

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

AGENDA

KEANSBURG HOUSING AUTHORITY HYBRID ANNUAL REORGANIZATION AND REGULAR BOARD MEETING MAY 13, 2026 5:00 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 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.

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	Matthew Kitchen

4) Election of Chairperson

5) Election of Vice-Chairperson

6) Approval of minutes of the regular session held on March 11, 2026.

7) REPORT OF THE CHAIRPERSON

8) REPORT OF THE EXECUTIVE DIRECTOR

9) REPORT OF THE ASSISTANT EXECUTIVE DIRECTOR
Summary of Cash

10) CORRESPONDENCE

RESOLUTIONS:

- 11) 05-13-26-01 – Resolution to Elect Chairperson
- 12) 05-13-26-02 – Resolution to Elect Vice-Chairperson
- 13) 05-13-26-03 – Resolution Approving Payment of Invoices for March 2026 and April 2026
- 14) 05-13-26-04 – Resolution to Approve the Amendment to Interlocal Management Agreement for 2026
with the Perth Amboy Housing Authority
- 15) 05-13-26-05 – Resolution to Accept Annual Audit FYE2025
- 16) 05-13-26-06 – Resolution to Adopt Section 8 Administrative Plan Revision of Utility Allowances
- 17) 05-13-26-07 – Resolution to Adopt Revision of Administrative Plan for 2026-2027
- 18) 05-13-26-08 – Resolution to Adopt Civil Rights Certification for the Period of October 1, 2026 –
September 30, 2027
- 19) 05-13-26-09 – Resolution to Adopt an Updated Employee Handbook for 2026-2027 ****LATE STARTER****

20) REPORT OF THE ATTORNEY:

21) COMMITTEE REPORTS:

Finance
Personnel
Policy

22) PUBLIC COMMENT

23) UNFINISHED BUSINESS

24) NEW BUSINESS

25) EXECUTIVE SESSION: POSSIBLE LITIGATION, POSSIBLE TENANT
MATTERS AND PERSONNEL MATTERS

26) MOTION TO RECONVENE MEETING AT PATRICIA'S IN HOLMDEL

27) ADJOURNMENT