

Housing Authority of the Borough of Keansburg



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DIANE NELSON - Chairperson
CAROL DEBLASIO - Vice-Chairperson
COLLEEN BEATTIE
TAMMY CARRIER
MATTHEW KITCHEN
CATHERINE RYAN

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 JULY 8, 2026 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 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	Matthew Kitchen
Commissioner	Catherine Ryan

4) APPROVAL OF MINUTES OF THE REGULAR AND EXECUTIVE SESSIONS HELD ON MAY 13, 2026.

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) 07-08-26-01 – Resolution Approving Payment of Invoices for May 2026 and June 2026

10) 07-08-26-02 – Resolution to Introduce and Approve Operating Budget FY2027

11) 07-08-26-03 – Resolution to Authorize the Executive Director to Submit the FY2027
Annual Plan to HUD

12) REPORT OF THE ATTORNEY:

13) COMMITTEE REPORTS:

Finance
Personnel
Policy

14) PUBLIC COMMENT

15) UNFINISHED BUSINESS

16) NEW BUSINESS

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

18) ADJOURNMENT