

JULY 6, 2026
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, July 6 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. Sharrock
 Comm. Ramey
 Comm. Robinson
 Comm. Palandrano
 Comm. Lubin

Absent:

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

Approval of Minutes:

Comm Robinson moved that the minutes of the June 1, 2026 meeting be approved. Comm. Lubin seconded this, with the following vote:

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

Approval of Bills:

Review and payment of July 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 July be paid as presented. This was seconded by Comm Anderson and approved by the following roll call vote:

Comm. Anderson	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
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 project has started on the façade and they will be doing the East & North side first
- We received a satisfactory rating from our recent HUD inspection
- Currently working on the two vacant apartments

Correspondence

None

The Chairperson asked for Old Business

None.

New Business:

None.

Reports from the Commissioners

Commissioner Lubin requested to know if a cross is allowed to be placed on the roof of the building. Our attorney advised him that it was not allowed and should be removed.

Commissioner Anderson advised that she has followed up on the work orders that were filed last month and advised that she has blank ones with her if anyone needed to fill any out.

Commissioner Robins requested to know the hours the community room is open. She was advised it is from 7am-7pm.

Open Public Portion

Missy Manley

- Asked when the handicap door at the front of the building.
 - She was advised that the electrician had been contacted but Paul will follow up again
- She advised the board that they had a nice patriotic concert at the building on 7/1/26 where approximately 10 tenants and 15 residents of Belmar attended

Karen Vallone requested to know who is responsible for the landscape. She was advised that we hire a landscaper that is only responsible for the mowing.

Ed Slater stated that he filled out work orders last month and that nothing had been done. Paul advised that they were honoring his request to move to a 1 bedroom.

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

Comm. Anderson	- 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.