

# AGENDA

**MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS' REGULAR MEETING  
MONDAY EVENING, MAY 12, 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: APRIL 28, 2025  
(Excused: Vice Chairman Fiore, Commissioners Harmon, and Davidson)
- D. Approval of MINUTES - EXECUTIVE SESSION – LAND ACQUISITION MATTERS:  
APRIL 28, 2025 (Excused: Vice Chairman Fiore, Commissioners Harmon, and Davidson)
- E. Approval of 2024 VOUCHER LIST
- F. Approval of 2025 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. DIRECTOR'S REPORT:
- K. COUNTY COMMISSIONER'S REPORT:
- L. PRESENTATIONS:
  - Carmen Peterson, Principal Park Naturalist, "Group Programs"
  - Susan Molzon, Principal Engineer, "Capital Project Update"
- M. CAPITAL PROJECT REVIEW – Andrew J. Spears, Director
- N. ITEMS FOR BOARD REVIEW:
  - 1. Board Action Item #1 – Recommend Authorizing Contract Amendment #4, in the Amount of \$35,283.20 for additional areas of concern to be removed to Gibson & Stattel Environmental, Inc., Burlington, NJ, for Providing a Professional Preliminary

Assessment/Site Investigation (PA/SI) of Block 144, Lot 6, Marlboro Township and Block 18, Lot 20, Holmdel Township, Vacant Property, Owned by: Kilcummins-Dover Properties, LLC, ±62.49 Acres, Project: Pleasant Valley Forest Project (Holmdel Park), Interest: Fee Simple (Ref. #23-67 & PS #77-23), as originally awarded by Resolution #R-23-12-18=498, in the Contract Amount Not To Exceed \$2,385.00, and as modified by Contract Amendment #1 awarded by Resolution #R-24-4-8=161 in the Total Contract Amendment #1 Amount of \$18,960.00, and as modified by Contract Amendment #2 awarded by Resolution #R-24-6-17=259 in the Total Contract Amendment #2 Amount of \$21,060.00, and as modified by Contract Amendment #3 awarded by Resolution #R-24-9-9=322 in the Total Contract Amendment #3 Amount of \$65,500.00, for a new Total Amended Contract Amount of \$100,783.20, as modified by Contract Amendment #4, 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. **(see Memo)**

2. Board Action Item #2 – Recommend authorizing the Purchase of Synthetic Turf: Repair and Replacement from Keystone Sports Construction, Phoenixville, PA, Item: Reconstruction of Tennis Courts at Dorbrook Recreation Area; as available under the Bergen County Co-op (BC-C-24-008), for the Period of 12/4/24 through 12/3/25, in the Total Contract Amount of \$262,351.49.
  
3. Board Action Item #3 – Recommend acceptance of the written proposal of Monmouth Marine Engines, Inc., Brielle, NJ, as received on April 24, 2025, proposal dated April 21, 2025, for Furnishing of Outboard Motor Replacement and Installation (WC #05-25), in an Amount Not To Exceed \$35,000.00, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4. **(see Memo)**
  
4. Board Action Item #4 as added to the Agenda – Recommend authorization of Contract Amendment #1, in the Amount of \$43,770.00, to determine if there is environmental contamination, to Gibson & Stattel Environmental, Inc., Burlington, NJ, for Providing a Professional Preliminary Assessment/Site Investigation (PA/SI) of Block 27.01, Lots 1Q-19Q, Block 27.02, Lots 1Q-9Q, Block 27.03, Lots 1Q-24Q, Block 27.04, Lots 2Q-14Q, 15, 15Q-33Q, 35Q-45Q, Upper Freehold Township, New Jersey, ±285.17 Acres, Improved Property, Owned by: Taft Et Al, Project: Additions to Crosswicks Creek Park & Union Transportation Trail (Ref. #24-26 & PS #55-24), as originally awarded by Resolution #R-24-12-2=450, in the Contract Amount Not To Exceed \$1,694.50, for a new Total Amended Contract Amount of \$45,464.50, 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. **(see Memo)**

**RESOLUTION OF CONSENT:**

At \_\_\_\_\_ PM, the following **Resolution of Consent** was offered for adoption by \_\_\_\_\_ :

WHEREAS, the Monmouth County Board of Recreation Commissioners has received the Agenda for the Board Meeting in advance of the meeting; and

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

WHEREAS, the Board is satisfied that the above items as presented to the Board are in order and complete.

NOW, THEREFORE, BE IT RESOLVED that the Monmouth County Board of Recreation Commissioners does hereby approve by consent, Agenda Items # \_\_\_\_\_ through # \_\_\_\_\_.

Resolution of Consent seconded by: \_\_\_\_\_.

**ITEMS FOR BOARD ACTION:**

1. Resolution **Authorizing CONTRACT AMENDMENT #4**, in the Amount of **\$35,283.20** for additional areas of concern to be removed to **GIBSON & STATTEL ENVIRONMENTAL, INC.**, Burlington, NJ, for **PROVIDING A PROFESSIONAL PRELIMINARY ASSESSMENT/SITE INVESTIGATION (PA/SI) OF BLOCK 144, LOT 6, MARLBORO TOWNSHIP AND BLOCK 18, LOT 20, HOLMDEL TOWNSHIP, VACANT PROPERTY, OWNED BY: KILCUMMINS-DOVER PROPERTIES, LLC, +62.49 ACRES, PROJECT: PLEASANT VALLEY FOREST PROJECT (HOLMDEL PARK), INTEREST: FEE SIMPLE (Ref. #23-67 & PS #77-23)**, as originally awarded by Resolution #R-23-12-18=498, in the Contract Amount Not To Exceed \$2,385.00, and as modified by Contract Amendment #1 awarded by Resolution #R-24-4-8=161 in the Total Contract Amendment #1 Amount of \$18,960.00, and as modified by Contract Amendment #2 awarded by Resolution #R-24-6-17=259 in the Total Contract Amendment #2 Amount of \$21,060.00, and as modified by Contract Amendment #3 awarded by Resolution #R-24-9-9=322 in the Total Contract Amendment #3 Amount of **\$65,500.00**, for a **NEW TOTAL AMENDED CONTRACT AMOUNT OF \$100,783.20**, AS MODIFIED BY CONTRACT AMENDMENT #4, and further **AUTHORIZING** the DIRECTOR to SEND NOTICE of Contract Amendment to The Star Ledger, a newspaper circulated in the County of Monmouth, as required by law, within twenty (20) days of its passage.
2. Resolution **AUTHORIZING the PURCHASE OF SYNTHETIC TURF: REPAIR AND REPLACEMENT** from **KEYSTONE SPORTS CONSTRUCTION**, Phoenixville, PA, ITEM: Reconstruction of Tennis Courts at Dorbrook Recreation Area; as available under the Bergen County Co-op (BC-C-24-008), for the Period of 12/4/24 through 12/3/25, in the Total Contract Amount of **\$262,351.49**.
3. Resolution **ACCEPTING the WRITTEN PROPOSAL of MONMOUTH MARINE ENGINES, INC.**, Brielle, NJ, as received on April 24, 2025, proposal dated April 21, 2025, for **FURNISHING OF OUTBOARD MOTOR REPLACEMENT AND INSTALLATION (WC #05-25)**, in an Amount Not To Exceed **\$35,000.00**, as solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.

4. Resolution **Authorizing CONTRACT AMENDMENT #1**, in the Amount of **\$43,770.00**, to determine if there is environmental contamination, to **GIBSON & STATTEL ENVIRONMENTAL, INC.**, Burlington, NJ, for **PROVIDING A PROFESSIONAL PRELIMINARY ASSESSMENT/SITE INVESTIGATION (PA/SI) OF BLOCK 27.01, LOTS 1Q-19Q, BLOCK 27.02, LOTS 1Q-9Q, BLOCK 27.03, LOTS 1Q-24Q, BLOCK 27.04, LOTS 2Q-14Q, 15, 15Q-33Q, 35Q-45Q, UPPER FREEHOLD TOWNSHIP, NEW JERSEY, ±285.17 ACRES, IMPROVED PROPERTY, OWNED BY: TAFT ET AL, PROJECT: ADDITIONS TO CROSSWICKS CREEK PARK & UNION TRANSPORTATION TRAIL (Ref. #24-26 & PS #55-24)**, as originally awarded by Resolution #R-24-12-2=450, in the Contract Amount Not To Exceed **\$1,694.50**, for a NEW TOTAL AMENDED CONTRACT AMOUNT OF **\$45,464.50**, 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:**

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

1. Appraisal Services, Additions to Yellow Brook Tract (Ref. #25-24) (*FAIR & OPEN—UNDER \$17,500.00*)
2. Appraisal Services, Additions to Yellow Brook Tract (Ref. #25-25) (*FAIR & OPEN—UNDER \$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:

- Additions to Shark River Park
- Additions to Crosswicks Creek 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. **FRIDAY MORNING, MAY 16, 2025** – 9:00 AM. **Ribbon cutting, Braille Trail Opening.** Manasquan Reservoir, 311 Windeler Road, Howell Township, NJ.
2. **TUESDAY EVENING, MAY 27, 2025** – 7:00 PM. **Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1<sup>st</sup> Floor, 805 Newman Springs Road, Lincroft, NJ.
3. **MONDAY EVENING, JUNE 9, 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, JUNE 23, 2025** – 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, JULY 14, 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.