

MINUTES OF THE MONDAY EVENING, MAY 11, 2026 REGULAR MEETING OF THE MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS HELD IN THE “BEECH ROOM” OF THE THOMPSON PARK VISITOR CENTER, 1ST FLOOR, 805 NEWMAN SPRINGS ROAD, LINCROFT, NJ.

The meeting was called to order by Andrew J. Spears, Director at 6:36 PM.

The following were Present on roll call: Chairman Anthony Fiore
Commissioners:
Thomas E. Hennessy, Jr.
Patricia M. Butch
Thomas W. Adcock
Lori Ann Davidson
Brian Foster
Matt Duru

Ross F. Licitra, County Commissioner/MCPS Liaison

The following were Absent on roll call: Vice Chairman Mandeville (Excused)
Commissioner Rachael Stolte (Excused)

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
Matthew Coleman, Supt. of Co. Parks/Park Operations
Kevin Dunn, Land & Planning
Patti Conroy, Superintendent of Recreation
Anna Luiten, Design & Resource Management
Paul Gleitz, Principal Planner Parks
Jeremy Schaefer, General Mgr., Golf Courses
Charles Cunion, Landscape Architect
Susan Molzon, Principal Engineer Civil
Laurie Kelly, Manager Riding Stables

R-26-5-11=107 At 6:38 PM, a motion for a resolution was made by Vice Chairman Fiore, seconded by Commissioner Davidson, to move into Executive Session for: (Resolution in Minute Book)

- Additions to Metedeconk River Greenway
- Discussion – Additions to Big Brook Park
- Discussion – Additions to Baysholm Conservation Area

In the Affirmative: Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru

In the Negative: None

Absent: Vice Chairman Mandeville, Commissioner Stolte

On a motion made by Commissioner Davidson, seconded by Commissioner Adcock, the Board voted unanimously to adjourn the Executive Session at 7:00 PM.

At 7:01 PM, on a motion made by Commissioner Davidson, seconded by Commissioner Hennessy, the Board voted unanimously to reconvene the public portion of the meeting.

Chairman Fiore 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 on the County of Monmouth official online public notice platform, and the County Clerks have been noticed, including date, time, and place, as adopted by the Monmouth County Board of Recreation Commissioners at their regular meeting of April 13, 2026, 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 Fiore led the Board in the Pledge of Allegiance and asked for the observance of a moment of silence.

On a motion offered by Commissioner Davidson and seconded by Commissioner Adcock, the Board authorized staff to commence negotiations on the purchase of a property as an addition to parkland in Marlboro Township, as discussed in Executive Session. Upon being put to a vote, the motion was unanimously carried.

On a motion offered by Commissioner Davidson and seconded by Commissioner Adcock, the Board authorized staff to commence negotiations on the purchase of a property as an addition to Baysholm Conservation Area in Freehold Township, as discussed in Executive Session. Upon being put to a vote, the motion was unanimously carried.

The Board took action on the following:

R-26-5-11=108 Resolution offered for adoption by Commissioner Davidson, and seconded by Commissioner Adcock, RECOMMENDING to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS the ACQUISITION OF THE SILVERGLATE PROPERTY, also known as BLOCK 109, LOT 24.01, HOWELL TOWNSHIP, an improved parcel, containing ± 4.00 ACRES, as ADDITIONS TO METEDECONK RIVER GREENWAY 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 \$610,000.00. (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 #00027.)

In the Affirmative: Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru

In the Negative: None

Absent: Vice Chairman Mandeville, Commissioner Stolte

On a motion made by Commissioner Duru, seconded by Commissioner Hennessy, the **MINUTES** of the **REGULAR MEETING** of the Monmouth County Board of Recreation Commissioners held on **MONDAY EVENING, APRIL 13, 2026**, were upon being put to a vote, approved as recorded by Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Foster, and Duru. Commissioner Davidson abstained as not being present at the meeting.

On a motion made by Commissioner Duru, seconded by Commissioner Hennessy, the **MINUTES** of the **EXECUTIVE SESSION MEETING** of the Monmouth County Board of Recreation Commissioners held on **MONDAY EVENING, APRIL 13, 2026**, for the purpose of discussing **LAND ACQUISITION MATTERS**, were upon being put to a vote, approved as recorded by Chairman Fiore, Commissioners Hennessy, Butch, Adcock, Foster, and Duru. Commissioners Davidson 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 Commissioner Duru, 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.

On a motion made by Commissioner Duru, seconded by Commissioner Davidson, the **2026 VOUCHER LIST**, as distributed to the Board for approval, was upon being put to a vote, unanimously approved as recorded.

Andrew J. Spears, Director, reviewed with the Board the following **CORRESPONDENCE RECEIVED** for the Board:

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.

On a motion made by Commissioner Hennessy, seconded by Commissioner Adcock, the meeting was **OPENED** to the **HEARING OF THE PUBLIC** at 7:03 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 Davidson, seconded by Commissioner Foster, that the portion of the meeting **OPEN** to the **HEARING OF THE PUBLIC** be **CLOSED**, at 7:04 PM.

DIRECTOR'S REPORT:

Andrew J. Spears, Director, reviewed with the Board the following **REPORTS**:

1. **BUDGET REPORTS**

On a motion made by Commissioner Foster, seconded by Commissioner Davidson, the **BUDGET REPORTS** were upon being put to a vote, unanimously accepted as reported. (Budget Reports in Minute Book)

2. **REVENUE REPORT—MONTH OF MARCH**

On a motion made by Commissioner Foster, seconded by Commissioner Davidson, the **REVENUE REPORT** for the **MONTH OF MARCH** was upon being put to a vote, unanimously accepted as reported. (Revenue Report in Minute Book)

3. **ATTENDANCE REPORT—MONTH OF APRIL**

On a motion made by Commissioner Foster, seconded by Commissioner Davidson, the **ATTENDANCE REPORT** for the **MONTH OF APRIL**, as distributed to the Board for approval, was upon being put to a vote, unanimously accepted as reported. (Attendance Report in Minute Book)

4. **HUMAN RESOURCES TRAINING & SAFETY MONTHLY REPORT—APRIL (Dated: 5/5/2026)**

On a motion made by Commissioner Foster, seconded by Commissioner Davidson, the **HUMAN RESOURCES TRAINING & SAFETY MONTHLY REPORT FOR APRIL** was upon being put to a vote, unanimously accepted as reported. (Human Resources Training & Safety Monthly Report is in the Minute Book)

5. **MCPS TRAINING REQUESTS AS OF MAY 4, 2026**

On a motion made by Commissioner Foster, seconded by Commissioner Davidson, the **MCPS TRAINING REQUESTS AS OF MAY 4, 2026**, were upon being put to a vote, unanimously accepted as reported. (MCPS Training Requests are in the Minute Book)

6. **MCPS WEBSITE TRAFFIC REPORT — MARCH COMPARISON BY YEARS 2021-2026**

On a motion made by Commissioner Foster, seconded by Commissioner Davidson, the **MCPS WEBSITE TRAFFIC REPORT MARCH COMPARISON BY YEARS 2021 – 2026** was upon being put to a vote, unanimously accepted as reported. (MCPS Website Traffic Report March Comparison by Years 2021-2026 is in the Minute Book.)

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

On a motion made by Commissioner Foster, seconded by Commissioner Davidson, the **MCPS WEBSITE TRAFFIC REPORT APRIL COMPARISON BY YEARS 2021 – 2026** was upon being put to a vote, unanimously accepted as reported. (MCPS Website Traffic Report April Comparison by Years 2021-2026 is in the Minute Book.)

PRESENTATION:

Manager of Riding Stables Laurie Kelley provided to the Commissioners an overview of the therapeutic riding program at Sunnyside Equestrian Center. She explained the program's recognition for being designated as a Premier Accredited Center by the Professional Association of Therapeutic Horsemanship (PATH). She also reviewed the variety of programs that are offered throughout the year and the benefits that riders gain from their experiences. Ms. Kelley stressed the important role that volunteers play in offering the lessons for riders with special needs.

Chairman Fiore thanked Ms. Kelley for her leadership and dedication to the program.

ITEMS FOR BOARD REVIEW:

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

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.

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.
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.
 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.
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.

At 8:07 PM, the following **RESOLUTION OF CONSENT** was offered for adoption by Commissioner Foster, to approve Agenda Items #1 through 10.

WHEREAS, the Monmouth County Board of Recreation Commissioners has received the Tentative Agenda for the Board’s Regular Meeting of May 11, 2026, in advance of the meeting; and

WHEREAS, the Board has had an opportunity to review and consider Agenda Items #1 through 9 for Board Action; and

WHEREAS, the Board also reviewed Agenda Item #10, 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 10.

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

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

ITEMS ACTED ON BY THE BOARD OF RECREATION COMMISSIONERS:

- R-26-5-11=102 Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-26-5-11=103 Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, 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). Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-26-5-11=104 Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)
- R-26-5-11=105 Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, 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. Upon being put to a vote, the resolution was unanimously adopted. (Resolution in Minute Book)

R-26-5-11=106 Resolution offered for adoption by Commissioner Foster, seconded by Commissioner Davidson, ACCEPTING the 2025/2026 DEER MANAGEMENT PROGRAM ANNUAL REPORT dated April 30, 2026. 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 Foster, seconded by Commissioner Davidson, the Board **AUTHORIZED the DIRECTOR to SOLICIT PROPOSALS** for 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*)

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

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

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
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

DATES TO REMEMBER:

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 Harber 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:

Commissioner Hennessy invited the Board to attend a concert by the Colts Neck Community Band at the Thompson Park Activity Barn at 7:30 p.m. on Friday, June 5, 2026.

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, May 11, 2026, was **ADJOURNED** at 8:22 PM.



ANDREW J. SPEARS,
Director

The following resolution was offered for adoption by Commissioner Foster:

RESOLUTION

R-26-5-11=102

WHEREAS, the BOROUGH OF MANASQUAN wishes to use a PORTION OF FISHERMAN'S COVE CONSERVATION AREA for PUBLIC OVERFLOW PARKING, at the POMPANO AVENUE PARKING AREA, known as BLOCK 188, LOT 1.01, which is owned by the County of Monmouth, and maintained as Fisherman's Cove Conservation Area, by the Monmouth County Park System; and

WHEREAS, the BOROUGH OF MANASQUAN is in need of PUBLIC OVERFLOW PARKING for the SUMMER BEACH SEASON, between MEMORIAL DAY AND LABOR DAY, inclusive.

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 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.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Clerk of the Monmouth County Board of County Commissioners, County Administrator, and County Counsel for execution.

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

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

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, MAY 11, 2026.



ANDREW J. SPEARS, Director

R-26-5-11=102

The following resolution was offered for adoption by Commissioner Foster:

RESOLUTION

R-26-5-11=103

WHEREAS, the County of Monmouth is a body politic and corporate of the State of New Jersey empowered pursuant to N.J.S.A. 40:32-2.1 to acquire interests in land and hold same for public park, public recreation, and public welfare purposes; and

WHEREAS, the County of Monmouth is authorized to fund acquisitions and interests in land in perpetuity to be used exclusively for the purposes authorized by the Open Space and Farmland Preservation, Recreation, Conservation and Historical Preservation Act as may be amended from time to time pursuant to N.J.S.A. 40:12-15.1 et seq; and

WHEREAS, the commitment of the County of Monmouth to hold and administer public parkland dates back to January 4, 1960 when the Monmouth County Board of Chosen Freeholders (now known as the Monmouth County Board of County Commissioners) adopted resolutions to create the Monmouth County Parks and Recreation Department, and assigned to it the stewardship of public lands for recreation and open space for the benefit of the citizens of Monmouth County and beyond; and

WHEREAS, as of December 31, 2025, it was determined that the County of Monmouth owned 17,965 acres in fee simple, obtained 4,618 acres in easements, and had 1,734 acres in management; and

WHEREAS, the public lands owned and managed by the County of Monmouth by and through the Monmouth County Park System comprise forty-four separate County Park areas, a total of which includes 38 county parks and 6 golf courses; and 150 miles of trails on over 19,000 acres with over 8.6 million visits each year. The facilities include, but are not limited to, golf courses, boat rental sites, a beach, a marina, an equestrian center, campgrounds, environmental centers, historic sites and buildings, pools, forested and wetland acreage, and indoor and outdoor recreation facilities; and

WHEREAS, the Monmouth County Park System is based on an interconnected system of Regional Parks, Regional Recreation Areas, Recreation Centers, Special Use Areas, Conservation Lands, Open Lands, Golf Courses, and Greenways; and

WHEREAS, by virtue of the Municipal Land Preservation Incentive Program established in 2025, Monmouth County funded up to seventy-five percent of the acquisition cost of real property, allowing the municipalities to add to their open space inventory, and by virtue of the Municipal Open Space Grant Program established many years ago, Monmouth County funded hundreds of municipal public park, open space, and historic properties that were and continue to be partially funded by the County of Monmouth and protected in perpetuity by deeds of open space easements; and

WHEREAS, the residents of the County of Monmouth have a long history of authorizing the imposition of an annual levy for the acquisition and development of lands for recreation and preservation purposes pursuant to N.J.S.A. 10:12-15.2; and

WHEREAS, the County of Monmouth seeks to preserve a minimum of 21,000 acres in fee simple to advance the health, welfare and benefit of the residents of Monmouth County and beyond; and

WHEREAS, the real property commonly known as the Mountain Hill property located on State Highway 35 in the Township of Middletown (Block 825, Lot 55.01) (the "Parcel") is approximately 42 acres in size and is under-developed and it provides an opportunity to acquire a large indoor recreation site in an area with a high population density, with excellent access to regional highways and regional transit. The Parcel permits development of a regional recreation center with adequate parking and site improvements while retaining sections of the site as undeveloped woodlands; and

R-26-5-11=103 (Continued)

WHEREAS, the Parcel is a unique property that would allow Monmouth County to develop a recreation center with activities and classes to promote health and wellness of County residents, and has a significant woodland area to educate people about their environment and encourage stewardship of existing open space and parkland at a site with exceptional regional access; and

WHEREAS, the County of Monmouth wishes to explore the possibility to preserve the Parcel located in the Township of Middletown; and

WHEREAS, pursuant to N.J.S.A. 40A: 12-5, Monmouth County is authorized to acquire property for public park and open space purposes by gift, grant, purchase, or condemnation or in any other lawful manner; and

WHEREAS, pursuant to N.J.S.A. 20:3-16, a county may, during reasonable business hours, enter property to make "studies, surveys, tests, soundings, borings, and appraisals" upon 10 days' prior notice to the owners and occupants of such property; and

WHEREAS, the above noted statutes permit the County of Monmouth to investigate, assess and potentially appraise the Parcel without further obligation.

NOW, THEREFORE, BE IT RESOLVED that, based on the foregoing, the Board of Recreation Commissioners of the County of Monmouth hereby recommends that the County of Monmouth and its employees and agents perform such tests and studies as may be necessary to make a preliminary assessment of the Parcel pursuant to N.J.S.A. 20:3-16 (the "Notice of Entry").

BE IT FURTHER RESOLVED that the Director for the Board of Recreation Commissioners shall forward a certified true copy of this resolution to County Counsel, Special County Counsel Allen Weiss, Esq., 2105 W. County Line Road, Jackson Township, NJ 08527, Monmouth County Engineer, Monmouth County Director of Public Works, and the Director of Finance.

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

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

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, MAY 11, 2026.



ANDREW J. SPEARS, Director

The following resolution was offered for adoption by Commissioner Foster:

RESOLUTION

R-26-5-11=104

WHEREAS, on September 8, 2025, the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS adopted Resolution No. R-25-9-8=289 recommending to the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS that the BOARD OF COUNTY COMMISSIONERS AUTHORIZE the ACQUISITION OF THE PROPERTY OWNED BY JOSEPH CRAIG being more particularly described as BLOCK 255, LOT 4.03, MIDDLETOWN TOWNSHIP, an improved parcel, containing ± 0.0872 ACRES, as ADDITIONS TO BAYSHORE RECREATION AREA for COUNTY OPEN SPACE PRESERVATION, NATURAL RESOURCES CONSERVATION, AND PUBLIC PARK AND RECREATION PURPOSES; and

WHEREAS, on October 9, 2025, the MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS adopted Resolution No. 2025-0779 authorizing the purchase of said property; and

WHEREAS, residing on said property at 1 Georgia Avenue, Middletown Township, New Jersey was tenant Robin Gunn and Family; and

WHEREAS, it was determined that said tenant qualifies for relocation assistance under the Relocation Assistance Law of 1967, c.79 (N.J.S.A. 52:31B et seq.), the Relocation Assistance Act of 1971, c.362 (N.J.S.A. 20:3-1 et seq.), and the applicable regulations (N.J.A.C. 5:11 et seq.); and

WHEREAS, Stuart Appraisal Company was commissioned to act as the tenant relocation assistance consultant and to conduct a formal review for relocation assistance eligibility and prepare a WORKABLE RELOCATION ASSISTANCE PLAN; and

WHEREAS, a WORKABLE RELOCATION ASSISTANCE PLAN dated April 17, 2026 was prepared by Stuart Appraisal Company and submitted to the New Jersey Department of Community Affairs on April 23, 2026; and

WHEREAS, on April 28, 2026, the New Jersey Department of Community Affairs notified the Monmouth County Park System that the WORKABLE RELOCATION ASSISTANCE PLAN was approved; and

WHEREAS, the WORKABLE RELOCATION ASSISTANCE PLAN establishes a rental supplement of \$15,600.00, or \$325.00 per month for the required 48 months, and \$2,092.00 to cover actual reasonable moving expenses incurred, for a total of \$17,692.00.

WHEREAS, the funds for said tenant relocation assistance are covered under the Monmouth County Open Space, Recreation, Farmland and Historic Preservation Trust Fund, Account #T-12-56-850-115-667, Sub-Account #00007.

NOW, THEREFORE, BE IT RESOLVED, that the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS does hereby AUTHORIZE the payment of \$17,692.00 for tenant relocation assistance to Robin Gunn and Family, in accordance with the WORKABLE RELOCATION ASSISTANCE PLAN as approved by the New Jersey Department of Community Affairs.

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

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

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, MAY 11, 2026.



ANDREW J. SPEARS, Director

R-26-5-11=104

The following resolution was offered for adoption by Commissioner Foster:

RESOLUTION

R-26-5-11=105

WHEREAS, the Monmouth County Park System provides a variety of recreation opportunities for the residents of Monmouth County; and

WHEREAS, MONMOUTH UNIVERSITY has developed and operates Athletic Camps for youth at the University's campus, located in West Long Branch, NJ; and

WHEREAS, MONMOUTH UNIVERSITY and the MONMOUTH COUNTY PARK SYSTEM have developed an Agreement for the Administration of Urban Recreation Scholarships for the above said programs for youth from the urban areas of Monmouth County for the period of June 22, 2026 through July 31, 2026.

NOW, THEREFORE, BE IT RESOLVED that the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS does hereby AUTHORIZE the CHAIRMAN and DIRECTOR to ENTER INTO an AGREEMENT with MONMOUTH UNIVERSITY, 400 Cedar Avenue, West Long Branch, NJ 07764, for the ADMINISTRATION OF URBAN RECREATION SCHOLARSHIPS FOR 2026 SUMMER RECREATION PROGRAMS to be HELD at MONMOUTH UNIVERSITY; and

BE IT FURTHER RESOLVED that the DIRECTOR is further AUTHORIZED to take whatever other action that may be necessary to implement said agreement and programs for the period of June 22, 2026 through July 31, 2026; and

BE IT FURTHER RESOLVED that this Agreement shall take effect as of the date of execution by the Monmouth County Board of Recreation Commissioners and shall remain in force until August 15, 2026, or until amended or terminated by action of the Board of Recreation Commissioners.

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

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

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, MAY 11, 2026.



ANDREW J. SPEARS, Director

R-26-5-11=105

The following resolution was offered for adoption by Commissioner Foster:

RESOLUTION

R-26-5-11=106

WHEREAS, the Monmouth County Board of Recreation Commissioners is responsible for the use and management of the natural resources comprising the lands of the Monmouth County Park System; and

WHEREAS, the Board has become concerned that an over-population of white tail deer on lands of the Monmouth County Park System is causing degradation of the native forests; and

WHEREAS, the Board has sought the advice of independent experts with regard to the status and management of white tail deer populations in New Jersey; and

WHEREAS, the Board has directed staff to research and determine how the white tail deer population within the Monmouth County Park System should be managed to maintain a balance in native flora and fauna; and

WHEREAS, the Park System professional staff has conducted research to determine the impact of white tail deer inhabiting various county park locations on the lands of the Park System, and how white tail deer populations can be efficiently and effectively managed, which findings have been made available to the Board and the public; and

WHEREAS, the Board has reviewed the Park System professional staff findings and recommendations as contained in the "2025/2026 DEER MANAGEMENT PROGRAM ANNUAL REPORT"; and

WHEREAS, the Board has solicited, received, and considered comments and suggestions from members of the public.

NOW, THEREFORE, BE IT RESOLVED that the Monmouth County Board of Recreation Commissioners does hereby ACCEPT the "2025/2026 DEER MANAGEMENT PROGRAM ANNUAL REPORT"; and

BE IT FURTHER RESOLVED that the Board does hereby reaffirm the authorization granted by the Board, to the Director, to enforce the Board's adopted rules and regulations, and to administer said "DEER MANAGEMENT PROGRAM"; and

BE IT FURTHER RESOLVED that the "DEER MANAGEMENT PROGRAM" shall remain in force until amended or rescinded by action of the Board; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to the Monmouth County Board of County Commissioners and the Municipal Clerks of the municipalities in which county park lands are located that will be opened to hunting of white tail deer.

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

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

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, MAY 11, 2026.



ANDREW J. SPEARS, Director

R-26-5-11=106

The following resolution was offered for adoption by Chairman Fiore:

RESOLUTION

R-26-5-11=107

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 on the County's official online public notice platform, furthermore, the County Clerk and the Clerk of the Board of County Commissioners have been duly notified, in accordance with the schedule adopted by the Board at its regular meeting of April 13, 2026.

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 the following:

- Additions to Metedeconk River Greenway
- Discussion – Additions to Big Brook Park
- Discussion – Additions to Baysholm Conservation Area

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

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

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, MAY 11, 2026.



ANDREW J. SPEARS, Director

R-26-5-11=107

The following resolution was offered for adoption by Commissioner Davidson:

RESOLUTION

R-26-5-11=108

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 HOWELL, being more particularly described as BLOCK 109, LOT 24.01, and more commonly known as PROPERTY OWNED BY SILVERGLATE, an improved parcel, containing ± 4.00 ACRES, as ADDITIONS TO METEDECONK RIVER GREENWAY, through negotiations or other legal means, for county open space preservation, natural resources conservation and public park and recreation purposes, in the Amount of \$610,000.00, 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 #00027.

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 SILVERGLATE, being more particularly described as BLOCK 109, LOT 24.01, HOWELL TOWNSHIP, an improved parcel, containing ± 4.00 ACRES, as ADDITIONS TO METEDECONK RIVER GREENWAY, through negotiations or other legal means, for county open space preservation, natural resources conservation and public park and recreation purposes, in the Amount of \$610,000.00, 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 Fiore, Commissioners Hennessy, Butch, Adcock, Davidson, Foster, and Duru
In the negative:	None
Absent:	Vice Chairman Mandeville, Commissioner Stolte

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, MAY 11, 2026.



ANDREW J. SPEARS, Director

R-26-5-11=108