

Housing Authority of the Borough of Keansburg



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

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

DIANA ALBINO
SECTION 8 PROGRAM COORDINATOR

TERRENCE CORRISTON, ESQ.
COUNSEL

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

**WEDNESDAY, MARCH 11, 2026
7:00 PM**

The meeting was called to order by Chairperson Diane Nelson and statement read: "In accordance with the Open Public Meetings Act, Adequate Notice of this meeting has been provided in the following manner: On November 13, 2025 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."

Salute to the Flag

Roll Call Vote:

Present:	Chairperson:	Diane Nelson
	Vice-Chairperson:	Carol DeBlasio
	Commissioner:	Colleen Beattie
	Commissioner:	Tammy Carrier
	Commissioner:	Yolanda Ann Commarato (Virtually)
	Executive Director:	Douglas G. Dzema, PHM
	Section 8 Coordinator:	Diana Albino
	Attorney:	Terrence Corriston, Esq.
Absent:	Commissioner:	Mary Foley
	Commissioner:	Matthew Kitchen

Approval of the Minutes of the Regular Session from January 14, 2026.

Upon a motion made by Tammy Carrier, seconded by Colleen Beattie to approve minutes of the Regular session held on January 14, 2026.

MOVED/SECONDED

Resolution moved by Commissioner: Tammy Carrier
Resolution seconded by Commissioner: Colleen Beattie

Board Member	AYE	NAY	ABSTAIN	ABSENT
Chairperson Diane Nelson	X			
Vice-Chairperson Carol DeBlasio	X			
Commissioner Colleen Beattie	X			
Commissioner Tammy Carrier	X			
Commissioner Ann Commarato	X			
Commissioner Mary Foley				X
Commissioner Matthew Kitchen				X

REPORT OF THE EXECUTIVE DIRECTOR:

Douglas G. Dzema reported the following:

1. Next Board meeting is on May 13, 2026 at 5:00 PM. Regular & Reorganization Board Meeting.
2. Audit Committee meeting is on May 13, 2026 at 4:00 PM in the Keansburg Housing Authority office.
3. Financial training from Teresa Acosta of the Lakewood Housing Authority.
4. Section 8 Inspector.
5. Section 8 Housing Choice Voucher Waiting List.
6. Temporary Scanning position ending March 31, 2026.

REPORT OF THE ASSISTANT DIRECTOR:

Summary of Cash:

Checking Account: \$1,261,011.42 – January 2026
\$1,269,033.62 – February 2026

CORRESPONDENCE: None

RESOLUTIONS:

**Resolution 03-11-26-01 – RESOLUTION APPROVING PAYMENT OF INVOICES FOR
JANUARY 2026 AND FEBRUARY 2026**

Chairperson: Diane Nelson submitted the following resolution:

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 \$36,277.85 for January 2026 and \$18,121.16 for February 2026 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.

MOVED/SECONDED

Resolution moved by Commissioner: Colleen Beattie

Resolution seconded by Commissioner: Tammy Carrier

VOTE: 03-11-26-01

Board Member	AYE	NAY	ABSTAIN	ABSENT
Chairperson Diane Nelson	X			
Vice-Chairperson Carol DeBlasio	X			
Commissioner Colleen Beattie	x			
Commissioner Tammy Carrier	X			
Commissioner Ann Commarato	X			
Commissioner Mary Foley				X
Commissioner Matthew Kitchen				X

REPORT OF THE ATTORNEY:

Terrence Corrison, Esq. reported the following:

1. Cannot discriminate against anyone based on their rent provider.

COMMITTEE REPORTS:

Finance: None

Personnel: None

Policy: None

Public Session: Opened Board Meeting for public comments at 7:19 PM. Board Meeting closed to the public at 7:19 PM.

Unfinished Business: None

New Business: None

Executive Session: None

Motion to close the meeting at Granville Towers at 7:22 PM
Motion made by Tammy Carrier, Seconded by Colleen Beattie. All in Favor.

MEETING HELD – March 11, 2026

ATTEST:



DOUGLAS G. DZEMA
SECRETARY/EXECUTIVE DIRECTOR