

MARCH 2, 2026  
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, March 2, 2026 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. Anderson  
              Comm. Keown-Blackburn  
              Comm. Sharrock  
              Comm. Ramey  
              Comm. Robinson

Absent:       Comm. Palendrano

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

**Approval of Minutes:**

Comm Sharrock moved that the minutes of the February 2, 2026 meeting be approved. Comm. Ramey seconded this, with the following vote:

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	-Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palendrano	- Absent

**Approval of Bills:**

Review and payment of March bills by the Commissioner 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 March be paid as presented. This was seconded by Comm. Kewon-Blackburn and approved by the following roll call vote:

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	-Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palendrano	- Absent

The Chairperson declared the motion carried.

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

Mr. DeSantis reported on the following:

- We hired the snow removal contractor and he has removed snow 3 times
- We have issued the notice to proceed to the contractor for the façade work
- Currently working on the green program
- The weatherization program recommendation has been sent in to the state for approval. We were not recommended for new windows but received a recommendation to install thermostats in each apartment
- Joe Kelly has passed away
- There will be a resolution at next month's meeting appointing a new attorney as our current one is retiring

### **Correspondence**

None

### **The Chairperson asked for Old Business**

None.

### **New Business:**

None

### **Reports from the Commissioners**

Commissioner Ramey advised that we had a good turnout of tenants for the presentation by the Office of Aging. She also advised that we are waiting to hear from Kearny Bank on possible additional funding for the building repairs.

### **Open Public Portion:**

Sandy Caputo asked Mr. DeSantis what we were approved for in the weatherization program. Mr. DeSantis advised that they have recommended we replace the thermostat controls in each apartment but did not recommend window replacements.

Missy Manley commended Mike Carr for his good communication with the contractor for snow removal. Maria Rondinaro thanked all those that helped with shoveling and plowing during the snow event. She also commented on the following:

- Requests that each resident be supplied with a lantern in case of extended power outage
- Requests that in the event of a power outage that JCP&L be notified that we have residents on medical machines
- Advised that the Office of Aging presentation was very informative.
- Asked if any of the commissioners had reached out to the community to seek volunteers to help around the building
- Would like one commissioner designated to follow up on tenant suggestions
- Do we have the zoom recording from the weatherization meeting. Advised that it was not recorded
- Would like the schedule of the contractor doing the façade work and advised that they should not be allowed in the building

Reneed Faro asked if we were still getting the windows done under the weatherization program. Mr. DeSantis advised that we were not approved for that.

**Executive Session:**

None.

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

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	-Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palendrano	- Absent

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