



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
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Board Meeting Agenda

Date: September 17, 2025 - 4:00 PM
Location: Administration Building
Room 119
101 Hooper Avenue
Toms River, NJ 08754

Agenda: Awarding a Purchase Order to Max Spann Real Estate and Auction Company to provide Auctioneering Services for Sale of Various Types of Real Property for the OC Natural Lands Trust Fund Program, in an amount not to exceed \$8,500.00. (QP2025-47)

Official Resolution#	2025001363
Meeting Date	09/17/2025
Introduced Date	09/17/2025
Adopted Date	09/17/2025
Agenda Item	n-2
CAF #	
Purchase Req. #	QP2025-47
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

September 17, 2025

WHEREAS, on August 5, 2020, the Ocean County Board of Chosen Freeholders approved the fee-simple acquisition of the properties identified as Block 77, part of Lot 38 and Block 82, Lot 1.12 in the Township of Plumsted, by Resolution #2020000940; and

WHEREAS, the County of Ocean ("County") subsequently worked with the previous property owner to subdivide Block 77, Lot 38 into two parcels now known as Block 77, Lot 38.01 and Lot 38.02 in the Township of Plumsted; and

WHEREAS, Block 77, Lot 38.02 and Block 82, Lot 1.12 in the Township of Plumsted have been individually deed-restricted for farmland preservation purposes; and

WHEREAS, the County is now desirous of releasing ownership of the preserved farmland properties into private ownership through an open and competitive bidding process; and

WHEREAS, the Consultant Selection Review Committee recommended Max Spann Real Estate & Auction Company to be qualified to provide Auctioneering Services for Sale of Various Types of Real Property, on a project specific proposal basis; and

WHEREAS, the Ocean County Board of Commissioners acknowledged that Max Spann Real Estate & Auction Company is qualified and eligible to perform Auctioneering Services for Sale of Various Types of Real Property by resolution dated April 2, 2025 referred to as Contract Number QP2025-47; and

WHEREAS, the bidder submitted a proposal for Auctioneering Services of the properties consistent with the contract and for a lump sum fee of \$8,500.00 and for a 10% buyer's premium to be paid by a successful bidder to the auctioneer; and

WHEREAS, this contract is awarded in compliance with the provisions of N.J.S.A 19:44A-20.4 et seq., the New Jersey "Pay to Play" Law.

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

1. It authorizes a purchase order in an amount not to exceed \$8,500.00 for Auctioneering Services to Max Spann Real Estate and Auction Company from the Ocean County Natural Lands Trust Fund, Account Number 225-155-0151.
2. It authorizes the auction of the individual properties as permanently preserved farmland, known as Block 77, Lot 38.02 and Block 82, Lot 1.12 in the Township of Plumsted and the proceeds of the auction will be placed in the Ocean County Natural Lands Trust Fund, Account Number 225-155-0151.

BE IT FURTHER RESOLVED THAT

1. The proper officers of the Board are authorized and directed to sign all necessary documents in order to effectuate these sales.
2. The officer of Ocean County Counsel and County Administrative staff are hereby authorized to take all actions necessary to consummate this transaction and have the fully executed Deeds recorded in the County Clerk's Office.

3. Certified copies of this Resolution shall be made available to the County Administrator, County Planning Director, County Finance Director, County Auditor, County Counsel, Ocean County Natural Lands Trust Fund Advisory Committee, Ocean County Agriculture Development Board, State Agriculture Development Committee, and Max Spann Real Estate and Auction Company.