

Housing Authority of the Borough of Keansburg



1 Church Street, Keansburg, NJ 07734
Telephone: (732) 787-6151 • Fax: (732) 787-5204
www.keansburgha.org

DIANE NELSON - *Chairperson*
CAROL DEBLASIO - *Vice-Chairperson*
COLLEEN BEATTIE
TAMMY CARRIER
YOLANDA ANN COMMARATO
MARY FOLEY
MATTHEW KITCHEN

DOUGLAS G. DZEMA, P.H.M.
EXECUTIVE DIRECTOR

DIANA ALBINO
SECTION 8 PROGRAM COORDINATOR

TERRENCE CORRISTON, ESQ.
COUNSEL

AGENDA

KEANSBURG HOUSING AUTHORITY HYBRID REGULAR BOARD MEETING NOVEMBER 13, 2024 7:00 PM

1) NEW JERSEY OPEN PUBLIC MEETINGS ACT NOTICE:

In accordance with the Open Public Meetings Act, Adequate Notice of this meeting has been provided in the following manner: On December 14, 2023 a copy of the schedule of regular meetings setting forth the date, time and location of this meeting was sent to the municipal clerk, posted on the Authority's website and on the officially designated bulletin board and sent to the Asbury Park Press on the same date.

2) SALUTE TO THE FLAG

3) Roll Call:

Chairperson	Diane Nelson
Vice-Chairperson	Carol DeBlasio
Commissioner	Colleen Beattie
Commissioner	Tammy Carrier
Commissioner	Yolanda Ann Commarato
Commissioner	Mary Foley
Commissioner	Matthew Kitchen

4) Approval of minutes of the Regular session held on September 11, 2024.

5) REPORT OF THE CHAIRPERSON

6) REPORT OF THE EXECUTIVE DIRECTOR

7) REPORT OF THE ASSISTANT EXECUTIVE DIRECTOR

Summary of Cash

8) CORRESPONDENCE

RESOLUTIONS:

- 9) 11-13-24-01 – Resolution Approving Payment of Invoices for September 2024 and October 2024
- 10) 11-13-24-02 – Resolution to Adopt Revision of Payment Standards Effective January 1, 2025
- 11) 11-13-24-03 – Resolution to Award Fiscal Audit Services to the Firm of Francis J. McConnell, CPA for the Fiscal Year Ending September 30, 2024
- 12) 11-13-24-04 – Resolution to Renew the General Legal Services Contract with Breslin & Breslin P.A. for a One Year Period Ending November 30, 2025
- 13) 11-13-24-05 – Resolution to Approve the SEMAP Certification FYE September 30, 2024
- 14) 11-13-24-06 – Resolution Approving 2025 Board Meeting Schedule
- 15) 11-13-24-07 – Resolution Approving 2025 Holiday Schedule

16) REPORT OF THE ATTORNEY:

17) COMMITTEE REPORTS:

Finance
Personnel
Policy

18) PUBLIC COMMENT

19) UNFINISHED BUSINESS

20) NEW BUSINESS

21) EXECUTIVE SESSION – POSSIBLE LITIGATION, POSSIBLE TENANT MATTERS AND PERSONNEL MATTERS

22) ADJOURNMENT