

# BOROUGH OF MANASQUAN



## **RECREATION MASTER PLAN UPDATE**

**OCTOBER 16, 2006**

**PREPARED FOR:  
THE BOROUGH COUNCIL OF  
THE BOROUGH OF MANASQUAN**

**PREPARED BY:  
THE MANASQUAN RECREATION  
COMMISSION**

## TABLE OF CONTENTS

I.	INTRODUCTION	PAGE 3
II.	OBJECTIVE	PAGE 4
III.	RECREATION INVENTORY AND ASSESSMENT	PAGE 5
	A. RECREATION FACILITIES - OUTDOOR	PAGE 5
	B. RECREATION FACILITIES - INDOOR	PAGE 7
	C. RECREATION PROGRAMS - OUTDOOR	PAGE 8
	D. RECREATION PROGRAMS – INDOOR	PAGE 10
	E. ORGANIZATION MEETINGS	PAGE 12
	F. SPECIAL EVENTS	PAGE 12
IV.	OBSERVATIONS / OPPORTUNITIES	PAGE 14
V.	CONCLUSION	PAGE 24
VI.	APPENDIX	
	EXHIBIT 1 – COUNCIL/BOE JOINT RESOLUTION	
	EXHIBIT 2 – STOCKTON LAKE PARK PARTNERSHIP SUMMARY	

# I. INTRODUCTION

The Manasquan Recreation Commission has been charged with updating the recreation component of the Borough's Master Plan. In pursuit of the goal, the Commission has examined the Borough's existing facilities and programs, as well as, those of adjacent towns, and has evaluated them in respect to the current and future recreations needs of the Borough's residents.

Manasquan's population growth, as well as the increase in types of recreation programs in Manasquan and the surrounding communities, has outgrown the capabilities of our current facilities to support them.

This growth, coupled with an increased interest in youth athletic programs and recreational activities (such as arts & crafts, music, and exercise programs for all ages) has created the need for a review of our recreation facilities and programs, in order to better plan for the future needs of our residents.

Groups within Manasquan and surrounding towns charged with the responsibility of satisfying some of our recreational needs should be aided by a plan that will effectively utilize our scarce facilities and limited funds. Recreation facilities are those parks, fields, buildings, and schools, in Manasquan and in neighboring communities, including the New Jersey National Guard Camp that are, or could become, available to use for recreation programs.

Recreation cannot be viewed in terms of a single organization, facility or program. Recreation should be available for a single individual's enjoyment or that of a group of individuals.

Today, Manasquan's recreation programs are provided by many organizations such as:

- Manasquan Recreation Commission
- The Board of Education's extracurricular programs
- Churches
- Scouting Programs
- Manasquan Public Library
- The Manasquan Brielle Little League
- The Pop Warner Football League
- The Trendsetters
- Private schools for dance, music, martial arts
- Many other clubs and organizations.

Participation in most of these programs is open to residents throughout the area, not just Manasquan.

The following report summarizes the Recreation Commission's analysis of current facilities and offers some alternatives for the future expansion of recreational opportunities within the Borough!

## **II. OBJECTIVE**

The objective of this Master Plan is to properly plan for the current and future recreational needs of the Manasquan Community. In order to accomplish that objective, one must first identify the recreational opportunities that already exist, assess the success of these opportunities, and then identify the recreational opportunities required to fulfill the needs of the community today.....and tomorrow.

The Study Committee identified the following tasks in order to achieve their objective:

- Identify the current recreation programs/activities offered by age group/audience.
- Identify the organizations that provide recreation activities, both passive and active.
- Identify the facilities available for recreation, both indoor and outdoor.
- Assess the success of current programs and the facilities that support them.
- Identify current and future recreational needs, as well as trends for future recreation.
- Identify necessary improvements to existing facilities, as well as new facilities, resources and opportunities.

## **MEMBERS OF THE STUDY TEAM**

- Mayor Richard Dunne, Mayor
- Ron Jacobson, Councilman
- Jeff Lee, Recreation Committee Chairman 2005
- Tom Bauer, Vice President Manasquan Brielle Little League (MBLL)
- Mike Bauer, Recreation Committee Chairman 2006
- Winnie Cookson, Recreation Committee Member
- Bill Buble, Manasquan Beach Improvement Assoc. (MBIA) President 2005

### III. RECREATION INVENTORY AND ASSESSMENT

During 2004, the committee obtained and reviewed information on the varied recreation programs and facilities in Manasquan. It is no surprise that youth programs are the most extensive programs and use more facilities than other programs. In 2006 the group reconvened and reviewed the Master Plan document. After updating and evaluating the information, the Recreation Commission and the Parks and Recreation Committee have prepared several observations and conclusions, which are presented in this Master Plan Update.

The information includes a summary of the indoor and outdoor facilities and programs as well as an evaluation of the facilities and programs with recommendations for improvements.

#### A. RECREATION FACILITIES - OUTDOOR

Facility	Owner	Usage	General Condition
Curtis Park	Borough	Children's play equipment Basketball court Shuffle board court	Needs replacement Surface replaced Spring 04 Good
Mallard Park	Borough	basketball court Baseball field #1 Baseball field #2 Volley Ball Children's play equipment	Surface replaced Spring 04 Poor Poor New in 2005
Indian Hill Park	Borough	Basketball court Children's play equipment	Surface replaced Spring 04 New in 2005
Skokas Park	Borough	Children's play equipment	Renovated in 2005-recycled Equipment from other parks
Stockton Lake Park	Borough	Tee-ball Field Baseball/Softball Fields Skateboard park In-line hockey park Kayak boat launch Tennis court Children's playground Shack – bathrooms, concessions announcer booth, storage	New 2006 New 2006 New 2006 New 2006 Location only grant application submitted grant application submitted Poor condition; needs replacement in new location
Elks Beach Playground	Borough	Children's Play Equipment	Installed 2003 / 2004

<u>Facility</u>	<u>Owner</u>	<u>Usage</u>	<u>General Condition</u>
MES	BOE	Baseball fields Children's play equipment  Field sports	Fields in very poor condition Recent maintenance funded by MBLL
MHS	BOE	Football – Pop Warner Tennis Field sports	Fields in need of maintenance
Mac's Pond	Borough	Fishing Children's Play Equipment	Pond Needs Dredging New 2006
BES	Brielle BOE	Field sports Baseball Fields	Fields renovated Spring '06
Green Acres Park	Brielle Borough	Baseball field	Fields in fair to poor condition. Seasonal maintenance by MBLL
Sea Girt Nat'l Guard	(NJ State)	Soccer Lacrosse Field sports	Fields in need of maintenance
Manasquan Beachfront	Borough	Beach volleyball Junior lifeguards Surfing contests Fishing contests Swimming Catamarans Children's Play equipment	Ocean Avenue play equipment is good. Beach - swings need replacing
Perrine boat Boat Docks	Borough	Boating	Bulkhead needs replacing next few years
Fourth Ave. Docks	Borough	Boating Fishing & crabbing Kayaking Launch	Bulkhead needs replacing next few years New in 2007
Carlson Park	Borough	Crabbing & Fishing Kayaking	Bulkhead needs replacing next few years
Glimmer Glass	Borough	Boat Ramp ,Kayaking Pier, Fishing	

**B. RECREATION FACILITIES - INDOOR**

Facility	Owner	Usage	General Condition
Manasquan Elementary School	BOE	Gym Cafeteria Other rooms –summer recreation	Good
Manasquan High School	BOE	Gym Cafeteria	Good
DCI Building	Borough	Meetings, arts, exercise programs, office, Community Alliance	Poor condition. Complete renovation or replacement.
Coast Guard Building	Borough	Community meetings – 2-3 rooms of 10 to 50 people Life saving museum displays Passive recreation opportunities	Bond issue and redesign in redesign in process
Emergency Management Services			Estimate complete - 2009
Borough Hall	Borough	Small meetings, forums	Very good
Brielle Elementary School	Brielle BOE	Biddy basketball	Very good
Other facilities		Used by many groups, not by Manasquan Recreation Commission.	
Church halls		<ul style="list-style-type: none"> <li>• First Baptist Church of Manasquan</li> <li>• Manasquan United Methodist Church</li> <li>• First Presbyterian Church of Manasquan</li> <li>• St Denis School Gym</li> </ul>	
Women’s Club	Borough	Meetings, Gatherings	

**C. RECREATION PROGRAMS - OUTDOOR**

Program Type	Sponsor	# of Participants	Facility	Date
Football (Age leagues)	Pop Warner	?	Other towns & MHS fields	Aug - Nov
T-Ball Boys baseball Girls Softball	MBLL	500	Stockton Lake Park	Apr - July
Sandlot Baseball (Pickup games)	Rec. Comm.	75	Mallard Park	Summer
Men's Softball (Adult league)	Rec. Comm.	150	Mallard Park	Spring Summer
Soccer	Squan soccer	300 (K-8)	Army Camp	Fall
Soccer Camp	Rec. Comm.	40	Mallard /Silton	1 week – Summer
Swimming lessons	Rec. Comm.	30	Silton - discount	1 week - Summer
Lacrosse camp (grades 5-9)	Rec. Comm.	80	Mallard Park	Fall weekend
Basketball (Adult)	Rec Comm.	40	Mallard Park	Summer- Night T&T
Basketball (grades 3-8)	Rec. Comm.	60	Indian Hill	Summer
Tennis lessons	Rec. Comm.	60	H.S. Tennis Courts	June –July (3 weeks)
In-line hockey	Rec. Comm	200 Initiation 4-8 yr old 50/yr 6-14 team play – 170/season Challenger league – Special needs	Stockton Lake	Spring / Fall
Ice hockey (5-17 yr old)	Hockey Club	120/ 2 seasons	Wall Ice Palace	

Program Type	Sponsor	# of Participants	Facility	Date
Volley ball (Adult co-ed)	Leggetts	400	Beach	Summer
Summer programs (K-5)	School staff	200	Elementary School	June – July course enrichment programs
Junior life guards	Beach dept	# age ???	Inlet Beach	
Surfing clinics (all ages)	Rec. Comm.	375	Inlet Beach	Summer weekends
Challenger surfing	Rec. Comm.	10	Inlet Beach	Summer weekends
Challenger Swimming	Rec. Comm./ Monmouth Coast Waves	10	Beach	Summer
After school Programs	MES	5-8 grades	Elem. School	Fall & Spring
Skate Board park	Rec. Comm.	Open Play	Stockton Lake Park	All year
Shuffle Board (seniors)	Rec. Comm.	Open Play	Curtis Park	Weather permitting
Flag Football (Adult)	Rec Comm.	60	Mallard Park	Sept-Nov. Sun. AM

#### **D. RECREATION PROGRAMS - INDOOR**

<u>Program Type</u>	<u>Sponsor</u>	<u># of Participants</u>	<u>Facility</u>	<u>Date</u>
Winter indoor soccer (grades 2-6)	Rec. Comm.	120	MES	Winter
Adult basketball	Rec. Comm.	50	Schools	Fall – Spring (1-2 nights/wk)
Youth Travel Basketball (grades 5-8)	Rec. Comm.	60	MES	Oct-Dec
Teen basketball (grades 9-12)	Rec. Comm.	60	MHS open gym	Fall
Wrestling program	Rec. Comm.	50	MHS Cafeteria	Winter
Junior wrestling (5-8 yr old)	Rec. Comm.	30	DCI (instructional)	Winter
Biddy Basketball (grades 2-8)	Rec. Comm.	250	MES, BES	Jan-Mar
Jazzercise, aerobics (teen & adult)	Rec. Comm.	100	DCI	Year round
Drawing/ painting classes (grades 2-8)	Rec. Comm.	60	DCI	
Paint, Paste, Pour (pre-school)	Rec. Comm.	150	DCI	Year round
Bowling program	Rec. Comm.	50	Sea Girt	Fall - Spring
Yoga (adult)	Rec. Comm.	60	DCI	Year round
Lutheran Sunday School	Rec. Comm.	50	DCI	Sundays Year round
Girl Scout troop	Rec. comm.	60	DCI	Year round
Daisy Scout troop	Rec. Comm.	45	DCI	Year Round

Program Type	Sponsor	# of Participants	Facility	Date
Scholastic aptitude (grades 11-12)	Rec. Comm.	40 DCI		Summer training
Personal exercise trainer	Rec. Comm.		DCI equipment	Year round
Speed / jumping training	Rec. Comm.	40		May - August
Fireman – Police Exercise	Rec. Comm.		DCI	Year round
Quilting	Rec Comm	Adult	DCI	1 night/wk
Cops n'kids	Rec Comm	teen music	DCI	
Trendsetters Yoga, Dancercise, tai chi, etc Watercolor Bridge	Spring Lake Heights	Seniors	Spring Lake Heights Community Center	Weekly
Teen Center	The Dunes		Methodist Church	Friday nights

**E. ORGANIZATIONAL MEETINGS (ALL HELD MONTHLY AT DCI)**

- Squan soccer club
- Pop Warner Football
- Pop Warner cheerleaders
- Pop Warner physicals
- Manasquan Brielle Little League
- MHS Ice hockey Club
- In Line hockey club
- Lacrosse Officials
- Bidy Basketball
- Boating club
- Wrestling
- Surf club

**F. SPECIAL EVENTS**

Program Type	Sponsor	# of Participants	Facility	Date
Turkey trot	Turkey trot	2500	Stockton Lake	November
Fools run	Rec. comm.	1000	Mallard Park	April
Big Sea day	Historical Society		Beach	August
Beach Games	Rec. Comm.	100		
Trips to ball games,	Rec. Comm.	100	3 <sup>rd</sup> Ave. lot	Summer
Theatre Trips	Rec. Comm.	100	3 <sup>rd</sup> Ave. lot	Fall /Winter
Skiing Trips	Rec. Comm.	50	3 <sup>rd</sup> Ave. lot	Winter
Make A Difference Day	Rec. Comm.	200	School	October
Recognition Dinner	Rec. Comm.	110	Firehouse # 2	February
Night Out against Crime	PBA	200	Curtis Park	August 1 night
Summer Concerts	Tourism Comm.	1000-5000	Main Beach	Weekly /summer
Fireworks	Tourism	5000	Main Beach	2-3 per summer
Outdoor movies	Algonquin Arts	200-500	Theatre	Mondays summer
Christmas In Manasquan	Tourism	1000	Downtown	Dec.
Candy Cane Hunt	Tourism	1000	Downtown	Dec.

Program Type	Sponsor	# of Participants	Facility	Date
Easter Egg Hunt	Tourism	1000	Downtown	April
First Night	South Mon. Alliance	1200	Downtown	New Year Eve
Lobster Bake	Rec. Comm.	100	Beach	September

**Many other organizations sponsor one day events, theatre trips etc., for area residents**

Historical society

Churches

Women's Club

Library

Sea Lavender Garden Club

Etc....

## IV. OBSERVATIONS / OPPORTUNITIES

Study team members visited the various park sites in Manasquan for the purpose of visual assessment and observation of physical conditions and use. The following is a summary of our observations regarding those sites:

### A. CURTIS PARK

Curtis Park is the most heavily utilized of the various Borough Park sites. The basketball court was resurfaced in 2005. The playground is wearing, with several parts having been replaced recently and others in need of repair. Upgrade of the equipment is necessary. Turf areas are heavily used for free play – resulting in a need for the renovation of the lawns.



Curtis Park – Existing playground equipment in need of repair or replacement



Curtis Park Basketball Court - Renovated 2005

### B. INDIAN HILL PARK

This is a very popular neighborhood park. The park was fully renovated in 2005 with new playground equipment and renovated basketball court.



Indian Hill Park – Playground Renovated 2005



Indian Hill Park - Basketball Court Renovated 2005

### C. MALLARD PARK

Mallard Park consists of six parcels of land separated by residential roads (see plan below). New playground equipment was installed on Lot 1 in 2005. Lots 2 & 3 are used for volleyball and free play. Lot 4 is used for free play. Lot 5 is rarely utilized due to location. Lot 6 is primarily a park site used for baseball (including MHS JV) and basketball. Two infields with backstops exist; one skinned, one grass. Both fields are in poor condition, with serious drainage problems. Additionally, a major problem is extensive goose droppings across the site. The basketball court was renovated in 2005.

Mallard Park has been identified as a site worthy of major improvements. The Recreation Commission has prepared various conceptual planning studies which have raised the potential of eliminating several of the streets in the area so that the various parcels can be unified to create a larger, safer park land. By doing so, the opportunities for additional recreational uses is improved. One of these concepts is illustrated below.



Panoramic View of Mallard Park – the elimination of streets will allow for larger, safer park improvements



Mallard Park –Consists of 6 individual parcels of land separated by residential roads.



Mallard Park – The elimination of several underutilized roads will provide for a larger, unified park area that is more functional and safer for active recreation.



Mallard Park – Playground Renovated in 2005



Mallard Park - Basketball Court Renovated 2005

#### **D. GEORGE P. SKOKOS PARK**

Outdated and unsafe play equipment was removed from Skokos Park in 2005. Playground equipment from Mallard Park and Indian Hill Park was relocated to Skokos Park to create the current park experience.



George P. Skokos Park – Playground renovation completed 2005. Equipment relocated from other parks.

#### **E. ELKS BEACH PLAYGROUND**

New play apparatus was installed several years ago in this beach location. This park is the only playground facility in Manasquan actually located on the beach. This facility is extremely popular and receives year round use.



Elks Beach Playground – New play equipment in 2003 / 2004

## F. STOCKTON LAKE PARK

Phase One of Stockton Lake Park Master Plan was completed in Spring of 2005. Inclusive of a skate park, in-line roller hockey court, baseball field, softball field, and tee-ball field. The improvements represent a partnership between the Boroughs of Manasquan and Brielle, as well as Manasquan Brielle Little League, Manasquan In-Line Hockey and Manasquan Recreation. (see Exhibit 2 for Agreement). Phase One also included work funded directly by MBLL, including numerous field improvements and general site upgrades.

Still to be developed pursuant to the Master Plan is a children's playground and tennis courts, as well as a new, centrally located building to replace the outdated 'Shack' building. MBLL has developed conceptual plans for the new structure which will include a concession stand, rest rooms, covered dining, an announcer's booth/press box, MBLL offices, and a community room/multipurpose room (see illustrations in conclusions).

The improvements to Stockton Lake Park were greatly needed, and have resulted in a beautiful facility that provides much needed activities for Manasquan.

It should be noted that, due to construction at MES during the summer of 2006, the Summer Day Camp program was held at Stockton Lake Park. This proved to be very successful given the 3 playing fields which allowed division of campers by age.



Overall Master Plan



Stockton Lake Park – LL Baseball Field  
Completed 2006



Stockton Lake Park – Inline Roller Hockey  
Completed 2006



MBLL 'Shack' Building in very poor condition (Concessions, restrooms, meeting room, garage)



Stockton Lake Park – Skateboard Park Completed 2006

## G. MANASQUAN HIGH SCHOOL/ELEMENTARY SCHOOL

An assessment of recreational facilities in Manasquan would be incomplete without including the school facilities. Although limited in scope due to heavy usage, the BOE does share its Facilities with the Community. Currently under construction, the MES addition will include a new ‘Cafetorium’, which will provide opportunity for community gymnasium usage (see Joint Resolution Exhibit 1).

A September 2006 referendum for \$5 million dollars worth of outdoor athletic facility improvements was defeated by the Manasquan Community. This referendum was proposed by the BOE, in response to community pressure to remedy the deteriorated condition of the playing fields (see photos below). The proposal was to include a new 400 m running track; a synthetic turf athletic field for football, soccer, and lacrosse; a synthetic turf varsity baseball field, softball field, and field hockey surface; and a natural grass softball field. Although defeated, it is anticipated that an alternate plan will be proposed, due to the necessary improvements to the fields.



High School Girl’s Softball Field in need of Renovation



High School Baseball Field in need of Renovation



Manasquan High School – Existing Conditions



Manasquan High School – Proposed Athletic Fields

## H. DCI BUILDING

The DCI building is used for recreation programs and meetings. This building is in need of repair, roofing, painting and cleanup. It is expensive to operate with electric heat and many small rooms. The Borough and the Recreation Commission need to determine if this facility will be needed in the long term, or if it can be replaced or eliminated. The property is located on Atlantic Avenue, and is adjacent to the municipal parking lot between Osborne Ave. and North Main Street.



DCI Building and Municipal Parking Lot as viewed from Osborne Ave.



Panoramic View of DCI Building and surrounding area



Existing DCI Building as viewed from Atlantic Ave.



DCI Building Signage

## I. COAST GUARD BUILDING

There is a need for meeting space and passive recreation space, e.g. for senior activities and other groups. The Coast Guard building, when it is available, can provide space for small meetings and passive recreational programs, as well as become a small Life Saving Museum, with exhibits and programs for the public. It is anticipated that Manasquan will receive a grant from the Monmouth County recreation and Open Space Grant Program in support of several of these improvements.



Manasquan Coast Guard Station Building –  
Renovations to begin 2006-2007

## J. SEA GIRT NATIONAL GUARD CAMP

Although located in the neighboring Town of Sea Girt, the National Guard Camp property has been a valuable asset to the recreation program in Manasquan (see aerial photo below). The large open space is utilized by both Manasquan Recreation and Manasquan High School sports. Recreation utilizes the property for Squan Soccer, lacrosse and youth baseball, while the BOE hosts high school competitions for cross country, soccer and lacrosse. Given the lack of fields on the Borough of Manasquan property, as well as the limited fields and property of the BOE, the Sea Girt property fills a tremendous need.



Existing Conditions at Sea Girt National Guard Camp

## V. CONCLUSIONS

The findings of the Master Plan conclude that the Borough of Manasquan and its various organization should focus their efforts in three areas for the immediate future, in order to provide for the recreational needs of the Community. A description of these areas follows:

### A. MANASQUAN RECREATION CENTER

**The need for indoor recreation in Manasquan has never been more in demand.** This includes not only gym space, but meeting space, office space and classroom space. One of the greatest times for this need is during the day. The limited indoor space that is available to us at night is in use during the day, whether by the school or other groups/activities. For example, our Manasquan Senior group has grown in the last two years from a non-existent group in to a group with 130 dues paying members. They meet ten times a year and run several programs a month, many being held at the Women's Club. We have numerous programs for Seniors and small children that are run at the DCI building during the day.

The **greatest shortage** of recreational facilities and programs **is for indoor winter programs** for Manasquan elementary school age children. The three main programs that are affected include basketball, soccer and wrestling. These programs can be substantially improved by increasing the partnership between the Borough's Recreation Commission and the Board of Education when the new addition to the elementary school is completed (anticipated in 2007). The use of the new Cafetorium on evenings and Saturdays during the winter will provide recreation for more children and should substantially improve these programs. A joint resolution between the Borough Council and the Manasquan Board of Education has been passed whereby there is an agreement to work together to provide these recreational opportunities, once the school addition is completed.

The **need for a multi-purpose gymnasium** is more evident than ever. As our town keeps changing from a beach town to a family town our year round population continues to grow. Resolution 158-04 states that Manasquan Recreation will be given priority with scheduling when the new school addition is complete. We realize that while this will meet some of our needs it will not meet all of our demands. We also realize that the new addition will be needed by the school for plays, concerts and shows. The school will also need additional gym time for boys and girls volleyball teams and a place for the cheerleaders to practice other than the hallways. Obviously these commitments the school needs to make to its students will diminish the amount of gym-time made available for community recreation.

We currently have 180 students enrolled in our Bidy Basketball program. This program runs from January until the end of March. Each team currently plays one game a week with no practice time during the week because of lack of gym space. The need for a one hour practice for sixteen teams would create sixteen additional hours of gym time a week for that group alone. We also have our Mid-Monmouth basketball teams, which consist of four teams total. That program runs from October until December. The Mid-Monmouth teams last year and this year have resorted to renting gym space at the Atlantic Club and the Shore Christian Center to meet their needs. We are currently enrolling our residents in another youth basketball program called

Monmouth Youth. This program also includes both boys and girls teams. **These programs need gym space for practice and home games.**

Our indoor soccer program currently runs from January until April. It is run only once every two weeks on Sundays because of limited gym time and again there is no time during the week for any practice. Both the Biddy Basketball and the indoor soccer programs have to pay the school for janitor time. The cost is time and a half on Saturdays and double time on Sundays.

Our **wrestling program** has currently been **put on hold** due to a lack of space. The program used to be held at the **Sea Girt Army Camp** but that facility **is no longer available** to us. Manasquan residents who are interested in a local wrestling program have to travel to Belmar.

The recreation commission feels that **many of Manasquan's recreational needs**, both active and passive, **can be met by building a new recreational facility**. This facility would dramatically increase the number of rooms and programs available to our senior group during the day, while also addressing the need for more gym space throughout the year. The number of new programs that could be offered to our residents would be limitless. Whether it be sports with basketball leagues or tournaments, dance lessons, volleyball leagues, indoor soccer, wrestling or extra room space for exercising, yoga, painting, card playing the options or limitless.

The Parks and Recreation Committee and the Recreation Commission have identified **three options for the location of a new Recreation Center**.

Each of the possible locations have advantages and disadvantages, which can be discussed at length. A brief summary of the sites is as follows:

#### 1. STOCKTON LAKE PARK

Originally envisioned as a prime location for the Recreation Center in the early site design process for Stockton Lake Park due to the obvious compatibility with the outdoor recreation facilities (ball fields, hickey, tennis, skateboard, playground). Parked needs are also met by the presence of existing and municipal parking. Difficulties with this proposal include: probable higher construction cost due to soil condition and flood elevation; Green Acres restrictions concerning enclosed recreational space on funded lands; CAFRA approval concerning increased impervious coverage and approval time line (5 year). A recreation center at Stockton Lake Park would enlarge the footprint of the building currently approved by CAFRA (see Site Plan for Stockton Lake Park).

#### 2. MALLARD PARK

Mallard Park is an option due to the size of the park and its compatibility with outdoor recreation opportunities (ball fields, basketball court) and the proximity to the water (boating, kayaking programs). Difficulties include: building construction cost due to flood elevation; need for parking to support the facility; Green Acres restrictions; CAFRA approval process likely; visual impact upon residential neighborhood.

### 3. DCI BUILDING / MUNICIPAL PARKING LOT

The DCI building is an existing structure located on Atlantic Avenue between North Main Street and Osborne Avenue. A precious commercial property, it was donated to the Borough of Manasquan several years ago. Currently, the building serves as a makeshift recreation center, although it is in very poor physical condition. The building is adjacent to a municipal parking lot with access onto North Main Street and Osborne Avenue (see example aerial photo below).



DCI Building Property – Existing Conditions

The 'T' shaped property is a sensible option for a new recreation center, since it is essentially an improvement to an existing condition. Parking is convenient and the regulatory hurdles appear minimal. Ground conditions appear to allow construction of a basement level to maximize use of the site. The greatest disadvantage to this option is the lack of outdoor recreation space to complement its use.

Manasquan Recreation has developed two feasible alternatives for the location of the recreation center (see plans below). Option 'A' illustrates a building in place of the existing DCI building footprint, while Option 'B' suggests a location closer to Osborne Avenue. This option would allow for construction to take place while the DCI building continues to function. A modification to the parking lot would be necessary with access onto Atlantic Avenue, following demolition of DCI.



New Community/Recreation Center @ former DCI Building Site – Option A



New Community/Recreation Center @ former DCI Building Site – Option B

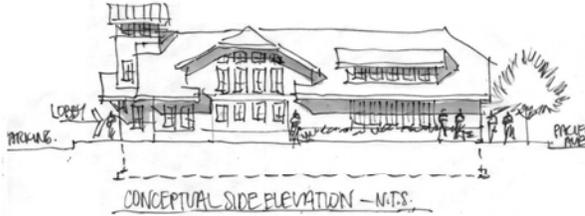
Additionally, Conceptual Architectural Floor Plans and Elevations have been prepared in order to confirm the feasibility of the site (see plans below).

# MANASQUAN RECREATION CENTER - MANASQUAN, NJ

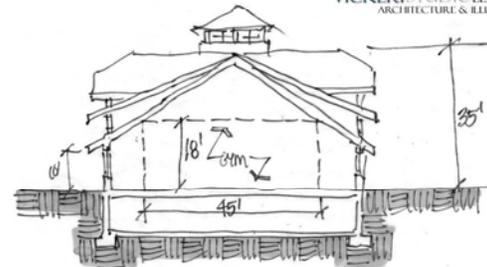


MELILLO+BAUER  
ASSOCIATES  
LANDSCAPE ARCHITECTURE

VICKERYSTUDIO LLC  
ARCHITECTURE & ILLUSTRATION



CONCEPTUAL SIDE ELEVATION - N.T.S.

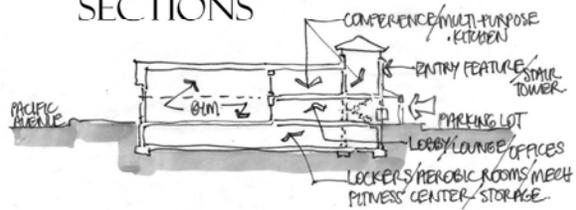


A CONCEPTUAL SECTION - 1/4" = 0'-0"



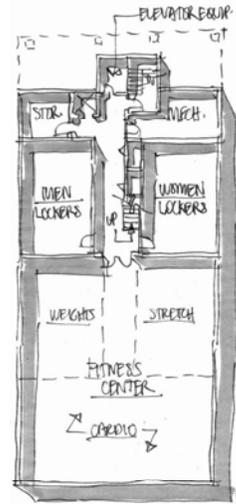
CONCEPTUAL MASSING SKETCH

## ELEVATION/MASSING



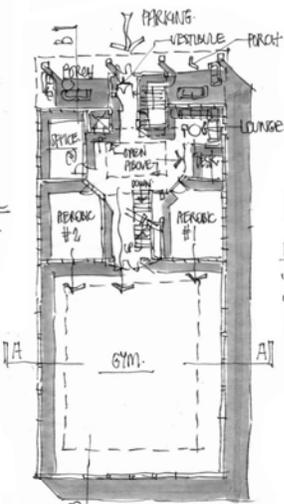
D CONCEPTUAL LONGITUDINAL SECTION - N.T.S.

## PLAN CONCEPTS



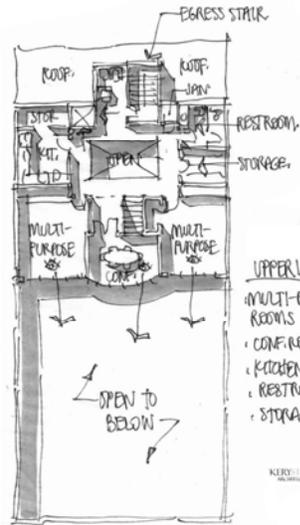
LOWER LEVEL

BASEMENT LEVEL  
• FITNESS CENTER  
• LOCKERS  
• STORAGE/MEET



ENTRY LEVEL

ENTRY LEVEL  
• GYMNASIUM  
• AEROBIC ROOMS  
• OFFICE  
• RECEPTION  
• LOBBY/LOUNGE

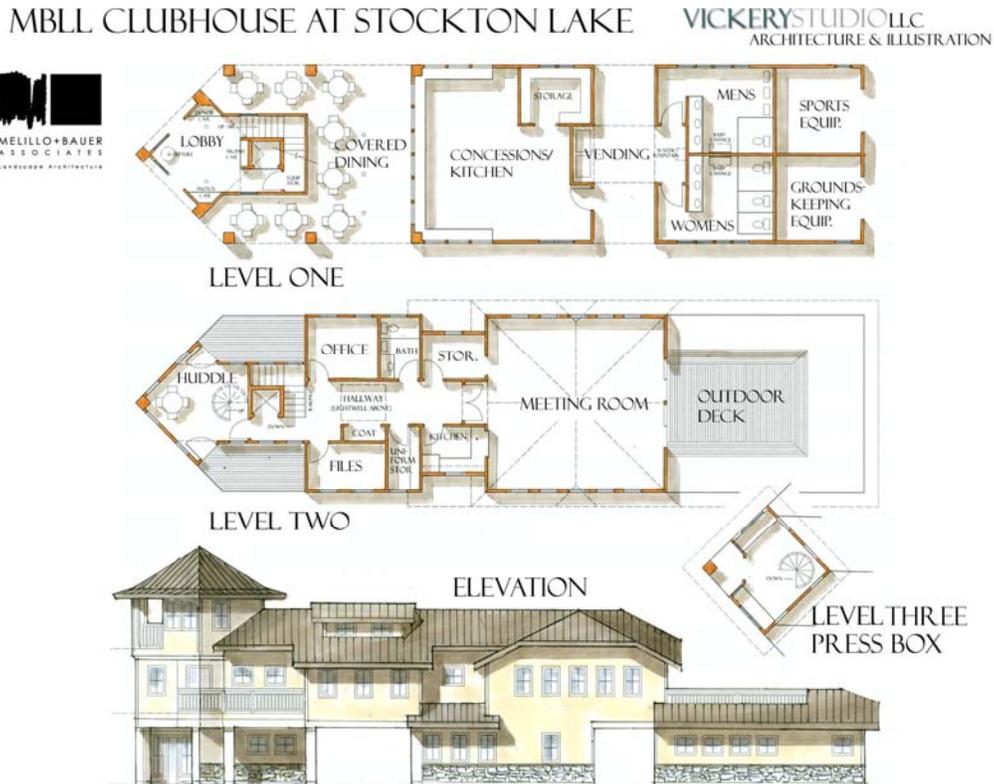


UPPER LEVEL

UPPER LEVEL  
• MULTI-PURPOSE ROOMS  
• CONF. ROOM  
• KITCHEN  
• RESTROOM  
• STORAGE

## B. STOCKTON LAKE PARK - COMPLETION

Phase I of the Stockton Lake Park Masterplan has been successfully completed. Three elements of the plan still remain in order to fulfill the Boroughs vision, and to comply with the approved CAFRA permit. The three elements include tennis courts, a children's playground, and a new park building to serve the needs of the Manasquan Brielle Little League, as well as the Community. Manasquan Brielle Little League has developed Conceptual Plans and Elevations for the park building (see plans that follow).



The 'clubhouse' would replace the existing shack facility, however, it would be constructed in a central location for the convenience of the park patrons. The building would provide concessions, covered dining, restrooms, office space, a large community meeting room, an outdoor deck, storage, and a press box/announcers booth for baseball and softball games. The architectural style is suggested to be compatible with that of the nearby Cost Guard Station.

### **C. MALLARD PARK**

Mallard Park is a 'diamond' in the rough! As described previously (see observations), the potential to increase the size of the open space, as well as, the functional use and safety of the park is significant. Coupled with the environmental benefit of reducing impervious coverage through removal of unneeded asphalt paving, the improvement of Mallard Park simply makes sense.

EXHIBIT 1

COUNCIL/BOE JOINT RESOLUTION

**RESOLUTION**

**158-04**

**WHEREAS**, the 2004 study of recreational needs for residents and particularly elementary school age children in Manasquan has shown that there is a great need for athletic recreation programs during the winter months, in particular; basketball, indoor soccer and wrestling; and

**WHEREAS**, the existing programs only serve a small part of this population; and due to the lack of available gymnasium space there is limited time for sports practice to learn the fundamentals of sports, to develop athletic skills, engage in healthful exercise and for game time; and

**WHEREAS**, during the winter months, the existing gymnasium space at the Manasquan Elementary and High Schools is needed to support boys and girls Elementary and High School programs and there is little time available to non-school recreation programs; and

**WHEREAS**, the proposed addition to Manasquan Elementary School will provide a multipurpose Cafetorium, which will be used as a cafeteria, general purpose room and full-size gymnasium with public access from the exterior; and

**WHEREAS**, this facility could be made available when not in use for school programs in the evening hours and Saturdays for community recreational purposes. This would enable these programs to better serve more Manasquan children.

**NOW, THEREFORE, BE IT RESOLVED** that it is the intent of this resolution for the Manasquan Board of Education and the Manasquan Borough Council to work together to continue providing Manasquan Recreation Commission with scheduling priority for additional time and facilities in accordance with Board policy. This sharing of facilities will be a benefit to the children, families, and taxpayers of Manasquan.

I, Colleen Scimeca, Municipal Clerk, Borough of Manasquan, County of Monmouth, New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Borough Council at the December 6, 2004 meeting.

  
\_\_\_\_\_  
COLLEEN SCIMECA, RMC, CMC  
Municipal Clerk

cafetorium.res

## EXHIBIT 2

### STOCKTON LAKE PARK – PARTNERSHIP SUMMARY

The cost of construction improvements will be shared by the Borough of Manasquan, the Borough of Brielle, the Manasquan Brielle Little League, the Manasquan Recreation Commission, and the Manasquan In-Line Hockey Club as follows:

#### Shares

➤ <b>Borough of Manasquan –</b>	<b>\$180,000</b>
➤ <b>Manasquan Recreation Commission</b>	<b>\$15,000</b>
➤ <b>Borough of Brielle</b>	<b>\$60,000</b>
➤ <b>Manasquan-Brielle Little League</b>	<b>\$65,000</b>
➤ <b>Manasquan In-Line Hockey</b>	<b>\$50,000</b>

**Total Contributions \$370,000**

#### **Additional Costs:**

- In-line hockey , GamePlex glass & dasher containment system, lighting system, finishing painting of skating surface and bleachers, all costs and labor provided by the Manasquan-Brielle Little League.

Approximately \$100,000

- Softball field, bleachers, dugouts, scoreboard, benches, warning tracks, future utility conduits, etc, all costs and labor provided by the Manasquan-Brielle Little League.
- Skateboard park – will use existing equipment, no additional costs.