

APRI 6, 2026  
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, April 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. Keown-Blackburn  
              Comm. Ramey  
              Comm. Robinson  
              Comm. Palandrano  
              Comm. Lubin

Absent:      Comm. Sharrock

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

**Approval of Minutes:**

Comm Keown-Blackburn moved that the minutes of the March 2, 2026 meeting be approved. Comm. Ramey seconded this, with the following vote:

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

**Approval of Bills:**

Review and payment of April 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. Lubin moved that the bills for April be paid 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	- Absent
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 building façade will begin as soon as the specs are reviewed and approved by the engineer; anticipate mid-April
- The weatherization program documents were submitted and state is requiring some clarifications
- We currently have 2 openings
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**Correspondence**

None

**The Chairperson asked for Old Business**

Commissioner Robinson followed up on getting copies of the work orders to the commissioners.

**New Business:**

Consent Agenda:

Resolution 2026-7: Resolution Appointing BHA Attorney

Resolution 2026-8: Resolution Appointing BHA Tenant Attorney

A few of the commissioners would like to meet the new attorney prior to approval and request the possibility of him attending meetings going forward.

The above resolutions were tabled until the May meeting.

**Reports from the Commissioners**

Commissioner Robinson requests that each commissioner be assigned a task that they should report on at each meeting.

Commissioner Anderson requested a contact list of all the residents and also would like to take a tour of the building and tenants apartments(with tenant approval).

**Open Public Portion**

Sandy Caputo asked the following:

- Are there records of emails and texts
- Can the zoom meeting from the weatherization program be published? It was not recorded
- There are ripples in Missy's rug in her apartment and is a hazard

Maria Rondanaro:

- Announced that the Borough is having a town wide garage sale if tenants would like to participate on 5/2 and 5/3 to de-clutter and the town will offer bulk pickup after the garage sale

Missy Manley

- Contacted the weatherization program and found that the application is not yet approved and received an explanation as to why the windows were not approved. She also op'ed and received a copy of the energy audit and encourages the commissioners should be doing the same.
- Would like an emergency preparedness plan posted

Pat Wann

- The association is trying to clean up the kitchen and get rid of all the old dishes and such

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

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

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