

**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF OGDENSBURG
14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
July 14, 2025**

Mayor Hutnick called the meeting to order at 7:00PM.

Mayor Hutnick led the Pledge of Allegiance.

ROLL CALL: Cowdrick, Gandarinho, Lame, Ruitenberg, Mayor Hutnick

Absent: Ciasullo, DeMeo (arrived at 7:15pm)

Also, in attendance was Robert McBriar, Borough Attorney and Mike Marceau, CFO

STATEMENT BY MAYOR: “Notice requirements of P.L. 1975, Open Public Meeting Act, NJSA10:4-6 et.seq. have been satisfied with a schedule of all meetings, together with the time, location and agenda of same being sent to the NEW JERSEY HERALD and NEW JERSEY SUNDAY HERALD and posted on the bulletin board in the Borough Hall on January 3, 2025.”

Councilman Gandarinho made a motion to approve the consent agenda. Seconded by Councilwoman Cowdrick.

CONSENT AGENDA

1. Approval of regular meeting minutes from June 23, 2025.
2. Approval of Resolution 66-2025 authorizing an approval for a veteran tax exemption pursuant to N.J.S.A. 54:4-3.30 and the refund for the overpayment of taxes in the amount of \$943.63 to Danny Rivera, 109 High Street, Block 4 Lot 31.
3. Approval of Resolution 67-2025 accepting the donation of a new air conditioner.
4. Accept for filing letter dated June 30, 2025 from NJ Division of Water Supply & Geoscience to Robert Lawler, Water Operator, re: Lead Service Line Reporting Requirements Update.
5. Accept for filing Borough of Hamburg resolution 2025-72.
6. Accept for filing letter dated June 30, 2025 from Sussex County Chamber of Commerce to Mayor Hutnick Re: Sussex County Day.
7. Accept for filing letter dated July, 2025 from NJ Department of Agriculture, Ryan Rieder, Chief, Bureau of Plant Pest & Disease Control re: gypsy moth egg masses.

Upon Roll call Vote:

Yeas: Cowdrick, Gandarinho, Lame, Ruitenberg

Nays: None Absent: Ciasullo, DeMeo (Arrived at 7:15pm) Abstain None

Resolution 66-2025

WHEREAS, on June 3, 2025, the Veterans Administration assigned a 100% Disable Veteran rating to Danny Rivera, who took title and physically resides at Block 4 lot 31, 109 High Street, Ogdensburg., New Jersey, and

WHEREAS, the Borough Council approved the determination effective day June 3, 2025on which Danny Rivera is fully exempt from paying property taxes, thus the Tax Collector entered it onto the tax records for the year 2025 effective June 3, 2025and

WHEREAS, the amount adjusted is \$943.63 for the year 2025 An overpayment for June portion shall be refunded to Danny Rivera the amount of \$943.63

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ogdensburg, County of Sussex, and State of New Jersey that Regina Flammer the Tax Collector be authorized to refund June portion of the Second quarter of 2025

BE IT FURTHERE RESOLVED that a certified copy of the resolution be forward to the Tax Collector, the Chief Financial Officer and Township Auditors for their records.

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REGINA FLAMMER
TAX COLLECTOR
July 1, 2025

Resolution 67-2025

WHEREAS, the Borough of Ogdensburg (“Borough”) has a need to upgrade and/or replace its air conditioner unit located in the meeting room of the Borough municipal building where public meetings are conducted; and

WHEREAS, Councilman Steven Ciasullo has graciously offered to donate and gift a new air conditioner unit to the Borough for this purpose; and

WHEREAS, N.J.S.A. 40A:12-5 authorizes the Borough to accept donations of capital improvements and personal property by gift, bequest, or devise for public purposes; and

WHEREAS, the air conditioner unit to be donated is described as a Midea 12,000 BTU 115-Volt U Plus Shaped Smart Inverter Window Air Conditioner Wi-Fi for up to 550 sq. feet and is valued at approximately \$350.00; and

WHEREAS, the Borough finds it in the best interest of the community to accept this donation; and

WHEREAS, the Borough is grateful to Councilman Ciasullo for his generous donation and acknowledges same through this Resolution.

NOW, THEREFORE, BE IT RESOLVED that Mayor and Council of the Borough of Ogdensburg, County of Sussex, and State of New Jersey hereby accepts the donation of one (1) Midea air condition unit, as described further herein, from Councilman Steven Ciasullo with gratitude and appreciation for his generous donation.

EXECUTIVE SESSION MINUTES

Councilman Gandarinho made a motion to approve the executive session minute from June 23, 2025. Seconded by Councilwoman Lane.

Upon Roll call Vote:

Yeas: Cowdrick, Gandarinho, Lane, Ruitenber

Nays: None Absent: Ciasullo, DeMeo (Arrived at 7:15pm) Abstain None

LAND USE BOARD APPOINTMENTS

Councilman Gandarinho made a motion to confirm the following Land Use Board appointments:

Class IV	Joseph Cahill	Unexpired term 12-31-2026
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Alternate 1	Anthony Nasisi	Unexpired term 12-31-2025
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Seconded by Councilwoman Lane.

Upon Roll call Vote:

Yeas: Cowdrick, Gandarinho, Lane, Ruitenber

Nays: None Absent: Ciasullo, DeMeo (Arrived at 7:15pm) Abstain None

LIASON REPORTS

Councilwoman Ruitenber had no updates.

Mayor Hutnick commented Councilman DeMeo can report when he arrives.

Mayor Hutnick reported the police department trainees are doing well; nothing else is new.

Councilwoman Cowdrick reported the lake is going well.

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Councilwoman Lane reported we have a new door. DPW put out the garbage bins on Main Street. For Ogdensburg Day next year it looks like the fireworks will be June 20th, 2026 so that is the date we are shooting for. We wanted to see what the Borough can do financially; this year we paid for the port a john's and wanted to see if the borough could do a little more next year. The mine is paying for the fireworks.

Councilman Gandarinho reported on water; the valves were replaced, installed properly and maintained. Everything is running well. The summer help in DPW is still here, he is happy. They are doing summer clean up throughout the town.

OLD BUSINESS

Resident follow ups –

Councilwoman Cowdrick explained in following up with the resident with the quarry; she spoke to Bill he is putting instruments out in people's yard to measure [the blasts]. He has been there to talk to a couple of people and claims on his end that they are working towards a meeting for our residents. She is going to push to meet a day next week.

Mayor Hutnick commented he knows they are not happy with the violation notice they received. Mayor Hutnick explained the violation notice from the zoning officer.

Councilwoman Cowdrick reported she spoke to him regarding the issue with the truck on the roads. She is making a list of names on the truck to send to him; to talk to them when they come to the gates.

Councilwoman Lane asked if we were able to increase their fines.

Mr. McBriar commented there is a draft ordinance that Robin prepared; there is an inquiry with AOC to make sure the fines support what is permissible through the municipal courts.

Mayor Hutnick explained he is pushing for whatever the maximum is.

Senior of the year – Mayor Hutnick commented senior of the year; we need to write a letter; we are all in agreeance with the Mora's. The Senior of the year will be Joe and Rosemary Mora.

Security cameras at the fire house and museum – Councilwoman Lane commented she gave everyone a copy of another option other than what Sgt. Sanfilippo recommended. This one there is no subscription involved it is just security camera's that would be there. Councilwoman Lane commented her suggestion is to go with what Sgt. Sanfilippo is recommending. It is inexpensive, it does the job and it has security sensors for windows. She thinks that is our best bet for the price and explain other company's she contacted. She thinks simply safe is the best option.

Mr. McBriar asked what is the timing on this? Is it ASAP. We generally memorialize these by way of resolution. We will put it on the next agenda with the model make and cost.

There was a discussion on the security cameras.

Kenney Ave. – Councilwoman Ruitenberg commented this is the follow up for the truck and fines.

NEW BUSINESS

SHBA/Options – Mr. Marceau, CFO explained over the last few years the cost of health insurance has been going through the roof. State benefits is having issues.

Councilman DeMeo arrived at 7:15pm.

Mr. Marceau referred to the New Jersey State Health Benefits rate recommendation for 2026 from the State Benefit Commission and the report for the treasury. Mr. Marceau read" The State

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Health Benefits Program for local government has reached an inflection point. What began as a commitment to offer affordable, high-quality coverage to public employee has become structurally unstable and financially unsustainable system, due to adverse selection, diminished participation, and cost escalation. The plan's very high actuarial values, a depleted and now insolvent cash management margin reserve and a static governance structure have created self-reinforcing loop of premium increases and employer exists what actuaries commonly refer to as a death spiral."

Mr. Marceau commented so in other words State Health Benefits is going away. It is going bankrupt. From 2022 to 2025 we experienced premium increases around 59% and the following four-year accumulative price increases from 2026 to 2029 they say increases expected to exceed 60%. Not only are they recommending everyone to get out within the next two years if we haven't gotten out they are going to kick us out. The proposal for 2026 right now is a 37% increase in cost. Mr. Marceau explained a meeting with the current insurance broker for our liability insurance, the school's insurance broker and trying to figure out a system to get away from State Health benefits. Mr. Marceau explained what will be happening within the next few months and we will probably be looking to leave the State sometime in October and for the council to approve an alternate health care insurance provider. He will update the Council as the process moves along and he gets updated information.

State Firefighter Certification Program – Councilman DeMeo explained the fire department wants to get the fire house certified so that we can take instruction classes there. Apparently, somebody from the State has to verify there are tables and chairs, sufficient to have a class. It doesn't cost us anything, it allows them to do their class room instruction here in town. He talked to the Chief of the fire department as to who they want; the resolution calls for a designee, you are allowed to put just the position rather than a person. So, he suggested we just put the Fire Department Chief. So, whoever the Chief is will be the designee. If we are ok with this we are going to have to pass a resolution for the next agenda. They gave us a sample.

Mr. McBriar commented we will put this on the next agenda.

Employee Drug Policy – Councilwoman Ruitenbergh explained if everyone can review the current and proposed updated drug policy.

Mr. McBriar commented if you have any comments email them to Robin and she can share them with him and we can have it on the agenda to discuss at the next meeting to decided if there is a consensus to incorporate them. The draft has been prepared and circulated so again any comments before the next meeting direct them to Robin.

Discussion regarding alternatives for block 26.06 lot 9 and block 26.06 lots 6 and 8 – Mayor Hutnick explained this is the first aid squad; yes, it is coming up again. Mayor Hutnick commented he just wants to point out to make sure everybody understands that this is actually three individual separate lots that when it goes to auction it shouldn't be set as one it is actually three separate pieces of property. There should be three auctions unless the same person buys it and they merge all the lots together.

Ms. Hough explained on the property record card and tax records lot six and eight have to go together.

Mayor Hutnick commented then it makes it two separate pieces of property.

Councilman DeMeo commented he had raised the issue of the Century Link box there a couple of times. He thinks it was mentioned at the last meeting when he wasn't here.

Mr. McBriar commented of record there is that easement, there is no indication that it was terminated the easement runs with the land. As you are aware with the auction ordinance the borough makes no representation regarding anything on this property. A prospective bidder would have to do their due diligence. This would be picked up by the title company or even

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anyone looking through the County Clerk's website. There is nothing that we have seen that terminates it.

Councilman DeMeo asked if we get compensated by Century Link at all?

Mr. McBriar commented the Borough was already compensated. The Borough was compensated many years ago when it granted that easement.

Ms. Hough commented it was the first aid squad that got compensated; she thinks it was ten thousand seven hundred.

Mr. McBriar commented he thinks you are right; there was an easement it is a matter of public record to the extent that are any restrictions of record that would take no different from any sale or purchase.

INTRODUCE ORDINANCE 07-2025

Councilwoman Cowdrick made a motion to introduce an ordinance 07-2025 entitled "AN ORDINANCE OF THE BOROUGH OF OGDENSBURG, COUNTY OF SUSSEX, AND STATE OF NEW JERSEY AUTHORIZING THE SALE OF CERTAIN PROPERTY OWNED BY THE BOROUGH AND NOT REQUIRED FOR PUBLIC PURPOSES, IDENTIFIED AS BLOCK 26.06 LOT 9, BLOCK 26.06 LOTS 6 AND 8, BLOCK 21 LOT 27 AND BLOCK 26.09 LOT 39 ON THE OFFICIAL TAX MAPS OF THE BOROUGH."

Public hearing will be held on July 28, 2025.

Seconded by Councilwoman Lane.

Mr. McBriar asked if there as any discussion.

Councilwoman Cowdrick commented she is not for selling the first aid squad building.

Councilman DeMeo commented you can't abstain for a portion of it.

Mr. McBriar commented there could be six different variations; the ordinance has been prepared in accordance with the instruction received from Counsel at the last meeting.

Councilman DeMeo asked didn't we vote on putting some properties for auction earlier this year?

Mr. McBriar explained there were general discussions on selecting a list of those that would be most anticipated to be auctioned off and this was the results of those discussions.

Upon Roll call Vote:

Yeas: Gandarinho, Lane, Ruitenberg

Nays: Cowdrick, DeMeo Absent: Ciasullo Abstain None

Mr. McBriar explained we have been through this process before; it was introduced this evening it will be on for a second reading, public hearing at a future meeting. You recall the auction provides for a notice of publication to comply with the local lands and buildings law, the council also reserves the future decision on the minimum bid prices. That will be done by way of formal resolution and that resolution will set the dates and time for the auction as well and the minimum bid price which may or may not be publicly disclosed. That is a consideration we will get to at a future meeting. If any new council members doing this process for the first time let him know through Robin and he will be happy to answer them.

PUBLIC SESSION

Councilman DeMeo moved, Councilwoman Lane seconded motion to open the public session of the meeting. All were in favor.

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Jane Kroger, Ogdensburg Historical Society, spoke about moving forward with the Revolution 250 planning. Sparta is the only town that has a parade on July 4th, we will join them and being part of their parade. Ogdensburg Day will hopefully be June 20th of next year and the Historical Society building will be open on July 27th from 1:00pm to 4:00pm.

Donna Heverly, Ogdensburg spoke about a property maintenance issue with a house on the corner of Avenue A.

Mayor Hutnick commented he will inform the zoning officer.

Ms. Heverly spoke about the end of her driveway being torn up by the road.

Cristan Zamfir Ogdensburg, spoke about the Quarry that is running a business in Ogdensburg unlawfully. Ms. Zamfir spoke about the blasts on Ogdensburg property and the truck issue on Kennedy. Mr. Zamfir questioned the amount of taxes being paid by the Quarry.

There being no further business from the public, Councilman DeMeo moved, Councilwoman Cowdrick seconded motion to close the public session of the meeting. All were in favor.

EXECUTIVE SESSION

There was no executive session.

Mr. McBriar commented the Council is aware of the correspondence submitted by Mr. Kinney on July 10, 2025 received by the clerk on the same date, tendering his resignation effective August 1, 2025. We have one meeting before that, asking the Council to consider authorizing Robin to advertise for that position or at least have a discussion today. So, if there is such a motion for a first and second to authorize the clerk to advertise for that position with a deadline date for 10 day?

Councilwoman Ruitenbergh commented she thinks it should be until filled; she doesn't think we are going to have many candidates for this position. It is on the League for 30 days.

There was a discussion on when the deadline should be, where to place the ad, should the borough advertise for an assistant supervisor or supervisor or both and what we can afford in the budget.

Mr. McBriar asked is there such a motion to authorize the clerk to advertise for position of DPW Assistant Supervisor deadline July 31, 2025.

Councilman Gandarinho made that motion. Seconded by Councilwoman Lame.

Upon Roll call Vote:

Yeas: Cowdrick, DeMeo, Gandarinho, Lame, Ruitenbergh

Nays: None Absent: Ciasullo Abstain: None

There was a brief mention on the tax collector position which will be discussed at the next meeting.

PAYMENT OF VOUCHERS

Councilman DeMeo made a motion to review payment of vouchers and review departmental finance reports. Seconded by Councilwoman Cowdrick.

Upon Roll call Vote:

Yeas: Cowdrick, DeMeo, Gandarinho, Lame, Ruitenbergh

Nays: None Absent: Ciasullo Abstain: None

CURRENT

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DATE	CHECK #	PAID TO	AMOUNT
07/14/2025			
5	35733	Action Data Services, Inc.	510.97
07/14/2025			
5	35734	Allied Oil	1,190.58
07/14/2025			
5	35735	Amazon	601.58
07/14/2025			
5	35736	B and R Uniform	539.90
07/14/2025			
5	35737	Bassani Power Equipment, LLC	135.47
07/14/2025			
5	35738	BIS Digital, Inc.	1,097.25
07/14/2025			
5	35739	Blue Diamond Disposal, Inc.	21,754.82
07/14/2025			
5	35740	Brightspeed	19.90
07/14/2025			
5	35741	Brightspeed	59.66
07/14/2025			
5	35742	Brightspeed	56.99
07/14/2025			
5	35743	Brightspeed	51.32
07/14/2025			
5	35744	BrightSpeed	818.86
07/14/2025			
5	35745	Brightspeed	383.86
07/14/2025			
5	35746	Brightspeed	253.87
07/14/2025			
5	35747	Brightspeed	63.98
07/14/2025			
5	35748	Brightspeed	54.98
07/14/2025			
5	35749	Brightspeed	101.33
07/14/2025			
5	35750	Bullseye Calibration of NJ	150.00
07/14/2025			
5	35751	Complete Security Systems, Inc.	31.83
07/14/2025			
5	35752	Couch Braunsdorf Insurance Group Inc	855.00
07/14/2025			
5	35753	Danny Rivera	943.63
07/14/2025			
5	35754	Dolan & Dolan Esqs.	112.38
07/14/2025			
5	35755	Emergency Equipment Sales & Service LLC	3,258.00
07/14/2025			
5	35756	Fred Yarosz Janitorial Services LLC	463.00
07/14/2025			
5	35757	Gemma's Country Kitchen	272.00
07/14/2025			
5	35758	Home Depot	25.44
07/14/2025			
5	35759	Horizon BC/BS of NJ	2,951.47
07/14/2025			
5	35760	IIA - Fire Department Testing	1,255.63
07/14/2025			
5	35761	JCP&L	2,001.28

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07/14/2025			
5	35762	JCP&L	2,365.14
07/14/2025			
5	35763	JCP&L	127.36
07/14/2025			
5	35764	Kuiken Brothers	348.96
07/14/2025			
5	35765	LINA	243.00
07/14/2025			
5	35766	Lumen Technologies Group	125.62
07/14/2025			
5	35767	MGL Printing Solutions	405.00
07/14/2025			
5	35768	Municipal Clerks' Association of New Jersey	100.00
07/14/2025			
5	35769	Napa Auto Parts	81.62
07/14/2025			
5	35770	NAPA Auto Parts	10.74
07/14/2025			233,639.8
5	35771	Ogdensburg Board of Education	3
07/14/2025			
5	35772	Petty Cash Fund	50.00
07/14/2025			
5	35773	Sanfilippo, Joseph	135.92
07/14/2025			
5	35774	Sirchie Fingerprint Laboratories	592.86
07/14/2025			
5	35775	Staples Business Advantage	594.09
07/14/2025			
5	35776	The Gun Shop	430.87
07/14/2025			
5	35777	Treasurer, State of NJ	350.00
07/14/2025			
5	35778	Triarii Metalworks LLC	450.00
07/14/2025			
5	35779	Van Cleef Engineering Assoc. LLC	456.00
07/14/2025			
5	35780	Verizon Business	102.47
07/14/2025			
5	35781	Verizon Business	113.70
07/14/2025			
5	35782	Verizon Wireless	121.59
07/14/2025			
5	35783	Vernon Township	3,440.00
07/14/2025			128,407.1
5	35784	Wallkill Valley Regional H.S.	5
07/14/2025			
5	35785	Weldon Asphalt	948.70
			413,655.60

DEVELOPER'S ESCROW

DATE	CHECK #	PAID TO	AMOUNT
07/14/2025			
5	2126	Dolan & Dolan Esqs.	1,530.92
07/14/2025			
5	2127	Van Cleef Engineering Assoc. LLC	582.00

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2,112.92

GENERAL CAPITAL

DATE	CHECK #	PAID TO	AMOUNT
07/14/2025	1234	Letting the Lead Fly LLC	695.73
07/14/2025	1235	Rogut McCarthy LLC	979.70
			1,675.43

Grant Fund

DATE	CHECK #	PAID TO	AMOUNT
07/14/2025	35786	Garden State Laboratories, Inc.	1,995.00
07/14/2025	35787	Lake Management Sciences	3,299.50
07/14/2025	35788	Van Cleef Engineering Assoc. LLC	942.00
			6,236.50

DOG FUND

DATE	CHECK #	PAID TO	AMOUNT
07/14/2025	328	J.P. Cooke Company	149.37
			149.37

WATER OPERATING

DATE	CHECK #	PAID TO	AMOUNT
07/14/2025	5454	Hamburg Plumbing Supply Co	44.13
07/14/2025	5455	Pace Analytical Services, LLC	189.00
07/14/2025	5456	Rapid Pump & Meter Service Company, LLC	7,380.00
07/14/2025	5457	Reliable Restoration Logistics	2,322.46
07/14/2025	5458	RER Supply, LLC	104.00
07/14/2025	5459	Staples Business Advantage	653.80
07/14/2025	5460	State of New Jersey-PWT	101.15
			10,794.54

PAYROLL

DATE	CHECK #	PAID TO	AMOUNT
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07/14/202

5	1348	AFLAC	562.96
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562.96

There being no further business, Councilman DeMeo moved, Councilwoman Cowdrick seconded motion to adjourn the meeting. All were in favor.

Meeting adjourned at 7:50p.m.

Robin Hough, Borough Clerk

George P. Hutnick, Mayor