



Ocean County Board of Commissioners

OFFICE OF THE
OCEAN COUNTY COMMISSIONERS

Director Frank Sadeghi
Deputy Director Jennifer Bacchione
Commissioner Robert S. Arace
Commissioner Sam Ellenbogen
Commissioner Ray Gormley

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

Board Meeting Agenda

Date: February 11, 2026 - 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 Allstate Title Agency LLC; Mid-State Abstract Company; Two Rivers Title Company LLC; and Stewart Title Company, in an amount not to exceed \$250,000.00, for the period of 2/21/2026 through 2/20/2027. (QP2026-33)

Official Resolution#	2026000188
Meeting Date	02/11/2026
Introduced Date	02/11/2026
Adopted Date	02/11/2026
Agenda Item	m-3
CAF #	
Purchase Req. #	QP2026-33
Result	Adopted

COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC	AYE	NAY	ABST.
Sadeghi	<				<		
Bacchione	<		<		<		
Arace	<			<	<		
Ellenbogen		<					
Gormley	<				<		

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 11, 2026

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, 2026 and ending February 20, 2027; 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:

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

MID-STATE ABSTRACT COMPANY
207 Hooper Avenue, PO Box 413
Toms River, New Jersey 08753;

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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;

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, Allstate Title Agency, LLC, Mid-State Abstract Company, Two Rivers Title Company, LLC and Stewart Title Company.