

RESOLUTION 2026-1

**RESOLUTION APPOINTING AND CONFIRMING ATTORNEY
FOR THE BELMAR HOUSING AUTHORITY**

WHEREAS, there exists a need for professional services for an Attorney;

WHEREAS, a contract for professional services pursuant to N.J.S. 40A:11-5(1)(a)(I) and N.J.S.19:44A-20.5 may be awarded without advertisement for bids or bidding in that the required services must be performed by persons authorized by law to practice a recognized profession, whose practice is regulated by law, and the performance of which requires knowledge of an advanced and specialized type.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Belmar Housing Authority that Mr. John Bonello, Esq. be and is hereby appointed and confirmed from January 1, 2026, through December 31, 2026 for a contract amount not to exceed \$17,500.00

	1 st	2nd	Ayes	Nays	Abstain	Absent
Comm Sharrock		x	x			
Comm. Ramey			x			
Comm. Robinson			x			
Comm. Anderson			x			
Comm. Keown-Blackburn	x		x			
Comm. Palandrano			x			

Paul DeSantis, Executive Director

RESOLUTION 2026-2

**RESOLUTION APPOINTING AND CONFIRMING LANDLORD/TENANT
ATTORNEY**

WHEREAS, there exists a need for professional services for a Landlord/Tenant Attorney;

WHEREAS, a contract for professional services pursuant to N.J.S. 40A:11-5(1)(a)(I) and N.J.S.19:44A-20.5 may be awarded without advertisement for bids or bidding in that the required services must be performed by persons authorized by law to practice a recognized profession, whose practice is regulated by law, and the performance of which requires knowledge of an advanced and specialized type.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Belmar Housing Authority that Mr. John Bonello, Esq. be and is hereby appointed and confirmed from January 1, 2026 through December 31, 2026 for a contract amount not to exceed \$17,500.00.

	1 st	2nd	Ayes	Nays	Abstain	Absent
Comm Sharrock		x	x			
Comm. Ramey			x			
Comm. Robinson			x			
Comm. Anderson			x			
Comm. Keown-Blackburn	x		x			
Comm. Palandrano			x			

Paul DeSantis, Executive Director

RESOLUTION 2026-3
Appointing a Qualified Purchasing Agent and Increasing Bid Threshold
(pursuant to N.J.S.A. 40A:11-9(g))

WHEREAS, the recent changes to the Local Public Contracts Law gave local Contracting units the ability to increase their bid threshold up to \$53,000; and

WHEREAS, N.J.S.A. 40A:11-3a permits an increase in the bid threshold if a Qualified Purchasing Agent is appointed as well as granted the authorization to negotiate and award such contracts below the bid threshold; and

WHEREAS, N.J.A.C. 5:34-5 et. Seq. establishes the criteria for qualifying as a Qualified Purchasing Agent; and

WHEREAS, Amy Spera, QPA will be filling the vacancy of a Qualified purchasing Agent.

WHEREAS, the Belmar Housing Authority wishes to take advantage of the increased bid threshold:

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Belmar Housing Authority in the County of Monmouth, in the State of New Jersey hereby increases its bid threshold to \$53,000; and

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby appoints Amy Spera, QPA, to fill the vacancy of Qualified Purchasing Agent from January 1, 2026 through December 31, 2026 at an annual stipend of \$1,000.00 per year. Qualified Purchasing Agent is authorized to exercise the duties of a purchasing agent pursuant to N.J.S.A. 40A:11-2(30), with specific relevance to the authority, responsibility, and accountability of the purchasing activity of the contracting unit; and

	1 st	2nd	Ayes	Nays	Abstain	Absent
Comm Sharrock		x	x			
Comm. Ramey			x			
Comm. Robinson			x			
Comm. Anderson			x			
Comm. Keown-Blackburn	x		x			
Comm. Palandrano			x			

Paul DeSantis, Executive Director

RESOLUTION 2026-4

RESOLUTION APPOINTING PAUL DESANTIS TO THE BELMAR HOUSING AUTHORITY

BE IT RESOLVED, by the Board of Commissioners of the Belmar Housing Authority, that Paul DeSantis is hereby reappointed as the Executive Director and Secretary/Treasurer of the Belmar Housing Authority effective January 1, 2026.

BE IT RESOLVED, that the Board Chairman is authorized to sign contract with Paul DeSantis as Executive Director; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Belmar Housing Authority that the above reappointment be and is hereby ratified and confirmed as a reappointment of the Board of Commissioners of the Belmar Housing Authority.

	1 st	2 nd	Ayes	Nays	Abstain	Absent
Comm Sharrock		x	x			
Comm. Ramey			x			
Comm. Robinson			x			
Comm. Anderson			x			
Comm. Keown-Blackburn	x		x			
Comm. Palandrano			x			

Paul DeSantis, Executive Director

RESOLUTION 2026-5

RESOLUTION AWARDING A CONTRACT FOR THE BUILDING FAÇADE REPAIR
AT THE BELMAR HOUSING AUTHORITY IN THE
BOROUGH OF BELMAR

WHEREAS, bids were requested and received pursuant to the Local Public Contracts Law (N.J.S.A. 40A: 11-1 et seq.) for the Building Façade Repair at the Belmar Housing Authority; and

WHEREAS, eight (6) bids for this project were received:

Bidder	Base Bid
Arista Renovations	\$480,000.00
Best Restoration Services, Inc.	\$1,967,000.00
Eko Construction LLC	\$435,000.00
Madina Restoration, Inc.	\$495,000.00
Michael J. Malpere Co., Inc	\$564,778.00
Spartan Construction Inc.	\$1,590,000.00

WHEREAS, Eko Construction, LLC, submitted a bid of \$435,000.00; and

WHEREAS, DiGereonimo PC has recommended Eko Construction LLC be awarded the project with the monetary bid of and \$435,000.00; and

WHEREAS, the bid by Eko Construction, LLC complies with the bid specifications and includes all required documentation; and

WHEREAS, the Belmar Housing Authority Board of Commissioners is desirous of awarding a contract to Eko Construction in the amount of \$435,000;

NOW, THEREFORE BE IT RESOLVED on the 5th day of January 2026, by the Commissioners of the Belmar Housing Authority, in the County of Monmouth and State of New Jersey, as follows:

1. This award is subject to the review and approval of the Belmar Housing Authority attorney.
2. Subject to the above conditions, a contract in the amount of \$435,000 for the project is awarded to Eko Construction LLC
3. The Executive Director is authorized and directed to execute all necessary documents to effectuate a contract with Eko Construction LLC
4. A certified copy of this resolution shall be sent to: Eko Construction LLC

RESOLUTION 2026-5

RESOLUTION AWARDING A CONTRACT FOR THE BUILDING FAÇADE REPAIR
AT THE BELMAR HOUSING AUTHORITY IN THE
BOROUGH OF BELMAR

	1 st	2nd	Ayes	Nays	Abstain	Absent
Comm Sharrock		x	x			
Comm. Ramey			x			
Comm. Robinson			x			
Comm. Anderson			x			
Comm. Keown- Blackburn	x		x			
Comm. Palandrano			x			

Paul DeSantis, Executive Director