

# FY 2023 Annual Report



**evolve.**



**restore.**



**build.**





## Board of Directors

**Chuck Schlapfer**  
**President**

**Angelica Webber**  
**Vice President/Secretary**

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**Treasurer**

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**Sharon Barker**  
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**Neil Bryant**  
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**Angie Lombardi**  
**Natasha McLaurin**



# Northern Ocean Habitat for Humanity **executive director**

Dear Friends,

"Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope."

This is our mission statement, and it serves as our barometer for how we might evaluate the past year and how we can plan for the years ahead.

With an affordable housing shortage of over 240,000 homes in New Jersey, we are challenged to **BUILD** more HOMES and opportunities for homeownership in northern Ocean County. Advocating for change is one way we can make a real dent in the affordable housing crisis that our community is facing. This year, we helped two families become first-time homeowners. Looking at where we are now, I believe we are well-positioned to be a catalyst for real change in our COMMUNITY.

Our Critical Home Repair Program helped to **RESTORE** 37 affordable homes in our community this past year. Many of the repairs completed have helped low-income senior homeowners who need repairs to remain in their homes and "Age in Place" safely and with dignity.

Next year brings us to our 25th Anniversary. Looking forward, I am cognizant of different ways to fulfill Habitat's mission. As we **EVOLVE** our programs to meet the needs of the community, advocating for change is a priority. Getting as many families into affordable housing as we can is the means by which we do so: pulling together the efforts of our Habitat family – the volunteers, donors, staff, and, of course, our homeowners – to promote dignity and hope.

Thank you for walking with us and being part of this important work. We couldn't do it without your support. Working together, we can help families realize Habitat for Humanity's vision- a world where everyone has a decent place to live.

With Gratitude,

Kristine Novakowski  
**Executive Director,**  
**Northern Ocean Habitat for Humanity**

## Our vision

A world where everyone has a decent place to live.



# testimony of action



**22**

home builds



**370+**

homes  
repaired



**\$1M+**

ReStore  
sales per year

## Our mission

Seeking to put God's love into action, Northern Ocean Habitat for Humanity brings people together to build homes, communities, and hope.

# Homeownership Program

Northern Ocean Habitat for Humanity provides families with a unique opportunity to build and buy their own homes. Habitat homeowners are required to show a need for adequate housing, have the ability to pay an affordable mortgage, and partner with Habitat through sweat equity hours. Diana's story explains what the journey can look like for a hardworking Habitat homeowner.

Diana has always dreamed of becoming a homeowner and giving her daughters, Adriana and Ariana, a place they can grow and thrive in. After 6 hard years of living in a small apartment without ADA modifications for her daughters with Spastic Quadriplegic Cerebral Palsy, her dream was finally coming true.

June 2022



The Journey

The beautiful home donated by the Hemmer family was transported from Normandy Beach, NJ to a donated lot in Manchester, NJ over the course of 3 days. Although this home is not a standard Habitat home, it was going to have the modifications her daughters needed - a therapy room, walk-in shower, and a ramp.

November 2022



Diana's Story

August 2022

Just after Diana was chosen as our 22nd partner family, she dove right into her Habitat journey. She began her sweat equity on the construction site of her home, being there every step of the way. She furthered her journey at the ReStore and told her story at many of our public events.



The Move

**"This space will be both my daughters' safe haven, a place they will belong and be able to freely navigate. A place adapted to their needs. They say it takes a village, and thank you Habitat for being my village." - Diana**



# 22nd Home

## Diana's Story



The Dedication

May 2023

After months of preparing the home for this special day, it was time for Diana's friends, family, supporters, and home sponsors to gather together to watch her and her daughters cut the ribbon on their new home.

The closing - the day Diana's dream officially came true. She signed the papers and was handed the key to unlock the next chapter her family's lives. Diana's siblings flew in from Mexico to watch her life change forever.

June 2023



The Closing



Welcome Home Diana!

July 2023

Diana's perseverance and determination to be the provider of safety and stability for her family has inspired all.

"This home will be more than a roof over our heads. Our home will be a place where my unique children with unique abilities can thrive."



# critical home repair program

Our critical home repair program helps low-to-moderate income homeowners restore and maintain their homes. Our organization's commitment is providing a "hand up," not a "hand out," and we encourage homeowners to "pay it forward" through simple acts of kindness. Millie and Vinny are two homeowners we helped build pride in their homes.

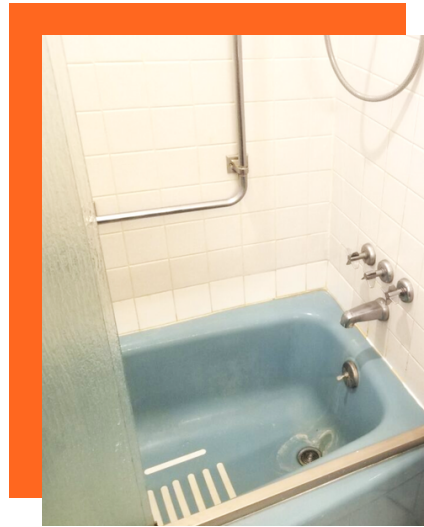
## Millie



Before moving to New Jersey, Millie originally lived in Queens, New York. She loves how much more spacious New Jersey is compared to a city. In her spare time, she volunteers at Brick and Toms River food pantries.

Millie had concerns about her home, including drafty windows and the inability to lift her legs over her shower tub. Our staff and volunteers were able to replace 9 windows and complete a bathtub to shower conversion in Millie's home, creating a more stable and safer space!

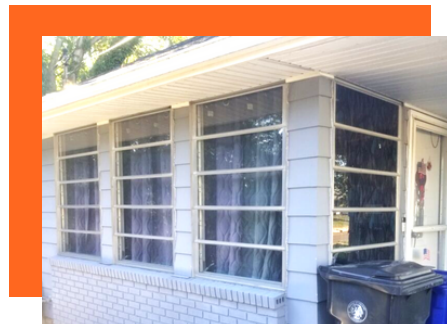
Millie was so grateful for her repair that she agreed to guest speak at our Bingo event in April to a crowd of 150 people to explain her story and how much Habitat helped her. She is an example of how this program gives homeowners the pride and confidence they need to thrive.



“

I love that I have my house now. I didn't love it before. I didn't even like to be home. I've never been able to see the sunsets through my windows until this repair. Habitat is not just about building homes. I loved everyone at Habitat and I'm going to miss seeing them everyday.

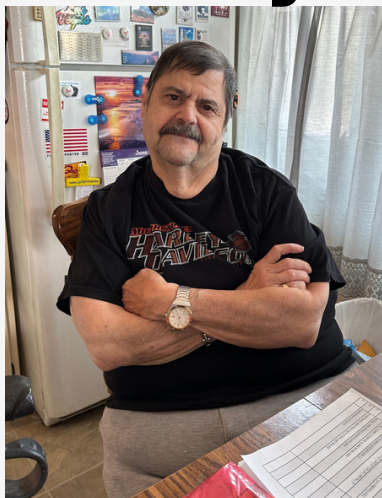
”





# restoring pride and confidence

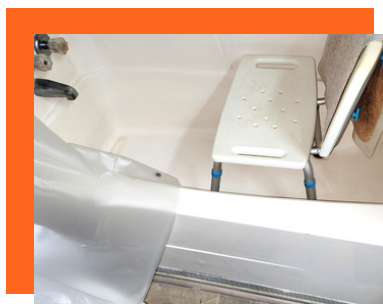
## Vinny



← Having drafty windows and a shower unsuited to a homeowner's abilities can cause unsafe living conditions, as it did for Vinny. He became concerned with weatherization in his home and potentially falling in the shower due to his disability.

Vinny was referred to our critical home repair program by his community clubhouse. In order to keep him safe in his home, our team performed a tub-to-shower conversion and replaced all 11 windows!

“ Everyone was so helpful and I'm so satisfied with the work they did. The bathtub and windows are wonderful and the difference in the draft is amazing. The work you do is fantastic and you should be commended wherever you go. ”



## Service Project



A group from the Army Unit at the Joint Base McGuire-Dix-Lakehurst came out to Vinny's home to assist our team with replacing all of his windows.

# VOLUNTEERS

## Arnie, Construction

"I was totally impressed with the mission and the [testimony of action](#) by Northern Ocean Habitat."



**12,000+**  
volunteer hours



## Bridget, Board Member

"Seeing the joy of a family who can now rest easy knowing that their [home is safe and secure](#) and can start [building a better future](#), is a truly rewarding experience."

**223**  
volunteers



## Rich, ReStore

"It's such a warm feeling to be part of a group that [makes others feel good](#) and [does good for others](#)."



The heart of Northern Ocean Habitat for Humanity's mission is volunteerism. Our volunteers share their time, talents, and gifts to make a difference in our community. Whether it's helping with construction efforts, the ReStore, events, fundraising, or outreach, we would not be able to serve our community without their dedication.





**St. Joseph's Grade School**

Over thirty 7th and 8th graders from St. Joseph's Grade School began building for the first time. Led by our construction director, the students learned how to build benches that were donated to our 22nd home.

**4**  
chapters



**Donovan Catholic High School**

Donovan Catholic High School came out on Giving Tuesday to build garden beds for The Arc of Ocean County. The project was funded by State Farm's Youth Action Grant, teaching students construction skills and informing them about The Arc's and Habitat's work in the community.

**8**  
projects



**Central Regional High School**

Central Regional High School students came out for their first student chapter project this year. They built 3 planter boxes for the Toms River Arc. One planter box was planted with beautiful flowers that will be staying at the Arc home, and the other two will be used for the Arc's Vocational Day Program to teach it's residents.

**63**  
students



**Manchester Township High School**

Manchester High School students participated in Campus Chapter week in April at a 21 Plus Group Home. The home was revitalized through raking, weeding and planting, giving the residents a beautiful place to call home.

**448**  
volunteer  
hours

The Northern Ocean Habitat for Humanity Campus Chapter program creates volunteer opportunities for middle school, high school and college students by granting education and hands-on experience with construction, fundraising, leadership, and advocating for affordable housing.

# GROUP BUILDS

Group volunteering is a unique and rewarding team building opportunity. It brings people together to work on a revitalization project for a new home or home repair for a qualified family. Not only do we build and repair homes, we build community.



## Veteran Build

**13**  
projects

20 volunteers from the Army Unit at the McGuire-Dix-Lakehurst Joint Base replaced a total of 30 windows in 2 mobile homes. They continued to volunteer through painting projects throughout the year.



## Women Build



Crossroads Realty, Ferguson, and First Commerce Bank came out during the first week of May to spend Women Build Week at our 22nd home build.

They built the ramp for Diana's daughters, and painted the inside of the home.



**110**  
volunteers

**636**  
volunteer  
hours

## WELLS FARGO

Wells Fargo volunteers came to our 22nd home build to begin building an eight-foot tall shed. They completed the base and put all four walls up. Wells Fargo also donated \$15,000 towards this home.





# ReStore

Northern Ocean Habitat for Humanity's ReStore sells a variety of gently used merchandise such as sofas, dining room and bedroom sets, wall art, kitchen appliances, and more. Every purchase and every donation supports our mission to build and repair homes for those in need in our community.

## Shop

with purpose to help  
local families



## Donate

to build strength,  
stability and  
self-reliance



## Volunteer

to give back to your  
community



**3,200**

monthly  
transactions



**780**

tons of material  
kept out of  
landfills



**9,097**

volunteer  
hours



## ReStore Highlight B. Oliver Designs

B. Oliver Designs, an interior design company, became involved in our ReStore in 2021 looking to donate beautiful, brand new furniture. What once was solely a donation turned into an ongoing partnership filled with volunteer opportunities, participation in events, and holding fundraisers in support of our mission.



# thank you to our supporters

## Cars for Homes

Wayne Becker  
Robert Bertman  
Barbara Borden  
Christian Christiansen  
John Connell  
Monica Deturo  
Adrienne Digiorgio  
Matthew Duprey  
April Echevarria  
Anthony Emma  
Yester Garabedian  
Charlie Gebhart  
Joseph Lesniak  
Thomas Lesniak  
James Lunny  
Mitchell Maged  
John Palumbo  
Glen Ramsay  
Alan Richards  
Susan and William Richardson  
Antonio Sociedade  
Bertha Stocker  
Kenneth Trimmer

## Individual Donors and Community Partners

All County Exteriors  
David Applegate  
Stacy Ashworth  
B. Oliver Designs  
Sharon Barker  
Estate of Carl Baron  
Annaliese Baum  
Brick Presbyterian Church  
Brielle Furniture  
Margot Brown  
Neil Bryant  
Nancy and Peter Cagno  
Carluccio Leone Dimon Doyle & Sacks  
Roselyn Castellano  
Robert and Ruth Caswell  
Chap Construction  
Thomas and Dale Chant  
Ellen Clayton  
Jennifer Cline  
Larry Cook  
Kathy D'Antonio  
Dave and Nan Daly  
Kevin and Jane DeHaven  
Carl and Donna DelPizzo  
Tom and Barbara DeRiggi  
Robert Diehl  
Anthony Dimino  
Michael and Lori Distelcamp  
Bob Dowling  
Bill Dudeck  
Beatrice Edelstein  
Farmers of Salem  
Federal Home Loan Bank of New York  
Richard Felice  
June Fenchel  
Suzan Fichtner  
First Commerce Bank  
Jean Flaherty  
Ken and Pat Gallaudet  
Garden State Distillery  
George Vanderveer Post 129  
Georgian Court University  
Michael and Diana Giuliano  
Michelle Gorcey  
Elizabeth Gorcey  
Greenbriar Woodlands Women's Club  
Gail Griffin

Jean Gundaker  
Robert and Margaret Hemmer  
Douglas Hill  
Marian Hodavance  
Holy Temple Church  
Jim Holzinger  
Honda of Toms River  
Jeff Horn  
Horn Law Group  
Martha Horstman  
Icarus Brewing  
J.F. Kiely Service Co.  
Lori Joyner  
Rosemary Kennedy  
Stephen Kotzas  
Knights of Columbus #11529  
Kevin Lalor  
Whitney Lechner  
Christine Lee  
Living Word Baptist Church  
Alex Mackenzie  
Barbara Markloff  
Marine Corps League Toms River Det 796  
Susan Marticek  
Rosemarie McGeehan  
Dorothy Messer  
Motion City Media  
Jack Mulvaney  
Diane Musella  
Leila Neel  
New Jersey Natural Gas  
Allen Nichols  
David and Claudia Nilsen  
Tom and Kristine Novakowski  
Arnie and Sonja Oftedal  
Carl Palmisano  
Anne Pecora  
Pine Ridge at Crestwood  
Playa Bowls of Toms River  
Vincent Policastro  
Sheila Porcelli  
Eileen Reilly  
Anthony and Phyllis Riccobono  
Sheila Porcelli  
Eileen Reilly  
Anthony and Phyllis Riccobono  
River Pointe Men's Club



Marie Roselli  
Rosetto Realty Group LLC  
Rotary Club of Central Ocean  
Rotary Club of Toms River  
RWJ Barnabas Health  
Richard Schipani  
Charles and Jeanette Schlapfer  
Linda Schmidt  
Rita Selvaggio  
Carole Servidio  
Signarama  
Maria Small  
Lee Ann Stephens  
St. Justin Church  
St. Vincent DePaul Society, St. Joseph Church  
Bev Sullivan  
Surf Taco  
Rose Szpara  
Dan and Theresa Szypt  
Marion Taylor  
Toms River Brewing Company  
Toms River Fitness  
Tamara Toth  
Traffic Plan  
Vision Financial  
Angelica Webber  
Chesla Wechsler  
Richard and Marla Williams  
Zaksons Furniture  
Laura Zientek

## Foundations

Amboy Bank Foundation  
Bank of America Charitable Foundation  
Blueclaws Charities  
Causeway Cares Foundation  
Citta Foundation  
James and Sharon Maida Foundation  
K Hovanian Foundation  
Kohl's Foundation  
Kotzas Foundation  
Magno Foundation  
Manasquan Bank Foundation  
OceanFirst Foundation  
Peter and Cynthia Kellogg Foundation  
Provident bank Foundation  
TD Bank Foundation

## Home Sponsors

All County Exteriors  
Ben Franklin Plumbing of Ocean County  
Berkeley Township  
Carl's Fencing Decking and Home Improvements  
Christone Electric  
Marilyn Clark  
Crossroads Realty  
Dave and Nan Daly  
Falana HVAC  
First Energy Foundation  
Ferguson  
Good Friend Electric  
Bob and Maggie Hemmer  
Horizon Pest Control  
Kotzas Foundation  
Manchester Township  
Mr. Sparky  
James Niedzwiecki  
New Jersey Natural Gas  
Ocean County Vocational School  
One Hour Heating and Air Conditioning  
Wells Fargo Foundation  
WJRZ 100.1  
Woodhaven Lumber and Millwork

## Public Funding

Berkeley Township  
Brick Township Community Development Block Grant  
Manchester Township  
Ocean County Community Development Block Grant  
Ocean County Senior Services  
Toms River Township Community Development Block Grant





## Volunteer

at our ReStore, build projects, or repair projects as a group or individually.

## Donate

to help fund our next home build or repair project, or donate items to our ReStore.

**Northern Ocean Habitat for Humanity, where we build**





## Advocate

to influence housing policies that promote affordable housing.

## Sponsor

a special project or fundraising event to support families in need of decent housing.

**strength, stability, and self-reliance through shelter.**

# every one

## deserves a decent place to live



Northern Ocean  
**Habitat**  
for Humanity®

**Administration & Construction Office**  
1620 Rt. 37 East  
Toms River, NJ 08753  
Tel: 732-818-9500 x 4



**ReStore**  
Northern Ocean Habitat for Humanity

1214 Rt. 37 East  
Toms River, NJ 08753  
Tel: 732-818-9500 x 3

