42-2026), in an Amount Not to Exceed \$90,496.00; and

WHEREAS, the Certification of the Chief Financial Officer, as to availability of funds, has been filed with the Director, a copy of which is on file in the Purchasing Department setting forth that the funds are available in Capital Cash Account #20025, Board of Recreation Commissioners (2026), Project #20010; in an amount not to exceed \$90,496.00.

NOW, THEREFORE, BE IT RESOLVED that the Board of Recreation Commissioners, of the County of Monmouth, does hereby authorize the Chairman and Director to enter into a contract on behalf of the Monmouth County Board of Recreation Commissioners, with JPCL ENGINEERING LLC, 2 Clerico Lane, Hillsborough, NJ 08844, as per proposal dated June 2, 2026, for PROFESSIONAL CONTRACT ADMINISTRATION AND INSPECTION SERVICES FOR PAINTING OF THE HENRY HUDSON TRAIL BRIDGE, #438-B04 OVER ROUTE 35, KEYPORT, NEW JERSEY (RFP #P-42-2026), in the Contract Amount Not To Exceed \$90,496.00; and

BE IT FURTHER RESOLVED that the Stockholders Disclosure Certification and the New Jersey Business Registration are on file in the office of the Purchasing Department; and

BE IT FURTHER RESOLVED that any fees for additional work over the \$90,496.00 provided for in this resolution will be authorized only upon the approval of the Board, prior to the additional services being performed.

Seconded by Commissioner Davidson, and adopted on roll call by the following vote:

|                     |                                                                                   |
|---------------------|-----------------------------------------------------------------------------------|
| In the affirmative: | Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru |
| In the negative:    | None                                                                              |
| Absent:             | Vice Chairman Mandeville, Commissioner Stolte                                     |

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



ANDREW J. SPEARS, Director

R-26-7-13=122

The following resolution was offered for adoption by Commissioner Foster:

## RESOLUTION

R-26-7-13=123

WHEREAS, the Monmouth County Board of Recreation Commissioners accepted the written proposal of KENNY ENVIRONMENTAL SERVICES, LLC, Marlton, NJ, for PROVIDING PROFESSIONAL PRELIMINARY ASSESSMENT/SITE INVESTIGATION (PA/SI) OF BLOCK 50, LOT 34, HOWELL TOWNSHIP, IMPROVED PROPERTY, OWNED BY: DeSANCTIS, CARMINE & MAUTUORI, MARY, ±1.41 ACRES, PROJECT: ADDITIONS TO MANASQUAN RIVER GREENWAY, INTEREST: FEE SIMPLE (Ref. #25-46 & P-89-2025), as per Resolution #R-25-12-1=387, in the Contract Amount Not to Exceed \$2,970.00; and

WHEREAS, the Board authorized Contract Amendment #1, as per Resolution #R-26-1-12=25 in the Total Contract Amendment #1 Amount of \$15,595.00; and

WHEREAS, the Board authorized Contract Amendment #2, as per Resolution #R-26-3-23=93 in the Total Contract Amendment #2 Amount of \$24,970.00; and

WHEREAS, the Board deems it necessary and advisable to Authorize CONTRACT AMENDMENT #3, in the amount of \$40,950.00 for one area of concern requiring Remedial Investigation, to KENNY ENVIRONMENTAL SERVICES, LLC, Marlton, NJ.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Director is hereby Authorized to approve CONTRACT AMENDMENT #3, in the amount of \$40,950.00 for one area of concern requiring remedial investigation KENNY ENVIRONMENTAL SERVICES, LLC, 4 Sheffield Drive, Marlton, NJ 08053, for PROVIDING PROFESSIONAL PRELIMINARY ASSESSMENT/SITE INVESTIGATION (PA/SI) OF BLOCK 50, LOT 34, HOWELL TOWNSHIP, IMPROVED PROPERTY, OWNED BY: DeSANCTIS, CARMINE & MAUTUORI, MARY, ±1.41 ACRES, PROJECT: ADDITIONS TO MANASQUAN RIVER GREENWAY, INTEREST: FEE SIMPLE (Ref. #25-46 & P-89-2025), as per original contract awarded by Resolution #R-25-12-1=387 in the Contract Amount Not to Exceed \$2,970.00, and as modified by Contract Amendment #1 awarded by Resolution #R-26-1-12=25 in the Total Contract Amendment #1 Amount of \$15,595.00, and as modified by Contract Amendment #2 awarded by Resolution #R-26-3-23=93 in the Total Contract Amendment #2 Amount of \$24,970.00, for a NEW TOTAL AMENDED CONTRACT AMOUNT NOT TO EXCEED \$65,920.00, AS MODIFIED BY CONTRACT AMENDMENT #3; and

BE IT FURTHER RESOLVED that said CONTRACT AMENDMENT #3 is on file in the Board's Office of Administrative Services; and

BE IT FURTHER RESOLVED that notice of this amendment shall be published in County of Monmouth Public Notices, as required by law, within twenty (20) days of its passage; and

BE IT FURTHER RESOLVED that the Certification of the Chief Financial Officer, as to availability of funds, has been filed with the Director, a copy of which is on file in the Purchasing Department setting forth that the funds are available in Capital Cash Account #29799, Board of Recreation Commissioners (2025), Project #00025, in an amount not to exceed \$40,950.00.

Seconded by Commissioner Davidson, and adopted on roll call by the following vote:

|                     |                                                                                   |
|---------------------|-----------------------------------------------------------------------------------|
| In the affirmative: | Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru |
| In the negative:    | None                                                                              |
| Absent:             | Vice Chairman Mandeville, Commissioner Stolte                                     |

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



ANDREW J. SPEARS, Director

R-26-7-13=123

The following resolution was offered for adoption by Commissioner Foster:

## **RESOLUTION**

R-26-7-13=124

WHEREAS, the County of Monmouth maintains the Monmouth County Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation Trust Fund (the "Open Space Trust Fund"), established pursuant to the provisions of N.J.S.A. 40:12-15.1 et seq.; and

WHEREAS, in order to continue the County's program of land acquisition for public park and recreation purposes, the Monmouth County Board of Recreation Commissioners did recommend by Board Resolution #R-25-6-23=224 to the Monmouth County Board of County Commissioners the placing of a proposition question on the November 4, 2025 General Election Ballot, seeking voter approval to increase the annual levy for the Open Space Trust Fund from the collection rate of 2.75 cents per \$100 dollars of equalized valuation to 3.75 cents per \$100 dollars of equalized valuation; and

WHEREAS, the voters of Monmouth County, at the General Election held on November 4, 2025, did authorize by Public Referendum, an increase to the collection rate of the County's Open Space Trust Fund from 2.75 cents per \$100 of equalized valuation to 3.75 cents per \$100 of equalized valuation; and

WHEREAS, the Monmouth County Board of Recreation Commissioners provides periodic guidance to the Monmouth County Board of County Commissioners on the annual allocation of the Open Space Trust Fund.

NOW, THEREFORE, BE IT RESOLVED that the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS does hereby RECOMMEND TO THE MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS THE ADOPTION OF THE ANNUAL ALLOCATION FROM THE MONMOUTH COUNTY OPEN SPACE, RECREATION, FLOODPLAIN PROTECTION, AND FARMLAND AND HISTORIC PRESERVATION TRUST FUND as follows:

Up to seven million dollars (\$7,000,000.00) per year of the total dollars collected shall be allocated to cooperative projects with municipalities within Monmouth County for the acquisition and development of lands for recreation and conservation purposes, pursuant to N.J.S.A. 40:12-15.2(a)(1)(a)-(b).

Up to one million six hundred thousand dollars (\$1,600,000) for Farmland Preservation, pursuant to N.J.S.A. 40:12-15.2(a)(1)(d).

Up to thirty (30%) percent of the total dollars collected per year shall be allocated to the maintenance of County Park lands acquired for recreation and conservation purposes, pursuant to N.J.S.A. 40:12-15.2(a)(1)(c).

Up to two (2%) percent of the total dollars collected per year shall be allocated for capital improvement projects on Monmouth County parklands, pursuant to N.J.S.A. 40:12-15.2(a)(1)(c).

Payment of debt service on indebtedness issued or incurred by the County for any or all of the foregoing purposes, pursuant to N.J.S.A. 40:12-15.2(a)(1)(f);

The balance of the total dollars collected per year shall be allocated to the acquisition of County park lands for recreation and conservation purposes, pursuant to N.J.S.A. 40:12-15.2(a)(1) (a)-(b); and

BE IT FURTHER RESOLVED that Monmouth County Board of Recreation Commissioners recommend that this allocation be effective retroactively to January 1, 2026, and shall remain in effect until amended or rescinded by resolution of the Board of County Commissioners of the County of Monmouth; and

BE IT FURTHER RESOLVED that any previously adopted resolutions relating to this subject matter are hereby repealed and superseded by this Resolution.

Seconded by Commissioner Davidson, and adopted on roll call vote by the following vote:

|                     |                                                                                      |
|---------------------|--------------------------------------------------------------------------------------|
| In the affirmative: | Chairman Fiore, Commissioners Hennessy,<br>Butch, Adcock, Davidson, Foster, and Duru |
| In the negative:    | None                                                                                 |
| Absent:             | Vice Chairman Mandeville, Commissioner Stolte                                        |

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



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ANDREW J. SPEARS, Director

The following resolution was offered for adoption by Commissioner Foster:

**RESOLUTION**

R-26-7-13=125

WHEREAS, bids were advertised for and received by the Purchasing Agent of the Monmouth County Board of Recreation Commissioners on June 10, 2026, for FURNISH DEMOLITION AT METEDECONK RIVER GREENWAY AND MANASQUAN RIVER GREENWAY FOR THE MONMOUTH COUNTY PARK SYSTEM (Bid #F-98-2026), which bids were referred to the Director for tabulation, examination, report and recommendation; and

WHEREAS, the bid was considered on an individual item basis and the report of the officials above mentioned, shows that six (6) bids were received, and the following was the lowest responsible bid received in the Total Contract Amount of \$204,900.00:

FRANK LURCH DEMOLITION CO., LLC

515 Main Street

Avon-By-The-Sea, NJ 07717

**ITEMS: 1-4**

NOW, THEREFORE, BE IT RESOLVED by the Monmouth County Board of Recreation Commissioners, that the said report as to the said bids be, and the same is hereby accepted and ordered spread upon the minutes; and

BE IT FURTHER RESOLVED that the contract be, and the same is hereby awarded according to the tabulation set forth to the bidder and for the total bid as shown by the said tabulation above set forth; and

BE IT FURTHER RESOLVED that the Chairman and Director are hereby authorized to execute the contract on behalf of the Monmouth County Board of Recreation Commissioners; and

BE IT FURTHER RESOLVED that the Certification of the Chief Financial Officer, as to availability of funds, has been filed with the Director, a copy of which is on file in the Purchasing Department setting forth that the funds are available in Capital Cash Account #29799, Board of Recreation Commissioners (2026), Project #00106, in the amount of \$204,900.00.

Seconded by Commissioner Davidson, and adopted on roll call by the following vote:

In the affirmative:

Chairman Fiore, Commissioners Hennessy,  
Butch, Adcock, Davidson, Foster, and Duru

In the negative:

None

Absent:

Vice Chairman Mandeville, Commissioner Stolte

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



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ANDREW J. SPEARS, Director

R-26-7-13=125

The following resolution was offered for adoption by Commissioner Hennessy:

## RESOLUTION

R-26-7-13=126

WHEREAS, the Open Public Meetings Act provides that the Board of Recreation Commissioners may go into executive session to discuss matters that may be confidential or listed pursuant to N.J.S.A. 10:4-12; and

WHEREAS, it is recommended by the Board Attorney and/or Director to go into executive session to discuss matters set forth hereinafter which are permissible for discussion in executive session; and

WHEREAS, notice of this regularly scheduled Board meeting, including date, time, and place, has been posted on the County's official online public notice platform, furthermore, the County Clerk and the Clerk of the Board of County Commissioners have been duly notified, in accordance with the schedule adopted by the Board at its regular meeting of April 13, 2026.

NOW THEREFORE, BE IT RESOLVED that the Monmouth County Board of Recreation Commissioners does hereby recess into Executive Session for Potential Property Acquisitions or Sales – N.J.S.A. 10:4-12-(b)(5) to discuss the following:

- Additions to Yellow Brook Tract
- Additions to Baysholm Conservation Area
- Additions to Metedeconk River Greenway
- Discussion – Additions to Perrineville Lake Park
- Discussion – Additions to Yellow Brook Tract
- Discussion – Additions to Huber Woods Park
- Discussion – Additions to Big Brook Park
- Discussion – Recreations Centers, Long Branch & Asbury Park
- Discussion – Additions to Perrineville Lake Park

Seconded by Commissioner Foster, and adopted on roll call by the following vote:

|                     |                                                                                   |
|---------------------|-----------------------------------------------------------------------------------|
| In the Affirmative: | Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru |
| In the Negative:    | None                                                                              |
| Absent:             | Vice Chairman Mandeville, Commissioner Stolte                                     |

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular Meeting of the Board on MONDAY EVENING, JULY 13, 2026.



ANDREW J. SPEARS, Director

R-26-7-13=126

The following resolution was offered for adoption by Commissioner Butch:

## RESOLUTION

R-26-7-13=127

WHEREAS, the Monmouth County Board of Recreation Commissioners deems it necessary and advisable to acquire and preserve certain lands for County Open Space Conservation and Park Purposes, located in the TOWNSHIP OF HOWELL, being more particularly described as BLOCK 167, LOTS 33 & 33Q, and more commonly known as PROPERTY OWNED BY NANCY & LOUIS GRANT AND VIRGINIA LIOTTA, an improved parcel, containing  $\pm 48.87$  ACRES, as ADDITIONS TO YELLOW BROOK TRACT, through negotiations or other legal means, for county open space preservation, natural resources conservation and public park and recreation purposes, in the Amount of \$4,000,000.00, subject to satisfactory title, environmental review, and adjustments for acreage, taxes and other closing costs; and

WHEREAS, funds for the acquisition of the above named parcel has been provided by the Monmouth County Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation Trust Fund, Account #T-12-56-850-115-667, Sub-Account #00053.

NOW, THEREFORE, BE IT RESOLVED, that the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS does hereby RECOMMEND to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS that the BOARD OF COUNTY COMMISSIONERS AUTHORIZE the ACQUISITION OF PROPERTY OWNED BY NANCY & LOUIS GRANT AND VIRGINIA LIOTTA, being more particularly described as BLOCK 167, LOTS 33 & 33Q, HOWELL TOWNSHIP, an improved parcel, containing  $\pm 48.87$  ACRES, as ADDITIONS TO YELLOW BROOK TRACT, through negotiations or other legal means, for county open space preservation, natural resources conservation and public park and recreation purposes, in the Amount of \$4,000,000.00, subject to satisfactory title, environmental review, and adjustments for acreage, taxes and other closing costs; and

BE IT FURTHER RESOLVED that the Chairman of the Board and the Director are hereby authorized to take any and all action as may be required to acquire said property for the benefit of the citizens of Monmouth County; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Clerk of the Monmouth County Board of County Commissioners, the County Administrator, and County Counsel.

Seconded by Commissioner Hennessy, and adopted on roll call by the following vote:

|                     |                                                                                   |
|---------------------|-----------------------------------------------------------------------------------|
| In the affirmative: | Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru |
| In the negative:    | None                                                                              |
| Absent:             | Vice Chairman Mandeville, Commissioner Stolte                                     |

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



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ANDREW J. SPEARS, Director

R-26-7-13=127

The following resolution was offered for adoption by Commissioner Butch:

## RESOLUTION

R-26-7-13=128

WHEREAS, the Monmouth County Board of Recreation Commissioners deems it necessary and advisable to acquire and preserve certain lands for County Open Space Conservation and Park Purposes, located in the TOWNSHIP OF FREEHOLD, being more particularly described as BLOCK 42, LOTS 15 & 16, and more commonly known as PROPERTY OWNED BY ENRICO & NANCY BRANCADORA, a vacant parcel, containing  $\pm 6.95$  ACRES, as ADDITIONS TO BAYSHOLM CONSERVATION AREA, through negotiations or other legal means, for county open space preservation, natural resources conservation and public park and recreation purposes, in the Amount of \$200,000.00, subject to satisfactory title, environmental review, and adjustments for acreage, taxes and other closing costs; and

WHEREAS, funds for the acquisition of the above named parcel has been provided by the Monmouth County Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation Trust Fund, Account #T-12-56-850-115-667, Sub-Account #00111.

NOW, THEREFORE, BE IT RESOLVED, that the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS does hereby RECOMMEND to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS that the BOARD OF COUNTY COMMISSIONERS AUTHORIZE the ACQUISITION OF PROPERTY OWNED BY ENRICO & NANCY BRANCADORA, being more particularly described as BLOCK 42, LOTS 15 & 16, FREEHOLD TOWNSHIP, a vacant parcel, containing  $\pm 6.95$  ACRES, as ADDITIONS TO BAYSHOLM CONSERVATION AREA, through negotiations or other legal means, for county open space preservation, natural resources conservation and public park and recreation purposes, in the Amount of \$200,000.00, subject to satisfactory title, environmental review, and adjustments for acreage, taxes and other closing costs; and

BE IT FURTHER RESOLVED that the Chairman of the Board and the Director are hereby authorized to take any and all action as may be required to acquire said property for the benefit of the citizens of Monmouth County; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Clerk of the Monmouth County Board of County Commissioners, the County Administrator, and County Counsel.

Seconded by Commissioner Hennessy, and adopted on roll call by the following vote:

|                     |                                                                                      |
|---------------------|--------------------------------------------------------------------------------------|
| In the affirmative: | Chairman Fiore, Commissioners Hennessy,<br>Butch, Adcock, Davidson, Foster, and Duru |
| In the negative:    | None                                                                                 |
| Absent:             | Vice Chairman Mandeville, Commissioner Stolte                                        |

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



---

ANDREW J. SPEARS, Director

R-26-7-13=128

The following resolution was offered for adoption by Commissioner Butch:

## RESOLUTION

R-26-7-13=129

WHEREAS, the Monmouth County Board of Recreation Commissioners deems it necessary and advisable to acquire and preserve certain lands for County Open Space Conservation and Park Purposes, located in the TOWNSHIP OF HOWELL, being more particularly described as BLOCK 109, LOT 14, and more commonly known as PROPERTY OWNED BY MONAHAN, an improved parcel, containing  $\pm 1.04$  ACRES, as ADDITIONS TO METEDECONK RIVER GREENWAY, through negotiations or other legal means, for county open space preservation, natural resources conservation and public park and recreation purposes, in the Amount of \$585,000.00, subject to satisfactory title, environmental review, and adjustments for acreage, taxes and other closing costs; and

WHEREAS, funds for the acquisition of the above named parcel has been provided by the Monmouth County Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation Trust Fund, Account #T-12-56-850-115-667, Sub-Account #00027.

NOW, THEREFORE, BE IT RESOLVED, that the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS does hereby RECOMMEND to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS that the BOARD OF COUNTY COMMISSIONERS AUTHORIZE the ACQUISITION OF PROPERTY OWNED BY MONAHAN, being more particularly described as BLOCK 109, LOT 14, HOWELL TOWNSHIP, an improved parcel, containing  $\pm 1.04$  ACRES, as ADDITIONS TO METEDECONK RIVER GREENWAY, through negotiations or other legal means, for county open space preservation, natural resources conservation and public park and recreation purposes, in the Amount of \$585,000.00, subject to satisfactory title, environmental review, and adjustments for acreage, taxes and other closing costs; and

BE IT FURTHER RESOLVED that the Chairman of the Board and the Director are hereby authorized to take any and all action as may be required to acquire said property for the benefit of the citizens of Monmouth County; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Clerk of the Monmouth County Board of County Commissioners, the County Administrator, and County Counsel.

Seconded by Commissioner Hennessy, and adopted on roll call by the following vote:

|                     |                                                                                      |
|---------------------|--------------------------------------------------------------------------------------|
| In the affirmative: | Chairman Fiore, Commissioners Hennessy,<br>Butch, Adcock, Davidson, Foster, and Duru |
| In the negative:    | None                                                                                 |
| Absent:             | Vice Chairman Mandeville, Commissioner Stolte                                        |

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



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ANDREW J. SPEARS, Director

R-26-7-13=129

The following resolution was offered for adoption by Commissioner Butch:

**RESOLUTION**

R-26-7-13=130

WHEREAS, the Monmouth County Board of Recreation Commissioners deems it necessary and advisable to acquire and preserve certain lands for County Open Space Conservation and Park Purposes, located in the TOWNSHIP OF MILLSTONE, being more particularly described as BLOCK 28, LOTS 11 & 13.01, and more commonly known as PROPERTY OWNED BY MLESLEY STONE, LLC (BUCK MINING), an unimproved parcel, containing  $\pm 24.67$  ACRES, as ADDITIONS TO PERRINEVILLE LAKE PARK, through negotiations or other legal means, for county open space preservation, natural resources conservation and public park and recreation purposes, in the Amount of \$1,800,000.00, subject to satisfactory title, environmental review, and adjustments for acreage, taxes and other closing costs; and

WHEREAS, funds for the acquisition of the above named parcel has been provided by the Monmouth County Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation Trust Fund, Account #T-12-56-850-115-667, Sub-Account #00006.

NOW, THEREFORE, BE IT RESOLVED, that the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS does hereby RECOMMEND to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS that the BOARD OF COUNTY COMMISSIONERS AUTHORIZE the ACQUISITION OF PROPERTY OWNED BY MLESLEY STONE, LLC (BUCK MINING), being more particularly described as BLOCK 28, LOTS 11 & 13.01, MILLSTONE TOWNSHIP, an unimproved parcel, containing  $\pm 24.67$  ACRES, as ADDITIONS TO PERRINEVILLE LAKE PARK, through negotiations or other legal means, for county open space preservation, natural resources conservation and public park and recreation purposes, in the Amount of \$1,800,000.00, subject to satisfactory title, environmental review, and adjustments for acreage, taxes and other closing costs; and

BE IT FURTHER RESOLVED that the Chairman of the Board and the Director are hereby authorized to take any and all action as may be required to acquire said property for the benefit of the citizens of Monmouth County; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Clerk of the Monmouth County Board of County Commissioners, the County Administrator, and County Counsel.

Seconded by Commissioner Hennessy, and adopted on roll call by the following vote:

|                     |                                                                                   |
|---------------------|-----------------------------------------------------------------------------------|
| In the affirmative: | Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru |
| In the negative:    | None                                                                              |
| Absent:             | Vice Chairman Mandeville, Commissioner Stolte                                     |

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



ANDREW J. SPEARS, Director

R-26-7-13=130

The following resolution was offered for adoption by Commissioner Butch:

## RESOLUTION

R-26-7-13=131

WHEREAS, the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS deems it necessary and advisable to acquire and preserve certain lands for OPEN SPACE PRESERVATION, NATURAL RESOURCES CONSERVATION AND PUBLIC PARK AND RECREATION PURPOSES; and

WHEREAS, the County of Monmouth ("the County") has initiated a program ("MUNICIPAL LAND PRESERVATION INCENTIVE PROGRAM" or "PROGRAM") to expand park, historic preservation, and open space opportunities for Monmouth County residents by providing funding to assist municipalities with park and open space acquisition; and

WHEREAS, the County Program requires the entering into a Cooperative Project Agreement memorializing the terms and conditions of the County's participation in a municipal acquisition project; and

WHEREAS, the Township of Wall and the County are public bodies corporate and politic of the State of New Jersey and are authorized under New Jersey law to enter into a Cooperative Project Agreement; and

WHEREAS, the County, through its dedicated Open Space Trust Fund has the ability and desires to incentivize the funding of municipal land acquisition for the purposes of open space preservation; and

WHEREAS, the County and Wall Township have negotiated a Cooperative Project Agreement, in a form substantially similar to that which is annexed hereto as EXHIBIT A, and the terms of which are incorporated into this resolution as if set forth at length herein; and

WHEREAS, the entering into a Cooperative Project Agreement would provide the framework for the preservation of the property; and

WHEREAS, Wall Township adopted Resolution No. 26-0412, on April 14, 2026, indicating its' request to enter into a Cooperative Project Agreement with the County to effect the preservation of the Property known and designated as BLOCK 275, LOT 4.01, QFARM, 2030 Bailey's Corner Road, Township of Wall.

NOW, THEREFORE, BE IT RESOLVED, that the MONMOUTH BOARD OF RECREATION COMMISSIONERS does hereby RECOMMEND to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS that the BOARD OF COUNTY COMMISSIONERS AUTHORIZE the ENTERING INTO a COOPERATIVE PROJECT AGREEMENT between the COUNTY OF MONMOUTH and the TOWNSHIP OF WALL FOR PRESERVATION OF the BLOCK 275, LOT 4.01, QFARM, 2030 Bailey's Corner Road, Wall Township, NJ, for OPEN SPACE PRESERVATION, NATURAL RESOURCES CONSERVATION AND PUBLIC PARK AND RECREATION PURPOSES, and

BE IT FURTHER RESOLVED that the Chairman of the Board and the Director are hereby authorized to take any and all action necessary to assist in the preservation of BLOCK 275, LOT 4.01, QFARM, 2030 Bailey's Corner Road, Wall Township, NJ, and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Clerk of the Monmouth County Board of County Commissioners, the County Administrator, and the County Counsel.

Seconded by Commissioner Hennessy, and adopted on roll call by the following vote:

In the affirmative: Chairman Fiore, Commissioners Hennessy,  
Butch, Adcock, Davidson, Foster, and Duru

In the negative: None

Absent: Vice Chairman Mandeville, Commissioner Stolte

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, JULY 13, 2026.



ANDREW J. SPEARS, Director

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