

**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF OGDENSBURG
14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
January 13, 2025**

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

Mayor Hutnick led the Pledge of Allegiance.

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

Absent: None

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

CONSENT AGENDA

1. Approval of regular meeting minutes from December 9, 2024.
2. Approval of reorganization meeting minutes from January 2, 2025.
3. Approval of Resolution 16-2025 authorizing an interlocal services agreement with the Township of Hardyston to provide Street Sweeping Services.
4. Approval of Resolution 17-2025 to redeem a third-party tax sale certificate \$2022-001 for Block 7 Lot 2 to NJSL 301, LLC 650
5. Accept for filing letter dated December 20, 2024 from Statewide Insurance Fund Re: 2024 SIF Risk Control Grant Application.
6. Accept for filing notification of freshwater wetlands permits regarding Jersey Central Power and Light company.
7. Accept for filing letter dated December 9, 2024 from NJDOT Re; Transportation Alternatives Set-Aside Program Request for applications.
8. Accept for filing public notice regarding a freshwater general permit 24 for 36 Richardsville Road. Block 26.01 Lot 18.
9. Accept for filing the Township of Frankford resolution 2024-84.
10. Accept for filing Montague Township resolution 2024-120.
11. Accept for filing Stillwater Township resolution 2024-179.

Upon Roll call Vote:

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

Nays: None Absent: None Abstain None

MUNICIPAL FACILITIES AND RECREATION AREA APPLICATION

Councilwoman Ruitenberg made a motion to approve the Facility Use Application submitted by Wallkill Valley Little League Baseball, Justin Bello, President for use of the Municipal Park baseball field and to determine the seasonal fee. Seconded by Councilwoman Lame.

Councilwoman Cowdrick explained the application is use of the field from March 15 to July 1, Monday through Sunday seven nights a week 5:00pm to 8:00pm. There are no other applications in as of now; usually it is first come first serve.

Ms. Hough explained she asked him [Mr. Bello] when he brought the application that usually we have other organizations that use the field would it be ok to not have every night; he informed me they only need the field two or three nights.

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There was a discussion that they don't have their schedule yet to know the exact days, he didn't have the list of players and coaches because they don't have their roster yet, he asked for seven days and we have to come up with a fee and the condition of the fields.

Mr. McBriar commented one recommendation would be to have a discussion figure out the parameters what you are willing to do keeping in mind that there could be other applications, other [teams] needs and communicate. We reviewed the application we haven't yet determined the fee but here is where the consensus is, perhaps amend the application to three days and other parameters and get the feedback.

Councilwoman Cowdrick commented they are scheduled to start in March.

Councilman DeMeo commented the fee is anywhere from \$250.00 to \$2,000.00 his recollection is that same league applying we told them \$750.00 they came here and complained to us and they rejected it. Now this guy comes here two years later.

Councilman Ciasullo commented we can say we are not open to seven days for one team; come up with a schedule and we will give you a price. We can't really give a fee before we know; as long as everybody agrees that we may have other teams that want to use it. If we have nobody else that wants to use it which he thinks we do.

Mayor Hutnick commented normally we get the same teams every year they just haven't applied yet.

Councilwoman Cowdrick commented it is usually first come first serve.

Councilman Ciasullo commented the fact that he is willing to share doesn't really help us when push comes to shove and he really doesn't want to share. If he is willing to work out a few days then we can move forward.

Mr. McBriar commented maybe an acknowledgement; you are the first application we will give you first preference on three days of the week maybe incorporate that into your schedule, show it to your team and coaches. Part of the charge here is to determine the intensity of the use because that is going to guide the amount you are going to charge. You don't want to overcharge now not knowing what days they will select if it is one, four or three. So, it maybe be prudent it is on the radar there are some parameters that you are willing to work with and get back in touch with the applicant. We have an obligation to other local teams we will give you first shot at three days let us know if three days works for you, what the hours are those three days and we will figure out the price. We can put it on the next agenda for reconsideration. Assuming they also complied with all the requirements.

There was a discussion on the maintenance of the field and who does the maintenance on the fields.

Councilwoman Cowdrick commented to table to the next meeting.

Ms. Hough commented she has a motion and a second on the table.

Councilman DeMeo commented so you need a request to table it.

Councilwoman Ruitenberg changed the motion to table the application. The change was seconded by Councilwoman Lame.

Upon Roll call Vote:

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

Nays: None Absent: None Abstain None

LIAISON REPORTS

At this time the Governing Body Liaison will give their reports/updates.

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Councilman Ciasullo gave his report on the water department. Councilman Ciasullo commented he will be sitting with Rob [Lawler] sometime this week. Then he will go over what his thoughts are for 2025 and what we need to address or consider, what is in need right now and what is the wish list. Councilman Ciasullo commented he will continue to work on the lead line this year with the reports and everything.

Councilwoman Ruitenberg gave her report on personnel; we have a lot in executive session.

Councilman Demeo gave his report on the fire department. Councilman DeMeo commented all the equipment is in; they are being trained on the equipment and all the new equipment should be rolled out sometime the end of the month or first week in February. They tracked down the repair company for the siren, we need to get the siren down and taken to the repair company which is in Little Falls to see if it is feasible to fix it. Councilman Demo explained three quotes he received from the Fire Department Chief to repair the pad in front of the fire department.

There was a brief discussion on the equipment in the fire department.

Mayor Hutnick gave his report on the Police Department. Mayor Hutnick commented Ptl. Giordano and Ptl. Simone are currently in the field doing their field training. He is told they are both doing very well. Mr. Dean and Mr. Colon are starting the academy on January 21. The new police car should be here any day now. One of the SUV's is in the shop for some issues and the new fire arms have arrived.

Councilwoman Cowdrick gave her report on DPW. Councilwoman Cowdrick commented they are moving along with some projects mainly pipe repairs. Jake had mention he had some money from a DOT grant that he would like to look at Glenbrook and get some things going there.

Mayor Hutnick commented that may have to do with the drainage there.

There was a discussion on the drainage in that area.

Councilwoman Cowdrick commented DPW has some guard rails they want to work on up on Edison into the Sparta area. They are also going to work with Jane Kroger from the Historical Building to get those repairs going. Christmas tree pick up is on the 17th extra day is the 24th. Salt orders are good.

Councilwoman Lame commented she has to meet with who was handling this previously to find out where they are at; she heard there was some type of list.

Councilwoman Ruitenberg explained she can give you that list.

Councilman Gandarinho commented with the drug alliance he was sent some emails; they have a teen canteen going on this week. He really hasn't had a chance to dive into it. He spoke to Rob from water two weeks ago and hopefully this week he can met up with him. He did spend some time with Jake last week down at the DPW, he got to meet him, he has some concerns he brought up; one of them is the CDL's with the guys. They don't want to go for it they want more money.

Mayor Hutnick commented that is personnel so that is separate.

Councilman Gandarinho commented he brought up his concern about the broken line still on Brooks Flat by the DPW. That needs to get repaired soon.

Mayor Hutnick commented make sure he gets the quotes.

Councilman Gandarinho commented he has them all, he did submit them he said. He has a copy. Jake also mentioned doing the hydrants a couple times a year. A lot of hydrants are old and out of service.

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Mayor Hutnick explained there is only one out of service that we know of. There was a discussion on the hydrants in town.

Councilman Gandarinho commented he also brought up a summer programs that was once here in town to help throughout the summer cutting lawns. There is probably a grant out there to do it. It was a good meeting, he will spend more time with him.

OLD BUSINESS

NEW BUSINESS

DPW/garbage/ recycling and Drug alliance – Councilwoman Cowdrick commented she did reach out to our garbage contact, she hasn't heard back from him yet. Drug Alliance, Friday will be their first teen canteen. She officially hands that over to Councilman Gandarinho at this point.

DPW Department Personnel – Councilwoman Ruitenberg commented this will be in executive session.

Elections update – Ms. Hough informed the Council the Primary Election date has been changed to from June 3rd to June 10th due to June 3rd being a Jewish Holiday Shavuot.

Facility use application for the Fire Department – Councilwoman Cowdrick commented the application looks good; this is for the winter fest on January 25 from 4:00pm to 10:00pm. Approximately 100 people.

Bill Allen, Chief of the Fire Department explained there will be bonfire, ice [skating], hot chocolate; just time to hang out.

Mayor Hutnick commented it is a free benefit to the residents.

Councilwoman Cowdrick made a motion to approve the facility us application for the Fire Department. Seconded by Councilman DeMeo.

Upon Roll call Vote:

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

Nays: None Absent: None Abstain None

Recreation Grant – Mayor Hutnick explained two years ago we received the recreation grant to help redo the basketball courts, we applied for phase 2 immediately after that and it was denied. We have an opportunity to apply for phase 2 again which we will apply for approximately \$191,431. For the rehabilitation of the Ogdensburg Municipal Park. Walking paths around the field for not only the elderly but for people that would like a small area to walk and improving the playground [equipment].

ADDENDUM

RESOLUTION 18-2025

Councilwoman Ruitenberg made a motion to approve resolution 18-2025 authorizing the submission to the New Jersey Department of Community Affairs grant application to rehabilitate the Ogdensburg Municipal Park. Seconded by Councilman DeMeo.

Upon Roll call Vote:

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

Nays: None Absent: None Abstain None

First Aid Squad Property –

Councilman Ciasullo commented he put first aid squad property on here not realizing that somebody made plans to do this teen canteen there. He doesn't think it was discussed at Council

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correct him if he is wrong. With that being said he didn't realize why that was put on the website he was just made aware of it today.

Councilman Ciasullo commented after acquiring the first aid squad property we really haven't talked about what was to become of the property since back in March. He believed we did all agree that nothing was going to be done with the property or on the property or in the building until we figured everything out and discussed it. So here we are seven, eight month later and we never discussed it we never figured it out we never came up with an approximate financial burden on the town or utilizing the building if it was in working condition as far as what it would cost to maintain the building because obviously it would be added to our budget. So, we never discussed if the septic tank was supposed to be looked at, he knows it was never done, we never got it done, we know very few facts about the building. Everybody that is sitting here other than Rich and Lynn all agree not to do anything with the building until we came to a conclusion as to what is the plan for the building what are we actually going to do with it, the financial numbers. The only thing we really know is we took possession of it and he believes it is insured. Other than that, we really didn't do anything since March and now we put something on the website without letting anybody know that we are going to bring kids there to go utilize the building. There is a car out front with glass all over that he is assuming [the Fire Department Chief is here] the fire department did a drill on the car. So, there is a cut-up car sitting in the parking lot with identification to who the car belonged to sitting inside of it. It's been there for months and months but yet on the 17th we are going to put our kids in there and utilize a building we don't even know if we are going to keep.

Mayor Hutnick commented with that being said the teen canteen was discussed several times in using the first aid squad, the building is maintained every week by DPW. He knows they go there, they check the oil level, garages, and the building to make sure everything is clean neat and functional inside the building. The septic system we have to get scoped out; we know it is functional we just don't have a map as to where it is. The building is in a functional workable order; it has not been abandoned it is sitting empty the whole time, it is being maintained since the first aid squad has turned it over to us. We have done that on purpose to make sure it doesn't fall into disarray. With regards to the car out front, yes that needs to get removed.

Bill Allen, Fire Department Chief, commented we had a drill there and we got a little too busy to get back there.

Mayor Hutnick commented with regards to the teen canteen the kids aren't allowed to be outside, they are going to be inside for this event through the front door and not allowed to wander the property.

Councilman Ciasullo commented he understands everything you are saying; you guys back in January/February/ March you made it very clear what your intentions and thoughts are for the building. Councilman Ciasullo commented he never even knew that our DPW went there to do any maintenance on that building. We can check all the minutes and he doesn't think it has ever been talked about. So, whoever was building and grounds or DPW it had never been mentioned. Therefore, to him the building has been sitting empty since we got it because he doesn't know of anything that got done there. That is the Council prerogative to know what is going on.

Mayor Hutnick commented it wasn't a secret; it was an oversight and apologized.

Councilman Ciasullo commented I'm explaining to you why I'm thinking the way I'm thinking.

Mayor Hutnick commented he understands that; that is why I'm explaining to you based on that information he understands why you are saying that. I'm letting you know that since the building came the towns it's been looked after by the DPW on a regular basis so it doesn't fall into disarray. He apologized if that wasn't being clear; we have had multiple discussions; he just didn't send out a note that says hey DPW is [maintaining that building].

Councilman Ciasullo commented he is just saying he didn't know. Let's go back to the basics, we received the building we never really decided what it is going to be used for; if we had a plan.

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Councilwoman Cowdrick commented we had a plan before you came back on and we were going to make that a warming station; that was our intent.

Councilman Ciasullo commented since March it hasn't been talked about so to him whatever plan you had we have to vote on what we are going to do with that building because it's not like you had a plan, we then received the building we never decided what we are going to do with the building.

Mayor Hutnick explained it's not like it's going to be a secret or something; like you said you didn't know that we were actually maintaining the building so it didn't fall apart.

Councilman Ciasullo commented he appreciates you explaining that but his point is that I don't think this body ever decided that we wanted the building for what you intended it to be used for before we even got it. If I'm wrong we will let Rob tell us but I think we have to make a decision if we are going to use the building. Everybody has to vote on it.

Councilwoman Cowdrick commented we did that prior.

Councilman Ciasullo asked prior to what.

Councilwoman Cowdrick commented prior to you coming back on the Council. When we were going to obtain it, this was our goal because we had such a problem with the ice storm and so many people out with oxygen patients that we decided we were going to do once we take possession. So now we have taken possession and we keep it maintained and she even stops down there and checks stuff. The goal was to continue to do that; then you guys came on Council and it was always still the same goal just things have been held up because we had to look into the septic.

Councilman DeMeo commented for clarity he didn't know that teen canteen was going to be down there on the 17th either. He doesn't get a report when DPW comes here and cleans the building, he doesn't get a report when DPW goes up to the pond to clean the pond. So, I don't know why anybody would expect we were are going to get a report when DPW goes and cleans another building the town owns. We own the facility we have an obligation as a body to maintain it. So, the fact that DPW is going down there and doing maintenance regularly shouldn't surprise anybody it should surprise us if they are not maintaining it and we are not going down to check it. So, that is number one, number two as far as the use of what the building was going to be, you can have any discussions you want about that moving forward but right now it is a property owned by the town. We own the building, we can use the building there was never an agreement the building would lay foul until somebody came up with a master plan. Frankly hearing it is going to be used for the teen canteen he is moderately happy because it is being used for something and it is being used for something that is going to benefit the kids in town. He isn't sure why anybody is upset; the building is being maintained and is being used by town residents for town purposes. If you have a plan as to what you want to do with the building certainly feel free to put it on the agenda and we will discuss it.

Councilman Ciasullo commented that is why it is on the agenda now to talk about it; just like you, he wasn't aware of the teen canteen. Point number one he would not expect to get any reports from a maintenance of the pond or sweeping of a building or salt. However, if you go back to the minutes and anybody in the public can do this from the moment he was on Council it has been a point and talked about numerous times going through the process of us getting the building. So, with everything that is said and anybody that reads it will look at it all that talk about it and not a word not a single word. It is a building we took in that has a value to it that is a cost to the taxpayers as we talk right now because obviously the heat is on. We are about to bring people into the building and he has said it numerous times, he is shocked that we haven't talked about it. He is happy to hear that they have maintained it but he is shocked we are all of sudden going to have kids in there and do a town function. He does agree with Councilman DeMeo it is nice if we use it and keep the building and the town owns it. He has been under the opinion all along that the fiscally responsible thing to do for the town of Ogdensburg is if we can because he is sure Mr. McBriar has an answer. If we can auction it off; we auction it off. If it

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has to be back to one of the original owners it goes back to the original owners because in the end taken that building off the tax rolls just that alone is not financially sound for the Borough.

Councilman Ciasullo commented we talked about getting a financial report from somebody to get a report on what it would cost to heat it and whatever it needed including the septic; we got no report from anybody. Maybe the right side of the room had a plan but we talked about all this we said how much is it going to cost to maintain the building. Every single person here would agree that we haven't even maintained the buildings we currently own these are all points he made before.

Mayor Hutnick asked what do you mean we don't maintain the buildings we currently own?

Councilman Ciasullo commented we have a constant check list of maintaining stuff in the building that we skip over every year. Now we are going to bring on another building which is fine if we see the numbers so he can make a decision because at any time he can make a motion.

Mayor Hutnick asked should I go shut down the Historical Society because they don't have numbers on the maintenance of that building.

Councilman Ciasullo commented we are talking about a building we just got a year ago; we are not talking about the Historical [building] how old is that building.

Councilman DeMeo commented that building wasn't even on the tax rolls; the first aid squad hasn't been on the tax rolls. We are not taking money out of the budget.

Councilman Ciasullo commented you are taking money out of the budget by maintaining it.

Councilman DeMeo commented we got a building from the first aid squad as a donation; they gave it back to us after they did all the improvements on the bathrooms and everything. Why shouldn't we maintain it, why shouldn't we keep the heat on.

Councilman Ciasullo commented he never said you shouldn't maintain it.

Councilman Demeo commented if you don't keep the heat on the pipes would all burst so if we didn't run the heat and the pipes all burst you would be here pounding your fist on the table about what idiot turned the heat off. So, the only thing we discussed about getting numbers on was whether the septic had to be replaced and what it cost. We never talked about getting a budget on the heat.

Councilwoman Ruitenberg commented we did want to know how much it was going to cost extra on the tax payers to have that building and maintain it when there is other building that need maintaining as well and that is only going to put us further in the hole.

Councilman Ciasullo commented we talked about it except for Councilwoman Lane and Councilman Gandarinho. [We talked about the fact] that we know for certain where the septic tank was at the time, they had never had it flushed, checked, cleaned, dumped, emptied, whatever you want to call it.

Mayor Hutnick commented that is what we said prior to this discussion.

Councilman Ciasullo commented, he knows; none of that was done and we said possible keeping that building may end up costing us, we may incur fees to bring that septic system up to code. So, why are we using the building that has never been talked about. Councilman DeMeo knows everything that goes on and he didn't know about that teen canteen.

Councilman DeMeo commented well Councilman Ciasullo why don't you make a motion to cancel the teen canteen. Let's start with that; you don't want the teen canteen make your motion and we will vote on whether we should cancel it.

Councilman Ciasullo commented I'll tell you what I'll skip that.

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Councilwoman Ruitenberg asked should there have been a facility use form for that?

Councilwoman Cowdrick commented no it is part of the drug alliance.

Councilman Ciasullo commented he will make a motion to not use the first aid squad and start the process of getting that building on the tax rolls whether it be an auction based on our attorney or whether it goes back to the original owner. Seconded by Councilwoman Ruitenberg.

Mayor Hutnick asked so you are saying cancel the teen canteen?

Councilman Ciasullo commented do you want me to repeat it I'll repeat it. I hope the teen canteen happens just not in that building. That building should not be used until we decide. Since Councilman DeMeo wants me to make the motion to cancel the teen canteen he is going one step further.

Councilwoman Lame asked why did it get moved to the first aid squad when it was always at the school.

Mayor Hutnick explained the program was shut down for a few years.

Councilwoman Cowdrick commented they are using the red buildings for other things so Mr. Astor came to us and asked if they could use the first aid squad it was spoke about here it was an ok thing with everybody and then he said the date will be determined sometime in January. He just got the date.

Mayor Hutnick commented when we first got the first aid squad building it was discussed repeatedly that we would make it a community center, warming station.

Councilwoman Ruitenberg asked is it currently able to be a warming station.?

Mayor Hutnick commented yes.

Councilwoman Ruitenberg asked does it have a generator?

Mayor Hutnick commented you don't need a generator for a warming station.

Councilwoman Ruitenberg commented how do you not need a generator.

Mayor Hutnick commented the fire house is a warming station there are two classifications.

Bill Allen, Chief of the Fire Department commented a warming station you need power.

Mayor Hutnick commented a warming station where people can go if there is power it doesn't have to be generated based. Then there is a second one that changes the whole classification because it is generated backup.

Councilwoman Cowdrick commented that was just in the talks we hadn't gotten that far.

Mayor Hutnick commented in the meantime the teen canteen came to us, the school asked if they could use the building which has been maintained and is functional. They could have it for their event. The red building, they normally use years ago is no longer available. It isn't an option. Dave Astor came here and we discussed it.

Councilwoman Ruitenberg asked Ms. Hough if she had something to say.

Ms. Hough explained when there was a discussion about auctioning off the property we decided not to auction it off because we were going to try and use it for a warm station or community center but they had to work on the septic. Her concern is that they should have used a facility use form, they don't have to pay so we have all these building so any time anybody wants to use anything whether it is the pavilion, pond, the field they have to do a facility use form. Like the fire department did; it is a paper trail, Councilwoman Cowdrick and myself keep a calendar of who is using what. How is she is going to know who is where. Dave Astor sent that to her and she put it on the website; didn't read it so didn't question anything. She would think for record keeping you have to do a facility use form.

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Councilman Gandarinho asked why does the rec [ORA] need one when we have to use.

Mayor Hutnick commented a mistake was made the form wasn't filled out we still have time they can fill out the form. Provided they are still able to use the building. If they are not able to use the building they are going to have to be told they are not allowed to use the building and they will have to find a new location.

Councilman Ciasullo commented instead of going over all of this let's see if we are going to have a building and let's see if they will use it; they can do the form. We are talking about something that really doesn't have anything to do with his motion.

Ms. Hough commented yes, it kind of does; because Councilman Ruitenbergh brought it up about the forms. If they completed them or not.

Mayor Hutnick commented it is not a disagreement over the forms.

Mr. McBriar commented he thinks there are two components just try and focus it may be appropriate to do them separately so there is no confusion. First, he thinks there was a motion to close the first aid squad building for public or private use effective immediately. That is what he interpreted the form of motion. Is that accurate?

Councilman Ciasullo commented that is accurate.

Mr. McBriar commented the second component he heard was the board consider to authorize some sort of investigation as to what the costs are to maintain it, heat it; is that for a subcommittee or other borough employees or officials but he thinks that was the second component.

Councilman Ciasullo commented no. I'll do it again but do it separately if it makes more sense. That was discussed but that is not what the motion was.

Councilman Ciasullo commented my motion I'll make right now is to move forward with beginning the process of getting rid of the property so it will end up back on Ogdensburg tax rolls.

Councilman DeMeo commented I'm going to object to the form of that; the motion doesn't direct us to do anything. You want to vote to sell the building; sell the building. Start the process to do what; what is the process. The process is to simple do we either vote to auction or we don't.

Councilman Ciasullo commented to see what everybody would like to do.

Councilman DeMeo commented then there is no motion necessary you have a discussion.

Councilman Ciasullo commented he makes a motion we auction off the first aid squad if that is feasible. I'm not sure if we can auction it off so he left the word auction out to get it back on the tax rolls. If it has to go back to the original owners then it goes back to whoever that may be and they sell it and do whatever they want with it but they pay taxes on it and in the end the taxes go into the budget. If are able to auction it a block of money will come into Ogdensburg that is really the bases of it. He has no issues with teen canteen, he certainly doesn't think it should be in a building that we are getting rid of that we don't even know if the septic tank works.

Councilman Ciasullo commented my motion is that we start the process of getting rid of the building that way it is on the record as to whether or not we are getting rid of that particular Borough owned property.

Councilman DeMeo commented he doesn't know if that sights a formal action for us to do.

Mr. McBriar commented it is municipal property under local land and buildings law the only way municipal property can be auctioned off is via ordinance. We have done that with the assistant of third parties such as MaxSpann. The choice to do that would be via ordinance so he thinks to your point it may appear the action item is more administrative it is directing the attorney to do the ordinance. If you want an analysis or if you want to do it internally or if you

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want to get it appraised or what the fair market value is or what the cost benefit is of keeping it or auctioning it. Those are policy considerations not legal ones.

Councilman DeMeo commented before we do an ordinance we should know what title or deed restrictions exists.

Mr. McBriar explained it used to be Borough property decades ago, then it was donated to the first aid squad and in that deed, there was a mandatory reverter clause that if the first aid squad disbanded that it would revert back to the Borough because it is an asset and it has value. This was discussed a couple of years ago a year ago there were improvements that the Borough negotiated that the first aid squad do at their cost and expense. These are policy considerations it is a real estate building, it is a public building the Borough owns it what they decide to do with it is a matter of discussion and policy.

Mayor Hutnick asked should you consider a cost analysis to see what it costs to run and what the condition of the septic is.

Councilman Ciasullo commented that was March of 2024.

Mayor Hutnick commented you are going straight to auction.

Councilman Ciasullo commented he is going to back to where we left off.

Mayor Hutnick commented shouldn't we look if the building has use for the town. The building can be used as a warming center if we can't then we know what we need to do. But if it can be utilized for the residents why not utilize it.

Councilwoman Ruitenberg commented we have a large school at the bottom of the hill, we have the fire house, she doesn't know why we need an additional building to maintain and to heat and to air condition. Again, when we don't have the money to take care of the things that we do need to take care off.

Mayor Hutnick commented the school at the bottom of the hill requires someone with a black seal license in order for the building to be maintained and occupied by the public.

Councilwoman Ruitenberg commented still nowhere does that even compare to the maintenance of a building. So, we have to pay someone that is apple to oranges.

Councilman Gandarinho commented he would like to make a motion to table this to the next meeting.

Ms. Hough commented she already has a motion on the table. She has a motion and a second, we can't have another one until you finish this one.

Mr. McBriar commented we have a motion on what one; on the closure of the first aid squad.

Councilman DeMeo commented you made a compound motion with like three parts.

Councilman Ciasullo commented two parts; I'll repeat them. I'll repeat them not as a motion so everybody knows what I said. I made a motion to not use the building at this time and to start the process of getting rid of the property from Ogdensburg possession. That was the two parts to it. So, to make it simpler he can restate it in a different way.

Ms. Hough commented she has stuff written all over. Councilman Ciasullo commented we have the recorder too.

Councilman Ciasullo commented let me change it so it is more concise. There were two parts some people think it was three.

Councilman Ciasullo commented he makes a motion to start the process of an ordinance for the Borough to auction off the Ogdensburg first aid squad property. Seconded by Councilwoman Ruitenberg.

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Upon Roll call Vote:

Yeas: Ciasullo, Lame, Ruitenberg

Nays: Cowdrick, DeMeo Absent: None Abstain: Gandarinho

Ms. Hough commented we have three yes's and two no's', so it passed.

Councilman Ciasullo commented he makes a motion to not utilized that property specifically the first aid squad for the teen canteen due to reasons discussed at this time.

Mr. McBriar asked is it just for that event or any.

Councilman Ciasullo commented any event.

Mr. McBriar commented the motion needs to be clear, to close the first aid squad for public or private use effective immediately until further notice.

Councilman Ciasullo commented correct and everything he just said in that motion was stated back in March, January and February.

Councilwoman Ruitenberg seconded that motion.

Councilman Ciasullo commented now that it is seconded for discussion he made some points as to what we didn't know was happening. Mayor Hutnick clarified the building was being maintained. However, he believes it is insured and at this time as it sits there. There is no way we should be using that building. It may be possible in the future if it gets cleaned up the building can be used before it is gone. But he thinks right now we can't utilize that building.

Ms. Hough asked is she correct in saying the motion is to close the building for private and public use immediately.

Councilman Ciasullo commented yes.

Upon Roll call Vote:

Yeas: Ciasullo, Gandarinho, Lame, Ruitenberg

Nays: Cowdrick, DeMeo Absent: None Abstain None

Ms. Hough commented four yes's two no's; it passes.

Councilman Ciasullo commented while we are on this topic we have those ambulances that have been sitting there for years; in February we had talked about it. Those should be gone as well.

Mayor Hutnick explained we were going to auction them off, the Wallkill Valley First Aid Squad expressed an interest.

Councilman Ciasullo commented if they want it lets find out and we will make a motion to give it to them for one dollar.

Mayor Hutnick commented if the Council is fine with that we can reach out to them.

Councilwoman Ruitenberg made a motion to give Wallkill Valley First Aid Squad one of our ambulances. Seconded by Councilwoman Lame.

Mr. McBriar explained he will draft a resolution, Robin has the details for the vehicles we confirm they want vehicle A or vehicle B. To keep the paper trail, he would be happy to do a resolution and have it on the next agenda.

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Mr. McBriar commented whoever did the motion can amend it to authorize the Municipal Attorney to draft a resolution auctioning off whatever ambulance was of interest to the Wallkill Valley First Aid Squad.

Councilwoman Ruitenberg commented she will motion to do what he just said. Seconded by Councilwoman Lane.

Councilman DeMeo commented to be clear you are not auctioning them off to Wallkill we are giving them to Wallkill.

Mr. McBriar commented there are two; the action item is to assess whether or not Wallkill Valley is still interested in receiving one of those vehicles and to identify what vehicle it is and put it before this governing body by resolution memorializing that so it can be voted on at the next meeting.

Councilman DeMeo commented then we can auction the other one with a separate resolution.

There was a discussion on the other ambulance and there are three vehicles down at the first aid squad building.

Upon Roll call Vote to authorize drafting a resolution regarding the three vehicles:

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

Nays: None Absent: None Abstain None

Notification System – Mayor Hutnick explained tomorrow night Councilwoman Lane and himself will have a zoom meeting with Everbridge which is the identification system that he has mentioned. Mayor Hutnick explained other systems he is going to get additional information on it.

Councilwoman Ruitenberg explained a company she spoke with at the league of municipalities regarding a notification system.

Mayor Hutnick commented forward him the information so he can look at it.

Town signs – welcome sign and Borough Hall sign – Mayor Hutnick explained we need to replace the signs coming in from Franklin is peeling back he wants to look at the sign and see if we can fix it. The sign in front of Borough hall can use a face lift; we should consider that in our budget items for the building and maintenance. He is going look at the Sparta side to see what shape that [sign] is in.

Councilman Gandarinho suggested getting a sign by the Plant Street soccer field so it is easier to find for people out of town going to soccer games.

Emails – Councilwoman Ruitenberg commented we have a ogdensburgnj.gov emails but a lot of us all have Gmail accounts. She would like to see us move forward with all having .gov account.

Ms. Hough explained Bill Repasy is looking onto how this was done which was back in 2021.

Ms. Hough asked so she knows how the Council wants us to proceed are we to work on an ordinance to auction off the first aid squad property. A lot of work is involved in an auction; her question is there are other properties that are being worked on [to auction off]; do you want this separate or can we do a combined ordinance like we always do with a number of properties.

Councilman Ciasullo commented financially combining them would make more sense, right?

Ms. Hough commented yes because there is a lot of work, publications?

Mr. McBriar commented with timing and coordination, we have to identify the properties, when we auctioned Robin does some exhausted work identifying the zone, what other restrictions exists. If you recall when we auctioned properties that last two times when used the services of

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

January 13, 2025

an outside vendor to help market them. The first step is the ordinance to determine the First Aid Squad is no longer needed for public use and to authorize its auction.

Ms. Hough asked as the council do you want us to work on the other properties too?

Mr. McBriar commented if that is the case there will be additional time acquired to put them all together.

Councilman DeMeo asked there were a couple of lots that had address issues we took off the list last year.

Mr. McBriar explained there were some complexities there. He can revive that.

Councilman DeMeo commented there were like four lots we took of the list last year. They were all buildable lots.

Councilman Ciasullo commented it is going to help the Borough no matter what; the process as far as who comes out to bid and we might need to look at the lots next to the first aid squad. One of them has a well on it which we do not use, if it needs to be capped as well as the one on Richardville. We have another lot right next to that one. He believes there are three in a row including the one we know own which is the first aid squad. He believes there are three separate lots if you look at the tax map. We may want to consider that because if somebody is going down there to look at that and have a plan and the reason why they are going to build on that property maybe if there are one or two lots next to it might benefit the Borough.

Ms. Hough explained what we did for the last two auctions; she prepared a packet for all the properties to consider then the Council decides what properties out of those you want on the ordinance. Then Robert and I take it from there.

Mr. McBriar commented we invested those it took two to three months to investigate those properties, working with MaxSpan to market them. They have resources, they were paid based on successful bids. The discussion is changing a little bit now.

Ms. Hough asked she just needed direction; do we start just for this [the first aid squad] or are we going to do others.

Mr. McBriar commented that is a policy decision.

There was a discussion on the tax maps being old and possible issues.

NJLM – There was no discussion.

2025 Goals – There was no discussion.

2025 Budget meetings – Councilwoman Ruitenberg commented she wanted to know if we can look at some dates for budget prep so we don't run into what happened last year.

There was a discussion on budget dates, having department heads come to a meeting, see some preliminary numbers first, maybe by the 27th, having the budget meeting at the end of regular meetings, block out time on the February 10 meeting get preliminary numbers on January 27.

Councilwoman Ruitenberg commented for the February 10th meeting add on 2025 budget and we will spend extra time on that to get started.

PUBLIC SESSION

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

Fred Rowett, Clark Street, Ogdensburg asked about putting a stop sign 50 feet before the sign on Clark Street; we would like to have one there.

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There was a discussion on having a sign there and checking the ordinance.

Mr. Rowett commented on Main Street Danforths is parking vehicles where you can see down the road; to his understanding you have to be 20 feet back and explained.

Mayor Hutnick commented those are police matters.

There was a discussion on the signs, site triangle issues, Main Street is a County Road and street lights.

Bill Allen, Madison Drive, thanked the Mayor and Council for all they do for the Fire Department and explained some of the calls they have been called to.

Councilwoman Ruitenberg asked Mr. Allen who is also the Fire Department Chief for updates on the calls the Fire Department go on.

Dave Cowdrick, Main Street, commented he thinks the Council made a mistake on jumping into auctioning off the property known as the first aid squad so soon. Was consideration ever made to look into renovating the building and possibly making it a police station. The reason he asks is our police station is not up to the standards the State is requiring but the State is grandfathering us to operate and explained the possible costs.

There was a brief discussion on the first aid squad being a police station.

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

EXECUTIVE SESSION

Councilwoman Ruitenberg moved, Councilman DeMeo seconded motion to adopt the following resolution.

Upon Roll call Vote:

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

Nays: None Absent: None Abstain None

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L., 1975 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ogdensburg, County of Sussex, State of New Jersey, as follows;

Personnel issues

At 8:40pm the Mayor and Council went into executive session.

At 9:30pm the Mayor and Council returned from executive session.

Please note Councilman Gandarinho left at 9:02pm during executive session.

Councilwoman Ruitenberg made a motion to advertise for Assistant Supervisor and Labor. Seconded by Councilwoman Lame.

Upon Roll call Vote:

Yeas: Ciasullo, Cowdrick, Lame, Ruitenberg, DeMeo

Nays: None Absent: Gandarinho (left 9:02pm) Abstain None

PAYMENT OF VOUCHERS

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Councilwoman Ruitenberg 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, Lame, Ruitenberg

Nays: None Absent: Gandarinho (left 9:02pm) Abstain: None

CURRENT

DATE	CHECK #	PAID TO	AMOUNT
01/13/2025	5	35178 Action Data Services, Inc.	512.23
01/13/2025	5	35179 Allied Oil	1,320.00
01/13/2025	5	35180 Anthony Colon	240.98
01/13/2025	5	35181 Arthur J. Gallagher Risk Management	200.00
01/13/2025	5	35182 Atlantic Communications	4,065.06
01/13/2025	5	35183 Atlantic Tactical of NJ, Inc.	883.95
01/13/2025	5	35184 B and R Uniform	559.85
01/13/2025	5	35185 Blue Diamond Disposal, Inc.	21,982.52
01/13/2025	5	35186 Bright Ideas Electrical Corp	1,000.00
01/13/2025	5	35187 Brightspeed	19.90
01/13/2025	5	35188 Brightspeed	59.66
01/13/2025	5	35189 Brightspeed	56.93
01/13/2025	5	35190 Brightspeed	51.25
01/13/2025	5	35191 BrightSpeed	760.04
01/13/2025	5	35192 Brightspeed	390.93
01/13/2025	5	35193 Brightspeed	253.87
01/13/2025	5	35194 Brightspeed	63.92
01/13/2025	5	35195 Brightspeed	54.92
01/13/2025	5	35196 Brightspeed	101.33
01/13/2025	5	35197 Bruno Associates, Inc.	500.00
01/13/2025	5	35198 Bullseye Calibration of NJ	145.00
01/13/2025	5	35199 Certified Speedometer Service, Inc	352.00
01/13/2025	5	35200 Complete Security Systems, Inc.	31.83
01/13/2025	5	35201 Dave's Towne Service	509.80

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01/13/202	5	35202	Eagle Point Gun	1,645.44
01/13/202	5	35203	Edmonds GovTech, Inc.	9,235.59
01/13/202	5	35204	Elizabethtown Gas	217.48
01/13/202	5	35205	Elizabethtown Gas	232.25
01/13/202	5	35206	Elizabethtown Gas	229.64
01/13/202	5	35207	Elizabethtown Gas	817.64
01/13/202	5	35208	Finch Fuel Oil Co., Inc.	391.40
01/13/202	5	35209	Geene, Christopher	1,020.00
01/13/202	5	35210	Genserve, LLC	112.50
01/13/202	5	35211	Grainger	1,686.94
01/13/202	5	35212	gWorks	3,931.00
01/13/202	5	35213	Home Depot	52.45
01/13/202	5	35214	Horizon BC/BS of NJ	5,902.94
01/13/202	5	35215	JCP&L	292.53
01/13/202	5	35216	JCP&L	3,987.97
01/13/202	5	35217	JCP&L	2,296.01
01/13/202	5	35218	JCP&L	123.86
01/13/202	5	35219	JCP&L	2,017.36
01/13/202	5	35220	JCP&L	35.90
01/13/202	5	35221	JCP&L	24.64
01/13/202	5	35222	Joseph Dean	240.98
01/13/202	5	35223	Joseph Simone	91.99
01/13/202	5	35224	KS State Bank	307.40
01/13/202	5	35225	Lafayette Auto Parts	92.28
01/13/202	5	35226	Lame, James	312.90
01/13/202	5	35227	LEW Environmental Services, LLC	79.20
01/13/202	5	35228	LINA	540.00
01/13/202	5	35229	Lumen Technologies Group	125.62
01/13/202	5	35230	Lumen Technologies Group	125.62
01/13/202	5	35231	Morton Salt, Inc.	7,503.75

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01/13/2025	35232	Napa Auto Parts	148.68		
01/13/2025	35233	New Jersey Herald	100.31		
01/13/2025	35234	NJ League of Municipalities	210.00		
01/13/2025	35235	NJCM	400.00		
01/13/2025	35236	Ogdensburg Board of Education	229,058.50		
01/13/2025	35237	Ogdensburg Fire Department	5,200.00		
01/13/2025	35238	Petty Cash Fund	100.00		
01/13/2025	35239	ReadyRefresh	3.39		
01/13/2025	35240	Rutgers, The State University of NJ	575.00		
01/13/2025	35241	Schenck Price Smith & King LLP	3,250.00		
01/13/2025	35242	Selective Insurance Company	11,747.00		
01/13/2025	35243	Staples Business Advantage	403.64		
01/13/2025	35244	Sussex County Municipal Utility	117.90		
01/13/2025	35245	The Institute for Forensic Psycholo	1,100.00		
01/13/2025	35246	Treasurer, State of NJ	75.00		
01/13/2025	35247	US Postal Service	116.67		
01/13/2025	35248	Verizon Business	109.77		
01/13/2025	35249	Verizon Business	113.70		
01/13/2025	35250	Verizon Wireless	121.57		
01/13/2025	35251	Vernon Township	3,440.00		
01/13/2025	35252	Wallkill Valley Regional H.S.	100,027.65		
01/13/2025	35253	Weldon Asphalt	1,168.55		
			435,376.58		

ADMIN TRUST

DATE	CHECK #	PAID TO	AMOUNT	VOIDED	REASON
01/13/2025	2207	NJSL 301, LLC	4,565.28		
			4,565.28		

GRANT FUND

**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
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14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
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DATE	CHECK #	PAID TO	AMOUNT
01/13/2025	5	35254 Atlantic Tactical of NJ, Inc.	2,539.61
01/13/2025	5	35255 Hamburg Plumbing Supply Co	1,655.78
			4,195.39

DOG FUND

DATE	CHECK #	PAID TO	AMOUNT
01/08/2025	5	322 US Postal Service	217.55
01/13/2025	5	323 NJ Dept of Health & Senior Service	1.20
01/13/2025	5	324 US Postal Service	116.66
			335.41

GENERAL CAPITAL

DATE	CHECK #	PAID TO	AMOUNT
01/13/2025	5	1214 Atlantic Communications	3,677.08
01/13/2025	5	1215 Fire Fighter One LLC	174,113.66
01/13/2025	5	1216 Strategic Safety Dynamics, LLC	6
01/13/2025	5	1217 Van Cleef Engineering Assoc. LLC	14,958.66
			66.00
			192,815.40

WATER OPERATING

DATE	CHECK #	PAID TO	AMOUNT
01/13/2025	5	5415 Edmonds GovTech, Inc.	2,085.50
01/13/2025	5	5416 Genserve, LLC	366.61
01/13/2025	5	5417 Main Pool & Chemical Co., Inc.	1,644.00
01/13/2025	5	5418 Reliable Restoration Logistics	184.30
01/13/2025	5	5419 Staples Business Advantage	21.24
01/13/2025	5	5420 State of New Jersey-PWT	100.93
01/13/2025	5	5421 US Postal Service	116.67
			4,519.25

PAYROLL

**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF OGDENSBURG
14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
January 13, 2025**

DATE	CHECK #	PAID TO	AMOUN T
01/13/202			
5	1340	AFLAC	1,125.92
			1,125.92

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

Meeting adjourned at 9:33p.m.

Robin Hough, Borough Clerk

George P. Hutnick, Mayor