

**MINUTES OF THE MONDAY EVENING, MARCH 10, 2025 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 7:02 PM.

The following were Present on roll call: Chairman Kevin Mandeville  
Vice Chairman Anthony Fiore  
Commissioners:  
Michael G. Harmon  
Thomas E. Hennessy, Jr.  
Patricia M. Butch  
Thomas W. Adcock  
Lori Ann Davidson

The following were Absent on roll call: Commissioner Brian Foster (Excused)  
  
Ross F. Licitra, County Commissioner/MCPS Liaison

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  
Karen Livingstone, Public Information/Volunteers  
Anna Luiten, Design & Resource Management  
Jeremy Schaefer, General Mgr., Golf Courses  
Rob Lewis, Assistant Co. Park Superintendent

Chairman Mandeville 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, and The Star Ledger and other newspapers circulated in Monmouth County, and the County Clerk have been noticed, including date, time, and place, as adopted by the Monmouth County Board of Recreation Commissioners at their regular meeting of December 2, 2024, 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 Mandeville led the Board in the Pledge of Allegiance and asked for the observance of a moment of silence.

On a motion made by Vice Chairman Fiore, seconded by Commissioner Davidson, the **MINUTES** of the **REGULAR MEETING** of the Monmouth County Board of Recreation Commissioners held on **MONDAY EVENING, FEBRUARY 24, 2025**, were upon being put to a vote, approved as recorded by Chairman Mandeville, Vice Chairman Fiore, Commissioners Harmon, Hennessy, Adcock and Davidson. Commissioner Butch abstained as not being present at the meeting.

On a motion made by Commissioner Davidson, seconded by Commissioner Adcock, the **MINUTES** of the **EXECUTIVE SESSION MEETING** of the Monmouth County Board of Recreation Commissioners held on **MONDAY EVENING, FEBRUARY 24, 2025**, for the purpose of discussing **LAND ACQUISITION MATTERS**, were upon being put to a vote, approved as recorded by Chairman Mandeville, Vice Chairman Fiore, Commissioners Harmon, Hennessy, Adcock and Davidson. Commissioner Butch abstained as not being present at the meeting.

On a motion made by Commissioner Davidson, seconded by Commissioner Adcock, the **MINUTES** of the **EXECUTIVE SESSION MEETING** of the Monmouth County Board of Recreation Commissioners held on **MONDAY EVENING, FEBRUARY 24, 2025**, for the purpose of discussing **POTENTIAL LITIGATION**, were upon being put to a vote, approved as recorded by Chairman Mandeville, Vice Chairman Fiore, Commissioners Harmon, Hennessy, Adcock and Davidson. Commissioner Butch 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 Vice Chairman Fiore, seconded by Commissioner Davidson, the **2024 VOUCHER LIST**, as distributed to the Board for approval, was upon being put to a vote, unanimously approved as recorded.

On a motion made by Vice Chairman Fiore, seconded by Commissioner Davidson, the **2025 VOUCHER LIST**, as distributed to the Board for approval, was upon being put to a vote, unanimously approved as recorded.

Andrew J. Spears, Director indicated to the Board that there was no **CORRESPONDENCE RECEIVED** for the Board.

On a motion made by Commissioner Davidson, seconded by Commissioner Adcock, the meeting was **OPENED** to the **HEARING OF THE PUBLIC** at 7:05 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 Hennessy, seconded by Commissioner Adcock, that the portion of the meeting **OPEN** to the **HEARING OF THE PUBLIC** be **CLOSED**, at 7:06 PM.

#### **COUNTY COMMISSIONER'S REPORT:**

County Commissioner Ross F. Licitra was unable to attend the meeting.

## **PRESENTATION:**

Assistant County Park Superintendent Rob Lewis presented to the Board regarding his role as an instructor at the Parks and Recreation Maintenance Management School, sponsored by the National Recreation and Park Association at Oglebay Park in West Virginia. He explained that the weeklong program focuses on a variety of administrative and technical topics that prepare park professionals for success in their field. He noted that the County sponsored one 2<sup>nd</sup> year student and two 1<sup>st</sup> year students to attend this year. Mr. Lewis also noted that he currently serves as an agency reviewer for the national park accreditation program sponsored by CAPRA. Mr. Lewis thanked the Board for their support of his participation in these programs.

## **ITEMS FOR BOARD REVIEW:**

Regarding Item #6, authorization to enter into an amended agreement with the New Jersey Green Acres program for increased funding, Commissioner Mike Harmon asked staff to contact Monmouth County's respective State Senator and Assemblyperson to advise them of the status of delayed grant reimbursements for completed projects dating back over ten years.

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

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.
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.

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.
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.
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.
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.

At 7:22 PM, the following **RESOLUTION OF CONSENT** was offered for adoption by Commissioner Hennessy, to approve Agenda Items #1 through #9.

WHEREAS, the Monmouth County Board of Recreation Commissioners has received the Tentative Agenda for the Board's Regular Meeting of March 10, 2025, in advance of the meeting; and

WHEREAS, the Board has had an opportunity to review and consider Agenda Items #1 through #5 for Board Action; and

WHEREAS, the Board also reviewed Agenda Items #6 through 9, 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 through #9.

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

In the Affirmative: Chairman Mandeville, Vice Chairman Fiore,  
Commissioners Harmon, Hennessy, Butch,  
Adcock, and Davidson

In the Negative: None

Absent: Commissioner Foster

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

R-25-3-10=122 Resolution offered for adoption by Commissioner Hennessy, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)

- R-25-3-10=123 Resolution offered for adoption by Commissioner Hennessy, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-25-3-10=124 Resolution offered for adoption by Commissioner Hennessy, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-25-3-10=125 Resolution offered for adoption by Commissioner Hennessy, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-25-3-10=126 Resolution offered for adoption by Commissioner Hennessy, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)

- R-25-3-10=127 Resolution offered for adoption by Commissioner Hennessy, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-25-3-10=128 Resolution offered for adoption by Commissioner Hennessy, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-25-3-10=129 Resolution offered for adoption by Commissioner Hennessy, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-25-3-10=130 Resolution offered for adoption by Commissioner Hennessy, seconded by Commissioner Davidson, 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. 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.**

On a motion made by Commissioner Harmon, seconded by Commissioner Adcock, the Board **AUTHORIZED** the **DIRECTOR** to **SOLICIT PROPOSALS** for 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*)

Upon being put to a vote, the motion was unanimously carried.

R-25-3-10=131 At 7:25 PM, a motion for a resolution was made by Vice Chairman Fiore, seconded by Commissioner Davidson, to move into Executive Session for discussion - additions to Huber Woods Park. (Resolution in Minute Book)

In the Affirmative: Chairman Mandeville, Vice Chairman Fiore,  
Commissioners Harmon, Hennessy, Butch,  
Adcock and Davidson

In the Negative: None

Absent: Commissioner Foster

On a motion made by Commissioner Hennessy, seconded by Commissioner Davidson, the Board voted unanimously to adjourn the Executive Session at 7:55 PM.

At 7:56 PM, on a motion made by Commissioner Hennessy, seconded by Commissioner Adcock, the Board voted unanimously to reconvene the public portion of the meeting.

The Board took action on the following:

R-25-3-10=131 Resolution offered for adoption by Commissioner Harmon, seconded by Commissioner Adcock, RECOMMENDING to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS the ACQUISITION OF THE RECOMMENDING to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS the ACQUISITION OF THE EETSA, LLC, PROPERTY, also known as BLOCK 1043, LOTS 85, 85Q & 85.01, MIDDLETOWN TOWNSHIP, an improved parcel, containing ±19.54 ACRES, as ADDITIONS TO HUBER WOODS 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 \$9,280,000.00. (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 #00046.)



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

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

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:**

Commissioner Hennessy asked that the Commissioners be emailed a copy of the final agenda on the day of the Board Meeting so that they have an opportunity to review added agenda items, along with supporting documents.

Commissioner Butch suggested that staff plan a ribbon cutting ceremony for the formal opening of the Thompson Park Historic Racing Stable this spring.

Director Spears said that a ceremony would be scheduled prior to the Weekend at Old Monmouth, set for May 3 and 4, 2025.

Chairman Mandeville thanked Recreation Supervisor Karen Livingstone for planning the recent Volunteer Reception at Hominy Hill Golf Course. He noted that the event was well-attended and that it was remarkable to hear about the various projects that volunteers had staffed throughout the year. Mr. Mandeville also commended Commissioner Butch for her continuing volunteer service as a Commissioner, particularly noting her efforts to virtually participate in recent Board meetings during her recovery from illness.

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 Hennessy, seconded by Commissioner Davidson, and by unanimous vote, the regular meeting of the Monmouth County Board of Recreation Commissioners held on Monday Evening, March 10, 2025, was **ADJOURNED** at 8:02 PM.



ANDREW J. SPEARS,  
Director

The following resolution was offered for adoption by Commissioner Hennessy:

**RESOLUTION**

R-25-3-10=122

WHEREAS, the Monmouth County Board of Recreation Commissioners awarded the contract for ABOVEGROUND STORAGE TANKS: INSTALLATION, REMOVAL, REPAIR AND RELATED EQUIPMENT, to R. J. WALSH ASSOCIATES, INC., Allentown, NJ, as per Resolution #R-24-4-22=178; and

WHEREAS, the Board deems it necessary and advisable to Authorize 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 ABOVEGROUND STORAGE TANKS: INSTALLATION, REMOVAL, REPAIR AND RELATED EQUIPMENT, as per original contract awarded by Resolution #R-24-4-22=178, 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 Estimated Total Contract Amount of \$394,682.07, for a NEW ESTIMATED TOTAL CHANGE #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.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Director is hereby Authorized to approve 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., P.O. Box 119, Allentown, NJ 08501, for ABOVEGROUND STORAGE TANKS: INSTALLATION, REMOVAL, REPAIR AND RELATED EQUIPMENT, as per original contract awarded by Resolution # R-24-4-22=178, 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 Estimated Total Contract Amount of \$394,682.07, for a NEW ESTIMATED TOTAL CHANGE #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; and .

BE IT FURTHER RESOLVED that said CHANGE ORDER #1 is on file in the Board's Office of Administrative Services; 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 #20024, Board of Recreation Commissioners (2024), Project: #20001; in the amount of \$141,081.36.

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

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

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, MARCH 10, 2025.



ANDREW J. SPEARS, Director

R-25-3-10=122

The following resolution was offered for adoption by Commissioner Hennessy:

**RESOLUTION**

R-25-3-10=123

WHEREAS, the Monmouth County Board of Recreation Commissioners has entered into a Cooperative Pricing System Agreement with the Educational Services Commission of New Jersey (ESCNJ) #65MCESCCPS, for the Purchase of Goods and/or Services, for a period not to exceed May 21, 2027, by Board Resolution No. R-22-8-8=246; and

WHEREAS, the Monmouth County Board of Recreation Commissioners deems it necessary and advisable to Authorize 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; and

WHEREAS, said ELECTRICAL SERVICES – TIME AND MATERIAL, are available 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.

NOW, THEREFORE, BE IT RESOLVED by the Monmouth County Board of Recreation Commissioners that the Director is hereby Authorized to execute the necessary contracts and agreements required for the PURCHASE of ELECTRICAL SERVICES – TIME AND MATERIAL, as available from TROLLER ELECTRIC, LLC, 43 Cindy Lane, Ocean, NJ 07712, 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; 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 #92310, Board of Recreation Commissioners (2025), in the Amount of \$52,311.06.

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

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

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, MARCH 10, 2025.



ANDREW J. SPEARS, Director

R-25-3-10=123

The following resolution was offered for adoption by Commissioner Hennessy:

**RESOLUTION**

R-25-3-10=124

WHEREAS, bids were advertised for and received by the Purchasing Agent of the Monmouth County Board of Recreation Commissioners on February 21, 2025, for SITE PREPARATION AND SEEDING AT VARIOUS MONMOUTH COUNTY PARKS (Bid #0029-25), 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 two (2) bids were received, and the following was the lowest responsible bid received in the Total Contract Amount of \$52,072.80:

NORTH CREEK, LLC  
P.O. Box 112  
Essex Fells, NJ 07021

**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.

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 #20024, Board of Recreation Commissioners, Project #20008, in the amount of \$52,072.80.

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

In the affirmative: Chairman Mandeville, Vice Chairman Fiore,  
Commissioners Harmon, Hennessy, Butch,  
Adcock, and Davidson

In the negative: None

Absent: Commissioner Foster

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, MARCH 10, 2025.



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ANDREW J. SPEARS, Director

R-25-3-10=124

The following resolution was offered for adoption by Commissioner Hennessy:

**RESOLUTION**

R-25-3-10=125

WHEREAS, the Monmouth County Board of Recreation Commissioners accepted the written proposal of 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 Estimated Total Contract Amount of \$21,949.00; and

WHEREAS, the Board deems it necessary and advisable to Authorize CONTRACT AMENDMENT #1, in the amount of \$6,715.00 for one (1) additional custom desk in the Beech Room, Thompson Park Visitor Center.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Director is hereby Authorized to approve 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., 133 Rahway Avenue, Elizabeth, NJ 07202-2015 for FURNISHING, DELIVERY, AND INSTALLATION OF CUSTOM TABLES (WC #05-24), as per original contract awarded by Resolution #R-24-9-23=372, in the Estimated Total Contract Amount of \$21,949.00, for a NEW TOTAL AMENDED CONTRACT AMOUNT NOT TO EXCEED \$28,664.00; and

BE IT FURTHER RESOLVED that said CONTRACT AMENDMENT #1 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 The Star Ledger, a newspaper circulated in the County of Monmouth, 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 Trust Account #52000, Board of Recreation Commissioners (2024), in an amount not to exceed \$6,715.00.

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

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

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, MARCH 10, 2025.



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ANDREW J. SPEARS, Director

R-25-3-10=125

The following resolution was offered for adoption by Commissioner Hennessy:

**RESOLUTION**

R-25-3-10=126

WHEREAS, the Monmouth County Board of Recreation Commissioners has a need to acquire PROFESSIONAL ARCHAEOLOGICAL SURVEY FOR NEW MAINTENANCE FACILITIES AT THOMPSON PARK AND HARTSHORNE WOODS PARK (Ref. #25-11 & PS #21-25), 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 from March 10, 2025 through June 30, 2025; and

WHEREAS, requests for proposals were received by the Purchasing Agent on or before the required submission date of February 25, 2025; and

WHEREAS, HARTGEN ARCHEOLOGICAL ASSOCIATES, INC., Rensselaer, NY, has submitted a written proposal dated February 20, 2025, indicating they will provide 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; 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 #92313, Board of Recreation Commissioners (2025), Project #23013; in an amount not to exceed \$10,525.00.

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 HARTGEN ARCHEOLOGICAL ASSOCIATES, INC., 1744 Washington Avenue Extension, Rensselaer, NY 12144, as per proposal dated February 20, 2025, for PROFESSIONAL ARCHAEOLOGICAL SURVEY FOR NEW MAINTENANCE FACILITIES AT THOMPSON PARK AND HARTSHORNE WOODS PARK (Ref. #25-11 & PS #21-25), in the Contract Amount Not To Exceed \$10,525.00; 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 \$10,525.00 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 Mandeville, Vice Chairman Fiore, Commissioners Harmon, Hennessy, Butch, Adcock, and Davidson
In the negative:	None
Absent:	Commissioner Foster

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, MARCH 10, 2025.



ANDREW J. SPEARS, Director

R-25-3-10=126

The following resolution was offered for adoption by Commissioner Hennessy:

## RESOLUTION

R-25-3-10=127

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides loans and/or grants to municipal and county governments and grants to non-profit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Monmouth County Board of Recreation Commissioners has, by Resolution #R-99-7-19=266 recommended to the Monmouth County Board of Chosen Freeholders the Entering Into the Green Acres Planning Incentive program; and

WHEREAS, the County of Monmouth has, by Resolution #99-662, filed for and obtained a grant of \$3,045,000.00 from the State and has entered into a Project Agreement (“Agreement”) dated January 12, 2000, to fund the Planning Incentive application projects as identified in the Monmouth County Park, Recreation and Open Space Plan (1991) and Amendment (1998); and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-01-6-11=247 recommended Amendment #1 to the Board of Chosen Freeholders, and the Board of Chosen Freeholders Adopted Resolution #01-461 on June 14, 2001, increasing funding by an additional \$2,500,000.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-02-1-14=19 recommended Amendment #2 to the Board of Chosen Freeholders, and the Board of Chosen Freeholders Adopted Resolution #02-86 on January 24, 2002, increasing funding by an additional \$2,000,000.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-02-10-8=306 recommended Amendment #3 to the Board of Chosen Freeholders, and the Board of Chosen Freeholders Adopted Resolution #02-878 on October 24, 2002, increasing funding by an additional \$750,000.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-04-3-23=90, recommended Amendment #4 to the Board of Chosen Freeholders and the Board of Chosen Freeholders adopted Resolution #04-270 on April 7, 2004 increasing funding by an additional \$1,000,000.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-05-3-7=60, recommended Amendment #5 to the Board of Chosen Freeholders and the Board of Chosen Freeholders adopted Resolution #05-268 on April 14, 2005 increasing funding by an additional \$1,000,000.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-06-6-19=276, recommended Amendment #6 to the Board of Chosen Freeholders and the Board of Chosen Freeholders adopted Resolution #06-533 on July 13, 2006, increasing funding by an additional \$1,000,000.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-07-6-25=283, recommended Amendment #7 to the Board of Chosen Freeholders and the Board of Chosen Freeholders adopted Resolution #07-588 on July 12, 2007, increasing funding by an additional \$750,000.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-08-11-24=439, recommended Amendment #8 to the Board of Chosen Freeholders and the Board of Chosen Freeholders adopted Resolution #08-1100 on December 11, 2008, increasing funding by an addition \$750,000.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-09-9-21=375, recommended Amendment #9 to the Board of Chosen Freeholders and the Board of Chosen Freeholders adopted Resolution #09-978 on October 8, 2009, increasing funding by an addition \$1,250,000.00; and

R-25-3-10=127

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-11-12-5=430 recommended Amendment #10 to the Board of Chosen Freeholders and the Board of Chosen Freeholders adopted Resolution #2011-1077 on December 22, 2011 increasing funding by an additional \$1,125,000.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-13-7-15=261 recommended Amendment #11 to the Board of Chosen Freeholders and the Board of Chosen Freeholders adopted Resolution #2013-0624 on August 8, 2013 increasing funding by an additional \$812,500.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-15-12-7=462 recommended Amendment #12 to the Board of Chosen Freeholders and the Board of Chosen Freeholders adopted Resolution #2016-0005 on January 6, 2016 increasing funding by an additional \$3,075,000.00; and

WHEREAS, the Board of Recreation Commissioners has, by Resolution #R-17-9-25=317 recommended Amendment #13 to the Board of Chosen Freeholders and the Board of Chosen Freeholders adopted Resolution #2017-0844 on October 26, 2017, increasing funding by an additional \$1,250,000.00.

WHEREAS, the Board of Recreation Commissioners has by Resolution #R-20-7-13=268 and amended by Resolution #R-20-12-14=465 recommended Amendment #14 to the Board of County Commissioners and the Board of County Commissioners adopted Resolution #2020-0585 on August 13, 2020 and amended by Resolution #2021-0060 adopted on January 21, 2021 increasing funding by an additional \$1,250,000.00; and

WHEREAS, the Board of Recreation Commissioners has by Resolution #R-22-11-21=357 recommended Amendment #15 to the Board of County Commissioners and the Board of County Commissioners adopted Resolution #2022-097 increasing funding by an additional \$1,250,000.00; and

WHEREAS, the Board of Recreation Commissioners has by Resolution #R-24-2-5=66 recommended Amendment #16 to the Board of County Commissioners and the Board of County Commissioners adopted Resolution #2024-0192 increasing funding by an additional \$1,750,000.00; and

WHEREAS, the State and the County of Monmouth intend to increase the Green Acres funding for said Project Agreement; and

WHEREAS, the applicant is willing to use the State's funds in accordance with its rules, regulations and applicable statutes, and is willing to enter into an Amendment, being #17, of the Agreement with the State for the above-named project.

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 ENTERING INTO an AMENDMENT to the NJ GREEN ACRES PROGRAM PROJECT AGREEMENT, INCREASING FUNDING OF THE PLANNING INCENTIVE APPLICATION #1300-92-026; and

BE IT FURTHER RESOLVED that the Monmouth County Board of Recreation Commissioners does hereby recommend that:

1. Thomas A. Arnone, or the successor to the Office of Director, of the Monmouth County Board of County Commissioners be authorized to execute an Amendment being #17 in the amount of \$1,750,000.00 to the Agreement increasing funding to \$26,307,500.00, and any further amendment thereto for the project; and



2. The applicant has its matching share of the project, if a match is required, in the amount of \$26,307,500.00; and
3. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project; and
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. This resolution shall take effect immediately; and

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

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

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

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, MARCH 10, 2025.



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ANDREW J. SPEARS, Director

The following resolution was offered for adoption by Commissioner Hennessy:

**RESOLUTION**

R-25-3-10=128

WHEREAS, the Monmouth County Board of Recreation Commissioners accepted the written proposal of 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 Estimated Total Contract Amount of \$16,860.00; and

WHEREAS, the Board deems it necessary and advisable to Authorize CONTRACT AMENDMENT #1, in the amount of \$2,000.00, for three separate survey plans.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Director is hereby Authorized to approve CONTRACT AMENDMENT #1, in the amount of \$2,000.00, for three separate survey plans to JOHNSON, MIRMIRAN & THOMPSON, INC., 1200 Lenox Drive, Suite 101, Trenton, NJ 08648, 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 per original contract awarded by Resolution #R-24-2-5=60, in the Estimated Total Contract Amount of \$16,860.00, for a NEW TOTAL AMENDED CONTRACT AMOUNT NOT TO EXCEED \$18,860.00; and

BE IT FURTHER RESOLVED that said CONTRACT AMENDMENT #1 is on file in the Board's Office of Administrative Services; 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 (2023), Project #00042, in an amount not to exceed \$2,000.00.

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

In the affirmative: Chairman Mandeville, Vice Chairman Fiore,  
Commissioners Harmon, Hennessy, Butch,  
Adcock, and Davidson

In the negative: None

Absent: Commissioner Foster

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, MARCH 10, 2025



ANDREW J. SPEARS, Director

R-25-3-10=128

The following resolution was offered for adoption by Commissioner Hennessy:

**RESOLUTION**

R-25-3-10=129

WHEREAS, the Monmouth County Board of Recreation Commissioners has a need to acquire 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), 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 thirty (30) days; and

WHEREAS, requests for proposals were received by the Purchasing Agent on or before the required submission date of March 5, 2025; and

WHEREAS, STUART APPRAISAL COMPANY, LLC, Freehold, NJ, has submitted a written proposal dated March 3, 2025, indicating they will provide 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; 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 29799, Board of Recreation Commissioners (2025), Project #00006; in an amount not to exceed \$2,095.00.

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 STUART APPRAISAL COMPANY, LLC, 44 Apple Street, Suite 9, Tinton Falls, NJ 07724, as per proposal dated March 5, 2025, for PROFESSIONAL APPRAISAL SERVICES OF BLOCK 28, LOTS 11 & 13.01, MILLSTONE TOWNSHIP, UNIMPROVED PROPERTY, OWNED BY: MLESLEY STONE, LLC, ±24.67 ACRES, PROJECT: ADDITIONS TO PERRINEVILLE LAKE PARK, INTEREST: FEE SIMPLE (Ref. #25-13 & PS #22-25), in the Contract Amount Not To Exceed \$2,095.00; 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 \$2,095.00 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 Mandeville, Vice Chairman Fiore, Commissioners Harmon, Hennessy, Butch, Adcock, and Davidson
In the negative:	None
Absent:	Commissioner Foster

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, MARCH 10, 2025.



ANDREW J. SPEARS, Director

R-25-3-10=129

The following resolution was offered for adoption by Commissioner Hennessy:

**RESOLUTION**

R-25-3-10=130

WHEREAS, the Monmouth County Board of Recreation Commissioners has a need to acquire 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), 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 thirty (30) days; and

WHEREAS, requests for proposals were received by the Purchasing Agent on or before the required submission date of March 5, 2025; and

WHEREAS, PATJO APPRAISAL SERVICES, INC., Kendall Park, NJ, has submitted a written proposal dated March 4, 2025, indicating they will provide 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; 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 #29799, Board of Recreation Commissioners (2025), Project #00006; in an amount not to exceed \$2,150.00.

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 PATJO APPRAISAL SERVICES, INC., 21 Crestview Drive, Kendall Park, NJ 08824, as per proposal dated March 4, 2025, for PROFESSIONAL APPRAISAL SERVICES OF BLOCK 28, LOTS 11 & 13.01, MILLSTONE TOWNSHIP, UNIMPROVED PROPERTY, OWNED BY: MLESLEY STONE, LLC, ±24.67 ACRES, PROJECT: ADDITIONS TO PERRINEVILLE LAKE PARK, INTEREST: FEE SIMPLE (Ref. #25-13 & PS #22-25), in the Contract Amount Not To Exceed \$2,150.00; 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 \$2,150.00 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 Mandeville, Vice Chairman Fiore, Commissioners Harmon, Hennessy, Butch, Adcock, and Davidson
In the negative:	None
Absent:	Commissioner Foster

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, MARCH 10, 2025.



ANDREW J. SPEARS, Director

R-25-3-10=130

The following resolution was offered for adoption by Vice Chairman Fiore:

**RESOLUTION**

R-25-3-10=131

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, and the County Clerk and two (2) newspapers as designated by the Board have been noticed, per the schedule adopted by the Board at its regular meeting of December 2, 2024.

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:

- Additions to Huber Woods Park

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

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

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, MARCH 10, 2025.



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ANDREW J. SPEARS, Director

R-25-3-10=131

The following resolution was offered for adoption by Commissioner Harmon:

**RESOLUTION**

R-25-3-10=132

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 MIDDLETOWN, being more particularly described as BLOCK 1043, LOTS 85, 85Q & 85.01, and more commonly known as PROPERTY OWNED BY EETSA, LLC, an improved parcel, containing ±19.54 ACRES, as ADDITIONS TO HUBER WOODS 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 \$9,280,000.00, 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 #00046.

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 EETSA, LLC, being more particularly described as BLOCK 1043, LOTS 85, 85Q & 85.01, MIDDLETOWN TOWNSHIP, an improved parcel, containing ±19.54 ACRES, as ADDITIONS TO HUBER WOODS 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 \$9,280,000.00, 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 Adcock, and adopted on roll call by the following vote:

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

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, MARCH 10, 2025.



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ANDREW J. SPEARS, Director

R-25-3-10=132