

OCTOBER 4, 2022  
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Tuesday, October 4, 2022 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. Lynch  
                  Comm. Orchard  
                  Comm. Sharrock  
                  Comm. Ramey  
                  Comm. Casserly  
                  Comm. McCracken  
                  Comm. Messano

Absent:

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

**Workshop:**

1 – Building Façade by DiGeronimo Engineers – Representatives from DiGeronimo Engineering presented their findings and 3 possible recommendations for the repairs of the building façade.

Alternate A – Install scaffolding around the building to protect people when they are walking around the building from any possible bricks falling. \$93,750

Alternate B – Same as alternate A plus install struts to keep brick from falling. \$365,000

Alternate C – Same as alternate A & B plus redo the North side of the building with metal panel system. \$653,300

Joan Muli asked how much wind can the scaffolding take. The reps explained that the design meets NYC construction codes and it is anchored to the ground so it can handle wind.

Joe McEcoy of 700 Main asked if they are concrete anchor bolts and epoxy. The reps advised that it is.

2 – Budget Adoption

Resolution 2022-11: 2022-2023 Budget Adoption

Comm. Sharrock moved that the budget be adopted as presented. Comm. Lynch seconded this, with the following vote:

Comm. Lynch	- Yes
Comm. Sharrock	- Yes
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. Casserly	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Yes

**Executive Session:**

Resolution 2022-12: Resolution Authorizing Executive Session.

Comm. Casserly moved to go into executive session. Comm. Ramey seconded this, with the following vote:

Comm. Lynch	- Yes
Comm. Sharrock	- Yes
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. Casserly	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Yes

Comm. Ramey moved to close executive session and re-enter public session. Comm. Orchard seconded this, with the following vote:

Comm. Lynch	- Yes
Comm. Sharrock	- Yes
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. Casserly	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Yes

**Approval of Minutes:**

Comm. Sharrock moved that the minutes of the September 6, 2022 meeting be approved. Comm. Orchard seconded this, with the following vote:

Comm. Lynch	- Yes
Comm. Sharrock	- Yes
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. Casserly	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Yes

**Approval of Bills:**

Review and payment of October 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. Lynch moved that the bills for October be paid as presented. This was seconded by Comm. McCracken and approved by the following roll call vote:

Comm. Lynch	- Yes
Comm. Sharrock	- Yes
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. Casserly	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Yes

The Chairperson declared the motion carried.

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

Mr. DeSantis reported on the following:

- We have 2 vacancies and we have 2 Belmar residents on the waiting list that will be interviewed.
- The VNA will be here on 10/12 to administer the 3<sup>rd</sup> booster. There will be a sign up sheet in the elevator.
- The Emergency Management Plan has been updated
- There was a letter distributed to all the residents on 9/20/22 and would like to know who distributed it.
- Received a quote for the new transfer switch on the generator and getting a second one. The generator will only do common areas. Several years ago we received an army surplus generator that was designated to us by the Borough, however we are now being advised that it won't work.
- We will have a rep from MHI at the next meeting to discuss the needs of our elevator
- Thanked those that showed up for the 9/11 ceremony.

**Correspondence**

None

**The Chairperson asked for Old Business**

None.

**New Business:**

Resolution 2022-13: Resolution Reappointing Paul DeSantis as Acting Executive Director to the Belmar Housing Authority.

Comm. Sharrock moved the above resolution. Comm. Lynch seconded this, with the following vote:

- |                 |       |
|-----------------|-------|
| Comm. Lynch     | - Yes |
| Comm. Sharrock  | - Yes |
| Comm. Orchard   | - Yes |
| Comm. Ramey     | - Yes |
| Comm. Casserly  | - Yes |
| Comm. McCracken | - Yes |
| Comm. Messano   | - Yes |

**Reports from the Commissioners**

None.

**Open Public Portion**

Sharon Mahoney, 800 Main St, stated/asked the following:

- How does the housing authority get its money?
  - Subsidy comes from HUD
- Is the Board appointed by the Mayor & Council?
  - Yes and 1 is a Governor's appointment
- Who oversees the Executive Director?
  - The Board of Commissioners
- Does the ED have a contract?
  - No, we are in the process of developing one
- Who is in charge of receiving requests from the website?
  - Paul

- Who is responsible for website updates as there are items missing (authority rules, open public meetings act, name & mailing address of supervisor and email, Admission & Occupancy policy on the website is unreadable, section 508, grievance procedure, residents rights & responsibilities
  - Amy
- Spoke with Melissa Bennett and the BHA is to provide a safe place to live
- Need a smoke free policy as has to walk through waves of marijuana in and around the building
  - We have one
- Work not being done timely
- Hud inspections by ED and Superintendent
  - We do not do HUD inspections, only HUD does HUD inspection, we only perform an annual inspection
- Building Superintendent needs to treat people properly
- Why are seats not being returned to lobby
  - Because residents were congregating without masks and not following the 6' rule. There are also certain residents that like to sit down there and make rude and inappropriate comments to others entering and exiting the building.

Bob Vynick, Apt 2C, stated the following:

- The power outage all stems from electric losing 1 phase so even if the generator did work it wouldn't have worked
- This was an unprecedented and there is no one to blame
- I was homeless and asked for an application to this building and was provided an apartment very quickly and I am very appreciative.

Jim Beam, 612 16<sup>th</sup> Ave, stated the following:

- As managers of this building, your tenants are your customers and doesn't feel they are being treated very well.

Missy Manley, Apt 6C stated/asked the following:

- Why does it take so long to put light bulb in. There was light bulb that sat for 35 days on her floor
  - It wasn't a light bulb, it was the fixture and we were waiting for the light bulb.
- Would like agenda posted on bulletin board
- Has anyone looked for grants for the elevator?
- Yes
- We should have a handbook for the tenants with all emergency contact info
- Contact Congressman Smith and Singer and Freeholders to get us help with the elevators.

Christine Workman, MHI, stated the following:

- Owns her own Elevator Consulting company and is a certified building inspector
- Looked at elevators and feels they are just hitting their normal life expectancy but that there is nothing wrong with them
- Would have no problem getting in the elevator or putting my own child in it.
- Needs to just be modernized which can take about 20 weeks

Sherry Russo, 1218 Briarwood, stated the following:

- Saddened and upset that this meeting was held on a Jewish holiday
- She's a landlord and has to get permits for all work and if we had to we would never pass
- Doesn't think it is fair that we don't have set times to make renovations

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

Comm. Lynch	- Yes
Comm. Sharrock	- Yes
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. Casserly	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Yes

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