

Office of the Township Engineer  
**THE TOWNSHIP OF MIDDLETOWN**

52 Kanes Lane  
Middletown, New Jersey 07748  
(732) 615-2259



Organized December 14, 1667  
*"Pride in Middletown"*

**ENGINEER'S ESTIMATE**  
**GREEN ACRES PARK IMPROVEMENTS**  
**AT VARIOUS MIDDLETOWN TOWNSHIP PARKS**

Date: February 11, 2017

Prepared By: J.E.M.

**Tindall Park**

Improvement	Dimension/Size	Estimated Cost	Comments
Dog Park - New		\$60,000	Sod, Topsoil, Benches, Added Fencing
Dog Park - Parking Lot Improvements		\$26,000	Paving & Line Striping
Dog Park - Tear down		\$5,000	
Dog Park - Mutt Mitt		\$500	Barco Products
Dog Park - Water Fountain		\$3,500	Pro Drinking - ADA with pet
Cameras		\$25,000	
Sky Logic Upgrades (Warning Strobes)		\$4,500	
Site Clearing / Tree Removal		\$50,000	
Resurface Eight Tennis Courts	50,700 S.F.	\$225,000	Mateflex \$4.25/sq ft + surface prep
Resurface Two Basketball courts	15,000 S.F.	\$65,000	Mateflex \$4.25/sq ft + surface prep
Misc. ADA Improvements		\$12,500	Accessible Walkways, etc.
Sidewalks, Curbing & Retaining Walls		\$60,000	

Estimated Total Cost for Park: \$537,000

**McMahon Park**

Improvement	Dimension/Size	Estimated Cost	Comments
Field House Improvements		\$25,000	
Cameras		\$25,000	
Misc. ADA Improvements		\$15,000	Accessible Walkways, etc.
Add Basketball Court Lights to SkyLogix		\$3,300	

Estimated Total for Park: \$68,300

**Croydon Hall**

Improvement	Dimension/Size	Estimated Cost	Comments
Add Gym Door Lockts to SkyLogix		\$2,500	does not include possible new door
Add Field House Bathroom Locks to SkyLogix		\$5,400	does not include possible new door
Misc. ADA Improvements		\$10,000	Accessible Walkways, etc.
Cameras		\$16,000	

Estimated Total for Park: \$33,900

**Normandy Park**

Improvement	Dimension/Size	Estimated Cost	Comments
Cameras		\$17,500	
Misc. ADA Improvements		\$40,000	Bleachers, Accessible Walkways, etc.
Split-Rail fence	800 LF	\$13,600	

Estimated Total for Park: \$71,100

**Fairview Acres**

Improvement	Dimension/Size	Estimated Cost	Comments
Cameras		\$20,000	
Misc. ADA Improvements		\$35,000	Accessible Walkways, etc.
Split-Rail Fencing	2,600 LF	\$44,200	

Estimated Total for Park: \$99,200

**Lincroft Acres**

Improvement	Dimension/Size	Estimated Cost	Comments
Cameras		\$17,000	
Fencing	200 LF	\$3,400	
Misc. ADA Improvements		\$18,500	Accessible Walkways, etc.
Resurfacing of One Soccer Field (Natural Sod)		\$45,000	

Estimated Total for Park: \$83,900

**Bodman Park**

Improvement	Dimension/Size	Estimated Cost	Comments
Resurface Two Basketball Courts	10,500	\$50,000	Mateflex \$4.25/sq ft + surface prep
Cameras		\$20,000	
Misc. ADA Improvements		\$35,000	Paving, Striping, Accessible Walkways, etc.
Add Bathroom Locks to SkyLogix		\$5,600	

Estimated Total for Park: \$110,600

**Nutswamp School Fields**

Improvement	Dimension/Size	Estimated Cost	Comments
Sports Lighting		\$320,000	Multi-Sport Turf Field
Seed & Fertilize Grass Field		\$4,000	
Cameras		\$15,000	

Estimated Total for Park: \$339,000

**Hillside Park**

Improvement	Dimension/Size	Estimated Cost	Comments
Resurface Two Tennis Courts	13,500	\$45,000	Mateflex \$4.25/sq ft + surface prep
Restore Multi-Purpose Grass Field (Seed & Fertilize)		\$7,500	Remove Existing Baseball Backstop
Misc. ADA Improvements		\$4,500	Accessible Walkways, etc.
Cameras		\$10,000	

Estimated Total for Park: \$67,000

**Poricy Park**

Improvement	Dimension/Size	Estimated Cost	Comments
Cameras		\$12,000	
Misc. ADA Improvements		\$25,000	Accessible Walkways, etc.
Park Signage		\$30,000	Main Park Sign Replacement

Estimated Total for Park: \$67,000

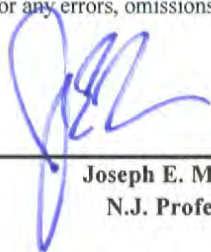


**Summary of All Park Improvements by Location**

Location	Estimated Cost
Tindall Park	\$537,000
McMahon Park	\$68,300
Croydon Hall	\$33,900
Normandy Park	\$71,100
Fairview Acres	\$99,200
Lincroft Acres	\$83,900
Bodman Park	\$110,600
Nutswamp School Fields	\$339,000
Hillside Park	\$67,000
Poricy Park	\$67,000

**Grand Total of all Proposed Improvements:** \$1,477,000.00

The above is an estimate based upon the current cost of comparable work being paid to qualified and licensed engineers, surveyors, and contractors in the project area. No liability or responsibility for any errors, omissions, or the adequacy of any amounts contained herein can be assumed. Accuracy is intended, but not guaranteed.



2/13/17

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**Joseph E. Maloney, P.E. - Township Engineer**  
**N.J. Professional Engineer Lic. No. 41962**

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**THE TOWNSHIP OF MIDDLETOWN**

52 Kanesh Lane  
Middletown, New Jersey 07748  
(732) 615-2259



Organized December 14, 1667  
"Pride in Middletown"

**ENGINEER'S ESTIMATE  
ANNUAL MAINTENANCE COSTS FOR IMPROVEMENTS  
AT VARIOUS MIDDLETOWN TOWNSHIP PARKS**

*Date: February 11, 2017*

*Prepared By: J.E.M. & V.J.W.*

**Tindall Park**

<b>Description</b>	<b>Annual Cost</b>	<b>Maintenance Duties include:</b>
Dog Park - New	\$7,000.00	Mowing, poop patrol, garbage/recycling, spring & fall leaf cleanup
Cameras	\$500.00	.
8 Tennis Courts	\$10,000.00	Garbage/recycling, weekly, spring & fall leaf cleanup, powerwash
2 Basketball Courts	\$5,000.00	Garbage/recycling, weekly, spring & fall leaf cleanup, powerwash
Sidewalk, Retention Wall	\$1,000.00	weekly check and winter snow removal
Total Annual Maintenance Cost:		\$23,500.00

**McMahon Park**

<b>Description</b>	<b>Annual Cost</b>	<b>Maintenance Duties include:</b>
Field House Improvements	\$6,000.00	Painting, janitorial, concession & bathroom cleanup
Cameras	\$500.00	
SkyLogix- Basketball Court Lighting	\$500.00	
Total Annual Maintenance Cost:		\$7,000.00

**Croydon Hall**

<b>Description</b>	<b>Annual Cost</b>	<b>Maintenance Duties include:</b>
Skylogix - Gym Door Locks	\$200.00	
Skylogix - Fieldhouse Bathroom Locks	\$200.00	
Cameras	\$500.00	
Total Annual Maintenance Cost:		\$900.00

**Normandy Park**

<b>Description</b>	<b>Annual Cost</b>	<b>Maintenance Duties include:</b>
Cameras	\$500.00	
Split-Rail fence	\$100.00	<i>Fence repair when needed</i>

Total Annual Maintenance Cost: \$600.00

**Fairview Acres**

<b>Description</b>	<b>Annual Cost</b>	<b>Maintenance Duties include:</b>
Cameras	\$500.00	
Split-Rail fence	\$250.00	<i>Fence repair when needed</i>

Total Annual Maintenance Cost: \$750.00

**Lincroft Acres**

<b>Description</b>	<b>Annual Cost</b>	<b>Maintenance Duties include:</b>
Cameras	\$500.00	
Split-Rail Fencing	\$100.00	<i>Fence repair when needed</i>
Maintain 1 sodded soccer field	\$11,000.00	Garbage/recycling, weekly mowing, spring & fall leaf cleanup

Total Annual Maintenance Cost: \$11,600.00

**Bodman Park**

<b>Description</b>	<b>Annual Cost</b>	<b>Maintenance Duties include:</b>
2 Basketball Courts	\$5,000.00	<i>Garbage/recycling, weekly, spring &amp; fall leaf cleanup, powerwash</i>
Cameras	\$500.00	
SkyLogix - Bathroom Locks	\$200.00	

Total Annual Maintenance Cost: \$5,700.00

**Nutswamp Turf**

<b>Description</b>	<b>Annual Cost</b>	<b>Maintenance Duties include:</b>
SportsLighting	\$2,000.00	<i>Repair or replacement of Bulbs, Ballasts</i>
Cameras	\$500.00	

Total Annual Maintenance Cost: \$2,500.00

**Tonya Keller Community Center**

<b>Description</b>	<b>Annual Cost</b>	<b>Maintenance Duties include:</b>
1 Basketball Court	\$2,500.00	<i>Garbage/recycling, weekly, spring &amp; fall leaf cleanup, powerwash</i>
SkyLogix - Basketball Court lighting	\$500.00	

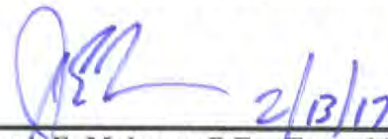
Total Annual Maintenance Cost: \$3,000.00

**Hillside Park**

<b>Description</b>	<b>Annual Cost</b>	<b>Maintenance Duties include:</b>
2 Tennis Courts	\$2,500.00	Garbage/recycling, weekly, spring & fall leaf cleanup, powerwash
Cameras	\$500.00	

Total Annual Maintenance Cost: \$3,000.00

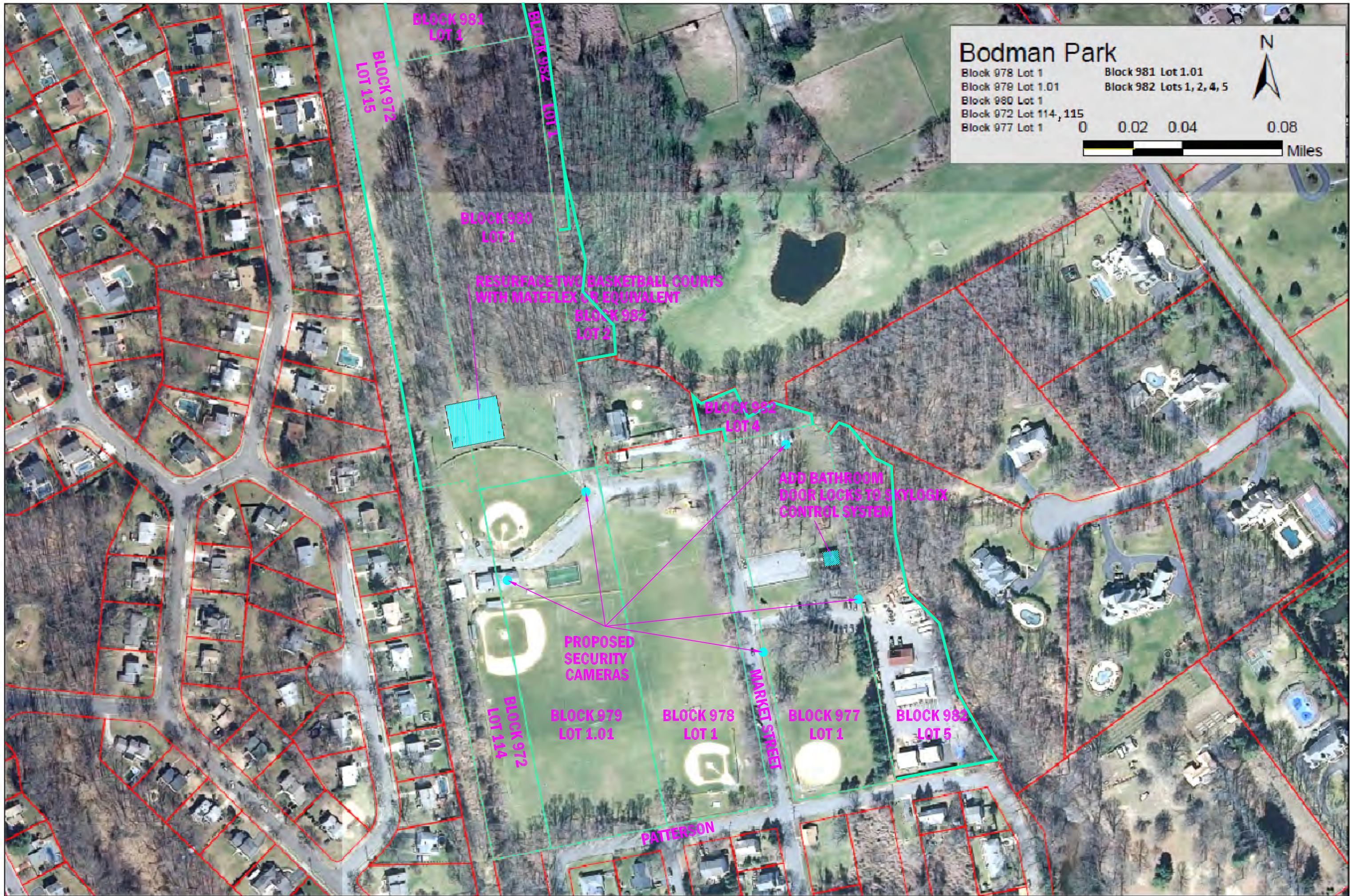
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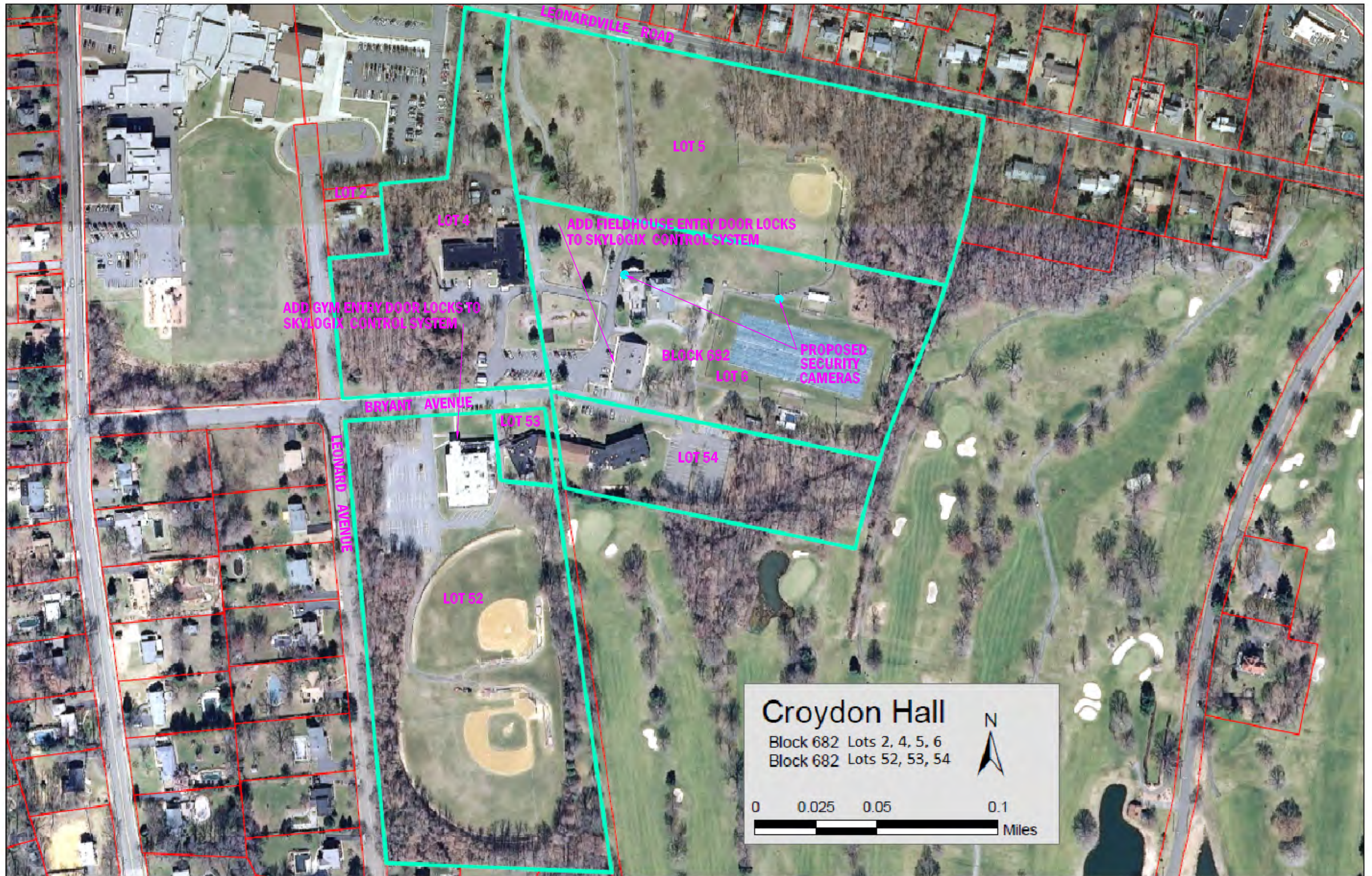
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**Joseph E. Maloney, P.E. - Township Engineer**  
**N.J. Professional Engineer Lic. No. 41962**

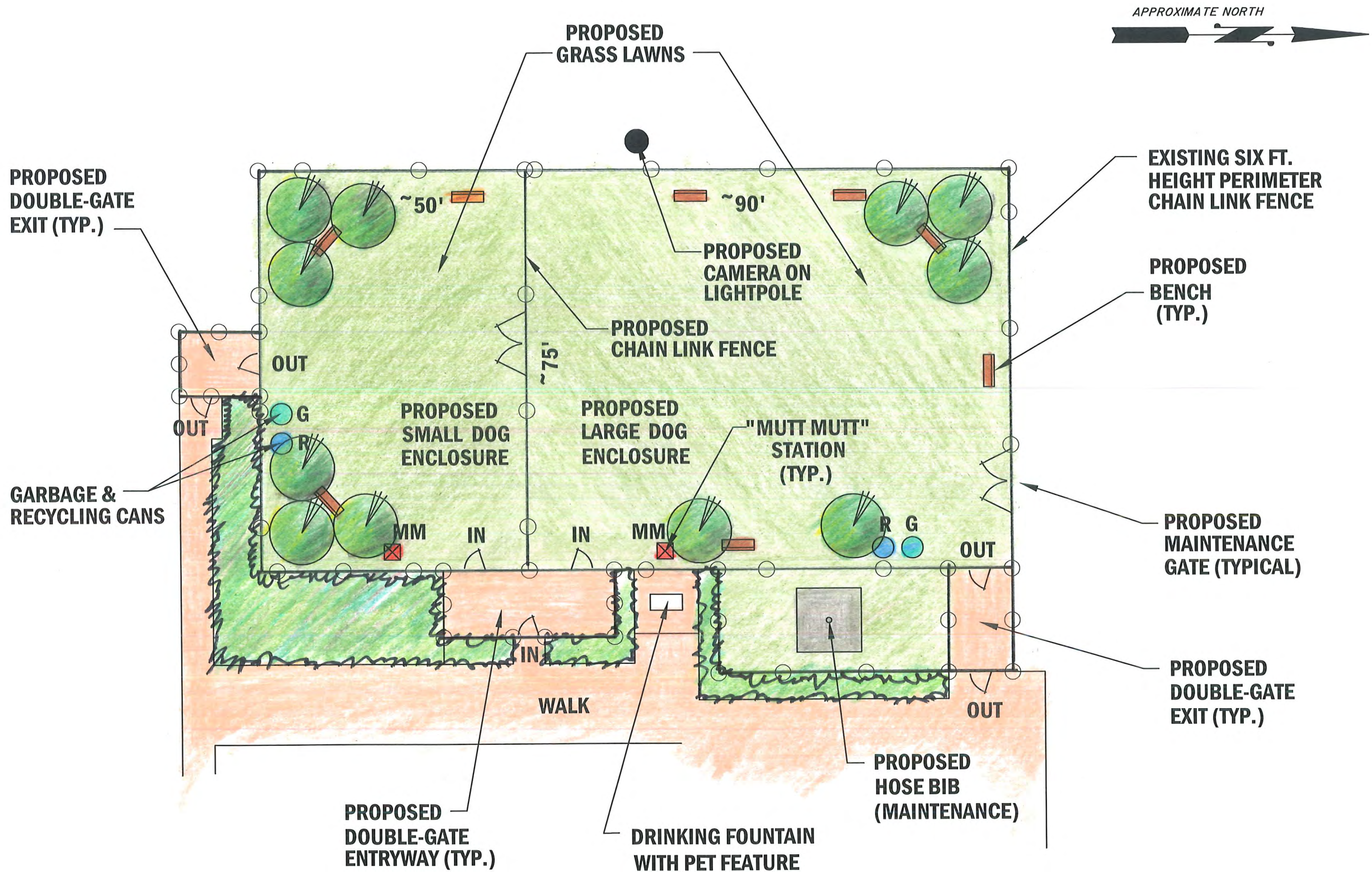












# **PROPOSED DOG PARK CONCEPT**

(TINDALL PARK)

— CONCEPT —  
DOG PARK

**TINDALL PARK**  
SITUATED AT:  
TINDALL ROAD  
TOWNSHIP OF MIDDLETOWN  
MONMOUTH COUNTY, NJ

Department of  
Public Works & Engineering  
**TOWNSHIP OF MIDDLETOWN**

Settled 1664  
"Pride in Middletown"

52 Kanes Lane  
Middletown, New Jersey 07748  
(732) 615-2109

DRAWN BY: VJW	DATE: 2/13/2017
CHECKED BY: VJW	SCALE: 1"=~8'
APPROVED BY: .	SHEET NO. 1-OF-1

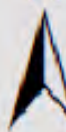


# Fairview Acres

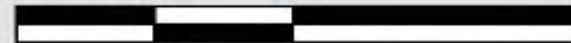
Block 865 Lot 134

Block 865 Lot 49

N



0 0.025 0.05 0.1 Miles



MISC. ADA  
IMPROVEMENTS

PROPOSED  
SPLIT-RAIL FENCE

LOT 49

PROPOSED  
SPLIT-RAIL FENCE

BLOCK 865

LOT 134

PROPOSED SECURITY  
CAMERAS

PROPERTY  
LINE (TYP.)

PROPOSED  
LICENSE PLATE  
READER

PROPOSED SPLIT-RAIL FENCE

NORMANDY  
ROAD

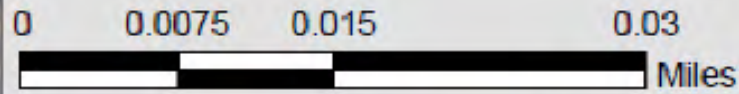
OAKHILL ROAD



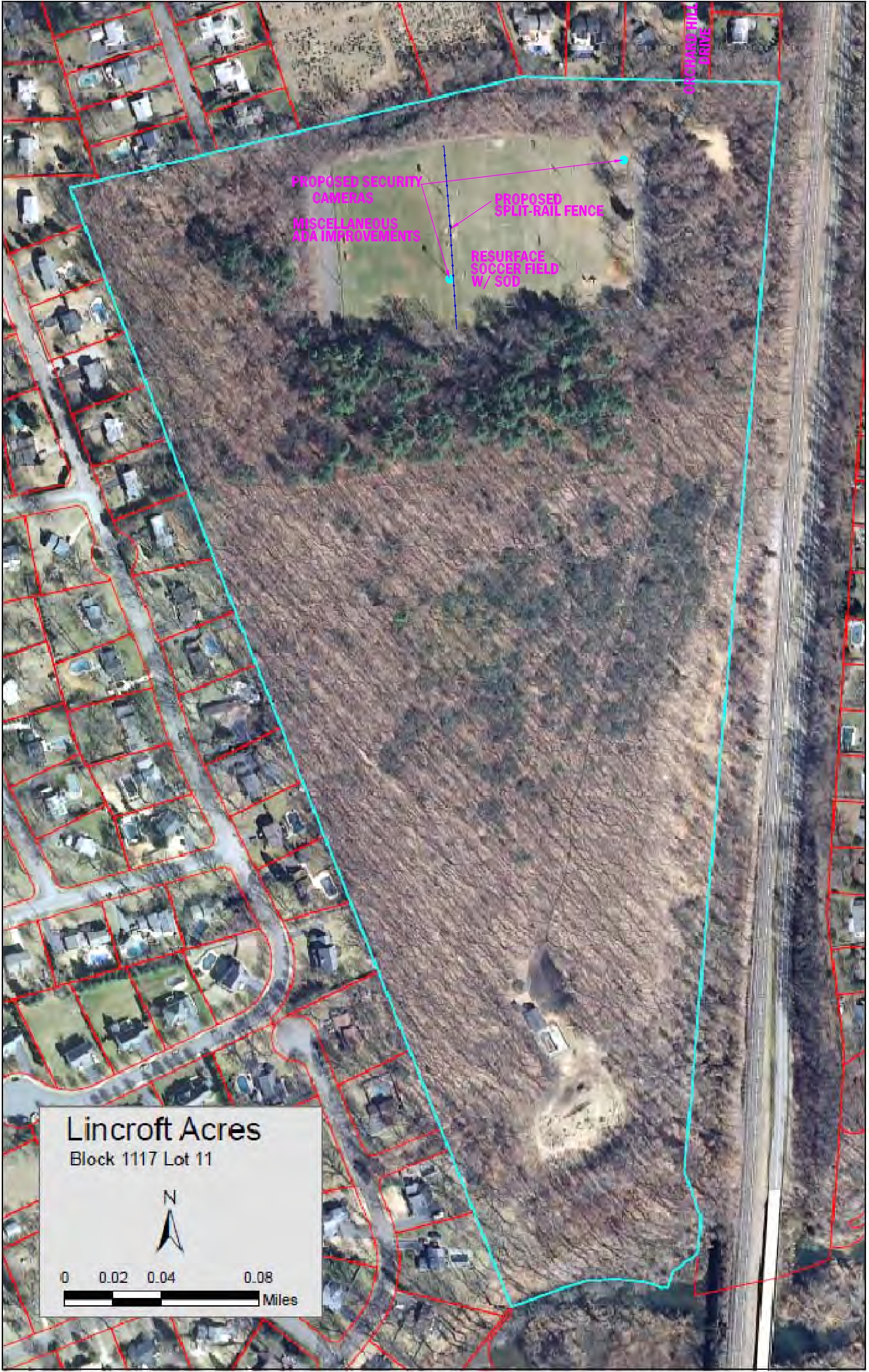


# Hillside Park

Block 702 Lot 3.01







ORCHARD HILL  
DRIVE

PROPOSED SECURITY  
CAMERAS

MISCELLANEOUS  
ADA IMPROVEMENTS

PROPOSED  
SPLIT-RAIL FENCE

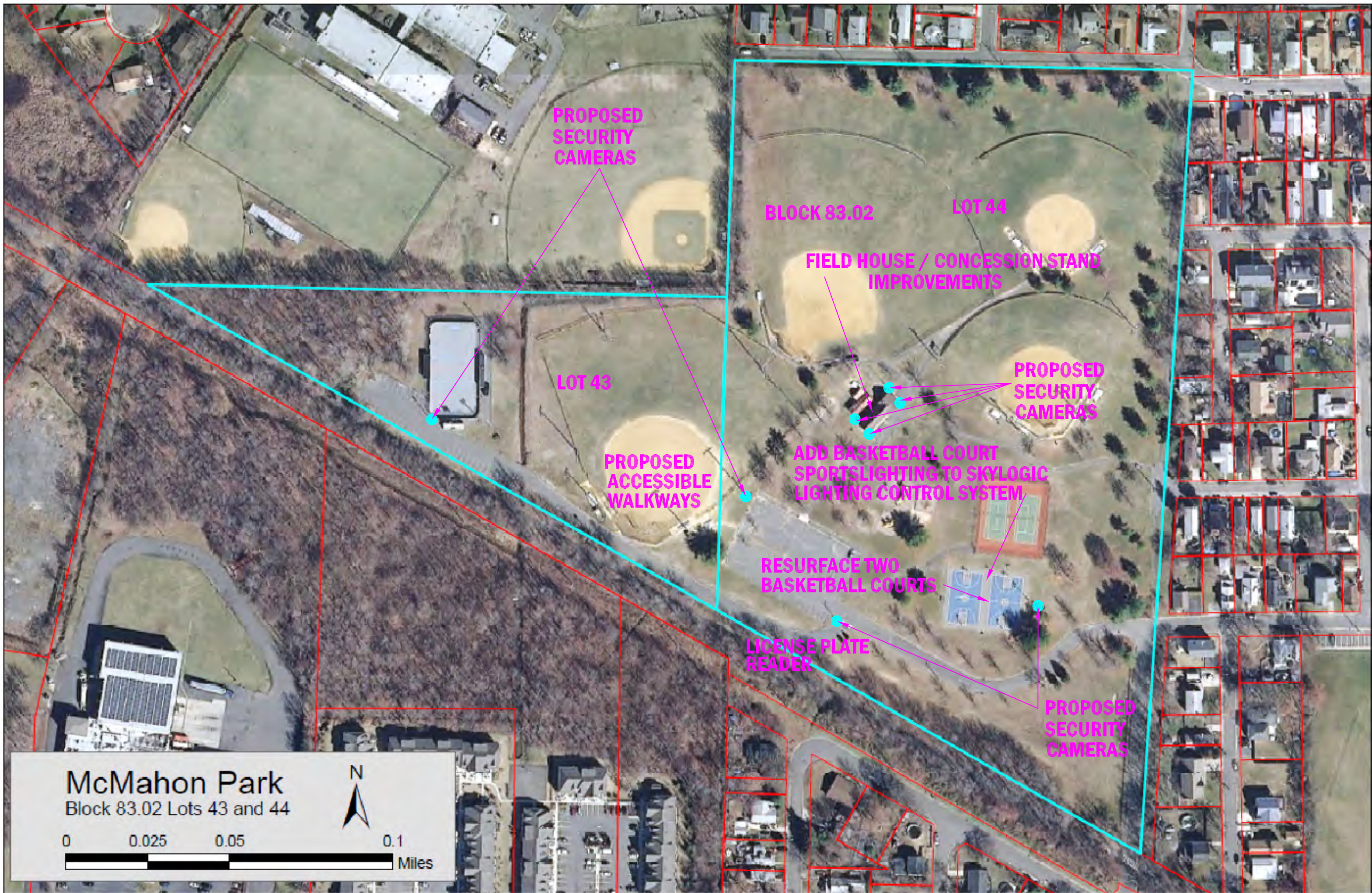
RESURFACE  
SOCCER FIELD  
W/ SOD

**Lincroft Acres**  
Block 1117 Lot 11



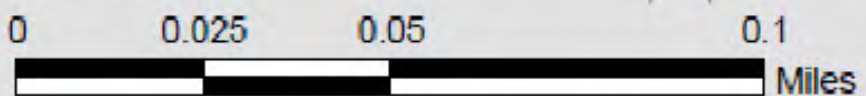
0 0.02 0.04 0.08  
Miles





# McMahon Park

Block 83.02 Lots 43 and 44







# Normandy Park

Block 901 Lot 3



0 0.025 0.05 0.1 Miles

PROPOSED SPLIT-RAIL FENCE

BLOCK 901 LOT 3

PROPOSED SECURITY CAMERAS

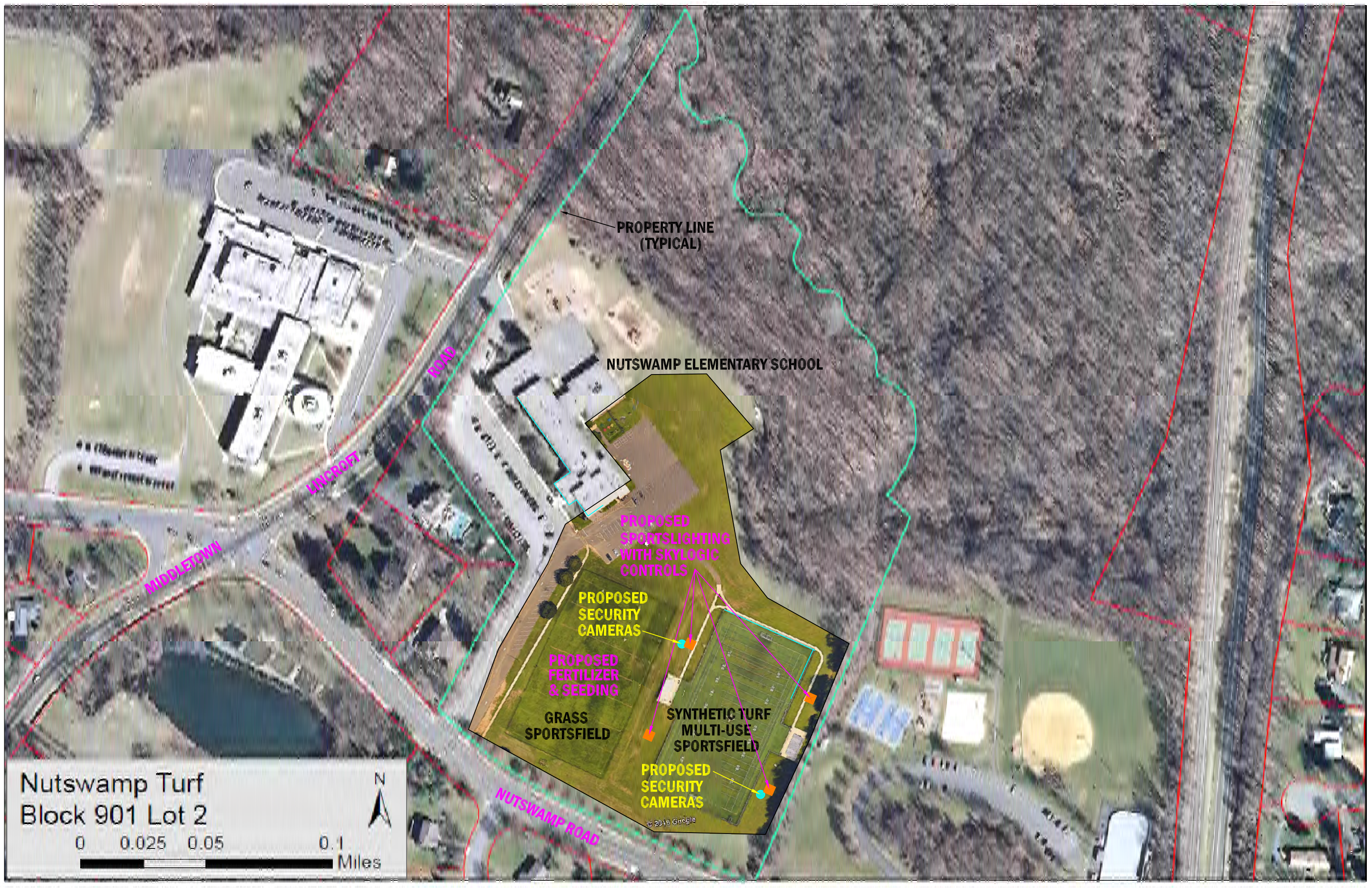
MISC. LANEWAYS ADA IMPROVEMENTS

NUTSWAMP ROAD

LANCLOFT

MOOSE CROWN





PROPERTY LINE  
(TYPICAL)

NUTSWAMP ELEMENTARY SCHOOL

PROPOSED  
SPORTSLIGHTING  
WITH SKYLOGIC  
CONTROLS

PROPOSED  
SECURITY  
CAMERAS

PROPOSED  
FERTILIZER  
& SEEDING

GRASS  
SPORTSFIELD

SYNTHETIC TURF  
MULTI-USE  
SPORTSFIELD

PROPOSED  
SECURITY  
CAMERAS

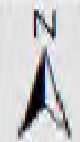
MIDDLETOWN

LOWCROFT

NUTSWAMP ROAD

Nutswamp Turf  
Block 901 Lot 2

0 0.025 0.05 0.1 Miles







# Poricy Park

Block 913 Lot 55

00.050.10.2

Miles

N





LOT 183

PROPERTY LINE  
(TYP.)

BLOCK 632

LOT 73

LOT 77.01

RESURFACE TWO BASKETBALL COURTS  
WITH MATEFLEX OR EQUIVALENT

PROPOSED  
SECURITY  
CAMERAS

TINDALL PARK

EXISTING ASPHALT PARKING AREA  
TO BE RESURFACED WITH NEW  
PAVEMENT AND PARKING SPACES RELINED

PROPOSED  
SIDEWALK

PROPOSED  
DOG PARK

PROPOSED  
SECURITY  
CAMERAS

PROPOSED NEW SIDEWALK & CURB

MIDDLETOWN NORTH  
HIGH SCHOOL

EXISTING MINI GOLF  
AREA TO BE REMOVED

PROPOSED  
SECURITY  
CAMERAS

PROPOSED RETAINING WALLS

LICENSE PLATE  
READER

PROPOSED NEW  
SIDEWALK & CURB

RESURFACE EIGHT TENNIS COURTS  
WITH MATEFLEX OR EQUIVALENT

PROPOSED  
SECURITY  
CAMERAS

PROPERTY LINE  
(TYP.)

**Tindall Park**  
Block 632 Lot 77.01  
Block 632 Lot 73

0 0.015 0.03 0.06  
Miles

N