

**BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION ADOPTING THE 2023 MASTER PLAN AMENDMENT
TO THE BOROUGH OF DEMAREST MASTER PLAN**

WHEREAS, N.J.S.A. 40:55D-89 requires that the Borough of Demarest (“Demarest”) Planning Board (the “Planning Board”) re-examine the Demarest Master Plan and Development Regulations at least once every ten (10) years from the previous Re-Examination Report of the Master Plan, and that the Planning Board prepare and adopt by Resolution a report on the findings of such Re-Examination Report; and

WHEREAS, the Planning Board previously adopted a Re-Examination Report of the Master Plan on August 3, 2022; and

WHEREAS, pursuant to N.J.S.A. 40:55D-28(1), the Planning Board has determined the need to further amend the Master Plan to provide a statement of goals pertaining to the physical, economic, and social development of the municipality, and

WHEREAS, the Planning Board directed its planning expert Darlene A. Green, P.P., AICP of the firm Colliers Engineering & Design, Shelbourne at Hunterdon, 53 Frontage Road, Suite 110, Hampton, New Jersey 08827 to prepare a draft 2023 Master Plan Amendment and a public hearing was scheduled on the adoption of the 2023 Master Plan Amendment for November 1, 2023; and

WHEREAS, pursuant to N.J.S.A. 40:55D-13, a duly noticed public hearing was held by the Planning Board on the 2023 Master Plan Amendment on November 1, 2023, at which time Planning Board expert Darlene A. Green, PP, AICP provided sworn testimony concerning the 2023 Master Plan Amendment and was subject to questions, and the Planning Board also provided the opportunity for the public to speak and be heard as to the 2023 Master Plan Amendment; and

WHEREAS, Ms. Darlene A. Green, PP, AICP being duly sworn and qualified has reviewed the contents of the 2023 Master Plan Amendment which addresses the following:

1. The goals and objectives that the Borough of Demarest desires to undertake to address important development issues and the issues and opportunities that still need to be addressed; and
2. The establishment of a vision for the Borough including key objectives and recommendations to guide the Borough over the next ten (10) years and beyond;

3. How the revised statement of goals can guide the Borough's development concerning Land Use, Housing, Transportation, Parks and Open Spaces, and Environment to effectuate the Borough's vision for the future and to fulfill Borough objectives.

WHEREAS, at the November 1, 2023, hearing, members of the public were afforded an opportunity to testify and ask questions about the 2023 Master Plan Amendment; and

WHEREAS, after hearing the public testimony, and its questions, the Borough of Demarest Planning Board voted to adopt the 2023 Master Plan Amendment;

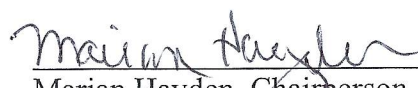
NOW THEREFORE, BE IT RESOLVED, that the Planning Board of the Borough of Demarest, hereby adopts the 2023 Master Plan Amendment, dated October 4, 2023, prepared by Darlene A. Green, PP, AICP of Colliers Engineering and Design.

BE IT FURTHER RESOLVED, by the Planning Board of the Borough of Demarest that, pursuant to N.J.S.A. 40:55D-13, a copy of this Resolution adopting the 2023 Master Plan Amendment, dated October 4th, 2023, be forwarded to the Bergen County Planning Board, the New Jersey Office of Planning Advocacy, and to the Borough Clerk for distribution to the Mayor and Borough Council, and that a copy be placed on the Borough website. Notice of this adoption shall be published in the official newspaper(s) of the Planning Board.

BE IT FURTHER RESOLVED, by the Planning Board of the Borough of Demarest that a copy of this Resolution adopting the 2023 Master Plan Amendment, dated October 4th, 2023, be forwarded to the municipal clerk of each municipality adjoining the Borough of Demarest.

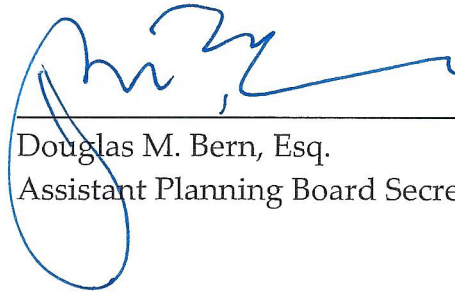
The above Resolution was adopted on November 1, 2023, by the following vote of Board Members:

<u>Member</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Alevrontas	✗			
Bernstein	✗			
Brenner	✗			
Fox	✗			✗
Parlami				
Rifkind	✗			
Tabacchi	✗			
Yu	✗			
Hayden	✗			
Schooler (Alternate #1)	✗			
Paulison (Alternate #2)				



 Marian Hayden, Chairperson
 Borough of Demarest Planning Board

I hereby certify that this is a true copy of the Resolution adopting the aforesaid Master Plan Amendments of the Borough of Demarest, on **November 1, 2023**.



Douglas M. Bern, Esq.
Assistant Planning Board Secretary

DATE ADOPTED: NOVEMBER 1, 2023