

SEPTEMBER 6, 2022  
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Tuesday, September 6, 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 – Postponed until October meeting

**Approval of Minutes:**

Comm. Sharrock moved that the minutes of the August 8, 2022 meeting be approved. Comm. McCracken 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 September 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.

Commissioner McCracken asked for an explanation of the NJFSPC payment. Amy advised that this is for a payroll deduction for an employee.

Commissioner Lynch requested an explanation for the Roto Rooter payment. Mr. DeSantis advised that it was for a clogged drain in one of the apartments.

There being no other objections; Comm. Sharrock moved that the bills for September be paid as presented. This was seconded by Comm. Ramey 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:

- There was a power failure recently at the building and throughout town that resulted in the elevator not functioning and the backup generator battery died and therefore the generator did not work. Mike Carr contacted the police department and the elevator company. The elevator company responded but was not able to fix it until the next day when they were able to get the needed part.
- In the process of getting a quote on replacing the generator
- Controls for the elevator also need to be replaced and waiting for a quote on that.
- The elevator is serviced monthly and the generator is supposed to be serviced semi-annualy but the contractor missed their last maintenance.
- Maintenance and upgrades around the building have been as follows:
  - Security – installed video cameras all around the outside and inside of the building
  - Changed parking lot lighting
  - Repaved parking lot and added additional parking spots
  - Replaced Roof
  - Installed energy efficient windows in the community room
  - Installed air conditioning on the first floor
  - Refinished all floors on the first floor
  - Replaced all cable with fiber optic and can now provide wifi on the first floor
  - Laundry room has been upgraded with flooring, paint and folding table
- Future upgrades include replacing the controls on the elevator, replacing the generator and repairing the building facade

### **Correspondence**

None

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

None.

### **New Business:**

None.

### **Reports from the Commissioners**

Commissioner McCracken announced that he has worked with the Fishing Club and announced that they will be hosting a senior luncheon on September 20, 2022.

### **Open Public Portion**

Mary Manley, Apt 6C, stated the following:

- The power was out for 7 hours and the elevator was out for 22 hours and that there was no one here to help them.
- She had to walk 6 floors to her apartment and couldn't see because it was pitch black.

- Back in 2021 during Sandy the common areas were lit and the elevator worked and she feels their lives were at risk during this outage.
- Feels we need an emergency protocol for the building

Ellen Ramey, Apt 3D, stated the following:

- She was one of the people that had to sit downstairs during the power outage while waiting for the elevator to get repaired but eventually the elevator company advised that they would not be able to fix it that night.
- Around 10pm the lights came back on
- Mike & Lynn & friends helped those that were waiting downstairs back up to their apartments via the stairs
- On Sunday she saw the Mayor on the boardwalk and told him she was disappointed that no one from Belmar administration came to help. The Mayor advised her that he was not aware the building was without power the day before.

Sgt. Popper, Belmar PD, stated the following:

- No calls were received by the police department from the building that they were without power but if they had they would have been here to help

Sharon Mahoney, 8<sup>th</sup> Ave, stated/asked the following:

- She called the police several times over the traffic lights being out
- Need a set of protocols in place for the building and the police should be dispatched
  - Paul advised that he was informed that the police were notified but that dispatch failed to notify the chief. He also advised that the Superintendent has now been given the phone number for the Emergency Management Coordinator
- Frustrated that no one checked on the residents in the building
- Someone in the housing authority should report the outage to PD
- Jim McCracken as the liaison between the housing authority and the borough should be on a phone list to know what's going on
- There has to be an emergency preparedness plan
- Is there a portable generator
  - No and the army surplus generator will not work on the building
- Is this a state or federal building
  - Federal
- Are there any landlines
  - Yes, there is a landline in the office and the Superintendent has the key to the office
- There should be a community landline phone
- Need to develop a plan and present at the next meeting

Sherry Russo, Briarwood Rd, stated the following:

- Feels it's a sad situation and this was a broken chain of command and hope we take care of the residents in the future
- Doesn't seem to be a plan in place

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

- 100% management issue and someone owes an apology and needs to fix it
  - Alice Petitt pointed at Paul DeSantis when he said this
  - Paul DeSantis responded that protocol was followed & it was just unfortunate circumstances

Alice Pettit, Apt 5A, stated the following:

- Blames Paul DeSantis as she feels he has a closed door policy and stated that his response to everything is I'll look into it, I'll see what I can do and do you have proof.
  - Commissioner Sharrock responded by saying that there has been a lot done around here

Maria Rondinaro, Pinetree Terr, stated the following:

- Horrified to hear what the residents went through
- What will the timeline of repairs
  - Paul advised that the main elevator is functional and the 2<sup>nd</sup> elevator is a freight and we don't encourage the use of it. And we are waiting on parts for the generator
  - Shannon Mahoney asked what parts. Paul advised that the battery had to be recharged and we are waiting for quotes to replace

Joe McEvoy, stated the following:

- When we live in an area that is vulnerable and we are not on our own grid and we have seniors you need to have a contingency plan

Stefanie Lorenzo, Apt 6k, stated the following:

- Light out for 48 hrs
- We have gnats flying around some of the apartments

Renee Ferro, Apt 6H, stated the following:

- Sat with Ellen while the elevator company was trying their best
- Mike and Lynn from 3H were also there and were very helpful with helping people and getting them back to their apartments
- What is OEM
  - Office of Emergency Management

Jane Knox, Apt 3K, stated the following:

- Called Mike and he told her he was at a wedding and he hung up
- Would like another number to call besides Mike

There being no further business before this Board; a motion was made by Commissioner Casserly and seconded by Commissioner Ramey 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.