

**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF OGDENSBURG
14 HIGHLAND AVE. OGDENSBURG AT 7:00PM
October 27, 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:

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

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

PRESNTATION At this time the Mayor and Council presented Mr. and Mrs. Joseph and Rosemary Mora a Proclamation for Seniors of the Year 2025.

Mayor Hutnick read the proclamation for Mr. and Mrs. Mora.

Mayor Hutnick commented there is a street sign with their name on it and presented Mr. and Mrs. Mora with the proclamation.

Mr. Mora commented this was a great place to grow up and thanked the Mayor and Council.

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

CONSENT AGENDA

1. Approval of regular meeting minutes from October 15, 2025.
2. Approval of Resolution 94-2025 authorizing an approval of the tax exemption pursuant to N.J.S.A. 54:4-3.30 ET SEQ for Tara E. Krause and to refund Tara E. Krause, 26 Edison Ave, Ogdensburg, Block 9 Lot 1 an overpayment of \$2,285.89.
3. Approval of Resolution 95-2025 to redeem a third-party tax sale certificate #2024-005 for 52 Main Street, Block 12 Lot 15 in the amount of \$2,288.96 to Christiana T C/F DE 1 Firstrust, PO Box 5021, Philadelphia, PA 19111-5021.
4. Approval of resolution 96-2025 amending resolution 91-2025 regarding the provisional appointment of Kenneth Smith to the position of part time assistant supervisor of the Borough of Ogdensburg, Department of Public Works pending official action of the New Jersey Civil Service Commission and Governing Body.
5. Accept for filing letter dated October 15, 2025, from Sussex County Municipal Utilities Authority Joseph Sesto P.E., Executive Director, re; FY2026 Proposed rate schedule effective December 1, 2025.

Upon Roll call Vote:

Yea: Ciasullo (abstain 1 and 4, yes 2,3 and 5, Cowdrick, DeMeo, Gandarinho, Lame, Ruitenberg (abstain 4 yes 1,2,3 and 5)

Nays: None Absent: None Abstain None

Resolution 94-2025

WHEREAS, on JUNE 24, 2025, the Veterans Administration assigned a 100% Disable Veteran rating to Tara E Krause who took title and physically resides at Block 9 Lot 1 - 26 Edison Ave, Ogdensburg, New Jersey and

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WHEREAS, the Borough Council approved the determination effective day June 24, 2025 2025 on which Ms Krause fully exempt from paying property taxes, thus the Tax Collector entered it onto the tax records for the year 2025 effective June 24, 2025 and

WHEREAS, the amount adjusted is \$2285.89 for the fourth quarter of 2025 . And overpayment for August portion shall be refunded to Ms Krause in the amount of \$2285.90

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Ogdensburg , County of Sussex, and State of New Jersey that Regina Flammer the Tax Collector be authorized to refund the August portion of the Third Quarter and write off the fourth quarter of 2025 from the tax records.

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

**REGINA FLAMMER
TAX COLLECTOR**
October 14, 2025

Resolution 95-2025
TO REDEEM THIRD PARTY TAX SALE CERTIFICATE# 2024-005
**BLOCK 12 LOT 15
52 MAIN STREET**

WHEREAS, THE TAX COLLECTOR, REGINA FLAMMER HAS ADVISED THAT PAYMENT HAS BEEN RECEIVED IN THE AMOUNT OF \$ 2288.96
(LIEN 1688.96 PREMIUM 600.00)
TO REDEEM TAX SALE CERTIFICATE # 2024-005

WHEREAS,
**CHRISTIANA T C/F CE1 FIRSTRUST
P.O. BOX 5021
PHILADELPHIA, PA 19111-5021**

IS THE HOLDER OF TAX SALE CERTIFICATE # 2024-005
AND AS MUCH IS DUE PAYMENT IN THE AMOUNT OF \$ 2288.96
TO REDEEM SAME.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE BOROUGH OF OGDENSBURG, COUNTY OF SUSSEX, STATE OF NEW JERSEY, THAT APPROVAL BE GRANTED TO ISSUE A CHECK IN THE AMOUNT OF \$ 2288.96
TO REDEEM TAX SALE CERTIFICATE # 2024-005
REGINA FLAMMER
TAX COLLECTOR
OCT. 14, 2025

Resolution 96-2025
On file in the clerk's office.

EXECUTIVE SESSION MINUTES

Councilwoman Ruitenberg made a motion to adopt the executive session minutes from October 15, 2025. Seconded by Councilman DeMeo.

Upon Roll call Vote:

Yea: DeMeo, Gandarinho, Lame, Ruitenberg
Nays: None Absent: None Abstain: Ciasullo, Cowdrick

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ROAD OPENING PERMIT

Mayor Hutnick explained he asked Mike Vreeland, Borough Engineer, to attend via phone in case the Council had any questions regarding the road opening permit. Edison Road was recently paved, and we have a request from the property owner to open the road due to a septic project that has been going on and due to unavoidable circumstances.

Mr. Vreeland explained this section of Edison Road was paved in August 2022, so we are just a little beyond the three-year time period. The applicant is looking to sell their house and ran into an issue with the septic system; the septic system needs to be replaced while doing that work it was discovered a pipe in front of their house where the new septic is going to go. What they are looking to do is reroute that pipe away from the proposed septic field, install a manhole and then take the new pipe across the street and tap into the existing end one.

Mayor Hutnick asked if Council had any comments with regards to the project.

Councilman Ciasullo asked where does that pipe come from?

Mr. Vreeland commented it was explained to him that it comes from between a few houses on that side of Edison Road and collects water that runs through some of the backyards.

Ms. Hough explained if this is approved, we need to get the certificate of insurance and the performance bond.

Mr. Vreeland explained we prepared an email with some recommendations based on if the permit was approved. The Borough should have a copy of the insurance certificate along with the applicant posting a performance/maintenance bond for a guarantee that the work is done properly and warrentee it for at least a one-year period after it is complete.

Mr. Vreeland explained most of the street opening permits that we have been processing have been coming from the gas company through utility openings. Given the fact that this was being proposed by a resident to redirect and connect into the storm water system as well as the fact it was being done on a relatively newly paved roadway, rather than just processing the application based on what the code says we recommended that it be put forth to the governing body for a decision.

Councilman Ciasullo asked what is the road surface that was paved with the grant; how long should that last? In other words, if we did a one-year warranty and it starts to sink in two years now are we fixing it.

Mr. Vreeland explained generally speaking if something is done like this and there is poor workmanship that these guys will materialize relatively soon. If you feel more comfortable, we can extend the performance guarantee to a two-year period. But his experience guarantees are usually in a one- or two-year period nothing longer than that.

Councilman Gandarinho asked are they going to replace what they are taking out? So, if there is concrete, rebars is that all going back in.

Mr. Vreeland explained it is going to be all saw cut out and then they are going to put in DDA and then, if need be, for overfill if not stabilized base course, top course and seal the joints. Mr. Vreeland explained what was done on Edison with the paving project.

Councilman DeMeo made the motion. Seconded by Councilwoman Cowdrick.

Mayor Hutnick commented on pending the proper insurance and all the paperwork.

Councilman DeMeo commented contingent upon receiving the bond and the certificate of insurance.

Councilman DeMeo asked Mr. Maddaloni, the certificate of insurance should have the Borough additionally insured?

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Mr. Maddaloni commented yes, and you should also be provided proof that your name is additionally insured and explained there must be a policy.

Councilwoman Ruitenberg asked are we making this a two year rather than one?

Mayor Hutnick commented that is something you can decide right now.

Councilwoman Ruitenberg commented she thinks that would be important.

Mayor Hutnick commented the motion is what Councilman DeMeo said with a two year [warranty bond].

Upon Roll call Vote:

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

Nay: None Absent: None Abstain: None

ADOPTION ORDINANCE 14-2025

Councilman Ciasullo made a motion to table the adoption of ordinance 14-2025 "AN ORDINANCE APPROPRIATING THE SUM OF \$25,000 CURRENTLY LOCATED WITHIN GENERAL CAPITAL – CAPTIAL IMPROVEMENT FUND". **The motion to table this ordinance is due to publication requirements.** Seconded by Councilman DeMeo.

Public hearing will be held November 10, 2025.

Mr. Maddaloni commented the reason is because the way the meetings fell last time the meeting was on the 15th there was not enough time to get it published. It has to be published seven days, and it was the sixth.

Upon Roll call Vote:

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

Nay: None Absent: None Abstain: None

Mr. Maddaloni commented next meeting someone will make the motion to move it off the table then you can have the second reading.

LIASON REPORTS

Councilman Ciasullo reported on the water tank; everything is back online. The valves on Edison Road were looked at and adjusted by Rob Lawler. As of now everything is up and running as it should be. He asked Mr. Lawler for a report on those valves and explained why.

Councilwoman Ruitenberg had nothing to report.

Councilman DeMeo reported on the fire department. There is some construction going on at the firehouse they are replacing the apron. Robin asked him to check on when it will be done since voting is there on Tuesday. It is supposed to be done; if for some reason there is a delay the Chief said he will arrange that there is access to the building without any problems.

Mayor Hutnick reported the police department will be in executive tonight.

Councilwoman Cowdrick had nothing to report.

Councilwoman Lame reported she is still working on the security system and explained issues with the WIFI. Hopefully this week it will be up and running. Councilwoman Lame asked about the cleaning for the furnace at the Historical Society building.

Mayor Hutnick explained we have to get a service company there.

Councilman Gandarinho reported on DPW; the guys are out there paving. Last week they took care of some maintenance on the trucks and plows to get ready for the winter coming up. Also

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we are looking at getting the trailer; the ordinance was published so we are looking to move forward with that.

Mayor Hutnick comments as Councilman Gendarinho explained maintenance is being done on the equipment winterizing it, getting it ready and explained what is being done.

OLD BUSINESS

Kenney Ave. – no update. This can be removed until we have an update.

SHBA/Options – Mr. Marceau commented we finally received our prescription rating; everything has been submitted, and risk management is currently going out to bid.

Water Rates – Mr. Marceau commented he does not know if anyone has had a chance to review the proposed water rates. Let him know if anyone has any questions. He would like to get an ordinance done by the second meeting in November.

Quarry update – Councilwoman Cowdrick explained the Quarry is having tree work done on their property from the tunnel to Arch Street from November 4 through the 6th. The police will be handling the traffic.

Councilwoman Ruitenberg asked if the Quarry was paying for the police services?

Councilwoman Cowdrick commented yes, they are.

Junk Yard Permit – Councilman Ciasullo asked the mayor, weren't we going to ask zoning to let us know if it is being used as a junk yard. Lets find out if they are still operating the junk yard.

NEW BUSINESS

Councilman Ciasullo asked Ms. Hough if there were any current peddler licenses out.

Ms. Hough commented no.

There was a brief discussion on companies going around town that do not have a peddler license.

PUBLIC SESSION

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

Cristian Zamphir, Ogdensburg spoke about the Quarry; there was no headway with the Quarry same problems and asked about the no truck signs. Mr. Zamphir asked if they have a license to run the quarry in Ogdensburg. Mr. Zamphir spoke about looking to the future and having a group committee.

John Malhaney, Ogdensburg asked to clarify the certificate of insurance for his road opening permit.

Mr. Maddaloni explained what would be needed.

Jacob Brush, Ogdensburg commented he would like to address an issue that came to his attention today October 27. Mr. Brush explained he was contacted by a representative from Easy Wheel School where he completed his CDL training. The representative informed him that Councilwoman Cowdrick had reached out to the school asking if he took the CDL classes during Borough work hours and stating that the Borough was considering reimbursing him for the cost of the program. To be clear at no point did Councilwoman Cowdrick contact me directly or did he authorize anyone from the Borough or the Governing Body to contact his CDL school to inquire about [his CDL]. Thankfully the school representative acted appropriately and declined to share his information and immediately notified him of the inquiry. He is bringing this to the

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public record because he believes this is inappropriate and crosses the professional boundary. He has always tried to conduct himself with transparency and respect to the Governing Body and the residents he serves. He would hope the same level of respect is extended to the Borough employees especially when it involves a private training and personal matters.

Suzann Brush, Ogdensburg commented as a long-time resident of Ogdensburg and member of this community she is here tonight to address what she sees as a serious and ongoing issue within our DPW and Borough Government. For several months now the Borough has failed to comply with proper administrative procedural requirements relating to the DPW operations including supervision, payroll operations and communication with staff. The department has been operating without a supervisor and assistant supervisor and with very limited staffing or resources. Despite these challenges the DPW employees have continued to perform their duties with due diligence and professionalism to keep our community safe, clean and functioning. It is troubling to witness the mischaracterization by some members of the Governing Body suggesting the DPW employees are not fulfilling their responsibilities. However, these employees have gone above and beyond under increasingly difficult circumstances without adequate leadership or direction. She wants to make it very clear that the public sees and appreciates the hard work our DPW is doing rather than express gratitude for the department's consistent effort even operating short staffed. What is most concerning is the lack of transparency displayed by this governing body regarding stipends, oversite, or communication with employees. That poor leadership undermines public trust. As a resident she is extremely disappointed with direction this administration has taken and in the conduct of resent individuals. Ogdensburg deserves better. She asks the governing body to restore structure and fairness to Borough administration and remember that the purpose of local government is to serve the people not politics and not personal agendas.

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

EXECUTIVE SESSION

Councilman DeMeo made a motion to go into executive session for legal advice and personnel, Councilman Ciasullo seconded motion to adopt the following resolution.

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;
Legal Advice and personnel.

Upon Roll call Vote:

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

Nay: None Absent: None Abstain: None

At 7:44pm the Mayor and Council went into executive session.

At 10:18pm the Mayor and Council returned from executive session.

PAYMENT OF VOUCHERS

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

Upon Roll call Vote:

Yea: Ciasullo, DeMeo, Gandarinho, Lame, Ruitenberg

Nay: None Absent: Cowdrick Abstain: None

CURRENT

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DATE	CHECK #	PAID TO	AMOUNT
10/27/2022	5	36025 Action Data Services, Inc.	291.86
10/27/2022	5	36026 Amazon	26.22
10/27/2022	5	36027 Brightspeed	19.90
10/27/2022	5	36028 Brightspeed	59.70
10/27/2022	5	36029 Brightspeed	383.77
10/27/2022	5	36030 Brightspeed	260.99
10/27/2022	5	36031 Brightspeed	64.10
10/27/2022	5	36032 Brightspeed	55.10
10/27/2022	5	36033 Brightspeed	101.41
10/27/2022	5	36034 Bullseye Calibration of NJ	150.00
10/27/2022	5	36035 Elizabethtown Gas	41.05
10/27/2022	5	36036 Elizabethtown Gas	242.55
10/27/2022	5	36037 Elizabethtown Gas	41.05
10/27/2022	5	36038 Fred Yarosz Janitorial Services LLC	463.00
10/27/2022	5	36039 JCP&L	2,541.33
10/27/2022	5	36040 JCP&L	130.44
10/27/2022	5	36041 Lumen Technologies Group	125.61
10/27/2022	5	36042 Schenck Price Smith & King LLP	3,492.98
10/27/2022	5	36043 Smith Tractor & Equipment, Inc.	228.88
10/27/2022	5	36044 Standard Springs Inc. (of Paterson, NJ)	594.40
10/27/2022	5	36045 Tara E. Krause	2,285.90
10/27/2022	5	36046 Verizon Business	115.04
			11,715.2
			8

DOG FUND

DATE	CHECK #	PAID TO	AMOUNT
10/27/2022	5	331 FRA Technologies, Inc	675.00
10/27/2022	5	332 J.P. Cooke Company	287.00
			962.00

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GENERAL CAPITAL

DATE	CHECK #	PAID TO	AMOUNT
10/27/2022		Rogut McCarthy	
5	1241	LLC	1,437.73
10/27/2022			
5	1242	Team Life	5,778.00
			7,215.73

ADMIN TRUST

DATE	CHECK #	PAID TO	AMOUNT
10/27/2022		Christiana T C/F	
5	2215	CE1/Firstrust	2,288.96
			2,288.96

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

Meeting adjourned at 10:19p.m.

Robin Hough, Borough Clerk

George P. Hutnick, Mayor