

**NEW JERSEY ASSOCIATION OF HOUSING AND REDEVELOPMENT AUTHORITIES
COLONIA COUNTRY CLUB
COLONIA, NJ 07067
DECEMBER 5, 2025
11:30AM
BUSINESS MEETING MINUTES**

Call to Order and Roll Call

The meeting was called to order by Chairperson Centinaro at 11:29AM, followed by the Pledge of Allegiance.

Roll Call of Officers

Gary Centinaro, Chairman (Present)
John Mahon, Treasurer (Present)
Randall Wood, Vice Chairman (Absent)
Kathleen DiTomasso, Executive Director (Present)
Sandra Niemiec, Deputy Executive Director (Absent)
Sherry Sims, Corresponding Secretary (Present)

Executive Leadership

Grace Dekker, Program Chair/Program Coordinator (Present)
Susan O’Leary, Administrative Assistant (Present)
Matthew Fitzpatrick, Attorney (absent)
Eric Chubenko, Past President (Present)

Members in Attendance – reference attached sign in sheet

Beverly HA	Woodbridge HA	Guttenberg HA
Berkley Township HA	Middletown HA	South Amboy HA
Carteret HA	Linden HA	Brick HA
Boonton HA	Jersey City HA	Phillipsburg HA
Morris County HA	Weehawken HA	Old Bridge HA
Dover HA	Bayonne HA	Plainfield HA
Florence HA		

Others in Attendance

NJPHA JIF, Tracy Lopez	JA Montgomery, Brian Maitland
Qual-lynx, Claudia Acosta, Lisa Gallo	Crystal Robinson, Brown & Brown Ins.
David Ciarocca, CPA	JAG Physical Therapy
Tom Furlong, CPA	Morsell Allison, Better Business Group

Quorum: It was determined that a quorum is present.

Approval of Minutes

A motion was made by Grace Dekker and seconded by John Mahon to accept the minutes from the previous regular meeting held September 23, 2025 at the annual conference.

The motion passed unanimously with no comments or corrections.

Executive Director's Report

Executive Director DiTomasso reported on the following matters:

- Transfer of Corporation Records •Website Enhancements
- 2026 New Associate Members and Membership renewal invoices
- Executive Committee 2026 Appointments •NJNAHRO Membership

*The full report is attached

Reports & Updates

Conference and Training Planning: Discussions were held regarding upcoming programs starting March 2026, June 2026, September 2026 conference and December 2026.

Encouraging all members to participate. Any recommendations for topics members would like to see please let us know.

Training Programs: Free training session scheduled for March or April 2026, the program focuses on resident services and mental health is being planned via Zoom. Members will receive emails to sign up. Your participation and support are important.

Administrative Matters: The board discussed various administrative requirements, including membership renewal, website updates, and electronic payment module now on the website for dues and vendor payments. The Website will be under new construction to make navigation more accessible visit njahra.org

Committee Reports

Bylaws Committee: Brief mention was made regarding the New Jersey Association of Housing and Redevelopment Authorities (N.J.A.H.R.A.) bylaws being reviewed to be updated this year. Anyone interested in being on the committee please reach out to the Executive Director.

Program Committee: Updates provided by Program Coordinator Grace Dekker on the schedule of upcoming programs and NJAHRA quarterly meetings. Grace thanked everyone for attending the Holiday Business luncheon and encouraged all to continue to participate and support the organization; we are here to meet your training needs. Thank you to JAG for the training today on Ergonomic Steps and Tips for Employees and staff for a Healthier Workplace. Reach out to us with recommendations for training and if you are interested in getting involved with NJAHRA.

Financial and HUD Compliance

The meeting touched upon essential operational topics, including new HUD requirements on cash management. We anticipate this as a training topic sometime this year because member HA's will need to comply by January 2027. We await updates as it relates to Section 8 and Public Housing HUD Budgets for 2026. We currently remain in a shutdown status by the federal government and await Congress to approve a continuing resolution to open the government back up.

Old Business None

New Business None

Public Comment:

- Elizabeth Noll, Woodbridge HA Executive Director spoke from the floor congratulating former Woodbridge HA Finance Director Kathleen DiTomasso on her new position as Executive Director of NJAHRA and wished her much success.
- A comment from a member to change the way the Tricky tray prizes are won at next year's Conference

Adjournment:

Motion to Adjourn: Eric Chubenko, Carteret HA

Second: John Mahon, Officer/Treasurer

Time: 11:45AM

All members present voted in the affirmative; none were opposed.