

SEPTEMBER 2, 2025  
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Tuesday, September 2, 2025 at 5:15 p.m. The requirements regarding notice of this meeting are in accordance with New Jersey's Open Public Meeting Act. The meeting was opened with a salute to the flag, followed by a moment of silence.

A roll call by the Chairperson showed the following:

Present:     Comm. Sharrock  
                 Comm. Casserly  
                 Comm. Orchard  
                 Comm. Ramey  
                 Comm. Messano  
                 Comm. McCracken

Absent:        Comm. Robinson

The Chairperson noted a quorum was present then called the meeting to order.

**Approval of Minutes:**

Comm Orchard moved that the minutes of the July 7, 2025 meeting be approved. Comm.

Ramey seconded this, with the following vote:

|                 |           |
|-----------------|-----------|
| Comm. Sharrock  | - Abstain |
| Comm. Casserly  | - Yes     |
| Comm. Orchard   | - Yes     |
| Comm. Ramey     | - Yes     |
| Comm. McCracken | - Yes     |
| Comm. Messano   | - Abstain |
| Comm. Robinson  | - Absent  |

Comm Orchard moved that the minutes of the August 4, 2025 meeting be approved. Comm.

Ramey seconded this, with the following vote:

|                 |           |
|-----------------|-----------|
| Comm. Sharrock  | - Abstain |
| Comm. Casserly  | - Yes     |
| Comm. Orchard   | - Yes     |
| Comm. Ramey     | - Yes     |
| Comm. McCracken | - Abstain |
| Comm. Messano   | - Abstain |
| Comm. Robinson  | - Absent  |

**Approval of Bills:**

Review and payment of September bills by the Commissioners and certified by the Treasurer that funds are available for payment of the same, were presented to the Board for payment.

There being no other objections; Comm. Sharrock moved that the bills for September be paid as presented. This was seconded by Comm. Orchard and approved by the following roll call vote:

|                 |          |
|-----------------|----------|
| Comm. Sharrock  | - Yes    |
| Comm. Casserly  | - Yes    |
| Comm. Orchard   | - Yes    |
| Comm. Ramey     | - Yes    |
| Comm. McCracken | - Yes    |
| Comm. Messano   | - Yes    |
| Comm. Robinson  | - Absent |

The Chairperson declared the motion carried.

**The Chairperson asked for the report from the Executive Director**

Mr. DeSantis reported on the following:

- We will be having our 5 year plan resident meeting on 9/17/25 at 1pm
- Innova Building Advisors, LLC will be doing an energy audit for us
- Two of the four vacant units have been filled
- 21 people on the waiting list
- The façade repair is going out to bid

**Correspondence**

None

**The Chairperson asked for Old Business**

None.

**New Business:**

Consent Agenda:

Resolution 2025-13: Resolution Authorizing the Belmar Police Department a Master Key to the Belmar Housing Authority Apartments

Resolution 2025-14: Resolution Authorizing the Hiring of Lindan Chen

Comm. Sharrock made a motion to approve the above resolutions. This was seconded by Comm. Casserly and approved by the following roll call vote:

|                 |          |
|-----------------|----------|
| Comm. Sharrock  | - Yes    |
| Comm. Casserly  | - Yes    |
| Comm. Orchard   | - Yes    |
| Comm. Ramey     | - Yes    |
| Comm. McCracken | - Yes    |
| Comm. Messano   | - Yes    |
| Comm. Robinson  | - Absent |

**Reports from the Commissioners**

None.

**Open Public Portion:**

None.

Executive Session:  
None.

There being no further business before this Board; a motion was made by Commissioner Orchard and seconded by Commissioner McCracken to close the meeting and approved by the following roll call vote:

|                 |          |
|-----------------|----------|
| Comm. Sharrock  | - Yes    |
| Comm. Casserly  | - Yes    |
| Comm. Orchard   | - Yes    |
| Comm. Ramey     | - Yes    |
| Comm. McCracken | - Yes    |
| Comm. Messano   | - Yes    |
| Comm. Robinson  | - Absent |

The Chairperson declared the motion carried and the meeting was adjourned.