REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF OGDENSBURG
14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
October 26, 2026

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

Mayor Hutnick led the Pledge of Allegiance.

ROLL CALL: Cowdrick, DeMeo, Gandarinho, Gordon, Lame, Mayor Hutnick

Absent: Ciasullo

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 5, 2026."

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

CONSENT AGENDA

1. Approval of regular meeting minutes from October 13, 2026.
2. Approval of Resolution 89-2026 tax refund due to overpayment by the individual's Bank for Block 23 Lot 3, Passaic Ave., overpayment will be paid to Cotality, 3001 Hackberry Road, Irving, Texas, 75063 in the amount of $2,934.44.
3. Accept for filing letter date October 9, 2026, from NJ Department of Transportation, Pryia Jain, Commissioner re: accepting application for Local Freight Impact Fund.
4. Accept for filing letter from the Township of Green dated October 8, 2026, from Virginia Raffay, Mayor, and Mark Zschack, RMC/CMR, CPWM Re: Historic Marker unveiling.
5. Accept for filing letter dated October 13, 2026, to Robert Lawler, Ogdensburg Water Operator, re New Electronic Reporting Requirements for monthly operating reports – update PWSID: NJ1916001.
6. Township of Frankford Resolution 2026-067.
7. Township of Fredon Resolution 2026-111.

Upon Roll call Vote:
Yeas: Cowdrick, DeMeo, Gandarinho, Gordon, Lame
Nays: None Absent: Ciasullo Abstain None

EXECUTIVE SESSION MINUTES

Councilman DeMeo made a motion to approve the executive session minutes from October 13, 2026. Seconded by Councilman Gandarinho.

Upon Roll call Vote:
Yeas: Cowdrick, DeMeo, Gandarinho, Gordon, Lame
Nays: None Absent: Ciasullo Abstain None

ADOPTION ORDINANCE 08-2026

Councilman DeMeo made a motion to adopt ordinance 08-2026 "AN ORDINANCE AMENDING THE SALARY OF THE CHIEF OF POLICE, TO ADD ROAD REPAIRER 1 AND LABOR TITLES AND REMOVE LABOR 1 WITH CDL AND WITHOUT CDL TITLES TO THE ORDINANCE FIXING THE SALARIES OF THE OFFICES AND EMPLOYEES OF THE BOROUGH OF OGDENSBURG. Seconded by Councilwoman Cowdrick.

Prior to final roll call, Mayor Hutnick opened the meeting to the public for any comments regarding Ordinance 08-2026.

No one from the public had any comments.

Prior to final roll call, Mayor Hutnick closed the meeting to the public for any comments regarding Ordinance 08-2026.

Upon Roll call Vote:
Yeas: Cowdrick, DeMeo, Gandarinho, Gordon, Lame
Nays: None Absent: Ciasullo Abstain None

ADOPTION ORDINANCE 09-2026
Councilman DeMeo made a motion to adopt ordinance 09-2026 "AN ORDINANCE AMENDING, REVISING AND SUPPLEMENTING CHAPTER 4 "ANIMAL CONTROL" SECTION 4-14.2 DELINQUENT FEES." Seconded by Councilwoman Lame.

Prior to final roll call, Mayor Hutnick opened the meeting to the public for any comments regarding Ordinance 09-2026.

No one from the public had any comments.

Prior to final roll call, Mayor Hutnick closed the meeting to the public for any comments regarding Ordinance 09-2026.

Upon Roll call Vote:
Yeas: Cowdrick, DeMeo, Gandarinho, Gordon, Lame
Nays: None Absent: Ciasullo Abstain None

INTRODUCTION ORDINANCE 10-2026
Councilman Gandarinho made a motion to introduce ordinance 10-2026 entitled "CAPTIAL ORDINANCE OF THE BOROUGH OF OGDENSBURG, IN THE COUNTY OF SUSSEX, NEW JERSEY AUTHORIZING THE FUNDING OF A PORTION OF THE COST OF THE ACQUISITION OF A BACKHOE IN, BY AND FOR THE WATER UTILITY OF THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF $100,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE WATER UTILITY CAPITAL IMPROVEMENT FUND." Seconded by Councilwoman Lame.

Public hearing will be held November 9, 2026.

Upon Roll call Vote:
Yeas: Cowdrick, DeMeo, Gandarinho, Gordon, Lame
Nays: None Absent: Ciasullo Abstain None

INTRODUCTION ORDINANCE 11-2026
Councilman Gandarinho made a motion to introduce ordinance 11-2026 entitled "BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF OGDENSBURG, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $230,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS. Seconded by Councilwoman Cowdrick.

Public hearing will be held November 9, 2026.

Upon Roll call Vote:
Yeas: Cowdrick, DeMeo, Gandarinho, Gordon, Lame
Nays: None Absent: Ciasullo Abstain None

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INTRODUCTION ORDINANCE 12-2026

Councilman Gordon made a motion to introduce ordinance 12-2026 entitled "BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF IMPROVEMENTS TO KENNEDY AVENUE (PHASE I) IN, BY AND FOR THE BOROUGH OF OGDENSBURG, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $180,000 TO PAY THE COST THEREOF, TO APPROPRIATE A STATE GRANT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BANK ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS." Seconded by Councilwoman Cowdrick.

Public hearing will be held November 9, 2026.

Upon Roll call Vote:
Yeas: Cowdrick, DeMeo, Gandarinho, Gordon, Lame
Nays: None Absent: Ciasullo Abstain None

LIAISON REPORTS

Councilwoman Lame reported on water for Councilman Ciasullo. Councilman Ciasullo had spoken to the Franklin Administrator the day after the last meeting and told them what we discussed. They are moving ahead with replacing the meter.

Councilman Gordon reported he talked to Concetto Formica [Franklin Councilman] he brought up the meter; Councilman Gordon told him we [Ogdensburg] only supply the water to the pit. Franklin supplies the meter and everything beyond it.

Councilman Gordon reported on DPW. We had to put four new tires on the backhoe, as the cords were showing and we were not going to make it through [the winter]. Councilman Gordon commented he was informed by Chris Smith that one of the tires went flat over the weekend, but Tire King came down to rectify it. On Friday we had an issue with the excavator and explained the repair that will be fixed under warrantee. We built the berm at the DPW between the new fence and the swamp. It has been covered in mulch, and all the big boulders have been set on top so now nobody can drive into the facility once the gate is locked.

Mayor Hutnick commented make sure whatever locks go on there that the police have the key.

Councilman Gordon explained the mafia block came in; when they get a chance they will work on that. Wilco is coming out either Thursday or Friday to do the service that was previously cancelled. Councilman Gordon explained the gutters that will be installed on the Historical Society building. Councilman Gordon explained his conversation with the owner on Edison that had the drainage issue. There are two people down at DPW, but they are still getting things done.

Councilman Gandarinho had nothing to add to the DPW report.

Councilman DeMeo reported on the fire department and police department. Councilman DeMeo commented he talked to Chief Bill Allen they are working on their budget already. There is some gear that needs to be replaced; a couple of sets of gear are ageing out. Councilman DeMeo explained he told him to make sure he gets quotes.

Councilman DeMeo explained everyone should have the 403 reasons to run 5K information from Chief Sanfilippo. Chief Sanfilippo sent him an email this week about getting a new alert system; he said he would pass this information along to the Council. The Borough's existing system is $1,250.00 a year.

Councilwoman Lame explained she contacted Chief Sanfilippo; when we first were looking into a system we had talked to GoGov we did a demo with them, they gave us quotes and it was a lot more money.

Councilman DeMeo commented yes, they came in at close to seven thousand. He just wanted to make sure the Council was aware of this.

Councilman Gordon referred to the information regarding the 5K run; it states we need 8 police officers. His question is obviously this will incur overtime. How is said overtime going to be paid for the officers?

Mr. Marceau explained he thinks there is some confusion; it would be trust work not overtime. It shouldn't interfere with our operations they might need to get officers from other towns.

Councilwoman Cowdrick report she is still working on the signs to get the GPS companies.

Councilwoman Lame commented the only item she wanted to bring up is the pond; the chairs look phenomenal up there; she was back by the pavilion and trees are marked out. Councilwoman Lame asked what is the status of those trees?

Councilman Gordon explained DPW took down as many as they could but then they had issues with the backhoe.

Councilwoman Lame suggested when all the work is done at the pavilion to take pictures to put on the Facebook page to let people know they can rent it out.

There was a discussion on the pond area.

Mayor Hutnick updated the Council on the Quarry; a violation notice went out again to the Quarry. They are in violation being in Ogdensburg without going to the Land Use Board. There were two other properties in town that stop work orders have been issued by the construction department; they didn't get permits for the work that was being done.

OLD BUSINESS

Employee handbook updates - There were no updates.
Water Utility – S. Ciasullo, K. Gordon, M. Marceau
Councilwoman Lame reported Councilman Ciasullo is still waiting for Mike Vreeland to get back to him regarding the water assessment quote.

New Phone System - Mayor Hutnick explained quotes he is working on for getting a new phone system.

Franklin Water Meter – Already discussed.

NEW BUSINESS

Best Practices –
Mr. Marceau explained Best Practices is a survey the State puts out every year. It changes every year; this year there is total of seventy-two questions, 56 scored, 17 unscored and you have to have a minimum of 34 correct or yes answers to receive one hundred percent of your State Aid. If you fall below that there is a sliding scale and explained. The Borough's score is 43.5 so we have more than enough. Part of the requirement is we review this with the Governing Body.

Mr. Marceau went through the best practice worksheet the Council had in their packet. He explained all the questions that were no answers.

Mr. Marceau commented we scored 43.5 so we will get one hundred percent of our State Aid.

Mayor Hutnick commented we have one new discussion item that didn't make the list but that is because it happened over the weekend. Mayor Hutnick explained currently there is preparation for filming to go on at the mine. It is going to go on for about six months, which is going under

a code name of Buffalo. Apple TV has basically taken over the entire top of the Mine; the buildings, the flats, the properties and we all know what is parked up there right now because it is winter. The Mine has reached out to us and asked if all the boats can be parked on Borough property. Mayor Hutnick told the mine he would do the proper inquiry and run it through Council, legal and risk management. He has other suggestions for the Mine; basically, they have to move about 100 boats. They want it done as soon as possible; they have cleaning crews at the Mine now. The two properties the Mine suggested to store the boats on were at DPW and by the First Aid Squad property.

Mr. McBriar explained it's not just a liability or being cautious or analyzing it from a risk management viewpoint. It is also about what the Borough can do with its public property. He did field a call and the limited facts that were presented to him as he understands it is, it seems to indicate that Danforth's, who is a local business in town who provides the service of winterizing and storing boats, enters into an individual agreement with boat owners. Danforth's, he believes has some sort of agreement with the Mine to store the boats there. The Mine is in an agreement with a third party who wants to use their property that was previously reserved for the boats. So, you can start to appreciate the layers here. We have more than one hundred individual boat owners; we have two for profit companies and one non-profit company and Borough property.

Mr. McBriar explained first he looked at was what is permitted under the law. Under Local Lands and Buildings Law the Borough is allowed to lease public property which has been declared no longer needed for public use. But to do so with a private entity you have to comply with public bidding. In one breath you can say it is a lease between the Borough and Mine. If we look through that the lease is really between Danforth's a private boat owner. This came up today; he has no idea what any of those agreements look like. He has no idea what the agreements look like with Apple TV or the third party. He has no idea what the agreement is between the Mine and Danforth's is. From the most basic level sure is a risk management prospective that would have to be buttoned up by way of insurance riders or hold harmless agreement; all the things that go with the liability and the legal end of it. There is nothing you can do or act upon today to make this happen. It is not feasible under existing law.

Mr. McBriar explained it is a good opportunity to encourage business-to-business interactions here; there are other commercial entities here that own property that may be vacant or may have additional space available. It would be a good opportunity to encourage those relationships. That is his view of what he learned, there is a process but again if the Borough was interested in pursuing this there are certain significate things that have to occur before it happens. It is not going to be a voice vote tonight to allow more than a million dollars of inventory on DPW property. We have construction slated to begin there to replace tanks and that property is actively used by our employees.

There was a discussion on the Mine, the situation with storing the boats, parking on the property on Plant Street, ORA has soccer there until the end of November, considering doing a filming ordinance and getting a permit.

PUBLIC SESSION

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

Don Vorech, landlord for 5 Kennedy, spoke about his property line for 5 Kennedy, he asked if there is a survey for the property owned by the Borough. He spoke about parking for his tenants; his driveway is a right a way and wondered if the Borough was selling the property and if the Borough was still considering that property for a parking lot.

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.

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PAYMENT OF VOUCHERS

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

Upon Roll call Vote:
Yeas: Cowdrick, DeMeo, Gandarinho, Gordon, Lame
Nays: None Absent: Ciasullo Abstain: None

CURRENT

DATE	CHECK #	PAID TO	AMOUNT
10/26/2026	37013	Action Data Services, Inc.	179.14
10/26/2026	37014	Airgas USA, LLC	261.27
10/26/2026	37015	Amazon	116.74
10/26/2026	37016	Atlantic Communications	534.65
10/26/2026	37017	Batty, Matthew	109.00
10/26/2026	37018	Brightspeed	19.90
10/26/2026	37019	Brightspeed	60.06
10/26/2026	37020	Brightspeed	349.02
10/26/2026	37021	Brightspeed	264.07
10/26/2026	37022	Brightspeed	64.99
10/26/2026	37023	Brightspeed	55.99
10/26/2026	37024	Brightspeed	102.13
10/26/2026	37025	Bullseye Calibration of NJ	155.00
10/26/2026	37026	Cotality	2,934.44
10/26/2026	37027	Dover Brake & Clutch Co., Inc	3,036.98
10/26/2026	37028	Elizabethtown Gas	222.22
10/26/2026	37029	Elizabethtown Gas	50.61
10/26/2026	37030	Elizabethtown Gas	100.36
10/26/2026	37031	Elizabethtown Gas	41.68
10/26/2026	37032	Fire Fighters Equipment Company Inc	444.50
10/26/2026	37033	Fred Yarosz Janitorial Services LLC	620.00
10/26/2026	37034	JCP&L	130.55

10/26/2026	37035	JCP&L	2,314.87
10/26/2026	37036	JCP&L	36.00
10/26/2026	37037	JCP&L	62.73
10/26/2026	37038	JCP&L	370.64
10/26/2026	37039	JCP&L	2,403.29
10/26/2026	37040	K.W. Rastall Oil, LLC	2,428.84
10/26/2026	37041	Lumen Technologies Group	125.61
10/26/2026	37042	Morton Salt, Inc.	3,979.21
10/26/2026	37043	NJ League of Municipalities	210.00
10/26/2026	37044	NJSACOP	79.00
10/26/2026	37045	Pye-Barker Fire & Safety	31.83
10/26/2026	37046	Sanfilippo, Joseph	16.77
10/26/2026	37047	Staples Business Advantage	355.42
10/26/2026	37048	Team Life	243.00
10/26/2026	37049	Tire King	377.70
10/26/2026	37050	Tri State Paper and Janitorial Supply	561.40
10/26/2026	37051	Van Cleef Engineering Assoc. LLC	4,948.00
10/26/2026	37052	Verizon Business	94.10
10/26/2026	37053	Wielkotz & Company, LLC	15,900.00
			44,391.71

Voided Checks issued in prior period

09/28/2026	36964	Edmonds GovTech, Inc.	150.00
			150.00

PAYROLL

DATE	CHECK #	PAID TO	AMOUNT
10/26/2026	1380	American Family Life Assurance Company of Columbus	148.92
			148.92

GENERAL CAPITAL

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DATE	CHECK #	PAID TO	AMOUNT
10/26/2026	1263	Atlantic Tactical of NJ, Inc.	6,594.04
10/26/2026	1264	Central Supply Inc.	2,670.00
10/26/2026	1265	Letting the Lead Fly LLC	1,180.00
10/26/2026	1266	Van Cleef Engineering Assoc. LLC	2,491.00
			12,935.04

ADMIN TRUST

DATE	CHECK #	PAID TO	AMOUNT
10/26/2026	2229	Morton Salt, Inc.	3,737.35
			3,737.35

WATER OPERATING

DATE	CHECK #	PAID TO	AMOUNT
10/26/2026	5577	Garden State Laboratories, Inc.	225.00
10/26/2026	5578	Staples Business Advantage	91.91
10/26/2026	5579	Wielkotz & Company, LLC	100.00
			416.91

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.

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Robin Hough, Borough Clerk George P. Hutnick, Mayor