

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLANDS
Ptak Towers
215 Shore Drive, Highlands, NJ 07732
May 29, 2025
ANNUAL MEETING
Minutes of Public Portion

OPENING

ED Dzema called the meeting to order at 5:00PM.

ROLL CALL

Present: Rebecca Wells, Commissioner
Lori Hohenleitner, Commissioner
Chris Misita, Commissioner
Barbara Brown, Commissioner
Gloria Miller, Chairperson
Absent: Nancy Messina, Commissioner
Ellen Williams, Commissioner
Also Present: Douglas G. Dzema, Executive Director
Renee DeMarco, Residential Operations Manager
Denise Walsh, Highlands Housing Authority
John Oliff, Highlands Housing Authority
Joe Cusumano, Highlands Housing Authority
Douglas Sabey, Perth Amboy Housing Authority
Rose McKeon, Perth Amboy Housing Authority
Pia Amos, Perth Amboy Housing Authority
John Bonello, Esq.

(Note: Hereafter, titles are abbreviated as: Chair, Comm, ED, Atty)

ELECTION OF OFFICERS

ED Dzema proceeded with the election of officers.

Chairperson: Motion made to nominate Comm Miller moved by Comm Hohenleitner and it was seconded by Comm Wells. There being no additional nominations ED Dzema asked for the vote:

Aye	(5)	Wells, Hohenleitner, Misita, Brown, Miller
Nay	(0)	
Abstention	(0)	
Absent	(2)	Williams, Messina

Vice Chairperson: Motion to nominate Comm Williams moved by Chair Miller and it was seconded by Comm Hohenleitner. There being no additional nominations ED Dzema asked for the vote:

Aye	(5)	Wells, Hohenleitner, Misita, Brown, Miller
Nay	(0)	
Abstention	(0)	
Absent	(2)	Williams, Messina

Treasurer: Motion to nominate Comm Wells moved by Comm Miller and it was seconded by Comm Hohenleitner. There being no additional nominations ED Dzema asked for the vote:

Aye	(5)	Wells, Hohenleitner, Misita, Brown, Miller
Nay	(0)	
Abstention	(0)	
Absent	(2)	Williams, Messina

ADJOURNMENT

Comm Wells made a motion to adjourn the Annual Meeting. Motion was seconded by Chair Miller. All in favor.

ED Dzema closed the meeting at 5:12PM.

Motion to adopt May 29, 2025 Annual Board Meeting, Public Portion Minutes moved by Commissioner Messina and seconded by Commissioner Williams.

Roll Call for Adoption of May 29, 2025 Annual Board Meeting Minutes

	Ayes	Nays	Absent	Abstain
Commissioner Wells			X	
Commissioner Williams	X			
Commissioner Messina	X			
Commissioner Hohenleitner			X	
Commissioner Misita	X			
Commissioner Brown	X			
Chairperson Miller	X			

The foregoing is a true copy of the Minutes adopted at a Regular Meeting of the Housing Authority of the Borough of Highlands, New Jersey, duly called and held on the 18th day of June, 2025.



Douglas Dzema
Executive Director