

# AGENDA

**MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS' REGULAR MEETING  
MONDAY EVENING, MARCH 10, 2025, AT 7:00 PM  
THOMPSON PARK VISITOR CENTER,  
"BEECH ROOM", 1<sup>ST</sup> FLOOR, 805 NEWMAN SPRINGS RD., LINCROFT, NJ**

- A. Roll Call
- B. Statement of Adequate Public Notice
  - Pledge of Allegiance followed by a moment of silence*
- C. Approval of MINUTES—REGULAR MEETING: FEBRUARY 24, 2025  
(Excused: Commissioner Butch)
- D. Approval of MINUTES - EXECUTIVE SESSION – LAND ACQUISITION MATTERS:  
FEBRUARY 24, 2025 (Excused: Commissioner Butch)
- E. Approval of MINUTES - EXECUTIVE SESSION – POTENTIAL LITIGATION:  
FEBRUARY 24, 2025 (Excused: Commissioner Butch)
- 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:
- L. COUNTY COMMISSIONER'S REPORT:
- M. PRESENTATION:
  - "Park System Involvement with Professional Training Programs",  
Rob Lewis, Assistant County Park Superintendent
- N. CAPITAL PROJECT REVIEW – Andrew J. Spears, Director
- O. ITEMS FOR BOARD REVIEW:
  - 1. Board Action Item #1 – Recommend Authorizing Change Order #1, in the amount of \$141,081.36, increasing existing contract by more than twenty percent (20%) to change fuel management system from GIR fuel systems to Fuel Force to R. J. Walsh Associates, Inc., Allentown, NJ, for Purchase of Aboveground Storage

Tanks: Installation, Removal, Repair and Related Equipment, Item: AST Installation & Gas Pump Upgrades at Wolf Hill Recreation Area and Seven Presidents Oceanfront Park; as available under NJ State Contract #T0849, 42268, for the Period of 8/29/16 through 8/28/24 and extended from 8/29/24 through 8/28/25; as originally awarded by Resolution #R-24-4-22=178 in the Contract Amount of \$394,682.07, for a new Total Change Order #1 Contract Amount of \$535,763.43, and further Authorizing the Director to send notice of Change Order #1 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 – Recommend Authorizing the Purchase of Electrical Services – Time and Material, from Troller Electric, LLC, Ocean, NJ, Item: Electrical upgrades in preparation of exhibits for the Manasquan Reservoir Environmental Center; as available under the Educational Services Commission of New Jersey (ESCNJ) #65MCESCCPS Cooperative Pricing System Agreement, ESCNJ 23/24-02, for the Period of 7/1/23 through 6/30/25, in the Total Contract Amount of \$52,311.06.
3. Board Action Item #3 – Recommending award of contract to the lowest responsible bidder, as per bid proposal to North Creek, LLC, Essex Fells, NJ, for Site Preparation and Seeding at Various Monmouth County Parks (Bid #0029-25), Items: Proposal 1, \$9,790.00; Proposal 2, \$21,687.60; Proposal 3, \$9,521.50, Proposal 4, \$4,005.70; Proposal 5, \$7,068.00; in the Total Contract Amount of \$52,072.80. **(see Memo)**
4. Board Action Item #4 – Recommend Authorizing Contract Amendment #1, in the Amount of \$6,715.00, for one (1) additional custom desk in the Beech Room, Thompson Park Visitor Center to Business Furniture Inc., Elizabeth, NJ, for Furnishing, Delivery, and Installation of Custom Tables (WC #05-24), as originally awarded by Resolution #R-24-9-23=372, in the Contract Amount Not To Exceed \$21,949.00, for a new Total Amended Contract Amount of \$28,664.00, 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.
5. Board Action Item #5 – Recommend acceptance of the written proposal of Hartgen Archeological Associates, Inc., Rensselaer, NY, as received on February 25, 2025, proposal dated February 20, 2025, for Providing Professional Archaeological Survey for New Maintenance Facilities at Thompson Park and Hartshorne Woods Park (Ref. #25-11 & PS #21-25), in an Amount Not To Exceed \$10,525.00, 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 as added to the Agenda – Recommending to the Monmouth County Board of County Commissioners that the Board Authorize the Entering Into an Amendment being #17, to the NJ Green Acres Program Project Agreement, Increasing Funding by an additional One Million, Seven-Hundred and Fifty Thousand Dollars (\$1,750,000.00), for a Total Amount of Twenty-Six Million, Three-Hundred and Seven Thousand, Five Hundred Dollars (\$26,307,500.00) to the Planning Incentive Application #1300-92-026, identified in the Monmouth County Park, Recreation and Open Space Plan.

7. Board Action Item #7 as added to the Agenda – Recommend Authorizing Contract Amendment #1, in the amount of \$2,000.00 for three separate survey plans, to Johnson, Mirmiran & Thompson, Inc., Trenton, NJ, for Providing Professional Surveying Services of Block 127, Lot 19, Block 129, Lot 13, and Block 130, Lots 1 & 2, Aberdeen Township, New Jersey, ±21.54 Acres, Owned by: Bennett, Improved Property, Project: Additions to Freneau Woods Park (Ref. #23-70 & PS #82-23), as originally awarded by Resolution #R-24-2-5=60, in the Contract Amount Not To Exceed \$16,860.00 for a new Total Amended Contract Amount of \$18,860.00, as modified by Contract Amendment #1. (see Memo)
  
8. Board Action Item #8 as added to the Agenda – Recommend acceptance of the written proposal of Stuart Appraisal Company, LLC, Tinton Falls, NJ, as received on March 5, 2025, proposal dated March 3, 2025, for Providing Professional Appraisal Services of Block 28, Lots 11 & 13.01, Millstone Township, Unimproved Property, Owned by: MLesley Stone, LLC, ±24.67 Acres, Project: Additions to Perrineville Lake Park, Interest: Fee Simple (Ref. #25-13 & PS #22-25), in an Amount Not To Exceed \$2,095.00, 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 – Recommend acceptance of the written proposal of PATJO Appraisal Services, Inc., Kendall Park, NJ, as received on March 5, 2025, proposal dated March 4, 2025, for Providing Professional Appraisal Services of Block 28, Lots 11 & 13.01, Millstone Township, Unimproved Property, Owned by: MLesley Stone, LLC, ±24.67 Acres, Project: Additions to Perrineville Lake Park, Interest: Fee Simple (Ref. #25-13 & PS #22-25), in an Amount Not To Exceed \$2,150.00, 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 CHANGE ORDER #1**, in the amount of **\$141,081.36**, increasing existing contract by more than twenty percent (20%) to change fuel management system from GIR fuel systems to Fuel Force to **R. J. WALSH ASSOCIATES, INC.**, Allentown, NJ, for

**PURCHASE of ABOVEGROUND STORAGE TANKS: INSTALLATION, REMOVAL, REPAIR AND RELATED EQUIPMENT, ITEM: AST Installation & Gas Pump Upgrades at Wolf Hill Recreation Area and Seven Presidents Oceanfront Park; as available under NJ State Contract #T0849, 42268, for the Period of 8/29/16 through 8/28/24, and extended from 8/29/24 through 8/28/25; as originally awarded by Resolution #R-24-4-22=178 in the Contract Amount of \$394,682.07, for a NEW TOTAL CHANGE ORDER #1 CONTRACT AMOUNT OF \$535,763.43, and further AUTHORIZING the DIRECTOR to SEND NOTICE of CHANGE ORDER #1 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 PURCHASE of ELECTRICAL SERVICES – TIME AND MATERIAL**, from **TROLLER ELECTRIC, LLC**, Ocean, NJ, ITEM: Electrical upgrades in preparation of exhibits for the Manasquan Reservoir Environmental Center; as available under the Educational Services Commission of New Jersey (ESCNJ) #65MCESCCPS Cooperative Pricing System Agreement, ESCNJ 23/24-02; for the Period of 7/1/23 through 6/30/25, in the Total Contract Amount of **\$52,311.06**.
3. Resolution **AWARDING CONTRACT** to the lowest responsible bidder, as per bid proposal to **NORTH CREEK, LLC**, Essex Fells, NJ, for **SITE PREPARATION AND SEEDING AT VARIOUS MONMOUTH COUNTY PARKS (Bid #0029-25)**, ITEMS: Proposal 1, \$9,790.00; Proposal 2, \$21,687.60; Proposal 3, \$9,521.50, Proposal 4, \$4,005.70; Proposal 5, \$7,068.00; in the Total Contract Amount of **\$52,072.80**.
4. Resolution **Authorizing CONTRACT AMENDMENT #1**, in the Amount of **\$6,715.00**, for one (1) additional custom desk in the Beech Room, Thompson Park Visitor Center, to **BUSINESS FURNITURE INC.**, Elizabeth, NJ, for **FURNISHING, DELIVERY, AND INSTALLATION OF CUSTOM TABLES (WC #05-24)**, as originally awarded by Resolution #R-24-9-23=372, in the Contract Amount Not To Exceed **\$21,949.00**, for a NEW TOTAL AMENDED CONTRACT AMOUNT OF **\$28,664.00**, 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.
5. Resolution **ACCEPTING the WRITTEN PROPOSAL of HARTGEN ARCHEOLOGICAL ASSOCIATES, INC.**, Rensselaer, NY, as received on February 25, 2025, proposal dated February 20, 2025, for **PROVIDING PROFESSIONAL ARCHAEOLOGICAL SURVEY FOR NEW MAINTENANCE FACILITIES AT THOMPSON PARK AND HARTSHORNE WOODS PARK (Ref. #25-11 & PS #21-25)**, in an Amount Not To Exceed **\$10,525.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.
6. Resolution **RECOMMENDING TO THE MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS** that the Board **AUTHORIZE THE ENTERING INTO AN AMENDMENT BEING #17, to the NJ GREEN ACRES PROGRAM PROJECT AGREEMENT, INCREASING FUNDING BY AN ADDITIONAL ONE MILLION, SEVEN-HUNDRED AND FIFTY THOUSAND DOLLARS (\$1,750,000.00), FOR A TOTAL AMOUNT OF TWENTY-SIX MILLION, THREE-HUNDRED AND SEVEN THOUSAND, FIVE HUNDRED DOLLARS (\$26,307,500.00)** to the Planning Incentive Application #1300-92-026, identified in the Monmouth County Park, Recreation and Open Space Plan.

7. Resolution **Authorizing CONTRACT AMENDMENT #1**, in the Amount of **\$2,000.00** for three separate survey plans, to **JOHNSON, MIRMIRAN & THOMPSON, INC.**, Trenton, NJ, for **PROVIDING PROFESSIONAL SURVEYING SERVICES OF BLOCK 127, LOT 19, BLOCK 129, LOT 13, AND BLOCK 130, LOTS 1 & 2, ABERDEEN TOWNSHIP, NEW JERSEY, ±21.54 ACRES, OWNED BY: BENNETT, IMPROVED PROPERTY, PROJECT: ADDITIONS TO FRENEAU WOODS PARK (Ref. #23-70 & PS #82-23)**, as originally awarded by Resolution #R-24-2-5=60, in the Contract Amount Not To Exceed **\$16,860.00** for a NEW TOTAL AMENDED CONTRACT AMOUNT OF **\$18,860.00**, AS MODIFIED BY CONTRACT AMENDMENT #1.
8. Resolution **ACCEPTING the WRITTEN PROPOSAL of STUART APPRAISAL COMPANY, LLC**, Tinton Falls, NJ, as received on March 5, 2025, proposal dated March 3, 2025, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 28, LOTS 11 & 13.01, MILLSTONE TOWNSHIP, UNIMPROVED PROPERTY, OWNED BY: MLESLEY STONE, LLC, ±24.67 ACRES, PROJECT: ADDITIONS TO PERRINEVILLE LAKE PARK, INTEREST: FEE SIMPLE (Ref. #25-13 & PS #22-25)**, in an Amount Not To Exceed **\$2,095.00**, 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 PATJO APPRAISAL SERVICES, INC.**, Kendall Park, NJ, as received on March 5, 2025, proposal dated March 4, 2025, for **PROVIDING PROFESSIONAL APPRAISAL SERVICES OF BLOCK 28, LOTS 11 & 13.01, MILLSTONE TOWNSHIP, UNIMPROVED PROPERTY, OWNED BY: MLESLEY STONE, LLC, ±24.67 ACRES, PROJECT: ADDITIONS TO PERRINEVILLE LAKE PARK, INTEREST: FEE SIMPLE (Ref. #25-13 & PS #22-25)**, in an Amount Not To Exceed **\$2,150.00**, 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:**

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

1. Appraisal Services, Additions to Yellow Brook Tract (Ref. #25-16) (*FAIR & OPEN—UNDER \$17,500.00*)
2. Appraisal Services, Additions to Yellow Brook Tract (Ref. #25-17) (*FAIR & OPEN—UNDER \$17,500.00*)
3. Engineering Services, Henry Hudson Trail Extension over County Route 520 and Pedestrian Safety Improvements, Marlboro Township and Atlantic Highlands, New Jersey (Ref. #25-01) (*NON-FAIR & OPEN*)
4. Architectural and Engineering Services for the Renovation of Shelter Building #303 at Turkey Swamp Park, Freehold Township (Ref. #25-18) (*FAIR & OPEN—OVER \$17,500.00*)

**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 Huber Woods Park

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, MARCH 24, 2025 - 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
2. **THURSDAY EVENING, MARCH 27, 2025 – 6:00-8:00 PM. Ranger Graduation.** Hominy Hill Golf Center, 92 Mercer Road, Colts Neck NJ. (dinner included)
3. **MONDAY EVENING, APRIL 7, 2025 – 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
4. **MONDAY EVENING, APRIL 28, 2025 – 7:00 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.

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

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