

# ***Housing Authority of the Borough of Keansburg***



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[www.keansburgha.org](http://www.keansburgha.org)

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 JULY 17, 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. On June 23, 2025, a notice revising the meeting date from July 9, 2025 to July 17, 2025 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 ANNUAL REORGANIZATION AND REGULAR SESSIONS HELD ON MAY 14, 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) 07-17-25-01 – Resolution Approving Payment of Invoices for May 2025 and June 2025
- 10) 07-17-25-02 – Resolution to Accept Annual Audit FYE2024
- 11) 07-17-25-03 – Resolution to Introduce and Approve Operating Budget FY 2026
- 12) 07-17-25-04 – Resolution Adopting the Revised HCV Administrative Plan as Requested by HOTMA
- 13) 07-17-25-05 – Resolution Adopting the 5-Year PHA Plan 2025-2029 AND Adopting the Civil Rights Certification for the Period of October 1, 2025 – September 30, 2026

- 14) REPORT OF THE ATTORNEY:

- 15) COMMITTEE REPORTS:

- Finance
- Personnel
- Policy

- 16) PUBLIC COMMENT

- 17) UNFINISHED BUSINESS

- 18) NEW BUSINESS

- 19) EXECUTIVE SESSION – POSSIBLE LITIGATION, POSSIBLE TENANT MATTERS AND PERSONNEL MATTERS

- 20) ADJOURNMENT