

AGENDA

**MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS' REGULAR MEETING
MONDAY EVENING, MAY 11, 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 – Read by _____

Pledge of Allegiance followed by a moment of silence
- C. Approval of MINUTES—REGULAR MEETING: APRIL 13, 2026
(Excused: Vice Chairman Mandeville, Commissioners Davidson and Stolte)
- D. Approval of MINUTES - EXECUTIVE SESSION – LAND ACQUISITION MATTERS:
APRIL 13, 2026 (Excused: Vice Chairman Mandeville, Commissioners Davidson and Stolte)
- E. Approval of 2025 VOUCHER LIST
- F. Approval of 2026 VOUCHER LIST
- G. BOARD CORRESPONDENCE RECEIVED:
 - 1. Email dated April 29, 2026, from Dr. H. Roy Kaplan commending Blake Beyer, Naturalist, and staff for their outstanding service to him and the group of seniors on their recent trip to the Manasquan Reservoir.
- 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 MARCH
 - 3. ATTENDANCE REPORT — MONTH OF APRIL
 - 4. HUMAN RESOURCES TRAINING & SAFETY MONTHLY REPORT — APRIL
(Dated: 5/5/2026)
 - 5. MCPS TRAINING REQUESTS AS OF MAY 4, 2026
 - 6. MCPS WEBSITE TRAFFIC REPORT — MARCH COMPARISON BY YEARS
2021 – 2026

7. MCPS WEBSITE TRAFFIC REPORT — APRIL COMPARISON BY YEARS
2021 – 2026

K. COUNTY COMMISSIONER’S REPORT:

L. PRESENTATION: “Equestrian/SPUR” Presentation
given by Manager Riding Stables Laurie Kelly

M. CAPITAL PROJECT REVIEW – Andrew J. Spears, Director

N. ITEMS FOR BOARD REVIEW:

1. Board Action Item – Recommending to the Monmouth County Board of County Commissioners the Entering Into a Temporary Use and Occupancy Agreement between the County of Monmouth and the Borough of Manasquan for Public Overflow Parking at the Pompano Avenue Parking Area, on a Portion of Block 188, Lot 1.01 being a part of Fisherman’s Cove Conservation Area, for the Summer Beach Season between Memorial Day and Labor Day, inclusive, as per the terms and conditions of the Temporary Use and Occupancy Agreement with the Borough of Manasquan, renewable by mutual agreement for up to four (4) additional one (1) year renewals for a total of five (5) years terminating the day after Labor Day 2030.
2. Board Review Item – Recommend Change Order No. 2 in the amount of \$2,371.13 for additional board replacement on porch decking, to Spartan Construction, Inc., South Amboy, NJ, for Repairs to Multiple Structures at Historic Longstreet Farm, Holmdel, NJ (Bid F-117-2025), Item: Total Base Bid Price, Items 1-3 inclusive, as originally awarded by Resolution #R-26-1-12=38 in the Contract Amount of \$149,500.00, and as modified by Change Order #1 awarded by Resolution #R-26-4-13=99 in the Total Change Order #1 Contract Amount of \$153,854.26, for a new Total Change Order #2 Contract Amount of \$156,225.39. **(see Memo)**
3. Board Review Item – Recommend Change Order No. 1 in the amount of \$4,890.00 for additional work required on the Historic Longstreet Farm chicken coop and sheep shed, to NDP Construction, LLC, Tinton Falls, NJ, for Wood Shingle Roof Replacement at Historic Walnford, Upper Freehold, NJ, and Historic Longstreet Farm, Holmdel, NJ (Bid F-105-2025), Item: Total Base Price (Items #1-4), Alternate Bid #1 & Alternate Bid #2, as originally awarded by Resolution #R-25-10-20=348 in the Contract Amount of \$156,800.00, for a new Total Change Order #1 Contract Amount of \$161,690.00. **(see Memo)**
4. Board Review Item – Recommend Contract Amendment #1, in the amount of \$750.00, for the installation of three monument markers to Van Cleef Engineering Associates, LLC, Toms River, NJ, for Providing Professional Surveying Services of Block 20, Lot 36.01, Upper Freehold Township, New Jersey, ±4.084 Acres, Owned by: Jenkin, Improved Property, Project: Additions to Clayton Park (Ref. #24-46 & PS #60-24), in an Amount Not Exceed \$5,000.00, for a new Total Amended Contract Amount of \$5,750.00, as modified by Contract Amendment #1.

5. Board Review Item – Recommend Contract Amendment #1, in the amount of \$120,000.00 for additional funding to the Title Pool, to the following vendors, for Providing Title Searches and Title Insurance on Various Land Preservation Projects for the Period of February 10, 2025 through December 31, 2027 (Ref. #24-75 & PS #05-25), as originally awarded by Resolution #R-25-2-10=72, in the Contract Amount Not To Exceed \$150,000.00, for a new Total Amended Contract Amount of \$270,000.00, as modified by Contract Amendment #1, and further recommending that the County post on County of Monmouth Public Notices, as required by law, within twenty (20) days of its passage. (see **Memo**)
 1. Coastal Title Agency, Inc., 2 Paragon Way, Suite 400B, Freehold, NJ 07728
 2. CW Solutions, Inc., 409 Joyce Kilmer Avenue, New Brunswick, NJ 08901
 3. Green Label Title Company, 1512 Highway 138, Wall, NJ 07719
 4. Rally Point Title Agency, 76 Main Street, Suite 2, Matawan, NJ 07747
 5. Title Protection Group, LLC, 59 White Road, 1st Floor, Shrewsbury, NJ 07702
 6. Two Rivers Title Company, LLC, 40 NJ Route 36, West Long Branch, NJ 07764
6. Board Action Item – Recommend support for Monmouth County Board of County Commissioners Resolution #2026-0262 a Notice of a Preliminary Entry and Assessment Pursuant to N.J.S.A. 20:3-16 of the property commonly known as Mountain Hill located on State Highway 35 in the Township of Middletown (Block 825, Lot 55.01).
7. Board Action Item – Recommending authorization of payment of tenant relocation assistance services – moving expenses, Block 255, Lot 4.03, Improved Property, +0.872 Acres, Middletown Township, Owner/Seller: Craig, Tenants: Robin Gunn & Family, Project: Additions to Bayshore Recreation Area in an amount not to exceed \$17,692.00. (see **Memo**)
8. Board Action Item – Recommending the Entering Into an Agreement with Monmouth University, West Long Branch, NJ, for Administration of Urban Recreation Scholarships for 2026 summer recreation programs to be held at Monmouth University, and further Authorizing the Chairman and Director to enter into said Agreement and to take all necessary action as may be required by law.
9. Board Action Item – Recommending Acceptance of the 2025/2026 Deer Management Program Annual Report dated April 30, 2026.
10. Board Review Item as added to the Agenda – Recommend Contract Amendment #1, in the amount of \$15,015.00, for three areas of concern requiring additional investigation to Gibson & Stattel Environmental, Inc., Bridgeton, NJ, for Providing a Professional Preliminary Assessment/Site Investigation (PA/SI) of Block 356, Lot 1, Marlboro Township, Improved Property, Owned by: Harvey Jr. and Consula Holland, +4.12 Acres, Project: Additions to Henry Hudson Trail (Ref. #25-40 & P 96-2025), in an Amount Not Exceed \$4,298.00, for a new Total Amended Contract Amount of \$19,313.00, as modified by Contract Amendment #1, and further recommending that the County post on County of Monmouth Public Notices, as required by law, within twenty (20) days of its passage.

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** that the **BOARD OF COUNTY COMMISSIONERS** **AUTHORIZE** the **ENTERING INTO** a **TEMPORARY USE AND OCCUPANCY AGREEMENT** between the **COUNTY OF MONMOUTH** and the **BOROUGH OF MANASQUAN**, for **PUBLIC OVERFLOW PARKING** at the **POMPANO AVENUE PARKING AREA**, on a **PORTION OF BLOCK 188, LOT 1.01**, being a part of **FISHERMAN'S COVE CONSERVATION AREA**, for the **SUMMER BEACH SEASON**, between **MEMORIAL DAY AND LABOR DAY**, inclusive, as per the terms and conditions of the **TEMPORARY USE AND OCCUPANCY AGREEMENT**, with the **BOROUGH OF MANASQUAN**, renewable by mutual agreement for up to four (4) additional one (1) year renewals for a total of five (5) years terminating the day after Labor Day 2030.
2. Resolution **RECOMMEND SUPPORT FOR MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION #2026-0262, A NOTICE OF A PRELIMINARY ENTRY AND ASSESSMENT PURSUANT TO N.J.S.A. 20:3-16 OF THE PROPERTY COMMONLY KNOWN AS MOUNTAIN HILL LOCATED ON STATE HIGHWAY 35 IN THE TOWNSHIP OF MIDDLETOWN (BLOCK 825, LOT 55.01).**
3. Resolution **AUTHORIZING PAYMENT OF TENANT RELOCATION ASSISTANCE SERVICES—MOVING EXPENSES, BLOCK 255, LOT 4.03, IMPROVED PROPERTY, +0.872 ACRES, MIDDLETOWN TOWNSHIP, OWNER/SELLER: CRAIG, TENANTS: ROBIN GUNN & FAMILY, PROJECT: ADDITIONS TO BAYSHORE RECREATION AREA IN AN AMOUNT NOT TO EXCEED \$17,692.00.**
4. Resolution **RECOMMENDING THE ENTERING INTO AN AGREEMENT WITH MONMOUTH UNIVERSITY, WEST LONG BRANCH, NJ, FOR ADMINISTRATION OF URBAN RECREATION SCHOLARSHIPS FOR 2026 SUMMER RECREATION PROGRAMS** to be held at Monmouth University and further Authorizing the Chairman and Director to enter into said Agreement and to take all necessary action as may be required by law.

5. Resolution **ACCEPTING the 2025/2026 DEER MANAGEMENT PROGRAM ANNUAL REPORT** dated April 30, 2026.

MOTION AUTHORIZING ADVERTISING OF THE FOLLOWING BIDS:

MOTION AUTHORIZING SOLICITING OF THE FOLLOWING PROFESSIONAL/SPECIALIZED SERVICES:

1. Construction Management Services for Debois Creek Recreation Area, Block 49, Lots 21 & 25, Township of Freehold, NJ (Ref. #26-05) (*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 Metedeconk River Greenway
- Discussion – Additions to Big Brook Park
- Discussion – Additions to Baysholm Conservation Area

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. **SUNDAY, MAY 17, 2026 – 11:00 – 5:00 PM. Walnford Day.** Historic Walnford, 62 Walnford Road, Upper Freehold, NJ
2. **WEDNESDAY, MAY 20, 2026 – 5:00 PM. Monmouth 250 History Exhibit Opening.** Thompson Park Visitor Center, “Beech Room”, 1st Floor, 805 Newman Springs Road, Lincroft, NJ
3. **THURSDAY, JUNE 4, 2026. 10:00 AM. Monmouth 250 Monument Dedication.** Swimming River Park, 483 West Front Street, Red Bank, NJ
4. **SATURDAY, JUNE 6, 2026 – 10:00 AM – 2:00 PM. Deep Cut Gardens Open House.** Deep Cut Gardens, 152 Red Hill Road, Middletown, NJ
5. **SATURDAY, JUNE 6, 2026 – 11:00 AM. 7th Annual Memorial Service.** New Jersey Fire Museum & Fallen Firefighters Memorial, 4 Polhemustown Road, Allentown, NJ

DATES TO REMEMBER:

6. **MONDAY EVENING, JUNE 8, 2026 – 6:30 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1st Floor, 805 Newman Springs Road, Lincroft, NJ
7. **FRIDAY, JUNE 12, 2026 – 9:30 – 1:00 PM.** Commissioners’ Park Tour. This is rescheduled from the previously announced May 29 date.
8. **SATURDAY, JUNE 13, 2026 – 9:00 AM – 2:30 PM. SPUR Student Horse Show.** Sunnyside Equestrian Center, 628 Middletown-Lincroft Road, Lincroft, NJ
9. **FRIDAY, JUNE 19 – SEPTEMBER 4, 2026 – various dates & times:** Count Basie Stage summer concert series. East Freehold Showgrounds. Scheduled shows [listed here](#)
10. **SATURDAY, JUNE 20, 2026 – 2:00 – 5:00 PM (Free clinic 12:30-1:30 p.m.). Fresh Water Fishing Derby.** Manasquan Reservoir, 311 Windeler Road, Howell, NJ
11. **SUNDAY, JUNE 21, 2026 – 2:00 – 5:00 PM (Free clinic 12:30-1:30 p.m.). Fresh Water Fishing Derby.** Turkey Swamp Park, 200 Georgia Road, Freehold, NJ
12. **THURSDAY, JUNE 25, 2026 – 6:00 PM.** America’s 250th Birthday Gala, Bell Works. SOLD OUT
13. **SUNDAY, JUNE 28, 2026 – 12:30 PM.** Monmouth 250 Parade “Red, White and You”, Middletown Train Station to Mater Dei High Park
14. **FRIDAY, JULY 3 – 8, 2026 – various times:** Sail 4th 250, Sandy Hook Bay, New York Harbor and Hudson River. [Event schedule here](#)
15. **MONDAY EVENING, JULY 13, 2026 – 6:30 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1st Floor, 805 Newman Springs Road, Lincroft, NJ
16. **MONDAY EVENING, AUGUST 10, 2026 – 6:30 PM. Regular Board Meeting.** Thompson Park Visitor Center, “Beech Room”, 1st Floor, 805 Newman Springs Road, Lincroft, NJ
17. **MONDAY EVENING, SEPTEMBER 14, 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.