

**THE MINUTES OF THE REGULAR MEETING
OF
THE BOARD OF COMMISSIONERS
OF
THE HOUSING AUTHORITY OF THE BOROUGH OF KEANSBURG**

**WEDNESDAY, MARCH 9, 2022
7:00 PM
VIA ZOOM VIRTUAL CONFERENCE**

The meeting was called to order by Chairperson Diane Nelson and statement read as to proper notification of the meeting given in accordance with the Open Public Meeting Act Law and with State and HUD mandated COVID-19 statements and in conformation with the emergency guidelines under the Department of Community Affairs, as follows: "Adequate Notice has been made as to the time, place, and date of the meeting and as to the nature of business to be discussed being the general business of the Authority."

Salute to the Flag

Roll Call Vote:

Present: Diane Nelson
Tammy Carrier
Mary Foley
Thomas Foley

Absent: Carol DeBlasio
Ann Commarato

Upon a motion made by Tammy Carrier, seconded by Mary Foley to approve minutes of the regular meeting and executive sessions held on January 19, 2022.

REPORT OF THE CHAIRPERSON: None

REPORT OF THE EXECUTIVE DIRECTOR:

Douglas G. Dzema reported the following:

1. Next Board Meeting on May 11, 2022 will be in person
2. Update on wearing masks in office
3. Granville Update
4. Annual HQS Inspections for Granville
5. Resignation and Commemoration of Commissioner Mattie Anderson

REPORT OF THE ASSISTANT DIRECTOR:

Summary of Cash:

Checking Account – \$753,016.53 – January 2022
\$763,129.86 – February 2022

CORRESPONDENCE: None

RESOLUTIONS:

Resolution 03-09-22-01 - Payment of Invoices

Chairperson: Diane Nelson submitted the following resolution:

MOVED/SECONDED

Resolution moved by Commissioner: Tammy Carrier

Resolution seconded by Commissioner: Thomas Foley

WHEREAS, in the course of administrating the operations of the Authority of the Housing Authority of the Borough of Keansburg expenses are incurred.

NOW THEREFORE BE IT RESOLVED by the board of commissioners of the Keansburg Housing Authority;

- 1 That the attached list of bills in the amount of \$9,422.71 for January 2022 and \$10,458.26 for February 2022 to be approved for payment.
- 2 That the proper officers of the Authority be authorized to pay all items on the list of invoices.
3. That this resolution shall take effect immediately.

VOTE:

Board Member	AYE	NAY	ABSTAIN	ABSENT
Chairperson Diane Nelson	X			
Vice Commissioner Carol DeBlasio				X
Commissioner Tammy Carrier	X			
Commissioner Ann Commarato				X
Commissioner Mary Foley	X			
Commissioner Tom Foley	X			

Resolution 03-09-22-02 – To Adopt Revision to HCV Section 8 Waiting List Preference Policy

Chairperson: Diane Nelson submitted the following resolution:

MOVED/SECONDED

Resolution moved by Commissioner: Mary Foley

Resolution seconded by Commissioner: Tammy Carrier

WHEREAS, in the course of administrating the operations of the Authority of the Housing Authority of the Borough of Keansburg expenses are incurred.

NOW THEREFORE BE IT RESOLVED by the board of commissioners of the Keansburg Housing Authority;

1. That the attached Revision of the HCV Section 8 Waiting List Preference Policy
2. That the proper officers of the Authority be authorized to adopt the Revision of the HCV Section 8 Waiting List Preference Policy
3. That this resolution shall take effect immediately.

VOTE:

Board Member	AYE	NAY	ABSTAIN	ABSENT
Chairperson Diane Nelson	X			
Vice Commissioner Carol DeBlasio				X
Commissioner Tammy Carrier	X			
Commissioner Ann Commarato				X
Commissioner Mary Foley	X			
Commissioner Tom Foley	X			

Resolution 03-09-22-03 – To Commemorate Commissioner Mattie Anderson

Chairperson: Diane Nelson submitted the following resolution:

MOVED/SECONDED

Resolution moved by Commissioner: Mary Foley

Resolution seconded by Commissioner: Thomas Foley

WHEREAS, Mattie Anderson has served as a dedicated member of the Board of Commissioners for nearly 14 years since May 2008, and has served in the role of resident commissioner;

AND WHEREAS, in the course of her tenure Mattie has always been an advocate for the residents whether serving on the tenant selection committee, assisting staff in organizing picnics and holiday parties, or just gathering with her fellow residents in the community room;

AND WHEREAS, Mattie contributed to the development of admissions and occupancy policies, tenant matters coming before the board, and oversight of the RAD conversion of Granville Towers;

AND WHEREAS, Mattie is both respected and well-liked by her fellow board members, neighbors, staff and members of the community;

NOW THEREFORE BE IT RESOLVED, we all wish Mattie well in her retirement, desire for her to enjoy time with her family, her neighbors and friends, at Granville Towers, the Bayshore Senior Center, and the Community Church of Christ.

VOTE:

Board Member	AYE	NAY	ABSTAIN	ABSENT
Chairperson Diane Nelson	X			
Vice Commissioner Carol DeBlasio				X
Commissioner Tammy Carrier	X			
Commissioner Ann Commarato				X
Commissioner Mary Foley	X			
Commissioner Thomas Foley	X			

REPORT OF THE ATTORNEY:

1. Explanation on the process of replacing Commissioner Mattie Anderson
2. Tenant issues
3. Attorney, Terrence Corrison, suggested there be a motion to accept the resignation of Commissioner, Mattie Anderson.

Chairperson: Diane Nelson submitted the following request for motion:

MOVED/SECONDED

Resolution moved by Commissioner: Tammy Carrier

Resolution seconded by Commissioner: Thomas Foley

WHEREAS, in the course of administrating the operations of the Authority of the Housing Authority of the Borough of Keansburg:

NOW THEREFORE BE IT RESOLVED by the board of commissioners of the Keansburg Housing Authority;

1. To accept the resignation of Commissioner Mattie Anderson
2. That this resolution shall take effect immediately.

VOTE:

Board Member	AYE	NAY	ABSTAIN	ABSENT
Chairperson Diane Nelson	X			
Vice Commissioner Carol DeBlasio				X
Commissioner Tammy Carrier	X			
Commissioner Ann Commarato				X
Commissioner Mary Foley	X			
Commissioner Tom Foley	X			

COMMITTEE REPORTS:

Finance: None
Personnel: None

Public Session: No comments from the public

Unfinished Business: None reported

New Business: None reported

There being no further business before the board a motion made by Tammy Carrier, seconded by Thomas Foley to adjourn at 7:39 PM be approved. All in Favor.

MEETING HELD – March 09, 2022

ATTEST:



DOUGLAS G. DZEMA
SECRETARY/EXECUTIVE DIRECTOR