



Ocean County Board of Commissioners

OFFICE OF THE  
OCEAN COUNTY COMMISSIONERS

Director John P. Kelly  
Deputy Director Frank Sadeghi  
Commissioner Robert S. Arace  
Commissioner Jennifer Bacchione  
Commissioner Virginia E. Haines

101 Hooper Avenue  
Toms River, New Jersey  
08754-2191  
(732)929-2005  
(732)505-1918

Board Meeting Agenda

Date: February 19, 2025 - 4:00 PM  
Location: Administration Building  
Room 119  
101 Hooper Avenue  
Toms River, NJ 08754

Agenda: Awarding Professional Services Agreements for Title Binder and Commitment/ Insurance and Search Services for Various Projects in Ocean County to Surety Title Agency Coastal Region, LLC; Allstate Title Agency, LLC; Mid-State Abstract Company; Two Rivers Title Company, LLC; Stewart Title Company; and Trident Abstract Title Agency, LLC, in an amount not to exceed \$250,000.00, for the period of 2/21/2025 through 2/20/2026. (QP2025-42)

Official Resolution#		2025000255						
Meeting Date		02/19/2025						
Introduced Date		02/19/2025						
Adopted Date		02/19/2025						
Agenda Item		n-17						
CAF #								
Purchase Req. #		QP2025-42						
Result		Adopted						
COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC	AYE	NAY	ABST.	
Kelly		✓						
Sadeghi	✓				✓			
Arace	✓			✓	✓			
Bacchione	✓		✓		✓			
Haines	✓				✓			

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE, COMPLETE AND ACCURATE COPY OF THIS RESOLUTION, ADOPTED BY OCEAN COUNTY BOARD OF COMMISSIONERS, NJ AT THE MEETING REFERENCED THEREON

Michelle I. Gunther

Clerk Of The Board

## RESOLUTION

February 19, 2025

**WHEREAS**, there exists a need for professional title abstracts, binders and insurance providers in County land acquisition and condemnation matters and perform all other County title search work as needed; and

**WHEREAS**, the County of Ocean has publicly solicited Request for Qualifications for the provision of professional title services in accordance with N.J.S.A. 19:44A-20.4 et seq.; and

**WHEREAS**, the responses received by the County of Ocean were reviewed by the Ocean County Consultant Selection Review Committee in accordance with the criteria approved by the Ocean County Board of Commissioners for the evaluation of the same; and

**WHEREAS**, the Ocean County Consultant Selection Review Committee has recommended the award of a Professional Services Agreement for professional title search, binder and insurance services to the companies set forth below for one year from February 21, 2025 and ending February 20, 2026; and

**WHEREAS**, costs for all title search, binder and title insurance services rendered are not to exceed \$250,000.00 and

**WHEREAS**, funds for these services shall be available within the following funding sources:

1. Natural Lands Trust Fund Account 225-155-0151
2. Special Projects Account 016-010-5679
3. Acquisition Design/Construction Land & Building Account 016-015-6060
4. County Parks Account 016-250-5402
5. Various Capital Ordinances; and

**WHEREAS**, the Local Public Contracts Law requires that the Resolution authorizing the award of contracts for Professional Services and the contract itself must be available for public inspection.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF OCEAN, STATE OF NEW JERSEY as follows:**

1. The Director and Clerk of the Board are hereby authorized and directed to enter into and execute Agreements with:

**SURETY TITLE AGENCY COASTAL REGION LLC**  
411 Main Street  
Toms River, New Jersey 08753;

**ALLSTATE TITLE AGENCY, LLC**  
102 East Bay Avenue, Suite F  
Manahawkin, New Jersey 08050;

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**MID-STATE ABSTRACT COMPANY**

207 Hooper Avenue, PO Box 413  
Toms River, New Jersey 08753;

**TWO RIVERS TITLE COMPANY, LLC**

40 NJ Route 36  
West Long Branch, New Jersey 07764;

**STEWART TITLE COMPANY**

330 West 8th Street  
Ship Bottom, New Jersey 08008;

**TRIDENT ABSTRACT TITLE AGENCY, LLC**

1340A Campus Parkway  
Wall, New Jersey 07753; and

2. These Agreements are awarded as professional services in accordance with N.J.S.A. 40A:11-5, as the services to be performed are specialized and qualitative in nature and require expertise, extensive training and a proven reputation in this field of endeavor.
3. These Agreements are awarded in compliance with the provisions of N.J.S.A. 19:44A-20.4 et seq.
4. A notice of this action shall be published once as required by law.
5. The contract number must be placed on all documents pertaining to this Agreement.
6. A certified copy of this Resolution, together with a copy of the Agreement executed by the parties, shall remain on file and be available for public inspection at the office of the Clerk of the Board of Commissioners.
7. A certified copy of this resolution shall be forwarded to the Ocean County Comptroller, Auditor, County Counsel, Surety Title Agency Coastal Region LLC, Allstate Title Agency, LLC, Mid-State Abstract Company, Two Rivers Title Company, LLC, Stewart Title Company and Trident Abstract Title Agency, LLC.