

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 REGULAR BOARD MEETING NOVEMBER 12, 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 SEPTEMBER 10, 2025.

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) 11-12-25-01 – Resolution Approving Payment of Invoices for September 2025 and October 2025
- 10) 11-12-25-02 – Resolution to Award General Legal Services Contract to the Firm of Breslin and Breslin, P.A. for a One Year Period Ending November 30, 2026
- 11) 11-12-25-03 – Resolution Approving 2026 Board Meeting Schedule
- 12) 11-12-25-04 – Resolution Approving 2026 Holiday Schedule
- 13) 11-12-25-05 – Resolution to Approve Interlocal Management Agreement for 2026 with the Perth Amboy Housing Authority
- 14) 11-12-25-06 – Resolution to Adopt Revision of Payment Standards Effective January 1, 2026
- 15) 11-12-25-07 – Resolution to Approve SEMAP Certification Fiscal Year Ending September 30, 2025
- 16) 11-12-25-08 – Resolution to Adopt Revisions to Employee Handbook Effective November 1, 2025
- 17) 11-12-25-09 – Resolution to Award Contract for NSPIRE Inspection Services

18) REPORT OF THE ATTORNEY:

19) COMMITTEE REPORTS:

Finance
Personnel
Policy

20) PUBLIC COMMENT

21) UNFINISHED BUSINESS

22) NEW BUSINESS

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

24) ADJOURNMENT