

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
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 ANNUAL REORGANIZATION AND REGULAR BOARD MEETING SEPTEMBER 10, 2025 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 18, 2024 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 JULY 17, 2025.

5) REPORT OF THE CHAIRPERSON

6) REPORT OF THE EXECUTIVE DIRECTOR

New Hire

Next Meeting: November 12, 2025

7) REPORT OF THE ASSISTANT EXECUTIVE DIRECTOR

Summary of Cash

8) CORRESPONDENCE

RESOLUTIONS:

- 9) 09-10-25-01 – Resolution Approving Payment of Invoices for July 2025 and August 2025
- 10) 09-10-25-02 – Resolution to Adopt Operating Budget FY 2026
- 11) 09-10-25-03 – Resolution to Ratify the Hiring of the Administrative Assistant
- 12) 09-10-25-04 – Resolution to Ratify the Award Fiscal Audit Services to the Firm of Francis J. McConnell, CPA for the Fiscal Year Ending September 30, 2025, for \$6,600.00
- 13) 09-10-25-05 – Resolution to Ratify Interlocal Agreement between PARTNER and KHA for Bookkeeping Services
- 14) 09-10-25-06 – Resolution to the Extension of Employment for Temporary Scanner Position

15) REPORT OF THE ATTORNEY:

16) COMMITTEE REPORTS:

Finance
Personnel
Policy

17) PUBLIC COMMENT

18) UNFINISHED BUSINESS

19) NEW BUSINESS

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

21) ADJOURNMENT