



## 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: December 3, 2025 - 4:00 PM  
Location: Administration Building  
Room 119  
101 Hooper Avenue  
Toms River, NJ 08754

Agenda: Awarding Professional Services Contracts to Taurus Allied Partners, Inc. dba Integra Realty Resources Coastal NJ; Henry Mancini & Associates; and Starmark Appraisals LLC to provide Professional Appraisal Services, for the period of 1/1/2026 through 12/31/2026, in an amount not to exceed \$950,000.00. (QP2025-105)

<b>Official Resolution#</b>	<b>2025001739</b>
Meeting Date	12/03/2025
Introduced Date	12/03/2025
Adopted Date	12/03/2025
Agenda Item	I-6
CAF #	
Purchase Req. #	QP2025-105
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*

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Clerk Of The Board

**RESOLUTION**

December 3, 2025

**WHEREAS**, there exists a need for professional appraisers to testify as expert witnesses in County condemnation matters and perform all other County appraisal work as needed; and

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

**WHEREAS**, four (4) responses were received by the County of Ocean and 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 appraisal services to the individuals set forth below for calendar year 2026; and

**WHEREAS**, costs for all appraisal services rendered are not to exceed \$950,000.00; and

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

1. Natural Lands Trust Fund Account
2. Capital Ordinances
3. 2025 Temporary and 2025 Adopted County Budget – Administrator O.E., Management & Budget O.E., and Special Projects O.E.
4. Parks Department O&E; and

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

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY 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:

**ANTHONY S. GRAZIANO**

Taurus Allied Partners, Inc. d/b/a Integra Realty Resources Coastal, NJ  
1415 Hooper Avenue, Suite 306, Toms River, NJ 08753; and

**HENRY J. MANCINI**

Henry J. Mancini & Associates  
691 Mill Creek Road, Unit 11, Manahawkin, NJ 08050; and

**STARMARK APPRAISALS, LLC**

35 Carlton Avenue

Lakewood, NJ 08701

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.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be made available to Ocean County Counsel, County Auditor, County Comptroller, Anthony S. Graziano, Henry J. Mancini, and Starmark Appraisals, LLC.