

**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF OGDENSBURG
14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
August 25, 2025**

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

Mayor Hutnick led the Pledge of Allegiance.

ROLL CALL: Ciasullo, Cowdrick, DeMeo, Gandarinho, Lane, Ruitenberg, Mayor Hutnick

Absent:

Also, in attendance was Joseph Maddaloni, Attorney and Mike Marceau, CFO

STATEMENT BY MAYOR: "Notice requirements of P.L. 1975, Open Public Meeting Act, NJS10:4-6 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 DeMeo made a motion to approve the consent agenda Seconded by Councilwoman Cowdrick.

CONSENT AGENDA

1. Approval of regular meeting minutes from August 11, 2025.
2. Approval of Resolution 75-2025 authorizing the discharge of mortgage from Ogdensburg Home Improvement Program for Chad and Melanie Wampler, 14 Richardsville Road, Ogdensburg, NJ 07436 Block 26.01 Lot 7 in the amount of \$20,000.

Upon Roll call Vote:

Yeas: Ciasullo, Cowdrick, DeMeo, Gandarinho, Lane, Ruitenberg

Nays: None Absent: None Abstain None

Resolution 75-2025

WHEREAS, the Borough of Ogdensburg ("Borough") previously instituted a Home Improvement Program ("Program") for the purpose of providing low cost home improvement financing to qualifying homeowners; and

WHEREAS, as part of this Program, the Borough granted a loan in the principal amount of \$20,000.00 to be used to rehabilitate property located at 14 Richardsville Road, Ogdensburg, New Jersey, identified on the Official Tax Maps of the Borough as Block 26.01, Lot 7; and

WHEREAS, said loan was secured by a mortgage in favor of the Borough dated November 17, 2017 which was recorded in the Sussex County Clerk's Office in Book 9580, at Page 475; and

WHEREAS, the loan in the principal amount of \$20,000.00 was paid in full evidenced by check number 65875 issued to the Borough and endorsed by Passaic Valley Title Service, Inc.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Ogdensburg that the Mayor and Clerk are hereby authorized to execute a discharge of mortgage relative to the above-referenced property and take such further actions as are necessary to effectuate the purpose of this Resolution.

INTRODUCTION ORDINANCE 09-2025

Councilman DeMeo made a motion to introduce an Ordinance 09-2025 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

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BLOCK 21 LOT 27 AND BLOCK 26.09 LOT 39 ON THE OFFICIAL TAX MAPS OF THE BOROUGH”.

Seconded by Councilwoman Lane.

Public hearing will be held on September 8, 2025.

Upon Roll call Vote:

Yeas: Ciasullo, Cowdrick, DeMeo, Gandarinho, Lane, Ruitenber

Nays: None Absent: None Abstain None

INTRODUCTION ORDINANCE 11-2025

Councilman DeMeo made a motion to introduce an Ordinance 11-2025 entitled “AN ORDINANCE AMENDING THE SALARY OF THE TAX COLLECTOR AND ADDING THE POSITIONS LABORER 1 – WITH CDL AND LABORER 1 – WITHOUT CDL TO THE ORDINANCE FIXING THE SALARIES OF THE OFFICES AND EMPLOYEES OF THE BOROUGH OF OGDENSBURG.” Seconded by Councilman Gandarinho.

Public hearing will be held on September 8, 2025

Upon Roll call Vote:

Yeas: Ciasullo, Cowdrick, DeMeo, Gandarinho, Lane, Ruitenber

Nays: None Absent: None Abstain None

ADDENDUM

RESOLUTION 76-2025

Councilman DeMeo made a motion to adopt resolution 76-2025 appointing George Ross to the full-time position of Labor 1 in the Department of Public Works. Seconded by Councilwoman Lane.

Councilwoman Ruitenber asked we are going with a third laborer?

Mayor Hutnick replied yes.

Councilwoman Ruitenber asked are we not hiring a boss?

Mayor Hutnick replied this is the second laborer.

Councilwoman Ruitenber commented we also have someone out.

Mayor Hutnick replied we have had this discussion; we were talking about getting laborers in and work towards management because we are not getting anybody qualified for management.

Councilwoman Ruitenber asked who will be overseeing these three individuals?

Mayor Hutnick replied that would have to be the liaison for DPW.

Councilwoman Ruitenber asked and not hiring a CPWM?

Mayor Hutnick replied the engineer is regardless of whether or not we have an assistant.

Upon Roll call Vote:

Yeas: Ciasullo, Cowdrick, DeMeo, Gandarinho, Lane, Ruitenber

Nays: None Absent: None Abstain None

Resolution 76-2025

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WHEREAS, the Borough of Ogdensburg has an immediate need to hire an individual to work full-time in the Department of Public Works as a Laborer 1 under the supervision of the Department of Public Works Supervisor; and

WHEREAS, the job duties correspond with the Civil Service job description and title code of "Laborer 1"; and

WHEREAS, the annual salary for this position shall be \$42,432; and

WHEREAS, the CFO has certified that funds are available for this full-time position; and

WHEREAS, after receiving and reviewing applications from prospective candidates, the Borough now desires to appoint George Ross to this position effective August 26, 2025, subject to receipt of a negative criminal history background check and fingerprinting within one (1) month of the effective date of hire.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ogdensburg, County of Sussex, and State of New Jersey that George Ross is hereby appointed to the full-time position of Laborer 1 in the Department of Public Works at an annual salary of \$42,432.00 effective August 26, 2025.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the appointment set forth herein shall be contingent and conditional upon Mr. Ross providing the Borough with proof of a negative criminal history background check and fingerprinting within one (1) month of the effective date of hire.

LIASON REPORTS

Councilman Ciasullo reported Rob Lawler is working on getting the latitude and longitude numbers to input into the system. It is difficult doing this; once Rob gets all the numbers he will input them and hopefully it will be accepted.

Councilwoman Ruitenberg asked where are we with a contract for the Chief of Police. He has been without a contract for about five years now.

Mayor Hutnick commented that is part of another discussion for tonight. We can address that as well.

Councilwoman Ruitenberg asked so the negotiations with him haven't started.

Mayor Hutnick explained he has started presenting with the CFO; the CFO is gathering the information but if you look at number five under new business you will see he is trying to get more people involved.

Councilman DeMeo reported the low ban radio had stopped working again for the fire department. They were not getting call outs and explained they had to purchase high ban, it will be about two weeks before we get them. We will continue to use Sparta high ban for now. Councilman Demeo reported on the repairs for Engine number 3 and explained we don't have the funds in the budget.

Mike Marceau explained we will probably have to declare an emergency, pass a resolution and pay for it that way.

Councilman DeMeo reported he told the grant writer to stop all services at this point because we exhausted the annual budget.

Sgt. Sanfilippo reported on the police department. Next week the two new officers will be on the road.

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Chief Gordon commented we sent all the guys for training on the new rifles; it will take a couple of courses to get them through. As far as everything else goes the cars are running great, next week the new guys Dean and Colon will be in their own cars on the road by themselves. Right now, they are being shadowed. They will be a great additional to community.

Sgt. Sanfilippo commented with next years budget we will have to buy additional rifles and explained why they have to be assigned to each officer.

Councilwoman Cowdrick reported the Pond will be closing Saturday for the season; it wasn't a bad season.

Councilwoman Lane asked do we know what the numbers are of people attending.

Councilwoman Cowdrick commented not off hand.

Councilwoman Lane commented she spoke to Chief Allen from the Fire Department they are having a meeting Thursday and they are going to discuss allowing us to use their Wi-Fi and any electricity for the cameras and explained issues with someone dumping construction material in their dumpsters. The Historical Society is on board with having the camera there.

Councilwoman Lane asked if the ambulances were going for auction.

Councilman Gandarinho reported on Drug Alliance; we had our first meeting here last Monday. We had residents that came, it was a good meeting to start off. We will have another meeting September 15th. We are looking to do things not only for the kids but senior adults of all ages. We all know at DPW there are only two men. Tomorrow there will be another one starting. Hopefully they can start paving.

Mayor Hutnick asked if we had an end date for the seasonal employee.

There was a brief discussion; the end date will be Friday, August 29, 2025.

OLD BUSINESS

Kenney Ave. –

Mr. Maddaloni explained the issue with the increase of fees for the trucks. Does the Municipality have the authority to raise the fines or if that is pre-empted by State Statue? When we submitted the ordinance, it was kicked back. They want a legal brief to certify that raising the funds is not pre-empted by State Statue. Mr. Maddaloni commented he is having a difficult time drawing that conclusion and explained why. This isn't as easy as you would think.

There was a discussion on the fines, the borough code, State Statues and do we have to go with a range can the Borough just have a maximum for the fine.

SHBA/Options – Mr. Marceau commented we are still waiting for our prescription rating so no update.

Main Street Study by County Engineers – Councilman Ciasullo commented we received the report from the Chief today for the County. This will be sent over to them for the next step.

Council meeting video stream– Councilman Ciasullo explained what he was trying out with recording the meeting to post on the website the next day. It would be zero interaction with the public, it would be a curtesy for them to listen too the meeting. Tonight, we are running a test.

DPW Assistant Supervisor – Councilman Gandarinho commented we are still looking for an assistant supervisor. Resumes that are coming in aren't what we are looking for that is why we went with another labor 1.

NEW BUSINESS

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Fire Truck Repairs – Previously discussed

Flood Plain corrective action plan – Mayor Hutnick explained the corrective action plan we have to send to the State and was reviewed by Mike Vreeland.

Junk Yard Permit – Councilman Ciasullo asked if the Junk Yard is still operating. They haven't applied for a permit in at least eight years. There once was a license and explained the past with the junk yard. We should look into this.

There was a brief discussion on the number of cars at the Delta Gas Station.

Chief Gordon explained a tip he received regarding the number of cars and contacted the zoning officer to look into this.

Discussion on referendum items –

Councilman Ciasullo asked how did we end up with all three properties pulled off?

Mayor Hutnick commented yes, for the first aid section.

Councilman Ciasullo asked why did we pull all three lots and not just the first aid squad lot.

Councilman DeMeo explained it was one ordinance we killed that ordinance and we put it for a referendum on the first aid squad properties.

Councilman Ciasullo commented those properties are not the first aid squad properties so once we killed that ordinance the other properties should have went on with these because lots [6 and 8] are separate from the first aid squad. The other two lots aren't the part of the first aid squad. Did anybody ever read anything about exactly what the referendum is going to say or was it just talked about.

Ms. Hough explained at the last meeting it was on the consent agenda and it is not three properties it is two properties. The first aid squad building in on lot 9 then the other two lots go together.

Councilman Ciasullo commented so it is three lots, two properties, one is the first aid squad. His point is that to have that pulled off because that was all part of that ordinance is one thing but then to have properties going for sale and not these lots doesn't make any sense. It has nothing to do with the first aid squad. The reason why we are doing this is for revenue. Are we going to let the town residents decide for us not to sell property that has nothing to do with the first aid squad?

Councilman Ciasullo commented it was extremely clear that the first aid squad property was going to be on a referendum so the public can make a decision on that property.

Ms. Hough commented the motion was including the lots.

Councilman Ciasullo asked what are we doing with the other lot; that isn't going on the referendum is it.

Mr. Maddaloni commented the two lots are included on the referendum.

Councilman Ciasullo commented we have to let the public know what they are voting on.

Mr. Maddaloni commented the referendum identifies the block and lot. Usually there is a communication process that gets put out.

Councilman Ciasullo commented if that's the way it is we have to make sure people realize not only are they voting for that piece of property they are voting for the other pieces of property and that the other pieces of property have nothing to do with the first aid squad property.

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Mr. Maddaloni asked aren't they continuous?

Councilman Ciasullo commented they are next to each other but not the same property.

Councilman DeMeo commented the general perception is that was all the same property.

Councilman Ciasullo commented that is the wrong perception.

Councilman DeMeo commented unless you are talking about potentially developing that. It depends on what the referendum comes down to, could we sell it or not sell it and pave it. Then the uses of those properties and those lots could be continuous and explained.

Councilman Ciasullo commented we can't have people going to the polls thinking they are protecting the first aid squad only make a vote based on that and then find out there are other lots.

The discussion continued on this issue and making it clear to the voters, the reason we are selling the properties is for money, lots on 517 the Council should consider selling and everyone pushed back on that and other lots the Borough could possibly auction off, we should make it clear as to the cost to make that building functional, the referendum is a non-binding referendum and the school gym was offered for a meeting on the referendum.

Police Chief Committee – Mayor Hutnick commented we need to begin discussions for the new police chief contract for everything involved; put a committee together to oversee these discussions and bring the information back to the Council. We can't have four people so a three-person committee. Is the Council in favor of setting up a committee to discuss police Chief Contracts? He needs three volunteers to head up the police chief committee.

The three volunteers are Councilman Gandarinho, Councilwoman Lane and Councilwoman Ruitenbergh.

Councilwoman Ruitenbergh asked are we taking care of our current chief of police contract as well.

Mayor Hutnick commented yes.

PUBLIC SESSION

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

Suzann Brush, Ogdensburg asked about the temporary summer help at DPW. Ms. Brush spoke about the video streaming and asked if that will be available to watch after the meeting.

Councilman Ciasullo explained his thought is that it would be for after the meeting and gave an example.

Mr. Maddaloni commented it is not a live feed.

Ms. Brush asked you mention people recording here; are you not allowed to restrict that?

Councilman Ciasullo explained we can put regulations on how and according to the State; we can add certain things to it so that somebody can record but they have to adhere to the rules. For example, maybe notify the clerk 30 minutes before. Also, if you record video you have to make it available to whoever wants it. As of now we have people who record we never asked for a video but we can put those things in place that if you start recording you are going to have to keep it. Right now, we don't have that in place.

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Ms. Brush asked for the first aid squad; has there been any research into the cost of redoing that building in all the years that this has been discussed.

Mayor Hutnick commented no, and explained.

Ms. Brush spoke about have a public meeting regarding the referendum. Ms. Brush asked it is her understanding that Councilman Ciasullo has a personal interest in the first aid squad.

Councilman Ciasullo commented I'm glad you brought that up; it was brought up two meetings ago by someone. He finds it interesting that someone knows the personal interest of him. Councilman Ciasullo commented he will be very clear there is no personal interest from him to do any purchasing of that property and number two he will be involved of the whole process of auctioning of the property should it come to that point. So, no he has no personal interest. There are people among the crowd that are not here tonight that like to spread whatever they can. Unfortunately, that happens but that property has been used by two council members; an ex council member and a sitting council member and explained.

Frank Sanfilippo, Ogdensburg, commented he thinks it is really terrible the way you and the rest of you [treat each other] it makes me sick. Look how you act; you keeping throwing each other under the bus it's disgusting.

Kris Gordon, Ogdensburg commented when we had the meeting he thought it was agreed upon with the ordinance to separate the two and put those lots back out to auction; the two lots that Councilman Ciasullo speaks of are the well house. He does have a point. When is the fall newsletter coming out? Maybe we can put something in the newsletter.

Cristian Zamphir, Ogdensburg commented he is here to put on the record chapter 31 soil removal in Ogdensburg should be enforced. Since he bought his house in town the Quarry wasn't open and part of the Quarry in Ogdensburg wasn't used. Right now, the Quarry in Ogdensburg is still used and he is asking the Council if they have a permit. He wants transparency in regard to legal action the town takes for enforcing and explained. Mr. Zamphir spoke about signs.

Chief Gordon explained what was done with signs in that area.

Mr. Zamphir commented his property dropped in value and he wants for the record his property dropped in value because at the time of the purchase the Quarry wasn't operating in Ogdensburg.

Theresa Nicastor, Ogdensburg, gave a suggestion for the Ogdensburg Facebook; can we do small business spot lights and for everybody.

Mayor Hutnick commented we do and explained what has been done.

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.

Jacob Brush, DPW employee was rice notice and choose to have this discussion in public.

Mr. Brush commented he wanted to discuss a salary increase for obtaining his CDL. The salary increase he is looking for is an additional ten thousand.

Mayor Hutnick commented you are asking for ten thousand more for obtaining your CDL correct.

Mr. Brush commented yes.

Mayor Hutnick congratulated Mr. Brush on getting his CDL.

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Mayor Hutnick commented he thinks at this time since this is the first the Council as a whole is hearing this, it would need to be discussed. We don't have numbers yet we don't have any information prepared for this.

Mr. Brush commented there isn't much to discuss tonight because you don't have the numbers.

Mayor Hutnick commented you are asking for an increase we have to look into it; the Council has to discuss and look it over. We also have to look at the fact we just hired another person starting tomorrow. We are still looking for another position and it is the end of the year.

Mr. Brush explained you are not back dating it; so, it wouldn't be a whole ten thousand for this year and he paid for this on his own. He saved the town four thousand dollars and he doesn't take health insurance through the town so he is saving money for the town with that.

Mayor Hutnick commented in all fairness to the council; now they know what you are looking for you presented it. It can be addressed.

Mr. Brush asked would it be addressed at the next meeting; can he have a timeline.

Mayor Hutnick commented he thinks we can have a discussion or come up with something in the next two weeks. It is the end of the year and we are still trying to form the department.

Mr. Brush commented it is a big license to hold and not be compensated for it

Councilman Ciasullo asked with the original hiring was he offered a CDL license.

Councilwoman Ruitenberg commented we had a requisition for you to go and the first time you didn't go.

Mr. Brush commented he asked multiple times to go and he heard no response back so he went on his own and paid for it which again saved [the town] money.

Councilwoman Ruitenberg commented but now you want ten.

Mr. Brush commented you weren't going to give me anything before either.

EXECUTIVE SESSION

There was no executive session.

PAYMENT OF VOUCHERS

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

Upon Roll call Vote:

Yeas: Ciasullo, Cowdrick, DeMeo, Gandarinho, Lame, Ruitenberg

Nays: None Absent: None Abstain: None

CURRENT

DATE	CHECK #	PAID TO	AMOUN T
08/18/2025			
5	35864	Amazon	1,833.44
08/18/2025			
5	35865	Batty, Matthew	119.00
08/18/2025			
5	35866	Brightspeed	19.90

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08/18/202	5	35867	Brightspeed	59.64
08/18/202	5	35868	Brightspeed	381.11
08/18/202	5	35869	Brightspeed	260.81
08/18/202	5	35870	Brightspeed	63.93
08/18/202	5	35871	Brightspeed	56.62
08/18/202	5	35872	Brightspeed	101.29
08/18/202	5	35873	Bruno Associates, Inc.	656.25
08/18/202	5	35874	Carrie Batty	160.00
08/18/202	5	35875	Certified Speedometer Service, Inc	176.00
08/18/202	5	35876	County of Sussex	126.72
08/18/202	5	35877	Danforth's	97.86
08/18/202	5	35878	Edmonds GovTech, Inc.	560.00
08/18/202	5	35879	Elizabethtown Gas	41.05
08/18/202	5	35880	Elizabethtown Gas	41.73
08/18/202	5	35881	Elizabethtown Gas	213.77
08/18/202	5	35882	Elizabethtown Gas	41.69
08/18/202	5	35883	Fred Yarosz Janitorial Services LLC	570.00
08/18/202	5	35884	JCP&L	1,728.97
08/18/202	5	35885	JCP&L	1,406.89
08/18/202	5	35886	JCP&L	128.83
08/18/202	5	35887	JCP&L	2,477.72
08/18/202	5	35888	JCP&L	26.36
08/18/202	5	35889	JCP&L	730.46
08/18/202	5	35890	JCP&L	2,020.98
08/18/202	5	35891	JPMonzo Municipal Consulting, LLC	50.00
08/18/202	5	35892	Lumen Technologies Group	125.61
08/18/202	5	35893	Morris County Public Safety	25.00
08/18/202	5	35894	My Corporate Hosting Solutions, LLC	329.25
08/18/202	5	35895	New Jersey Herald	94.30
08/18/202	5	35896	Quadient Leasing USA, Inc.	411.30

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08/18/202			
5	35897	Sanfilippo, Joseph	435.01
08/18/202			
5	35898	Staples Business Advantage	142.65
08/18/202			
5	35899	Sussex County Clerk	8.00
08/18/202			10,612.0
5	35900	Township of Sparta	0
08/18/202			15,501.2
5	35901	Township of Sparta, Police Dept.	5
08/18/202			
5	35902	Verizon Business	110.04
08/18/202			
5	35903	Weldon Asphalt	1,653.26
			43,598.6
			9

**GRANT
FUND**

DATE	CHECK #	PAID TO	AMOUN T
08/25/202			
5	35904	Amazon	54.36
			54.36

WATER OPERATING

DATE	CHECK #	PAID TO	AMOUN T
08/25/202			
5	5468	Mascuch, Maria	27.83
08/25/202			
5	5469	Regina Flammer	20.00
08/25/202			
5	5470	Reliable Restoration Logistics	2,000.00
			2,047.83

UNEMPLOYMENT TRUST

DATE	CHECK #	PAID TO	AMOUN T
08/25/202			
5	133	State of NJ Division of Employer Ac	176.85
			176.85

PAYROLL

DATE	CHECK #	PAID TO	AMOUN T
08/25/202			
5	1350	AFLAC	562.96
			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 8:19p.m.

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Robin Hough, Borough Clerk

George P. Hutnick, Mayor