

# AGENDA

**MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS' REGULAR MEETING  
MONDAY EVENING, JUNE 5, 2023, 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: MONDAY, MAY 22, 2023  
(Excused: Commissioner Harmon)
- D. Approval of MINUTES—EXECUTIVE SESSION – LAND ACQUISITION MATTERS AND ATTORNEY CLIENT PRIVILEGE INFORMATION, MONDAY, MAY 22, 2023  
(Excused: Commissioner Harmon)
- E. Approval of 2022 VOUCHER LIST
- F. Approval of 2023 VOUCHER LIST
- G. BOARD CORRESPONDENCE RECEIVED:
- H. Motion to OPEN the HEARING OF THE PUBLIC.  
*(Presentations are limited to three (3) minutes per person.)*
- I. Motion to CLOSE the HEARING OF THE PUBLIC.
- J. COUNTY COMMISSIONER'S REPORT:
- K. CAPITAL PROJECT REVIEW – Andrew J. Spears, Director

L. ITEMS FOR BOARD REVIEW:

1. Board Action Item #1 – Declaring the Month of July 2023 as “Parks and Recreation Month”, and further recommending to the Monmouth County Board of County Commissioners that the Board of County Commissioners Declare the Month of July 2023 as “Parks and Recreation Month” in the County of Monmouth.
2. Board Action Item #2 – Recommending award of contract to the lowest responsible bidder, as per bid proposal to R.W.V. Land & Livestock South, Inc., Jackson, NJ, for Furnishing and Delivery of Road Maintenance Materials (Bid #0055-23), Items: #1, 5, 6, 8, (Period of Contract 06/05/23 through 12/31/23); in the Total Contract Amount of \$57,398.00. **(See Memo)**
3. Board Action Item #3 – Recommending award of contract to the lowest responsible bidder, as per bid proposal to Stavola Construction Materials, Inc., Tinton Falls, NJ, for Furnishing and Delivery of Road Maintenance Materials (Bid #0055-23), Items: #3, 4, 7, (Period of Contract 06/05/23 through 12/31/23); in the Total Contract Amount of \$90,850.00. **(See Memo)**
4. Board Action Item #4 - Recommend acceptance of the written proposal of Patjo Appraisal Services, Inc., Kendall Park, NJ, as received on May 18, 2023, proposal dated May 16, 2023, for Providing Professional Appraisal Services of Block 907, Lot 12, Wall Township, Vacant Property, Owned by: Eric Smith, +9.1 Acres, Project: Additions to Shark River Park, Interest: Fee Simple (Ref. #23-11 & PS #22-23), 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)**
5. Board Action Item #5 - Recommend acceptance of the written proposal of Comprehensive Appraisal Corp. Freehold, NJ, as received on May 18, 2023, proposal dated May 10, 2023, for Providing Professional Appraisal Services of Block 907, Lot 12, Wall Township, Vacant Property, Owned by: Eric Smith, +9.1 Acres, Project: Additions to Shark River Park, Interest: Fee Simple (Ref. #23-11 & PS #22-23), in an Amount Not To Exceed \$1,950.00, 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 - Recommending award of contract to the lowest responsible as per bid proposal to Brennan Brothers Contracting LLC, Old Bridge, NJ, for Driving Range Tee Reconstruction at Hominy Hill Golf Course (Rebid) (Bid #0057-23), Item: Total Base Bid Price (Items 1-13 inclusive); in the Total Contract Amount of \$105,716.00. **(See Memo)**
7. Board Action Item #7 - Recommend acceptance of the written proposal of Comprehensive Appraisal Corporation, Freehold, NJ, as received on May 19, 2023, proposal dated May 10, 2023, for Providing Professional Appraisal Services of Block 101, Lot 45, Freehold Township, Vacant Property, Owned by: Har-beau Enterprises, LLC, +24.83 Acres, Project: Additions to Turkey Swamp Park, Interest: Fee Simple (Ref. #23-22 & PS #23-23); in an amount not to exceed \$1,950.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(See Memo)**

8. Board Action Item #8 - Recommend acceptance of the written proposal of Stuart Appraisal Company, LLC, Freehold, NJ, as received on May 19, 2023, proposal dated May 12, 2023, for Providing Professional Appraisal Services of Block 101, Lot 45, Freehold Township, Vacant Property, Owned by: Har-beau Enterprises, LLC, ±24.83 Acres, Project: Additions to Turkey Swamp Park, Interest: Fee Simple (Ref. #23-22 & PS #23-23); in an amount not to exceed \$2,375.00, 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 as Added to the Agenda – Authorizing Change Order #2, in the amount of \$1,133.00 for granite plaza tile cuts and cuts to panels around base of monument, to Masonry Preservation Group, Inc., Pennsauken, NJ, for Mount Mitchell Granite Plaza Repairs (Bid #0064-22), Item: Total Base Bid Price (Period of Contract 10/24/22 through 07/14/23), as originally awarded by Resolution #R-22-11-21=371 in the Contract Amount of \$365,600.00, and as modified by Change Order #1 awarded by Resolution #R-23-4-24=158 in the Total Change Order #1 Contract Amount of \$371,590.00, for a new Total Change Order #2 Contract Amount of \$372,723.00. **(See Memo)**
  
10. Board Action Item #10 as Added to the Agenda – Authorizing Contract Amendment #1, in the Amount of \$70,106.00, for additional professional services required due to unforeseen site conditions, to Vanasse Hangen Brustlin, Inc., Manasquan, NJ, for Providing Remedial Action Oversight of Block 1098, Lots 124.02, 126, 127 & 127.01, Middletown Township, New Jersey, ±12.308 Acres, Owned by County of Monmouth, Former DeFilippo, et al., Property, Swimming River Park (Ref. #21-47 & PS #53-21), as originally awarded by Resolution #R-21-10-12=301, in the Contract Amount Not To Exceed \$98,670.00, for a new Total Amended Contract Amount of \$168,776.00, as modified by Contract Amendment #1, 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)**

**RESOLUTION OF CONSENT:**

At (blank) PM, the following **Resolution of Consent** was offered for adoption by (blank):

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 has also reviewed Agenda Items # \_\_\_\_\_, 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 # (blank) through # (blank).

Resolution of Consent seconded by: .

**ITEMS FOR BOARD ACTION:**

1. Resolution **DECLARING the MONTH OF JULY 2023** as “**PARKS AND RECREATION MONTH**”, and further **RECOMMENDING to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS that the BOARD OF COUNTY COMMISSIONERS DECLARE the MONTH OF JULY 2023 as “PARKS AND RECREATION MONTH” in the COUNTY OF MONMOUTH.**
2. Resolution **AWARDING CONTRACT** to the lowest responsible bidder, as per bid proposal to **R.W.V. LAND & LIVESTOCK SOUTH, INC.**, Jackson, NJ, for **FURNISHING AND DELIVERY OF ROAD MAINTENANCE MATERIALS (Bid #0055-23)**, ITEMS: #1, 5, 6, 8, (Period of Contract 06/05/23 through 12/31/23); in the Total Contract Amount of **\$57,398.00**.
3. Resolution **AWARDING CONTRACT** to the lowest responsible bidder, as per bid proposal to **STAVOLA CONSTRUCTION MATERIALS, INC.**, Tinton Falls, NJ, for **FURNISHING AND DELIVERY OF ROAD MAINTENANCE MATERIALS (Bid #0055-23)**, ITEMS: #3, 4, 7, (Period of Contract 06/05/23 through 12/31/23); in the Total Contract Amount of **\$90,850.00**.
4. Resolution **ACCEPTING the WRITTEN PROPOSAL of PATJO APPRAISAL SERVICES, INC.**, Kendall Park, NJ, as received on May 18, 2023, proposal dated May 16, 2023, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 907, LOT 12, WALL TOWNSHIP, VACANT PROPERTY, OWNED BY: ERIC SMITH, +9.1 ACRES, PROJECT: ADDITIONS TO SHARK RIVER PARK, INTEREST: FEE SIMPLE (Ref. #23-11 & PS #22-23)**, 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.
5. Resolution **ACCEPTING the WRITTEN PROPOSAL of COMPREHENSIVE APPRAISAL CORP.**, Freehold, NJ, as received on May 18, 2023, proposal dated May 10, 2023, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 907, LOT 12, WALL TOWNSHIP, VACANT PROPERTY, OWNED BY: ERIC SMITH, +9.1 ACRES, PROJECT: ADDITIONS TO SHARK RIVER PARK, INTEREST: FEE SIMPLE (Ref. #23-11 & PS #22-23)**, in an Amount Not To Exceed **\$1,950.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
6. Resolution **AWARDING CONTRACT** to the lowest responsible bidder, as per bid proposal to **BRENNAN BROTHERS CONTRACTING LLC**, Old Bridge, NJ, for **DRIVING RANGE TEE RECONSTRUCTION AT HOMINY HILL GOLF COURSE (REBID) (Bid #0057-23)**, ITEM: Total Base Bid Price (Items 1-13 inclusive); in the Total Contract Amount of **\$105,716.00**.

7. Resolution **ACCEPTING the WRITTEN PROPOSAL of COMPREHENSIVE APPRAISAL CORPORATION**, Freehold, NJ, as received on May 19, 2023, proposal dated May 10, 2023, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 101, LOT 45, FREEHOLD TOWNSHIP, VACANT PROPERTY, OWNED BY: HAR-BEAU ENTERPRISES, LLC, ±24.83 ACRES, PROJECT: ADDITIONS TO TURKEY SWAMP PARK, INTEREST: FEE SIMPLE (Ref. #23-22 & PS #23-23)**; in an amount not to exceed **\$1,950.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
8. Resolution **ACCEPTING the WRITTEN PROPOSAL of STUART APPRAISAL COMPANY, LLC**, Freehold, NJ, as received on May 19, 2023, proposal dated May 12, 2023, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 101, LOT 45, FREEHOLD TOWNSHIP, VACANT PROPERTY, OWNED BY: HAR-BEAU ENTERPRISES, LLC, ±24.83 ACRES, PROJECT: ADDITIONS TO TURKEY SWAMP PARK, INTEREST: FEE SIMPLE (Ref. #23-22 & PS #23-23)**; in an amount not to exceed **\$2,375.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
9. Resolution **Authorizing CHANGE ORDER #2**, in the amount of **\$1,133.00** for granite plaza tile cuts and cuts to panels around base of monument, to **MASONRY PRESERVATION GROUP, INC.**, Pennsauken, NJ, for **MOUNT MITCHILL GRANITE PLAZA REPAIRS (Bid #0064-22)**, ITEM: Total Base Bid Price (Period of Contract 10/24/22 through 07/14/23), as originally awarded by Resolution #R-22-11-21=371 in the Contract Amount of \$365,600.00, and as modified by Change Order #1 awarded by Resolution #R-23-4-24=158 in the Total Change Order #1 Contract Amount of **\$371,590.00**, for a **NEW TOTAL CHANGE ORDER #2 CONTRACT AMOUNT OF \$372,723.00**.
10. Resolution **Authorizing CONTRACT AMENDMENT #1**, in the Amount of **\$70,106.00**, for additional professional services required due to unforeseen site conditions, to **VANASSE HANGEN BRUSTLIN, INC.**, Manasquan, NJ, for **PROVIDING REMEDIAL ACTION OVERSIGHT OF BLOCK 1098, LOTS 124.02, 126, 127 & 127.01, MIDDLETOWN TOWNSHIP, NEW JERSEY, ±12.308 ACRES, OWNED BY COUNTY OF MONMOUTH, FORMER DEFILIPPO, ET AL., PROPERTY, SWIMMING RIVER PARK (Ref. #21-47 & PS #53-21)**, as originally awarded by Resolution #R-21-10-12=301, in the Contract Amount Not To Exceed **\$98,670.00**, for a **NEW TOTAL AMENDED CONTRACT AMOUNT OF \$168,776.00**, 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.

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

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

1. Architectural Services to Inspect and Repair Deteriorating Brick Basement Walls at Waln House, Historic Walnford (Ref. #23-32) (*NON-FAIR & OPEN*)
2. Appraisal Services, Block 91, Lots 6.01, 35.01 & 48, Block 112, Lot 5, Freehold Township,  $\pm 30.7$  Acres, Improved Property, Owned by Mott & Navarrete, for Additions to Turkey Swamp Park (Ref. #23-34) (*FAIR & OPEN—OVER \$17,500.00*)
3. Appraisal Services, Block 91, Lot 42, Freehold Township,  $\pm 29.87$  Acres, Unimproved Property, Owned by Savage, for Additions to Turkey Swamp Park (Ref. #23-35) (*FAIR & OPEN—OVER \$17,500.00*)
4. Appraisal Services, Block 39, Lot 12.012, Upper Freehold Township,  $\pm 5.07$  Acres, Improved Property, Owned by Reynolds, for Additions to Crosswicks Creek Park (Ref. #23-36) (*FAIR & OPEN—OVER \$17,500.00*)
5. Appraisal Services, Block 45, Lots 5.05-5.16, Colts Neck Twp.,  $\pm 38.83$  Acres, Unimproved Property, Owned by 73 Mercer Management, LLC c/o Staub, for Additions to Hominy Hill Golf Course (Ref. #23-37) (*FAIR & OPEN—OVER \$17,500.00*)
6. Appraisal Services, Block 43, Lot 20.03, Colts Neck Twp.,  $\pm 3.42$  Acres, Improved Property, Owned by Hausmann, for Additions to Hominy Hill Golf Course (Ref. #23-38) (*FAIR & OPEN—OVER \$17,500.00*)
7. Appraisal Services, Block 44, Lot 12.02, Colts Neck Twp.,  $\pm 52.2$  Acres, Unimproved Property, Owned by Staub, for Additions to Hominy Hill Golf Course (Ref. #23-39) (*FAIR & OPEN—OVER \$17,500.00*)
8. Consultant Services to Administer the Monmouth County Municipal Open Space Grant Program – July 1, 2023 – June 30, 2024, Thompson Park A&D Dept. (Ref. #23-33) (*NON-FAIR & OPEN*)

**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:

- Additions to Manasquan River Greenway

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, JUNE 19, 2023 – 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
2. **MONDAY EVENING, JULY 10, 2023 – 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
3. **WEDNESDAY, JULY 26, 2023 – 3:30 PM. Monmouth County Fair Opening Ceremony,** East Freehold Showgrounds, 1500 Kozloski Rd, Freehold, NJ.
4. **MONDAY EVENING, AUGUST 7, 2023 – 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
5. **MONDAY EVENING, AUGUST 21, 2023 – 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.