

MAY 4, 2026
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, May 4, 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(Tardy)
 Comm. Palandrano
 Comm. Lubin

Absent:

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

Approval of Minutes:

Comm Lubin moved that the minutes of the April 6, 2026 meeting be approved. Comm. Ramey seconded this, with the following vote:

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	- Yes
Comm. Sharrock	- Abstain
Comm. Ramey	- Yes
Comm. Robinson	- Abstain
Comm. Palandrano	- Yes
Comm. Lubin	- Yes

Approval of Bills:

Review and payment of May 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 May 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	- Abstain
Comm. Palandrano	- Yes
Comm. Lubin	- Yes

The Chairperson declared the motion carried.

The Chairperson asked for the report from the Executive Director

Mr. DeSantis reported on the following:

- The kickoff meeting with the contractor for the building façade is coming up next week
- We have 2 open units and one will be ready by the 15h of May
- The energy audit consultants are coming back in to inspect 14 additional units.

Correspondence

None

The Chairperson asked for Old Business

Commissioner Lubin advised that he and Commissioner Anderson toured the building recently. During their tour he was advised that the one boiler did not pass inspection but that the company that maintains it is working on funding to replace the inner parts. He also advised that he visited the one apartment that is being renovated and was not happy with the condition,

New Business:

Consent Agenda:

Resolution 2026-7: Resolution Appointing BHA Attorney

Resolution 2026-8: Resolution Appointing BHA Tenant Attorney

Prior to the approval of the resolutions, Mr. Hundley introduced himself to the board and provided them with his background and experience.

Comm. Kewon-Blackburn moved the above resolutions as presented. This was seconded by Comm Ramey 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. Palandrano	- Yes
Comm. Lubin	- Yes

Reports from the Commissioners

Commissioner Lubin reported that Missy Manley is in the hospital and wishes her well.

Open Public Portion

Sandy Caputo asked the following:

- Would like to know the date of the meeting with the contractor and architect
 - Tuesday, May 12th at 11:30am
- Would like to know if the carpet can be replaced in Missy's apartment while they are doing the carpet in the rehab apartment?
 - Paul will check with Mike

Deb Jones asked why the heat is going on and off. She was advised that it is controlled by a thermostat located outside which bases it on the outside temperature.

Ed Slater asked if his carpet could be replaced as well as he has tried to clean it several times with no luck. He also asked again about getting a 1 bedroom apartment. He was advised that we only move apartments for medical purposes.

Maria Rondanaro:

- Announced that the Borough is having an America 250 celebration at the library on Thursday, May 7 at 5pm

Executive Session:

Resolution 2026-9: Resolution Authorizing Executive Session,

Comm. Ramey moved the above resolutions as presented. This was seconded by Comm Robinson 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. Palandrano	- Yes
Comm. Lubin	- Yes

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

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	- Yes
Comm. Sharrock	- Yes
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Comm. Kewon-Blackburn moved the above resolutions as presented. This was seconded by Comm Ramey and approved by the following roll call vote:

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Comm. Kewon-Blackburn	- Yes
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Comm. Ramey	- Yes
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Comm. Kewon-Blackburn moved the above resolutions as presented. This was seconded by Comm Ramey and approved by the following roll call vote:

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
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Comm. Kewon-Blackburn moved the above resolutions as presented. This was seconded by Comm Ramey and approved by the following roll call vote:

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
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Comm. Kewon-Blackburn moved the above resolutions as presented. This was seconded by Comm Ramey 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. Palandrano	- Yes
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None

The Chairperson asked for Old Business

Commissioner Lubin advised that he and Commissioner Anderson toured the building recently. During their tour he was advised that the one boiler did not pass inspection but that the company that maintains it is working on funding to replace the inner parts. He also advised that he visited the one apartment that is being renovated and was not happy with the condition,

New Business:

Consent Agenda:

Resolution 2026-7: Resolution Appointing BHA Attorney

Resolution 2026-8: Resolution Appointing BHA Tenant Attorney

Prior to the approval of the resolutions, Mr. Hundley introduced himself to the board and provided them with his background and experience.

Comm. Kewon-Blackburn moved the above resolutions as presented. This was seconded by Comm Ramey 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. Palandrano	- Yes
Comm. Lubin	- Yes

Reports from the Commissioners

Commissioner Lubin reported that Missy Manley is in the hospital and wishes her well.

Open Public Portion

Sandy Caputo asked the following:

- Would like to know the date of the meeting with the contractor and architect
 - Tuesday, May 12th at 11:30am
- Would like to know if the carpet can be replaced in Missy's apartment while they are doing the carpet in the rehab apartment?
 - Paul will check with Mike

Deb Jones asked why the heat is going on and off. She was advised that it is controlled by a thermostat located outside which bases it on the outside temperature.

Ed Slater asked if his carpet could be replaced as well as he has tried to clean it several times with no luck. He also asked again about getting a 1 bedroom apartment. He was advised that we only move apartments for medical purposes.

Maria Rondanaro:

- Announced that the Borough is having an America 250 celebration at the library on Thursday, May 7 at 5pm

Executive Session:

Resolution 2026-9: Resolution Authorizing Executive Session,

Comm. Ramey moved the above resolutions as presented. This was seconded by Comm Robinson 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. Palandrano	- Yes
Comm. Lubin	- Yes

There being no further business before this Board; a motion was made by Commissioner Ramey and seconded by Commissioner Robinson 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. Palandrano	- Yes
Comm. Lubin	- Yes

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

MAY 4, 2026
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, May 4, 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(Tardy)
 Comm. Palandrano
 Comm. Lubin

Absent:

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

Approval of Minutes:

Comm Lubin moved that the minutes of the April 6, 2026 meeting be approved. Comm. Ramey seconded this, with the following vote:

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	- Yes
Comm. Sharrock	- Abstain
Comm. Ramey	- Yes
Comm. Robinson	- Abstain
Comm. Palandrano	- Yes
Comm. Lubin	- Yes

Approval of Bills:

Review and payment of May 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 May 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	- Abstain
Comm. Palandrano	- Yes
Comm. Lubin	- Yes

The Chairperson declared the motion carried.

The Chairperson asked for the report from the Executive Director

Mr. DeSantis reported on the following:

- The kickoff meeting with the contractor for the building façade is coming up next week
- We have 2 open units and one will be ready by the 15h of May
- The energy audit consultants are coming back in to inspect 14 additional units.

Correspondence

None

The Chairperson asked for Old Business

Commissioner Lubin advised that he and Commissioner Anderson toured the building recently. During their tour he was advised that the one boiler did not pass inspection but that the company that maintains it is working on funding to replace the inner parts. He also advised that he visited the one apartment that is being renovated and was not happy with the condition,

New Business:

Consent Agenda:

Resolution 2026-7: Resolution Appointing BHA Attorney

Resolution 2026-8: Resolution Appointing BHA Tenant Attorney

Prior to the approval of the resolutions, Mr. Hundley introduced himself to the board and provided them with his background and experience.

Comm. Kewon-Blackburn moved the above resolutions as presented. This was seconded by Comm Ramey 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. Palandrano	- Yes
Comm. Lubin	- Yes

Reports from the Commissioners

Commissioner Lubin reported that Missy Manley is in the hospital and wishes her well.

Open Public Portion

Sandy Caputo asked the following:

- Would like to know the date of the meeting with the contractor and architect
 - Tuesday, May 12th at 11:30am
- Would like to know if the carpet can be replaced in Missy's apartment while they are doing the carpet in the rehab apartment?
 - Paul will check with Mike

Deb Jones asked why the heat is going on and off. She was advised that it is controlled by a thermostat located outside which bases it on the outside temperature.

Ed Slater asked if his carpet could be replaced as well as he has tried to clean it several times with no luck. He also asked again about getting a 1 bedroom apartment. He was advised that we only move apartments for medical purposes.

Maria Rondanaro:

- Announced that the Borough is having an America 250 celebration at the library on Thursday, May 7 at 5pm

Executive Session:

Resolution 2026-9: Resolution Authorizing Executive Session,

Comm. Ramey moved the above resolutions as presented. This was seconded by Comm Robinson 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. Palandrano	- Yes
Comm. Lubin	- Yes

There being no further business before this Board; a motion was made by Commissioner Ramey and seconded by Commissioner Robinson 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. Palandrano	- Yes
Comm. Lubin	- Yes

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

MAY 4, 2026
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, May 4, 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(Tardy)
 Comm. Palandrano
 Comm. Lubin

Absent:

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

Approval of Minutes:

Comm Lubin moved that the minutes of the April 6, 2026 meeting be approved. Comm. Ramey seconded this, with the following vote:

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	- Yes
Comm. Sharrock	- Abstain
Comm. Ramey	- Yes
Comm. Robinson	- Abstain
Comm. Palandrano	- Yes
Comm. Lubin	- Yes

Approval of Bills:

Review and payment of May 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 May 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	- Abstain
Comm. Palandrano	- Yes
Comm. Lubin	- Yes

The Chairperson declared the motion carried.

The Chairperson asked for the report from the Executive Director

Mr. DeSantis reported on the following:

- The kickoff meeting with the contractor for the building façade is coming up next week
- We have 2 open units and one will be ready by the 15h of May
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Correspondence

None

The Chairperson asked for Old Business

Commissioner Lubin advised that he and Commissioner Anderson toured the building recently. During their tour he was advised that the one boiler did not pass inspection but that the company that maintains it is working on funding to replace the inner parts. He also advised that he visited the one apartment that is being renovated and was not happy with the condition,

New Business:

Consent Agenda:

Resolution 2026-7: Resolution Appointing BHA Attorney

Resolution 2026-8: Resolution Appointing BHA Tenant Attorney

Prior to the approval of the resolutions, Mr. Hundley introduced himself to the board and provided them with his background and experience.

Comm. Kewon-Blackburn moved the above resolutions as presented. This was seconded by Comm Ramey 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. Palandrano	- Yes
Comm. Lubin	- Yes

Reports from the Commissioners

Commissioner Lubin reported that Missy Manley is in the hospital and wishes her well.

Open Public Portion

Sandy Caputo asked the following:

- Would like to know the date of the meeting with the contractor and architect
 - Tuesday, May 12th at 11:30am
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Maria Rondanaro:

- Announced that the Borough is having an America 250 celebration at the library on Thursday, May 7 at 5pm

Executive Session:

Resolution 2026-9: Resolution Authorizing Executive Session,

Comm. Ramey moved the above resolutions as presented. This was seconded by Comm Robinson 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. Palandrano	- Yes
Comm. Lubin	- Yes

There being no further business before this Board; a motion was made by Commissioner Ramey and seconded by Commissioner Robinson 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. Palandrano	- Yes
Comm. Lubin	- Yes

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