

AGENDA

**MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS' REGULAR MEETING
MONDAY EVENING, SEPTEMBER 14, 2026, AT 6:30 PM
THOMPSON PARK VISITOR CENTER,
"BEECH ROOM", 1ST 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: AUGUST 10, 2026
(Excused: Vice Chairman Mandeville, Commissioners Butch, Davidson, and Stolte)
- D. Approval of MINUTES - EXECUTIVE SESSION – LAND ACQUISITION MATTERS:
AUGUST 10, 2026 (Excused: Vice Chairman Mandeville, Commissioners Butch, Davidson,
and Stolte)
- E. Approval of 2025 VOUCHER LIST
- F. Approval of 2026 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:
 - 1. BUDGET REPORTS
 - 2. REVENUE REPORT—MONTH OF JULY
 - 3. ATTENDANCE REPORT—MONTH OF AUGUST
 - 4. HUMAN RESOURCES TRAINING & SAFETY MONTHLY REPORT —
AUGUST (Dated: 9/8/2026)
 - 5. MCPS WEBSITE TRAFFIC REPORT — JULY COMPARISON BY YEARS
2021 –2026
 - 6. MCPS WEBSITE TRAFFIC REPORT — AUGUST COMPARISON BY YEARS
2021 –2026
- K. COUNTY COMMISSIONER'S REPORT:

- L. PRESENTATION: “Update on proposed concept for the Port Monmouth Aquatic Center”,
by George Deines, Counsilman-Hunsaker
- M. CAPITAL PROJECT REVIEW – Andrew J. Spears, Director
- N. ITEMS FOR BOARD REVIEW:
1. Board Action Item #1 – Recommending to the Monmouth County Board of County Commissioners the Entering Into a Lease Agreement between the Trinity Episcopal Church, for a One (1) Year Period, Commencing January 1, 2027 and Ending on December 31, 2027, with the option to renew the lease for an additional one (1) year period for the Lease of Available Space for the “Urban Recreation Initiative” Program, at the Trinity Episcopal Church, 503 Asbury Avenue, Asbury Park, NJ, by the Monmouth County Park System, as per the terms and conditions of the lease agreement, and further recommending that the Board of County Commissioners authorize the Director or his Designee to renew said lease, on behalf of the County of Monmouth.
 2. Board Action Item #2 – Recommending to the Monmouth County Board of County Commissioners that the Board of County Commissioners Authorize Entering into a Jurisdictional Agreement and a Cost Share Agreement between the County of Monmouth and the Township of Upper Freehold, to apportion the jurisdiction for highway maintenance and control in an equitable manner, as per the terms and conditions of the Agreements.
 3. Board Action Item #3 – Recommending Adoption of Monmouth County Board of Recreation Commissioners’ Refund and Cancellation Policy and further rescinding the Board’s previously adopted Resolution #R-16-1-25=60. **(see Att.)**
 4. Board Review Item #4 – Recommend competitive contracting for Food and Beverage Concessions at Shark River, Howell Park, and Charleston Springs Golf Courses.
 5. Board Review Item #5 – Recommend competitive contracting for Food Concession at Seven Presidents Oceanfront Park, Long Branch, New Jersey
 6. Board Review Item #6 – Recommend award of contract to the lowest responsible bidder, as per bid proposal to Whirl Corporation, Inc., t/a Whirl Construction, Inc., Port Monmouth, NJ, for the On-call Maintenance of Playground and Fitness Equipment and Safety Surfacing at Various Parks for the Monmouth County Park System for the Period of September 1, 2026 through December 31, 2027 (F-124-2026); in the amount of \$250,000.00.
 7. Board Review Item #7 – Recommend award of contract to the lowest responsible bidder, as per bid proposal to L & L Paving Company, Farmingdale, NJ, to Furnish Pavement Repairs on the Henry Hudson Trail, Middletown, NJ, for the Monmouth County Park System (F-129-2026); in the amount of \$135,000.00.
 8. Board Review Item #8 – Recommend award of contract to the lowest responsible bidder, as per bid proposal to Indiana Printing and Publishing Company, Inc., to Furnish and Deliver Printing and Mail Preparation for the 2027 Monmouth County Park System Parks

& Programs Guides, Volumes 1-5 for the Period of September 1, 2026 through August 31, 2027 (F-132-2026), reserving the option to extend the contract for an additional one (1) year period (2028), under the same terms and conditions, as per bid specification; in the amount of \$100,000.00.

9. Board Review Item #9 – Recommend Purchase to Furnish and Deliver Palfinger Hook Truck Lifts for the Monmouth County Park System, from Cliffside Body Corporation, Fairview, NJ, as available under the Educational Services Commission of New Jersey (ESCNJ) Co-op #65MCESCCPS, Bid #23/24-04, for the Period of 7/1/23 through 6/30/27; in the Total Contract Amount of \$124,131.54.
10. Board Review Item #10 – Recommend Purchase to Furnish and Deliver Thompson Park Creative Arts Center Wireless Access Points Project for the Monmouth County Park System, from Aspire Technology Partners, LLC, Eatontown, NJ, as available under NJ State Contract #21-TELE-01506; in the Total Contract Amount of \$84,613.02.
11. Board Review Item #11 – Recommend Purchase to Furnish and Deliver Various Pieces of Equipment for Monmouth County Park System, from Cherry Valley Tractor Sales, Inc., Marlton, NJ, as available under the Educational Services Commission of New Jersey (ESCNJ) Co-op #65MCESCCPS, Bid #22/23-12; in the Total Contract Amount of \$103,415.92.
12. Board Review Item #12 – Recommend Purchase to Furnish and Deliver 2027 MV607 SBA Hook Trucks for the Monmouth County Park System, from AT Northern New Jersey LLC (Mid-Atlantic Truck Centre), Linden, NJ, as available under the Educational Services Commission of New Jersey (ESCNJ) Co-op #65MCESCCPS, Bid #23/24-04, for the Period of 7/1/23 through 6/30/27; in the Total Contract Amount of \$204,668.38.
13. Board Review Item #13 – Recommend Purchase to Furnish and Deliver Various Pieces of Grounds Maintenance Equipment for the Monmouth County Park System Golf Facilities, from Storr Tractor Company, Branchburg, NJ, as available under the Educational Services Commission of New Jersey (ESCNJ) Co-op #65MCESCCPS, Bid #22/23-12; in the Total Contract Amount of \$702,592.06.
14. Board Review Item #14 – Rejecting bid proposal of Marlin Construction Services, Inc., Freehold, NJ, to Furnish Demolition at Turkey Swamp Park for the Monmouth County Park System (Bid F-128-2026), as they failed to sign their bid bond.
15. Board Review Item #15 – Recommend award of contract to the lowest responsible bidder, as per bid proposal to Frank Galbraith & Son Excavating and Demolition LLC, Scotch Plains, NJ, to Furnish Demolition at Turkey Swamp Park for the Monmouth County Park System (Bid F-128-2026); in the Total Contract Amount of \$229,000.00. **(see Memo)**
16. Board Review Item #16 – Recommend award of contract to the lowest responsible bidder, as per bid proposal to Micholopoulos, Theo t/a TM Painting & Construction, Neptune, NJ, to Furnish and Deliver Exterior Painting and Building Washing Services for the Monmouth County Park System (Bid F-114-2026), Items: Group 1, Huber Woods Park & Hartshorne Woods Park, \$24,800.00, Group 3, Sunnyside Equestrian Center,

Longstreet Farm, \$15,400.00, Group 4, Manasquan Reservoir, \$8,800.00; in the Total Contract Amount of \$49,000.00. **(see Memo)**

17. Board Review Item #17 – Recommend award of contract to the lowest responsible bidder, as per bid proposal to Balanikas Painting and Contracting, LLC t/a Jim Balanikas & Son, Long Branch, NJ, to Furnish and Deliver Exterior Painting and Building Washing Services for the Monmouth County Park System (Bid F-114-2026), Item: Group 2, Thompson Park; in the Total Contract Amount of \$3,350.00. **(see Memo)**
18. Board Review Item #18 – Rejecting bid proposal of JBL Industries, Inc., Staten Island, NY, for Construction of Parking Lot at Pleasant Valley Park, Marlboro, NJ, for the Monmouth County Park System (F-130-2026); as they did not possess a valid Public Works Certificate at the time of bid.
19. Board Review Item #19 – Recommend award of contract to the lowest responsible bidder, as per bid proposal to Brennan Bros. Contracting LLC, Old Bridge, NJ, for Construction of Parking Lot at Pleasant Valley Park, Marlboro, NJ, for the Monmouth County Park System (F-130-2026); in the amount of \$89,444.10. **(see Memo)**
20. Board Review Item #20 – Recommend Authorizing Contract Amendment #1, in the Amount of \$1,500.00, for additional services needed for creation of metes and bounds descriptions for overlap areas, to Bowman Consulting Group Ltd., Freehold, NJ, for Providing Professional Surveying Services of Block 62, Lots 23 & 24, Millstone Township, New Jersey, ±51.732 Acres, Owned by: YMCA of Greater Monmouth County (Camp Topanemus), Improved Property, Project: Additions to Charleston Springs Golf Course (Ref. #24-22 & P-68-2025), as originally awarded by Resolution #R-25-8-18=267, in the Contract Amount Not To Exceed \$23,640.00, for a new Total Amended Contract Amount of \$25,140.00, as modified by Contract Amendment #1. **(see Memo)**
21. Board Review Item #21 – Recommend Authorizing Contract Amendment #1, in the Amount of \$13,000.00, for an intensive-level architectural survey requested by the New Jersey Historic Preservation Office, for an intensive-level architectural survey requested by the New Jersey Historic Preservation Office, to AKRF, Inc., Philadelphia, PA, for Providing Professional Engineering Services for Improvements to the Lower Pond Area Deep Cut Gardens, 152 Red Hill Road, Middletown Twp., NJ 07748 (Ref. #24-43 & PS #48-24), as originally awarded by Resolution #R-25-2-10=97, in the Contract Amount Not To Exceed \$236,800.00, for a new Total Amended Contract Amount of \$249,800.00, as modified by Contract Amendment #1. **(see Memo)**
22. Board Action Item #22 – Recommending adoption of the 2027-2028 Monmouth Cove Marina Fees & Charges for the Period of May 1, 2027 through April 30, 2028. **(See Memo)**
23. Board Review Item #23 – Recommend Authorizing Contract Amendment #1, in the Amount of \$31,295.00, for four areas of concern in need of site investigation to Kenny Environmental Services, Marlton, NJ, for Providing a Professional Preliminary Assessment/Site Investigation (PA/SI) of Block 41, Lot 1.02Q, Upper Freehold Township, New Jersey, +5.3 Acres, Owned by: Diebel, Improved Property, Project: Additions to Crosswicks Creek Park as originally awarded by Purchase Order

#283932, in the Contract Amount Not To Exceed \$2,660.00, for a new Total Amended Contract Amount of \$33,955.00, as modified by Contract Amendment #1. **(see Memo)**

24. Board Review Item #24 – Recommend award of contract to the lowest responsible bidder, as per bid proposal to Taylor Northeast, Inc., Morgantown, PA, to Furnish and Deliver One Set of Custom Marina Forks for a Taylor TMH122 forklift for the Monmouth County Park System (F-131-2026); in the amount of \$71,017.00.
25. Board Action Item #25 as added to the Agenda – Recommending authorization of payment of tenant relocation assistance services – moving expenses, Block 77, Lot 37, Freehold Borough, Improved Property, ±0.837 Acres, Owner/Seller: Holland Farms, LLC, Tenant: Casa Freehold Inc., Project: Additions to Henry Hudson Trail in an amount not to exceed \$3,073.00. **(see Memo)**
 - Request to authorize Monmouth County Park System staff to stage an Employee Recognition Program at Thompson Park on September 24, 2026 from 5:30 to 7:30 p.m., at the Thompson Park Activity Barn to bring attention to employee accomplishments and successes of the past and further authorizing staff to purchase refreshments for the event, through the County's standard purchasing process at a cost not to exceed \$5,000.00.
 - Request received from Tim Hogan, Tournament Director, of the Monmouth County High School Boys Golf Tournament for the use of Charleston Springs North Golf Course for its' Annual Golf Tournament, on Monday, April 12, 2027, with a rain date of Tuesday, April 13, 2027. The Tournament will have a 9:00 a.m., shotgun start with approximately 115-120 junior golfers. The resident junior fee of \$24.00 per golfer will be charged which includes use of the warm-up range. Mr. Hogan will be making catering arrangements with on-site concessionaire and may seek local media/tv coverage of the event. The High Schools would pay the Park System \$24 for each round played in the Tournament, which includes greens fees and use of the driving range. Hosting the event would require blocking tee times until 2:00 p.m., to the public.
 - Request received from Tim Hogan, Tournament Director, of the Shore Conference Ocean County High School Boys Golf Tournament for the use of Charleston Springs North Golf Course for its' Annual Golf Tournament, on Wednesday, April 14, 2027, with a rain date of Thursday, April 15, 2027. The Tournament will have a 9:00 a.m., shotgun start with approximately 85-90 junior golfers. The resident junior fee of \$24.00 per golfer will be charged which includes use of the warm-up range. Mr. Hogan will be making catering arrangements with on-site concessionaire and may seek local media/tv coverage of the event. The High Schools would pay the Park System \$24 for each round played in the Tournament, which includes greens fees and use of the driving range. Hosting the event would require blocking tee times until 2:00 p.m., to the public.
 - Request received from Tim Hogan, Tournament Director, of the Monmouth County High School Girls Golf Tournament for the use of Charleston Springs North Golf Course for its' Annual Golf Tournament, on Monday, April 19, 2027, with a rain date of Tuesday, April 20, 2027. The Tournament will have a 9:00 a.m., shotgun start with approximately 65-70 junior golfers. The resident junior fee of \$24.00 per golfer will be charged which includes use of the warm-up range. Mr. Hogan will be making catering arrangements with on-site concessionaire and may seek local media/tv coverage of the event. The High Schools

would pay the Park System \$24 for each round played in the Tournament, which includes greens fees and use of the driving range. Hosting the event would require blocking tee times until 2:00 p.m., to the public.

- Request received from Tim Hogan, Tournament Director, of the Shore Conference High School Boys Golf Tournament for the use of Charleston Springs South Golf Course for its' Annual Golf Tournament, on Monday, April 26, 2027, with a rain date of Tuesday, April 27, 2027. The Tournament will have a 9:00 a.m., shotgun start with approximately 95-100 junior golfers. The resident junior fee of \$24.00 per golfer will be charged which includes use of the warm-up range. Mr. Hogan will be making catering arrangements with on-site concessionaire and may seek local media/tv coverage of the event. The High Schools would pay the Park System \$24 for each round played in the Tournament, which includes greens fees and use of the driving range. Hosting the event would require blocking tee times until 2:00 p.m., to the public.
- Request received from Tim Hogan, Tournament Director, of the Shore Conference High School Girls Golf Tournament for the use of Charleston Springs South Golf Course for its' Annual Golf Tournament, on Wednesday, April 28, 2027, with a rain date of Thursday, April 29, 2027. The Tournament will have a 9:00 a.m., shotgun start with approximately 60-65 junior golfers. The resident junior fee of \$24.00 per golfer will be charged which includes use of the warm-up range. Mr. Hogan will be making catering arrangements with on-site concessionaire and may seek local media/tv coverage of the event. The High Schools would pay the Park System \$24 for each round played in the Tournament, which includes greens fees and use of the driving range. Hosting the event would require blocking tee times until 2:00 p.m., to the public.
- Request received from Tim Hogan, Tournament Director, of the South Jersey Group IV State Championships Golf Tournament for the use of Charleston Springs North Golf Course for its' Annual Golf Tournament, on Monday, May 3, 2027, with a rain date of Tuesday, May 4, 2027. The Tournament will have a 9:00 a.m., shotgun start with approximately 80 junior golfers. The resident junior fee of \$24.00 per golfer will be charged which includes use of the warm-up range. Mr. Hogan will be making catering arrangements with on-site concessionaire and may seek local media/tv coverage of the event. The High Schools would pay the Park System \$24 for each round played in the Tournament, which includes greens fees and use of the driving range. Hosting the event would require blocking tee times until 3:00 p.m., to the public.

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 **RECOMMENDING TO THE MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS THE ENTERING INTO A LEASE AGREEMENT BETWEEN THE TRINITY EPISCOPAL CHURCH, FOR A ONE (1) YEAR PERIOD, COMMENCING JANUARY 1, 2027 AND ENDING ON DECEMBER 31, 2027, WITH THE OPTION TO RENEW THE LEASE FOR AN ADDITIONAL ONE (1) YEAR PERIOD FOR THE LEASE OF AVAILABLE SPACE FOR THE “URBAN RECREATION INITIATIVE” PROGRAM, AT THE TRINITY EPISCOPAL CHURCH, 503 Asbury Avenue, Asbury Park, NJ, by the MONMOUTH COUNTY PARK SYSTEM, as per the terms and conditions of the lease agreement, and FURTHER RECOMMENDING THAT THE BOARD OF COUNTY COMMISSIONERS AUTHORIZE THE DIRECTOR OR HIS DESIGNEE TO RENEW SAID LEASE, ON BEHALF OF THE COUNTY OF MONMOUTH.**
2. Resolution **RECOMMENDING TO THE MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS THAT THE BOARD OF COUNTY COMMISSIONERS AUTHORIZE ENTERING INTO A JURISDICTIONAL AGREEMENT AND A COST SHARE AGREEMENT BETWEEN THE COUNTY OF MONMOUTH AND THE TOWNSHIP OF UPPER FREEHOLD TO APPORTION THE JURISDICTION FOR HIGHWAY MAINTENANCE AND CONTROL IN AN EQUITABLE MANNER, AS PER THE TERMS AND CONDITIONS OF THE AGREEMENTS.**
3. Resolution **ADOPTING the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS’ REFUND AND CANCELLATION POLICY** and further **RESCINDING** the Board’s previously adopted Resolution #R-16-1-25=60.
4. Resolution **ADOPTING the 2027-2028 MONMOUTH COVE MARINA FEES & CHARGES for the Period of May 1, 2027 through April 30, 2028.**
5. Resolution **AUTHORIZING PAYMENT OF TENANT RELOCATION ASSISTANCE SERVICES—MOVING EXPENSES, BLOCK 77, LOT 37, FREEHOLD BOROUGH, IMPROVED PROPERTY, ±0.837 ACRES, OWNER/SELLER: HOLLAND FARMS, LLC, TENANT: CASA FREEHOLD INC., PROJECT: ADDITIONS TO HENRY HUDSON TRAIL IN AN AMOUNT NOT TO EXCEED \$3,073.00.**

MOTION AUTHORIZING ADVERTISING OF THE FOLLOWING BIDS:

MOTION AUTHORIZING SOLICITING OF THE FOLLOWING PROFESSIONAL/SPECIALIZED SERVICES:

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 Yellow Brook Tract
- Additions to Bayshore Recreation Area
- Additions to Turkey Swamp 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. **THURSDAY, SEPTEMBER 24, 2026 – 5:30 PM. Employee Recognition Reception.**
Thompson Park Activity Barn.
2. **TUESDAY EVENING, OCTOBER 13, 2026 – 6:30 PM. Regular Board Meeting.**
Thompson Park Visitor Center, “Beech Room”, 1st Floor, 805 Newman Springs Road, Lincroft, NJ.
3. **MONDAY EVENING, NOVEMBER 9, 2026 – 6:30 PM. Regular Board Meeting.**
Thompson Park Visitor Center, “Beech Room”, 1st Floor, 805 Newman Springs Road, Lincroft, NJ.
4. **MONDAY EVENING, DECEMBER 7, 2026 – 6:30 PM. Regular Board Meeting.**
Thompson Park Visitor Center, “Beech Room”, 1st 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.