

**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF OGDENSBURG
14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
March 9, 2026**

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

Mayor Hutnick led the Pledge of Allegiance.

ROLL CALL: Ciasullo, Cowdrick, DeMeo, Gordon, Lane, Mayor Hutnick

Absent: Gandarinho

Also, in attendance was Robert McBriar, Borough Attorney (Via Phone Until 7:33pm) 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 5, 2026.”

PRESENTATION

At this time Mike Vreeland, Borough Engineer, reviewed the process for redevelopment.

Mr. Vreeland commented there are a few questions about redevelopment processes; he is here tonight to answer any specific questions. If you want, he can start with an overview of the process; if there is something you want to know specifically about, feel free to stop him.

Mr. Vreeland explained this process is all dictated by the Local Redevelopment and Housing Law. The redevelopment law gives the Governing Body the power to initiate an investigation to determine whether an area qualifies as an area in need of redevelopment. That study is conducted by the Planning Board along with a public hearing on the study. After the study is concluded the Planning Board makes a recommendation to the Governing Body detailing how the area qualifies or doesn't qualify for the designation and makes a recommendation to the Governing Body regarding designating the area an area in need of redevelopment. Once the area is designated as an area in need of redevelopment the Governing Body then adopts a resolution and that resolution goes down to the DCA. The DCA has a certain time period to act on that resolution, ask questions or ask for amendments to the study. Then the area becomes an area in need of redevelopment. That is the first half of the process.

Mr. Vreeland explained the second half of the process is to put together a redevelopment plan; usually there is a subcommittee, members of the Governing Body and Planning Board have a vision on how that area can be redeveloped. That redevelopment plan gets worked through and plan is put together. That gives you the ability to go out and solicit someone to implement that plan or a redeveloper through a public process. Once that redeveloper is identified the Municipality generally enters into some kind of developer's agreement with the redeveloper and the redeveloper implements the plan. That redevelopment plan and the ordinance that is adopted associated with that redevelopment plan there are zoning changes that are often implemented through that redevelopment plan.

Mr. Vreeland commented that it is a broad overview of the redevelopment process. There are other means that the Borough has; you can sell Borough assets, one being the auction process which you have utilized before. That process gives you the least amount of control of what the end product is. You are basically governed by a minimum bid and whatever zoning is out there has certain controls over it. Not to say the winning bidder can come to the Planning Board with a site plan application and if they meet the warrants, they can get relief from some of the existing zoning. Another way is you can look to encourage the sale of property and increase the market value it takes a look at the existing zoning of the currently owned property before you have an auction and try to rezone the property for something that may be more of an appetite in the market for someone to purchase. Again, that doesn't give the Borough much control in the end product. Where you have the most control is through the redevelopment process where you

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designate it as an area in need of redevelopment, but that process requires certain legal requirements, public hearing requirements, notice requirements and it takes time and it comes at a cost.

Mr. McBriar thanked Mr. Vreeland for his presentation. Mr. McBriar commented he would add to the procedure. When the Governing Body adopts a resolution to authorize that preliminary investigation there are some new requirements and Statues that are required at that initial moment; to decide whether that area would be condemnation or eminent domain. As you know you have to identify the specific area by block and lot. Then they have very specific criteria that a planner will have to evaluate the properties to satisfy that area and there have been updates. There are notice requirements and a public hearing requirement. Those things have to be done on a Planning Board level, notification to all the property owners within that potentially designated area of the Planning Board findings. Aside from that it is very bullet point, check list items in the statues and we can advise the Borough how to effectuate all of those to comply with the modern day requirements under the Local Redevelopment Housing Law as well as recent case law that addresses some if these issues about notice and satisfying the statutory criteria.

Councilman DeMeo asked Mr. Vreeland if there was any disadvantage to us designating that property as an area in need of redevelopment besides the cost.

Mr. Vreeland commented it is really time and cost to go through the whole process and maybe you don't find a redeveloper that you want to fine. There is no guarantee that you will go through the whole process, you designate it and come up with a redevelopment plan and find a redeveloper that you want to implement the plan.

Councilman DeMeo commented the advantage is you control the ultimate product. Mr. Vreeland commented that is the biggest advantage.

Councilman DeMeo asked what is the density of the property?

Mr. Vreeland asked this is down on Willis; currently that is in the R15 zone which allows single family homes. Looking at the property, you could probably get somewhere between two and four single family homes. You may have to have some carve outs, right of way or a culver sack to put the housing in there.

Councilman DeMeo asked what if we were looking to do something with a high-density project like a condo or a townhouse project.

Mr. Vreeland commented you could have more units but that would be dictated by the septic capabilities.

Councilman DeMeo asked would that be something you look at when you do the study on that area?

Mr. Vreeland commented not in great detail; there would be a desktop study you wouldn't necessarily go out and do actual perk test or things like that. You would come up with some conceptual ideas of how you would like to see the project build out if it was multifamily townhouses or something like that. That would become part of the redevelopment plan, you would set zoning and density based on that. That would go out to bid, and the developers would determine if that was sufficient information or if they would have to do additional information when they put together their package.

Councilman DeMeo asked right now the way it is zoned you couldn't do anything but residential unless you are going to put a preexisting use which is only the first aid squad.

Mr. Vreeland explained the permitted principal uses are single family, detached dwellings and public purposes. There are conditional permitted uses in that zone being public home offices, office and commercial building but those have-to-have frontage on the county road.

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Councilman Ciasullo commented that isn't saying somebody could purchase that property, go to the zoning board to try and get some other use.

Mr. Vreeland commented a developer would have the ability to file an application and come to the board. The developer would have to put its proofs on whether that relief or use variance is warranted then that would be a decision the Board would have to make.

Mayor Hutnick asked if it was worthwhile to entertain any other type of zoning there instead of residential. Maybe change it to something more commercial or light industrial?

Mr. Vreeland explained it is a possibility he isn't sure what the Borough's long-term vision is for that area.

Councilman DeMeo asked Mr. Vreeland, how did you come up with the estimated costs?

Mr. Vreeland explained it was really just a budget number and that number we threw out there based on redevelopment plans that were recently done in Hardyston. We didn't directly prepare those plans, but we were involved when those plans were prepared and copies of the proposals that were submitted.

Councilman DeMeo asked were those projects bigger?

Mr. Vreeland explained acreage wise they were bigger, but the process is what the process is. A lot of the information you get is geographic information from different databases and explained.

There was a discussion on what was done in the past with local planning grant, tax value, getting the maximum return on the property, the area including the first aid squad building isn't a very big area and the Century Link box that is on that property,

Mr. Vreeland commented the point he was trying to make is it would be an investment to get to the end. You don't want to start this process and go halfway through designate it as an area in need and it qualifies and then don't have a redevelopment plan and developer. Again at the end of the day the reason you are going down this road is to have control over what is developed. If it is going to cost twenty-five or thirty-thousand dollars to get that done you want to make sure you get a return on your investment.

Councilman Gordon asked we are looking at a long term return?

Mr. Vreeland commented right, because now it will be back on the tax rolls and you will have annual revenue from here on out.

Councilman DeMeo commented that is what he is looking at more than just a one shot. Obviously if they sell the property at auction, you get a one shot; based on the numbers we were given it doesn't generate much long term.

The discussion continued on the process to change the zoning, doing a master plan reexamination report, affordable housing, if a different zone would make the property more valuable industrial vs. residential and zoning for age restricted housing,

Ms. Hough commented you have on the agenda another property for redevelopment you might want to talk about with Mr. Vreeland present and we are doing the budget. [The property being discussed is the property behind Borough Hall and on Main Street.]

Mr. Vreeland explained that area got started down the road; there was a study that was done, there was a resolution, but it looked like the process stopped and it was never sent down to DCA.

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Ms. Hough explained there was a public hearing at the planning board level, the resolution she found was from the Council stating they are designating the planning board to do the study. This was done in 2011.

Mr. Vreeland explained essentially it never made it to the DCA, so the process was never completed. We had some back and forth with the local planning services because Bob Tessier, who was with Dykstra Associates at that time, is with the DCA now. We were looking to see if we could utilize his existing report. Mr. Tessier sent us some information; it's not that the report is the problem, it's that time has passed, the law has changed. So, basically from an administrative level you have to start the process over again. If you want to do that the Governing Body will have to adopt a resolution requesting a study to be done, the study to see if the area qualifies would have to be done again. We know what the results of the first study was so in all likelihood the circumstances haven't changed and it probably should qualify again. We have to do the study, do the notices, have the public hearing, then if we get through all that there would be a resolution that would go to DCA. If they are in concurrence, then it could be designated as an area in need of redevelopment.

Councilman DeMeo asked who does the study and what does it entail in the study?

Mr. Vreeland explained the study is done by a planner and is generally done by the Planning Board. Sometimes there is a subcommittee, sometimes it is just the professionals, and the study is presented at a public hearing. There are some things in the Statue that are requirements of the study, a map, a designated list of the block and lots, housing, the conditions of the property, the conditions of the buildings on the property and which of the criteria it meets to met the definition of an area in need of redevelopment. Usually, a fifteen-to-twenty-page document with some exhibits attached to it. By Statue in has to include a map of the area.

Ms. Hough asked what would be the cost just to do the study?

Mr. Vreeland commented it would be less than half of the whole process. For budget numbers he would suggest budgeting maybe twelve thousand dollars not that it would take the whole twelve. That is the first half of the process.

Mayor Hutnick asked, is that for all properties or just one?

Mr. Vreeland commented that if you wanted to throw in Willis Ave also, you want to do it all together, he would say budget fifteen thousand.

Mr. Vreeland commented you can have all the properties designated but you don't have to do a plan for all of them, you can do the plan in phases, based on block or break it up into area a and b.

There was a brief discussion on a drainage issue on Edison that happened over the weekend and grant money for improvements to storm drains.

Mike Vreeland and Robert McBriar left the meeting at 7:33pm.

Councilman DeMeo made a motion to approve the consent agenda. Seconded by Councilman Gordon.

CONSENT AGENDA

1. Approval of regular meeting minutes from February 23, 2026.
2. Approval of Resolution 38-2026 to redeem a Municipal Lien – tax sale certificate 2023-00003 for Block 11 Lot 11.01, Main Street Ogdensburg NJ in the amount of \$4,438.02 to the Borough of Ogdensburg.
3. Approval of Proclamation proclaiming April as Child Abuse Prevention Month.
4. Accept for filing amended table of equalized valuations 2025.

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5. Accept for filing letter dated February 13, 2026, from Linda Miller, Clerk of the Board of county Commissioner re: appointment of the clerk of the board of County Commissioners as the custodian of core county government records.
6. Accept for filing letter dated February 18, 2026, from Patricia M. Ingelido, Director NJDEP Division of water Supply and Geoscience to Robert Lawler, Licensed Operator re: Requirement to complete initial quarterly EPS PRAS Monitoring
7. Accept for filing memo dated February 27, 2026, from Ysmael Goduco, Project Manager, Van Cleef Engineering to Mayor and Council re: Riverview Paving Inc. Ogdensburg Storm Drain Repair.
8. Accept for filing notice from the Township of Hardyston Joint Land Use Board notice of public hearing on adoption of an amendment to the 2025 Master Plan.
9. Accept for filing notice from the Borough of Frankling Planning Board Hearing on Adoption of a Housing element and Fair Share Plan.
10. Accept for filing letter dated February 26, 2026, from Colleen L. Little, Borough of Franklin Clerk re: Franklin Borough Ordinance 02-2026 Amending Chapter 161, HMF – Hospital Multifamily Zone
11. Accept for filing letter dated February 26, 2026, from Colleen L. Little, Borough of Franklin Clerk re; Franklin Borough Ordinance 03-2026 amending Chapter 161, Affordable Housing.
12. Accept for filing the Township of Hardyston Ordinance 2026-04 amending chapter 185 entitled “Zoning” of the code of the Township of Hardyston to delete the existing section 185-90.1 entitled very-low, low and moderate income housing and to replace it in its entirety with a new section 185-90.1 entitled “Affordable Housing” and to make other amendments.
13. Accept for filing the Township of Hardyston Ordinance 2026-05 amending chapter 185, zoning ordinance of the Township of Hardyston, to establish a new “AH-1 Affordable Housing overlay -District” for the property identified as Block 67 Lot 2.08 and block 67.29 lot 1 in the township.
14. Accept for filing the Township of Hardyston Ordinance 2026-06 amending chapter 185, zoning ordinance of the Township of Hardyston, to establish a new “AH-2 affordable Housing Overlay-District” for the property identified as Block 67 Lot 16.03 and Block 67.05 Lot 1 in the Township.
15. Accept for filing the Township of Hardyston Ordinance 2026-07 adopting certain amendments to the redevelopment plan identified as the Route 94 redevelopment plan for Block 16 Lot 8.01 and block 14 Lot 24.01.

Upon Roll call Vote:

Yeas: Ciasullo, Cowdrick, DeMeo, Gordon, Lame

Nays: None Absent: Gandarinho Abstain None

Resolution 38-2026

TO REDEEM MUNICIPAL LIEN - TAX SALE CERTIFICATE# 2023-00003

**BLOCK 11 LOT 11.01
MAIN STREET .
OGDENSBURG NJ 07439**

WHEREAS, THE TAX COLLECTOR, MARIA MASCUCH HAS ADVISED THAT PAYMENT HAS BEEN RECEIVED FROM HOMEOWNERS BANK (Cotality) IN THE AMOUNT OF \$ 4, 438.02 (check number 305020) TO REDEEM MUNICIPAL LIEN TAX SALE CERTIFICATE # 2023-00003

WHEREAS,

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OGDENSBURG NJ 07439**

IS THE HOLDER OF MUNICIPAL TAX SALE CERTIFICATE # 2023-00003

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AND AS MUCH IS DUE PAYMENT IN THE AMOUNT OF \$4,438.02
TO REDEEM SAME; AND HAS RECEIVED FUNDS TO REDEEM MUNICIPAL LIEN .

MARIA MASCUCH
TAX COLLECTOR
FEBRUARY 24, 2026

EXECUTIVE SESSION MINUTES

Councilman DeMeo made a motion to approve the executive session minutes from February 23, 2026. Seconded by Councilwoman Lane.

Upon Roll call Vote:

Yeas: Ciasullo, DeMeo, Lane

Nays: None Absent: Gandarinho Abstain: Cowdrick, Gordon

RESOLUTION 37-2026

Councilman DeMeo made a motion to approve resolution 37-2026 approving the Termination of Employment agreement between the Borough of Ogdensburg and Chief Stephen J. Gordon. Seconded by Councilwoman Lane.

Upon Roll call Vote:

Yeas: Ciasullo, DeMeo, Lane

Nays: None Absent: Gandarinho Abstain: Cowdrick, Gordon

Mayor Hutnick explained this isn't terminating anybody, it is a retirement.

Resolution 37-2026

WHEREAS, the Borough of Ogdensburg "Borough" received Chief Stephen J. Gordon "Chief" official notice of intent to retire from the position of Police Chief for the Borough of Ogdensburg effective May 1, 2026, which is attached as Exhibit A; and

WHEREAS, a Council Committee has been negotiating with Chief Gordon on a termination of employment agreement; and

WHEREAS, the negotiations have been ongoing; and

WHEREAS, members of the committee have reviewed and recommends the attached termination of employment agreement to the Mayor and Council for approval which is attached as Exhibit B; and

WHEREAS, Chief Stephen Gordon has reviewed the termination of employment agreement and has signed the agreement for approval.

NOW THEREFORE BE IT RESOLVED, the Mayor and Council of the Borough of Ogdensburg, County of Sussex, and State of New Jersey approve the attached Termination of Employment agreement between the Borough of Ogdensburg and Chief Stephen J. Gordon and authorize the Mayor and Borough Clerk to execute the agreement on behalf of the Governing Body.

MUNICIPAL FACILITIES AND RECREATION AREA APPLICATION

Councilwoman Cowdrick made a motion to approve the Facility Use Application submitted by Marty Macfie, Program Director for Kaboom Softball to use the Fireman's Field (Ogdensburg Memorial Park) field closest to the playground from April 1, 2026 through October 31, 2026 on Monday – Friday 5pm to dusk or Tuesdays and Thursdays from 5pm to dusk and to determine the fee. Seconded by Councilman DeMeo.

Councilwoman Cowdrick commented we have to decide to let them use the field Monday through Friday or just use it Tuesday's and Thursday's and to determine the fee.

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After the discussion the Council decided to let them use the field Monday through Friday with a fee of fifteen-hundred dollars.

Upon Roll call Vote:

Yeas: Ciasullo, Cowdrick, DeMeo, Gordon, Lame

Nays: None Absent: Gandarinho Abstain None

LIAISON REPORTS

Councilman Ciasullo reported on water; he spoke to Rob Lawler and the only thing he was talking about when we get to the budget is testing, we might have to add a little for that. He is thinking possibly three thousand a year more. Councilman Ciasullo explained he would like to get in writing from Mr. Lawler a list of capital projects.

Mayor Hutnick asked the Council to keep their eye out for any grants for their departments. There was a discussion on having a grant committee of three council members.

Councilman Gordon reported on water and DPW. Councilman Gordon commented as far as DPW right now they are starting to sweep with the anticipation of Hardyston coming to sweep the roads. They have been picking up some of the asphalt damage from the winter. Councilman Gordon explained he has been busy with Borough Hall and the issue we had on Edison. We have the heating system repaired Chief Gordon and Councilman Gordon replaced all the zone valves downstairs as they were part of the heating issue. They were not turning the system on, so the building has been where the thermostats are set, they are dropping down at night. We have Wilco coming on April 27, to address the issues with the boiler that were not addressed and explained other issues with the boiler. We will be signing a service agreement with Wilco to service the Municipal Building, Museum and DPW so that way it is all on one agreement and nobody is trying to handle their own business and any potential problems we have before the heating season. There is work to be done on the building and explain that work.

Councilman Gordon commented on Friday right in front of 38 Edison, the drain overflowed out into the road, and was expelling into the gentleman's yard coming up from across the stairs over his patio and running down the road towards High Street which is where the pipe goes. He was able to get a hold of Wilson Contracting to get their jet trailer out to get that pipe open. They did what they could with the equipment they had. On Saturday morning we still had the same issue, but it slowed down and explained the repair that was done this morning.

Councilman DeMeo reported there isn't much going on with police and fire. We approved the Chief's retirement package tonight; we need a new committee now to start working on the new Chief's contract.

Councilman DeMeo explained an email from Senator Kim and Senator Brooker regarding their grant applications. He is working on signing up for the portal to submit the grant. Last year he submitted the application that was written by hand.

There was a discussion on the police vehicle repairs that are needed.

Sgt. Sanfilippo explained the issues with the individual cars, miles on the cars and possibly ordering a new car this year.

Councilwoman Cowdrick reported on Parks; Lake Management Science has reached out, and we had a discussion regarding the Pond. He sent me his contract proposal to get started this year. It is pretty much the same as last year. The only difference is there is an increase of \$195.00 for the entire season.

Councilwoman Lame reported on Ogdensburg Day; everything is going well. They are looking for additional vendors and donations at this point.

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OLD BUSINESS

Auction properties on Willis Ave. –

Councilman Ciasullo commented we talked about this; let's get an idea of what everybody is thinking. We listened to Mr. Vreeland and we asked questions.

Councilman DeMeo commented he thinks he would like to do the study. If we are going to do the study for this property [referring to behind Borough Hall and Main Street properties] for twelve thousand and fifteen will include the other properties he thinks we should let them do the study for all of them.

Mayor Hutnick commented we have Willis Ave properties, property next to us [Borough Hall], Orchard Street, and Main Street.

Councilman DeMeo commented Mike Vreeland said he could do the study for all the properties for fifteen thousand. If we are going to spend twelve thousand, I think we all want to move forward with getting the study done on this property for twelve another three thousand it makes sense to let him do all four.

Councilman Gordon commented we have to do what is best for the town.

Councilman DeMeo commented let's get the study done and get professional advice on how to move forward.

Councilwoman Cowdrick commented she agrees.

Councilman DeMeo commented on doing a resolution for the planning board to do the study. Put the resolution on for the next meeting.

Councilman Ciasullo commented when we discuss the budget let's see if we have the money to do the study or auction off the property so the money is in the budget for 2027 so you can do a plan for something. Maybe we should be more specific with the septic's to see if it is feasible for three house and three septic's there. That might change our minds.

Councilman DeMeo commented that is why he asked about high density if you do five or six condos it is one big septic as opposed to three or four small ones.

Ms. Hough asked what she is preparing for the next meeting or are we going to do the budget first?

Shoveling Sidewalks – Mayor/Sgt. Sanfilippo

Ms. Hough updated the Council on an email she received from the Attorney; he is working on the ordinance but needs to be redone like the litter ordinance.

Mayor Hutnick commented you can take that off the agenda for now.

Chief of Police contract – Councilman DeMeo commented this can be removed.

DPW Building – Councilman Gordon commented we are going to have all this lumped in when we look at Brooks Flat; we can get Mike Vreeland out there to look at all the issue. You can take this off for now.

NEW BUSINESS

Newsletter –

Ms. Hough asked the Council if they were ok with the newsletter presented to them. There was a brief discussion, and the newsletter was good to print.

Local Recreation Grant received for the walking path –

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Ms. Hough asked Mike Vreeland needs to know if we are going ahead with moving forward with the grant.

Mayor Hutnick commented the first grant we received was the seventy-five thousand and we used that to reduce the basketball courts. The second round we didn't get a grant. The third round we received eighty-five thousand for the walking path. We have the eighty-five thousand and we just applied for another recreation grant for one hundred and fifty thousand dollars this time with the hopes of getting it, putting in the walking path around the ball field as well as exercise stations and playground equipment.

Ms. Hough explained the walking path is approved; Mike Vreeland needs to know if you the Council is ok with him moving forward with the grant.

Councilwoman Lane asked well why not.

Mayor Hutnick commented Council has to give the approval.

Mr. Marceau commented on the grant; part one was the basketball court, part two is the walking path and part three is the playground equipment and physical fitness stuff.

Councilman DeMeo asked what are you asking from us are we ok with applying for another grant or do we want to move forward with spending the eight five we received.

Ms. Hough explained Mr. Vreeland wants to know if you want to move forward with spending the eighty five we have for the walking path.

Councilman DeMeo commented we have that money.

Mayor Hutnick commented we are moving forward. She just needed consent from everybody.

Municipal Building – Councilman Gordon commented the other thing he was thing of doing is start looking at converting all the light fixtures over the LED and explained the cost. Everything we can do in house we will do to save money.

Area in need of Redevelopment study – This was already discussed.

Water Treatment for the Pond – This was already discussed.

Road Paving – Mayor Hutnick explained we have done well with road grants. Mayor Hutnick commented we are in the process of finalizing NJDOT funded road projects which consist of Lincoln Ave., Glenbrook and Kennedy Ave. Lincoln Ave. has already been award through Morris Coop. Notices will be going out notifying residents that if they want to get gas installed now is the time to do it before the road gets paved. Once it gets paved you can't touch it for three years unless it is an emergency.

Councilman Gordon asked if they are addressing the drainage at the same time?

Mayor Hutnick commented that he thinks so, but he will do double check on that. They normally check on the drainage before they pave.

Councilman Ciasullo commented before they do those roads check on the hydrants.

PUBLIC SESSION

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

Maria Mascuch, Tax Collector for the Borough. Mrs. Mascuch commented on the consent agenda item number 2 that Municipal Lein was the property on Munsonhurst. Mrs. Mascuch

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explained the property owner did take our advice and they are escrowing the taxes and the property is back on the tax rolls. Mrs. Mascuch commented we always had a minimum charge for water and explained the difference between the old system and new system, but it isn't double billing. Mrs. Mascuch commented we can also send out e-bills. She wanted it on the record there has always been a minimum charge.

Mayor Hutnick commented for the record there has always been a charge to pay your bill online.

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

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 Councilman Ciasullo.

Upon Roll call Vote:

Yeas: Ciasullo, Cowdrick, DeMeo, Gordon, Lame

Nays: None Absent: Gandarinho Abstain: None

Please note the bills list is after the budget discussion.

BUDGET

At this time there was a discussion on the 2026 Municipal Budget.

Mike Marceau, CFO, referred to the budget handouts and email he prepared for the discussion.

Mr. Marceau explained that after making cuts we are at an 8.62% increase, approximately \$262 per household. What hurt the Borough the most was the increase in health insurance. As stated in his email dated February 27, 2026 "The \$202,713 increase in health insurance accounts for 7.57% of the that [8.62%] increase. All other functions are running at a 1.05% increase.

Mr. Marceau explained regarding the funds for the redevelopment study there are some funds for special projects in the land use board and where some additional funds could come from. This type of planning will help the Borough's revenue in the future. There are some funds saved with uncollected taxes and receipt of delinquent taxes. Mr. Marceau explained some good news is the fund balance is approximately \$867,826 the Borough should be at \$950,000 to one million.

The discussion continued on different line items, the Land Use Board Secretary, Office of Emergency management coordinator, not having Grant Writers this year, getting a new phones system and what to cut to get the extra additional funds for the redevelopment study; two thousand out of OEM, one thousand out of grant writers and one thousand from revenue.

There was a lengthy discussion regarding employee salaries and what the increase should be for this year.

The budget discussions will continue until the next Mayor and Council regular meeting on March 23, 2026.

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

CURRENT

DATE	CHECK #	PAID TO	AMOUNT
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02/27/202	6	36365	Peter Guarracino	495.00
02/27/202	6	36366	Treasurer - State of NJ	60.00
03/09/202	6	36367	Action Data Services, Inc.	1,036.11
03/09/202	6	36368	Amazon	491.08
03/09/202	6	36369	Blue Diamond Disposal, Inc.	21,794.36
03/09/202	6	36370	Brightspeed	19.90
03/09/202	6	36371	Brightspeed	59.83
03/09/202	6	36372	Brightspeed	56.54
03/09/202	6	36373	Brightspeed	51.40
03/09/202	6	36374	BrightSpeed	821.15
03/09/202	6	36375	Brightspeed	338.15
03/09/202	6	36376	Brightspeed	261.38
03/09/202	6	36377	Brightspeed	64.06
03/09/202	6	36378	Brightspeed	55.06
03/09/202	6	36379	Brightspeed	101.67
03/09/202	6	36380	Complete Security Systems, Inc.	31.83
03/09/202	6	36381	County of Sussex	1,271.78
03/09/202	6	36382	Danforth's	478.00
03/09/202	6	36383	Dover Brake & Clutch Co., Inc	916.11
03/09/202	6	36384	Eagle Point Gun	827.06
03/09/202	6	36385	Fire Fighters Equipment Company Inc	398.00
03/09/202	6	36386	Fred Yarosz Janitorial Services LLC	463.00
03/09/202	6	36387	Gordon, Stephen	1,606.23
03/09/202	6	36388	Hamburg Plumbing Supply Co	407.94
03/09/202	6	36389	Home Depot	141.68
03/09/202	6	36390	Horizon BC/BS of NJ	3,624.82
03/09/202	6	36391	JCP&L	2,547.32
03/09/202	6	36392	JCP&L	4,306.40
03/09/202	6	36393	JCP&L	2,583.53
03/09/202	6	36394	John E. Reid Assoc., Inc.	605.00

**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF OGDENSBURG
14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
March 9, 2026**

03/09/202	6	36395	KS State Bank	307.40
03/09/202	6	36396	LINA	243.00
03/09/202	6	36397	Lumen Technologies Group	125.61
03/09/202	6	36398	Montague Tool & Supply Co	241.78
03/09/202	6	36399	Morris County Public Safety	500.00
03/09/202	6	36400	Morton Salt, Inc.	4,420.74
03/09/202	6	36401	Motorola Solutions, Inc.	1,325.00
03/09/202	6	36402	Napa Auto Parts	560.60
03/09/202	6	36404	Ogdensburg Board of Education	233,639.83
03/09/202	6	36405	Quadient Leasing USA, Inc.	538.38
03/09/202	6	36406	Staples Business Advantage	122.75
03/09/202	6	36407	Stephen L. Davis	467.74
03/09/202	6	36408	Sussex County Assessor's Assoc.	100.00
03/09/202	6	36409	TCTASW	35.00
03/09/202	6	36410	The Institute for Forensic Psycholo	575.00
03/09/202	6	36411	Tire King	60.00
03/09/202	6	36412	Turn Out Uniforms, Inc.	2,586.80
03/09/202	6	36413	United Rotary Brush	889.56
03/09/202	6	36414	USA Today Media Corp fka Gannett Media Corp	356.92
03/09/202	6	36415	Van Cleef Engineering Assoc. LLC	848.00
03/09/202	6	36416	Varcadipane Jr, William J.	2,275.00
03/09/202	6	36417	Verizon Business	113.70
03/09/202	6	36418	Verizon Business	124.73
03/09/202	6	36419	Wallkill Valley Regional H.S.	102,169.17
				437,025.27
03/09/202	6	36403	NJ Solutions JHIF	-38,484.17
				398,541.10
TOTAL				0

GENERAL CAPITAL

**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF OGDENSBURG
14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
March 9, 2026**

DATE	CHECK #	PAID TO	AMOUNT
03/09/2026	6	1250 Riverview Paving, Inc.	670.50
03/09/2026	6	1251 Van Cleef Engineering Assoc. LLC	684.00
			1,354.50

DOG FUND

DATE	CHECK #	PAID TO	AMOUNT
03/09/2026	6	337 NJ Dept of Health & Senior Service	65.40
			65.40

PAYROLL

DATE	CHECK #	PAID TO	AMOUNT
03/09/2026	6	1357 AFLAC	458.24
			458.24

GRANT FUND

DATE	CHECK #	PAID TO	AMOUNT
03/09/2026	6	36420 Van Cleef Engineering Assoc. LLC	8,302.25
			8,302.25

WATER OPERATING

DATE	CHECK #	PAID TO	AMOUNT
03/09/2026	6	5514 MGL Printing Solutions	724.00
03/09/2026	6	5515 Staples Business Advantage	115.24
			839.24

WATER CAPITAL

DATE	CHECK #	PAID TO	AMOUNT
03/09/2026	6	1058 Rio Supply, Inc.	18,904.80
			18,904.80

Meeting adjourned at 9:33p.m.

Robin Hough, Borough Clerk

George P. Hutnick, Mayor

**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF OGDENSBURG
14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
March 9, 2026**