

FEBRUARY 2, 2026  
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, February 2, 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. Sharrock  
              Comm. Ramey  
              Comm. Robinson  
              Comm. Palendrano

Absent:

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

**Approval of Minutes:**

Comm Sharrock moved that the minutes of the January 5, 2026 meeting be approved. Comm. Ramey seconded this, with the following vote:

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	-Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palendrano	- Yes

**Approval of Bills:**

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

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	-Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palendrano	- Yes

The Chairperson declared the motion carried.

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

Mr. DeSantis reported on the following:

- The Borough of Belmar will no longer be plowing our parking lot and we have signed a contract with LBM Landscaping to plow the parking lot during snow events
- We will have a contractor come in to look at cleaning the duct work
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### **Correspondence**

None

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

None.

### **New Business:**

None.

### **Reports from the Commissioners**

Commissioner Ramey advised that their Office on Aging will be hosting lunch here on 2/13 at 2pm. She also advised that a new Tenant Association has been formed and that Patt Wann is the President and Deb Jones is the Secretary

### **Open Public Portion:**

Jimmy Colagero advised that he was in the landscaping business and that snow plowing is very tricky and that the contractor may have to come back several times to clear the lot.

Sandy Caputo asked Mr. DeSantis if he keeps his emails as she submitted an opra request for emails on the weatherization program and has not received any. Mr. DeSantis advised that he does not keep the emails.

Missy Manley requested that we have a plan in place in advance of emergencies. She also suggested working with various community groups to get volunteers to help us when we have situations like the past snow storm and we need help being plowed/shoveled out.

Maria Rondinaro thanked all those that helped with shoveling and plowing during the snow event.

- She asked what preparations were made prior to the storm. Mr. DeSantis advised that the Borough of Belmar always assisted us by plowing our lot during storms but due to a confrontation with the Superintendent they no longer will. The Superintendent also purchased salt for the walkways prior to the storm. He also reiterated that we have now signed a contract with a landscaper to take over the responsibility of plowing the lot, however they will not shovel in between the cars.
- She also recommends boosting information to the tenants prior to storms. Mr. DeSantis advised that the news of the storm was all over the news but that the residents can sign up for the Borough of Belmar's emergency notifications.

Mike Carr informed the Board that the Belmar Public Works did not properly eliminate the snow from our property. He advised that a small path was cleared going up the main walkway but that the handrails could not be reached by the residents. He also advised that they put the snow in the center island of 8<sup>th</sup> Ave which then eliminated the residents ability to cross the street at that location.

- At this point Mr. DeSantis advised the board of the incident between Mike Carr and the Belmar Public Works and advised that Mike has been counseled on his behavior.

Anita Buckley asked what is being done with the windows since the inserts did not work. Mr. DeSantis advised that anyone that has an issue with cold air coming through their windows we have put plastic over them,

Ed Slater advised that he fell attempting to shovel the snow out from between his car and was unable to get help getting up and recommends we come up with a plan to assist the residents with this.

Lynn Clark thanked Mike and Jimmy for helping with snow removal.

**Executive Session:**

None.

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

Comm. Anderson	- Yes
Comm. Kewon-Blackburn	-Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palendrano	- Yes

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