

**MAYOR AND COUNCIL
BOROUGH OF DEMAREST
WORK SESSION AGENDA
September 9, 2024
7:30 PM**

The notice requirements of the Open Public Meetings Act of the State of New Jersey, P.L. 1975, Chapter 231, have been satisfied by the inclusion of the date, time and place of this meeting in the annual schedule of meetings of this Governing Body. Such schedule of meetings is posted at Borough Hall, on the Borough website and was published in the Record and Star Ledger and was filed in the office of the Borough Clerk.

Pledge of Allegiance

Mayor Bernstein, Council President Slowikowski, Councilmember Collins, Councilmember Fox, Councilmember Jiang, Councilmember Marks, Councilmember Reiss

Roll Call:

Present:

Absent:

Also Present:

ORDINANCE (INTRODUCTION): (none)

ORDINANCE PUBLIC HEARING (ADOPTION): (none)

RESOLUTION NO. 153-24 AUTHORIZING REDEVELOPMENT DESIGNATION UPON RECOMMENDATION FROM THE BOROUGH PLANNING BOARD

Work Session Discussion Items:

Engineer's Report

Consent Agenda

Mayor Bernstein asks if any member would like to have any resolution removed from the consent agenda and voted on separately.

Mayor Bernstein asks if any member would like to abstain from voting on any resolution on the consent agenda.

Mayor Bernstein asks for a motion to accept the consent agenda (with any abstentions noted)

Consent Agenda:

Resolution No. 146-24	Soil Moving – 22 Northwood Ave.
Resolution No. 147-24	Release of Escrow
Resolution No. 148-24	Soil Moving – 31 Wellwood Rd.
Resolution No. 149-24	Authorizing Capital Purchase – Police Car
Resolution No. 150-24	Approving SSA with Bergen County-Snow Plowing/Salting
Resolution No. 151-24	Hiring Casual Labor
Resolution No. 152-24	Approving SSA with NVRHS BOE – School Security
Resolution No. 154-24	Payment of Bills

Minutes for Approval

August 26, 2024 Regular Meeting Minutes

A motion was made by _____ and seconded by _____

Roll Call:

Meeting Open to the Public

Closed Session Resolution No. 2024-006 (Action may be taken upon return to open session)

Pending Litigation & Potential Litigation Update

Adjournment

Resolution of the Demarest Governing Body

Resolution No. 146-24

September 9, 2024

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: RESOLUTION APPROVING SOIL MOVING PERMIT FOR 22 NORTHWOOD AVE.

=====

BE IT RESOLVED by the Borough Council of the Borough of Demarest that the Soil Moving Application and Soil Erosion Control Plan for 22 Northwood Ave. Block 72 Lot 22, prepared by Sean P. McClellan, P.E., is hereby approved subject to the following conditions:

1. No topsoil shall be removed from the site.
2. The applicant shall indicate the location to which excess soil will be exported.
3. The applicant shall indicate the route of travel within the Borough.
4. The applicant shall provide for the cleaning of the streets used in the route of travel within the Borough.
5. The applicant shall provide the name of the person responsible for the soil movement.
6. The applicant shall be responsible for any damage done to Borough streets during the soil removal process.
7. The applicant shall deposit, with the Borough, escrow in the amount of \$1,146.96 for inspections services of the Borough Engineer.
8. The applicant shall provide a performance guarantee to the Borough in the amount of \$22,939.20

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on September 9, 2024

Julie Falkenstern, Acting Borough Clerk

400 Valley Road Suite 304
Mt. Arlington, NJ 07856
Main: 877 627 3772



August 28, 2024

Dot Haight
Building Department
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

22 Northwood Avenue
Block 72, Lot 22
Borough of Demarest, Bergen County, NJ
Soil Moving Application Review – Proposed Dwelling **Review #2**
Colliers Engineering & Design Project No. DEP0208

Dear Ms. Haight,

Pursuant to your request, our office has reviewed the following plans and other documents filed by the Applicant in support of a soil moving application in relation to the construction of a new dwelling, patio, walkway, window well, covered porch, drop curb, macadam driveway, air conditioner pads, seepage pits, and other related appurtenances at the subject property. Updated items are in **bold**:

- a) Site plans consisting of one (1) sheet, prepared and unsigned by Sean P. McClellan, PE, dated May 7, 2024, **last revised August 22, 2024;**
- b) Architectural Plans consisting of ten (10) sheets, prepared by Joseph J. Bruno, AIA, dated May 20, 2024, **last revised August 25, 2024;**
- c) Soil Moving Application for the subject property, signed and dated June 20, 2024;
- d) **Response letter from Sean P. McClellan, PE, dated August 22, 2024; and**
- e) **Cost Estimate, prepared and signed by Sean P. McClellan, PE, dated August 22, 2024.**

After our review of these documents, we offer the following comments in this matter:

General

1. The Applicant/Owner in this matter is:

Richard Conboy
6215 City Place
Edgewater, NJ 07020

The Applicant/Owner shall notify the Borough of Demarest Building Department of any changes to the above information.

2. The site is currently occupied by an existing dwelling, gravel driveway, block curb, slate walk, frame shed, stone wall, brick border, gravel walk, paver wall, and associated structures which

are to be demolished. The Applicant is proposing to construct a new dwelling, patio, walkway, covered porch, macadam driveway, drainage improvements, and other related appurtenances.

3. The project site is located in the Residence D Zone according to the Borough of Demarest Zoning Map, where the construction of a single-family dwelling is permitted.
4. The project site is a rectangular shaped parcel consisting of 15,000 SF. The property has frontage along Northwood Avenue to the southwest. The property is located in Zone X (Areas outside the 0.2% chance annual floodplain) according to the FIRM map.
5. According to the site plans, no variances were requested for the proposed construction. There are no pre-existing non-conformities in zoning table.
6. The existing improved lot coverage is calculated to be 3,958 SF (26.4%) The proposed improved coverage is calculated to be 3,938 SF (26.3%). The net decrease in coverage is 20 SF.

Site Plan

7. The Applicant has used 25 feet in the provided zoning table as the front yard setback based on the Demarest Limiting Schedule. The Applicant has also calculated an average front yard setback of 39.3 feet as established by setbacks for adjacent properties on Northwood Avenue as per Demarest Limiting Schedule footnote B. The Applicant is compliant with both the 25-foot setback and the alternative average setback.
8. The Applicant is proposing two (2) precast concrete drywells to collect and store stormwater runoff on the property from what appears to be the roof area and covered porch for the proposed dwelling. We offer the following comments related to drainage design:
 - The Applicant provides the storage capacity of each of the two drywells, which is a total of 4,520 gallons (604 cubic feet) in a 7.5-foot by 10-foot crushed stone box. In addition, the elevation of the drywell invert is displayed. The Applicant has provided design calculations for the drywell system. We have reviewed the calculations and take no exception.
 - The Applicant shall be made aware that soil testing is required at the location of the proposed seepage pits. Soil testing should include the elevation of the Seasonal High-Water Table (SHWT) and the percolation rate of the soil. It shall be confirmed that the bottom of the seepage pit is at least two (2) feet above the SHWT. It is suggested that soil testing be performed before installation of the seepage pits.
 - The Applicant has provided an at-grade 6-inch PVC observation port cap for future maintenance in the seepage pit detail. We take no exception.
 - The Engineer shall be notified to inspect the seepage pit system prior to backfilling.
9. The Applicant has provided building height calculations on the plan indicating an average grade elevation of 103.4; however, there is inconsistent information related to the roof midpoint elevation. We offer the following comments:
 - There is a schematic on the plans labeled "Building Height Calculation" which shows a roof midpoint elevation of 128.4 and a total building height of 25.0 feet. There is also

a table summarizing existing ground elevations which indicates a roof midpoint elevation of 131 and a total building height of 28.4 feet. The Applicant shall eliminate this discrepancy from the plans. **The Applicant has revised the "Building Height Calculation" schematic and table summarizing existing ground elevations to show a building height of 23.9 feet with a roof midpoint elevation of 127.3. We take no exception.**

- The "South Elevation" on the architectural plans indicate a maximum ridge elevation of 138.0 while the east elevation indicates a maximum ridge elevation of 131.0. No dimensions or elevations are provided indicating the midpoint of the roof. It is unclear how the roof midpoint elevation was established based upon the information provided. **Sheet 4 of the architectural plans have been revised to include the 127.3 midpoint roof elevation on the "East Elevation". The maximum ridge elevations for the "South Elevation" and "East Elevation" have been removed. We take no exception.**

10. The Applicant has indicated there are several existing utility connections which are to be re-used (Sanitary, Water, and Gas). We offer the following comments:

- The site plans state that the existing utility connections shall be inspected and reused for the proposed improvements if the utilities are in good working order.
- Any sidewalk, curb, asphalt or any other infrastructure within the Borough ROW disturbed shall be restored to their original condition at the Applicant's expense.

11. We offer the following comments related to the proposed grading:

- The existing high-point of the site is located at the central part of the property near the proposed dwelling, and the terrain slopes downward towards the northwest, northeast, and southwest (front and rear property boundaries) of the property. The elevations range from approximately 103.5 at the center of the property to 98 in the rear of the property and 100 in the front of the property. Stormwater appears to flow generally away from the center of the property with portions of the front yard drainage toward Northwood Avenue.
- The Applicant is proposing to regrade the rear, front, and side yards as part of this application. The proposed grading creates a milder slope toward the rear property boundaries, with maximum 5:1 slopes along the rear property boundary and near the western corner of the property. Stormwater in the front and side yard areas will drain toward Northwood Avenue and the remainder of the property stormwater will flow away from the dwelling in a generally perpendicular fashion. While we take no exception to the grading changes proposed, the Applicant shall be made aware that if adverse impacts to neighboring properties occur as a result of the proposed grading or other aspects of this development, it will be the Applicant's responsibility to remedy those issues at their own expense.
- Grades should not be altered by more than one foot in areas within the drip line of any trees to remain.

12. The Applicant has designated seven (7) trees for removal. The Applicant has provided a tree removal table and a table summarizing the replacement trees proposed. We defer to the Shade Tree Commission for final comment and approval of any removal and/or replacement trees.
13. An as-built survey with a coverage breakdown will be required prior to the issuance of a C.O.
14. We have reviewed the placement of the proposed dwelling, and it appears the Applicant is compliant with all minimum yard dimension requirements. We take no exception.
15. The Applicant shows on the site plan corner elevations for the proposed building (in brackets) on the north side of the building as 102.6. The architectural drawings appear to show the corners of the proposed building to be at different elevations. The Applicant shall revise proposed elevations on the site plan to be consistent with the architectural plans. **The Applicant states that the site plan grading supersedes the depiction of the propose building. We take no exception.**

Soil Moving Application

16. The site plans indicate a total fill of 126 CY, a total cut of 488 CY and a net export of 362 CY. The Applicant shall revise the soil movement calculations accordingly. If grading changes occur beyond what is presented on the plan, the Applicant shall revise the soil moving calculations to account for the proposed change in soil volume.
17. The Applicant will require a soil moving permit in accordance with Chapter 147 (§147-1) of the Borough Ordinance as the posted values of soil movement are greater than 250 cubic yards. As a result, the following provisions apply:
 - As per Borough Ordinance Section 147-7, the Applicant shall move the soil, in accordance with the soil permit, under the supervision of the Building Inspector and Borough Engineer and shall pay a reasonable fee for such services in the amount determined by the Mayor and Council.
 - As per Borough Ordinance Section 147-8, the owner of the premises or the person in charge of relocation of the soil, when permission has been duly granted, shall not take away the top layer of soil for a depth of eight inches, but such top layer of soil to a depth of eight inches shall be set aside for retention on the premises and shall be respread over the premises when the rest of the soil has been moved pursuant to levels of contour lines approved by the Mayor and Council of the Borough of Demarest.
 - As per Borough Ordinance Section 147-9, no permission or soil permit shall be issued unless and until the Applicant therefore shall have filed with the Borough of Demarest a performance bond, in form, amount and surety acceptable to the Borough of Demarest, conditioned upon full and faithful performance of the soil's being moved in accordance with the provisions of the Borough's Soil Moving Ordinance and permission of the Mayor and Council granted pursuant hereto. **Continuing comment.**

- **An engineer's cost estimate shall be submitted by the Applicant** to determine the performance guaranty to be submitted to the Borough. The cost estimate for bonding should include all cost associated with soil erosion and sediment control measures, seepage pit installation, drainage structures / piping, and soil moving (on-site and export). **The Applicant has provided a cost estimate totaling \$19,116.00. We have reviewed the estimate and take no exception. Pursuant to Ordinance Chapter 147, the following shall be provided for the performance guarantee and engineering escrow:**
 - **Performance Guarantee (120%): \$22,939.20**
 - **Engineering Escrow: \$1,146.96**

Miscellaneous

18. The Applicant is responsible for procuring all applicable federal, state, and county approvals necessary to complete the proposed improvements.
19. If drainage issues arise during or after construction, the Applicant will be responsible for remedying any drainage issues caused by the proposed construction and/or demolition activities. In addition, water runoff directed to neighboring properties is prohibited. If stormwater runoff does adversely impact neighboring properties, the Applicant will be responsible for remedying that situation at no additional cost to the Borough.
20. Sediment shall be removed from the upstream face of the silt fence when it has reached a depth of $\frac{1}{2}$ the silt fence height or when the silt fence is leaning or buckling from the collected sediment and debris. Silt fence shall be inspected daily for signs of deterioration and sediment removal. When damaged, the silt fence shall be repaired or replaced immediately. Soil erosion and sediment control measures, including silt fence, shall be installed prior to the start of construction.
21. The Applicant should place a silt fence downgrade on all areas where the existing ground disturbance will occur. In addition, the disturbed areas must be stabilized with seed and straw as soon as construction is completed. These recommendations/requirements are made to prevent sediment-laden water from entering municipal streets and neighboring properties.
22. The Applicant will inevitably mobilize construction equipment and/or will have deliveries of material from the Borough Right-of-Way, which could damage municipal infrastructure. Therefore, the Applicant will be responsible for any damages to the curb, sidewalk, drainage infrastructure, and/or pavement in the Borough's Right-of-Way.
23. A signed and sealed "As-Built" site plan should be submitted as a requirement for this office to "sign off" on the issuance of the Certificate of Occupancy (C.O.). The "As-Built" should accurately show site features, including grading, spot elevations, coverage quantities, etc.

Our office has reviewed the application, and based on the above, this office ***does recommend*** permits be issued at this time **after the Applicant provides the required performance guarantee, engineering escrow, and obtains approval from Mayor and Council.**

Project No. DEP0208
August 28, 2024
Page 6 | 6



Should you have any questions, you may contact me at (201) 775-1283.

Sincerely,

Colliers Engineering & Design

A handwritten signature in blue ink, appearing to read "N. Chelius".

Nick Chelius, P.E.
Borough Engineer

cc: Kevin Burnette, Construction Code Official (via e-mail)
Joseph J. Bruno, AIA, Applicant's Architect (via e-mail)
Sean P. McClellan, PE, Applicant's Engineer (r_ventura_23@yahoo.com)
Richard Conboy, Applicant (rtc1116@gmail.com)

R:\Projects\VA-D\DEP\DEP0208\Correspondence\OUT\240828_nhc_22 Northwood Ave_Soil Movement Review 2_DEP0208.docx

Resolution of the Demarest Governing Body

Resolution No. 147-24

September 9, 2024

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: RESOLUTION AUTHORIZING ACTION TO RELEASE ESCROW

WHEREAS, the following applicant(s) posted escrow monies with the Borough for payment to Borough professionals in conjunction with development; and

WHEREAS, Borough professionals have determined that all required improvements have been satisfactorily completed and all fees due for services rendered have been received;

<u>Applicant</u>	<u>Address</u>	<u>Account</u>	<u>Amount</u>
Anton Bogdanov	11 Evergreen Pl	13-7000-00-7222-08	\$21,589.20
Anton Bogdanov	11 Evergreen Pl	13-8000-00-8222-29	\$160.00
Anton Bogdanov	11 Evergreen Pl	13-8000-00-8222-37	\$229.21
36 Forest LLC	3 Canterbury Ct. Alpine, NJ 0760	13-7000-00-7223-08	\$1,500.00

NOW THEREFORE, BE IT RESOLVED, that the Chief Financial Officer is and hereby authorized to return the balance of escrow monies to the applicant(s).

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on September 9, 2024.

Julie Falkenstern, Acting Borough Clerk

Meetings are held on the third MONDAY of each month for the payment of bills. Bills must be presented for approval on or before the first MONDAY of the month.

The Borough of Demarest

#

Bergen County, N.J.

Date 9/3/2024

To Anton Bogdanov
 Address 11 Evergreen Place
Demarest, NJ 07627

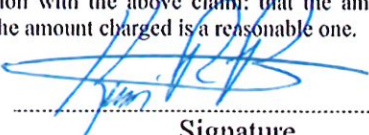
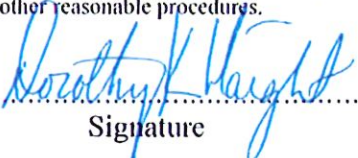
Ordered by:

Terms:

Order No:

Itemized fully and sign claimant's certification below before presenting for payment

DATE	ITEM	DOLLARS	CENTS
	Return of escrow 11 Evergreen Place		
	Performance escrow #13-7000-00-7222-08	\$21,859	20
	Engineering escrow #13-8000-00-8222-29	\$160	00
	Soil escrow #13-8000-00-8222-37	\$229	21
	TOTAL	\$22,248	41

<p style="text-align: center;">CLAIMANT'S CERTIFICATION & DECLARATION</p> <p>I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars: that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.</p> <p>Date <u>9/2/24</u></p> <p style="text-align: center;">  Signature Construction Official Official Position </p>	<p style="text-align: center;">OFFICER'S OR EMPLOYEE'S SIGNATURE</p> <p>I, having knowledge of the facts, certify that the materials and supplies have been received or the service rendered; said certification being based on signed delivery slips or other reasonable procedures.</p> <p style="text-align: center;">  Signature Technical Assistant Title </p>
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<p>APPROPRIATION OR ACCOUNT CHARGED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">13-7000-00-7222-08</td></tr> <tr><td style="text-align: center;">13-8000-00-8222-29</td></tr> <tr><td style="text-align: center;">13-8000-00-8222-37</td></tr> <tr><td> </td></tr> </table>	13-7000-00-7222-08	13-8000-00-8222-29	13-8000-00-8222-37		<p style="text-align: center;">The above claim is approved as correct.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p style="text-align: center;">For the Finance Comm.</p>	<p style="text-align: center;">PAYMENT AUTHORIZED</p> <p>The above claim was ordered paid at the meeting of the BOROUGH COUNCIL held</p> <p style="text-align: right;">..... 20.....</p> <p style="text-align: right;">..... Clerk</p> <p style="text-align: center;">PAYMENT RECORD</p> <p>Date</p> <p>Check No.</p>
13-7000-00-7222-08						
13-8000-00-8222-29						
13-8000-00-8222-37						



THE BOROUGH OF DEMAREST
118 SERPENTINE ROAD
DEMAREST, N.J. 07627-2199

201-768-0167 Ext. 114
201-768-2581 FAX

MEMO TO: Chief Financial Officer
FROM: Kevin Burnette
DATE: 8/30/24
REFERENCE: 11 Evergreen Permit # 22-253 DEP0168
Block: 146 Lot: 2
Escrow Account Name Anton Bogdanov

A Certificate of Occupancy was issued for the above-mentioned property.
The services of the Borough Engineer are no longer required for this project.
Therefore, this is your authorization to release the monies in the escrow account.

Thank you.

Signed: 
Kevin Burnette
Construction Official

Attest: 
Carl O'Brien, PE
Borough Engineer


**DEVELOPERS ESCROW
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS 11 Evergreen Pl Demarest NJ 07627

ACCT #/TYPE/AMOUNT

NAME ON THE ACCOUNT Anton Bogdanov

MAILING ADDRESS 11 Evergreen Pl Demarest

NJ 07627
(917) 

Please issue a refund of my Escrow account(s) for the property listed above.

I understand that the payout needs approval from the proper authority, and must be authorized by Resolution of the governing body.

Please provide address to mail check(s) or contact information if you would like to pick up once ready.

Signature: 

Date of the request: 8/21/2024

146/2
11/8/24
11/8/24

13-7000-00-7222-08 21,859.20
13-8000-00-8222-29 \$160
13-8000-00-8222-37 \$229.21



Demarest Borough
118 Serpentine Road
Demarest, NJ 07627

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued: 7/1/2024
Control Number: 11997
Permit Number: 20220253
Permit Issue Date: 10/12/2022

Certificate Number: 20220253

Identification

Block: 146 Lot: 2 Quali: _____
Work Site Location: 11 EVERGREEN PLACE DEMAREST, NJ 07627

Owner In Fee: ANTON BOGDANOV & JNESSA BRONSHTEYN
Owner Address: 4545 Center Blvd #3922 Long Island City NY 11109
Telephone: (917) 603-0785

Contractor: ANTON BOGDANOV & JNESSA BRONSHTEYN
Address: 4545 Center Blvd #3922 Long Island City NY 11104
Telephone: (917) 603-0785 Fax: _____
License Number or Builders Registration Number: _____
Federal Emp. Number: _____

Certificate of Occupancy
This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

Certificate of Approval
This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

Certificate of Continued Occupancy
This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

Temporary Certificate of Compliance
The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Home Warranty Number: _____
Type of Warranty Plan: State Private
Construction Classification: _____ Use Group: R-5
Maximum Occupancy Load: _____ Maximum Live Load: _____
Description of Work/Use: _____
New single family home

Certificate Comments:
20220253+A - Alteration
Update HVAC
20220253+B - Alteration
Update- smoke/co detectors
20220253+C - Alteration
Update for sauna, steam unit and low voltage wiring

Certificate of Clearance - Lead Abatement 5:17
This serves notice that based on written certification, lead abatement was performed as per NJACS:17 to the following extent:

Total removal of lead-based paint hazards in scope of work
 Partial or limited time period (_____ years); see file

Certificate of Clearance - Asbestos Abatement
This serves notice that based on written certification, asbestos abatement was performed to the following extent:

Total removal of asbestos hazards in scope of work
 Partial or limited time period (_____ years); see file

Certificate of Compliance
This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

Temporary Certificate of Occupancy
The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Construction Official

U.C.C. P260 (rev. 08/05)

Fee: \$150.00

Check Number: 239
Collected By: dh

Date Printed: 7/1/2024
Page 1

Resolution of the Demarest Governing Body

Resolution No. -24

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: RESOLUTION TO RELEASE ESCROW

=====

WHEREAS, the following applicant(s) posted escrow monies with the Borough for payment to Borough professionals in conjunction with development; and

WHEREAS, Borough professionals have determined that all required improvements have been satisfactorily completed and all fees due for services rendered have been received;

<u>Applicant</u>	<u>Address</u>	<u>Account</u>	<u>Amount</u>
36 Forest LLC	3 Canterbury Ct Alpine, NJ 07620	104588 13-7000-00- 7223-08	\$1,500.77

NOW THEREFORE, BE IT RESOLVED, that the Chief Financial Officer is and hereby authorized to return the balance of escrow monies to the applicant(s).

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on

Julie Falkenstern, Acting Borough Clerk

From: Lee Campbell <lcampbell@demarestnj.gov>
Sent: Wednesday, February 28, 2024 3:28 PM
To: Dot Haight <dhaight@demarestnj.gov>
Subject: FW: 36 Forest Rd open permits verification

Hi Dot,

See below for the release of escrow in the amount of \$1,500.00 for a Borough tree that was bonded that in fact was not a Borough Tree.

Thanks,
Lee

Lee Campbell

CMR, ST Secretary, BOH Secretary,
Secretary to the Assessor
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627
lcampbell@demarestnj.gov
201-768-0167 Ext. 130

From: Lee Campbell <lcampbell@demarestnj.gov>
Date: Tuesday, September 12, 2023 at 3:52 PM
To: Doron Rice <drice@ricegroup.us>
Subject: RE: 36 Forest Rd open permits verification

Hello,

After many inspections, I had the tree remeasured yesterday, I'm going to have the \$1,500.00 that you submitted to have the tree bonded returned to you. It is not in the Borough right of way. I will have the Borough Administrator do a resolution at the next council meeting to have the money returned to you. Sorry for the confusion.

Any questions, feel free to reach out.

Regards,
Lee

Lee Campbell

CMR, Board of Health Secretary, Shade Tree Secretary, Secretary to the Assessor
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627
lcampbell@demarestnj.gov
201-768-0167 Ext. 130

Resolution of the Demarest Governing Body

Resolution No. 148-24

September 9, 2024

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: RESOLUTION APPROVING SOIL MOVING PERMIT FOR 31 WELLWOOD RD.

=====

BE IT RESOLVED by the Borough Council of the Borough of Demarest that the Soil Moving Application and Soil Erosion Control Plan for 361 Wellwood Rd. Block 81.02 Lot 3, prepared by Sean P. McClellan, P.E., is hereby approved subject to the following conditions:

1. No topsoil shall be removed from the site.
2. The applicant shall indicate the location to which excess soil will be exported.
3. The applicant shall indicate the route of travel within the Borough.
4. The applicant shall provide for the cleaning of the streets used in the route of travel within the Borough.
5. The applicant shall provide the name of the person responsible for the soil movement.
6. The applicant shall be responsible for any damage done to Borough streets during the soil removal process.
7. The applicant shall deposit, with the Borough, escrow in the amount of \$1,176.20 for inspections services of the Borough Engineer.
8. The applicant shall provide a performance guarantee to the Borough in the amount of \$23,544.00

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on September 9, 2024

Julie Falkenstern, Acting Borough Clerk

Julie Falkenstern

From: Dot Haight
Sent: Thursday, September 5, 2024 11:24 AM
To: Julie Falkenstern
Cc: Michael Greco; Kevin Burnette; Tal Tanne (tannetali@gmail.com)
Subject: FW: DEP0211 - 31 Wellwood - Bonding Estimate
Attachments: Screenshot_20240904_115957_Adoobe Acrobat.jpg

Julie,

Please add a soil moving resolution for 31 Wellwood Rd to the next M&C agenda.

Please note the following:

- Cost Estimate: \$19,620.00
- Performance Guarantee (120%): \$23,544.00
- Engineering Escrow (5%): \$1,177.20

*Blk 81.02
lot 3*

Thank you.

ALL INSPECTION REQUESTS MUST NOW BE DONE IN WRITING. PLEASE EMAIL INSPECTIONS@DEMARESTNJ.GOV WITH THE PERMIT NUMBER, ADDRESS, TYPE OF INSPECTION AND DAY/TIME REQUESTED.

Dot Haight, RMC, CMR, CTA
Borough of Demarest
118 Serpentine Rd.
Demarest, NJ 07627
201-768-3398
Fax: 201-768-2581
Demarestnj.gov

From: Nick Chelius <Nick.Chelius@collierseng.com>
Sent: Wednesday, September 4, 2024 4:49 PM
To: Dot Haight <dhaight@demarestnj.gov>
Cc: Craig Zimmermann <craig.zimmermann@collierseng.com>; Mary Tappen <mary.tappen@collierseng.com>
Subject: DEP0211 - 31 Wellwood - Bonding Estimate

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dot,

We received the attached estimate for 31 Wellwood. This application had over 250 CY of soil movement so it requires the performance bond and Mayor and council approval prior to release of permits.

Please note the following:

- Cost Estimate: \$19,620.00
- Performance Guarantee (120%): \$23,544.00
- Engineering Escrow (5%): \$1,177.20

Thank you,

McCLELLAN ENGINEERING

Sean P. McClellan P.E. | 84 Gettysburg Way Lincoln Park, New Jersey 07035 | Phone: 862-668-1160 |
McClellanEngineering@gmail.com

September 4, 2024

COST ESTIMATE

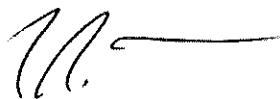
TOWN: Demarest

PROJECT: 31Wellwood Road – New Dwelling

Costs for work performed per Building Department request

Item	Description	Quantity	Unit	Unit Price	Total
1	Soil Erosion & Control Measures	-	-	-	2,000
2	Seepage Pit installation	2	1000 gal	3,500	7,500
3	Roof Leaders	1	-	1,000	1,000
4	Soil Moving from site	390	Yds	15	5,850
		Subtotal			16,350
		Contingency @ 20%			3,270
		Estimated Construction Cost			\$19,620

Prepared By:



Sean P. McClellan, PE

Resolution of the Demarest Governing Body

Resolution No. 149-24

September 9, 2024

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: AUTHORIZING CAPITAL PURCHASE OF POLICE VEHICLE

=====

WHEREAS, the Police Department is in need of a new Police SUV; and

WHEREAS, the purchase was included in the 2023 Capital Budget pursuant to ordinance no. 1123-23; and

WHEREAS, the Police Department has provided a quote dated July 9, 2024 for the vehicle through NJ State Contract 21-FLEET-01485 with Gentilini Motors in Egg Harbor Township, NJ; and

WHEREAS, the CFO has certified that funds are available in account no. C-04-02150-55-106-5004; and

NOW THEREFORE, BE IT RESOLVED by the Council of the Borough of Demarest that the CFO is authorized to purchase a new vehicle for the Police Department for \$58,698.63

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on September 9, 2024

Julie Falkenstern, Acting Borough Clerk



Gentilini Motors
 2703 Fire Rd
 Egg Harbor Township NJ 08234
 (609) 484-0555
 www.upfitme.com

Quote

#EST10246

7/9/2024

Bill To

Demarest Police Dept
 118 Serpentine Rd
 Demarest NJ 7627
 United States

TOTAL

\$58,698.63

Customer #	Expires	Sales Rep	Contract Ref		
	7/23/2024	Len Polistina	T2776-21-01485 TAHOE 4WD		
Qty	Item	MSRP	Dist Amt	Ext Amt	
1	G-V-24TAH-NJS-9C1-PTL-STK 2024 TAHOE 9C1 PATROL PPV (071 - 05) Section 10 Price Line 19 from the Bid Solicitation. 2024 Chevrolet Tahoe Police Package Vehicle (PPV), 4-Door, 4WD THIS QUOTE IS FROM DEALER INVENTORY PRE-ORDERED CUSTOMER QUOTE IF AFTER MANUFACTURER CUT-OFF DATE				
1	CK10706-V-24-NJS-9C1-FO 2024 Chevrolet Tahoe (CK10706) 4WD 4dr PPV 9C1 PACKAGE NJS Doc #:21-FLEET-01485 Item #:3 Section 10 Price Line 19 from the Bid Solicitation. 2024 Chevrolet Tahoe Police Package Vehicle (PPV), 4-Door, 4WD, with Gasoline Engine as specified in the Bid Solicitation. Model Year: 2024 Make: Chevrolet Model: Tahoe Police Package Vehicle (PPV), 4-Door, 4WD, with Gasoline Engine Manufacturer's Body Code: Ck10706 with 1FL Preferred Equipment Group package (includes Air Conditioning), L84 (5.3L V8 Engine), MQC Receipt of Purchase Order: 90 days CK10706-ITEM Blanket Order Number 21-FLEET-01485 Item # 3 Class-Item 071-05 Section 10 Price Line 19 from the Bid Solicitation. Chevrolet Tahoe Police Package Vehicle (PPV), 4-Door, 4WD, with Gasoline Model: Tahoe Police Package Vehicle (PPV), 4-Door, 4WD, with Manufacturer's Body Code: Ck10706	\$54,943.07	\$54,943.07	\$54,943.07	
1	AMF-CK10706-23 AMF Remote Keyless Entry Package	\$75.00	\$68.25	\$68.25	
1	V76-CK10706-22 V76 Recovery hooks, 2 front, frame-mounted, Black	\$50.00	\$45.50	\$45.50	
1	5T5-CK10706-22 5T5 Seats, front cloth and second row vinyl	\$0.00	\$0.00	\$0.00	



EST10246



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 2703 Fire Rd
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Quote

#EST10246

7/9/2024

Qty	Item	MSRP	Dist Amt	Ext Amt
1	PREP-KIT-23 PREP-KIT-STOCK VEHICLES STK-Protection Package Dealer installed option on all stock vehicles	\$2,495.00	\$0.00	\$0.00
1	6J7-CK10706-22 6J7 Flasher system, headlamp and taillamp, DRL compatible with control wire	\$0.00	\$0.00	\$0.00
1	6N6-CK10706-23 6N6 Door locks and handles, inside rear doors inoperative	\$62.00	\$56.42	\$56.42
1	RZB-CK10706-23 Color Keyed with lettering / Vinyl (dealer-installed) Door entry guard installed on each scuff plate (4 doors). Reflective grade vinyl is visible when doors are open. (Item can be duplicated for additional Safety Reflective coverage area) 1" inch Diamond Grade Reflective square Item in lieu of factory Black Grille and bow tie modified due to factory constraints are open. (Item can be duplicated for additional Safety Reflective coverage area) 1 inch square x 4 Item in lieu of factory Black Grille and bow tie modified due to factory constraints	\$850.00	\$0.00	\$0.00
1	6N5-CK10706-23 6N5 Switches, rear window inoperative	\$57.00	\$51.87	\$51.87
1	7X3-CK10706-FAC Spotlamp, left-hand (Deletes A-pillar mounted assist handle.)	\$800.00	\$728.00	\$728.00
1	6C7-24 Lighting, red and white front auxiliary dome CRANFORD	\$340.00	\$309.40	\$309.40
1	6J3-CK10706-23 6J3 Wiring, grille lamps and siren speakers	\$92.00	\$83.72	\$83.72
1	6J4-CK10706-23 6J4 Wiring, horn and siren circuit	\$55.00	\$50.05	\$50.05
1	BTV-CK10706-23 BTV Remote start	\$300.00	\$273.00	\$273.00
1	PQA-CK10706-23 PQA 1FL Safety Package It will select: UHY Automatic Emergency Braking UEU Forward Collision Alert UE4 Following Distance Indicator UKJ Front Pedestrian Braking	\$395.00	\$359.45	\$359.45



EST10246



Gentilini Motors
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 Egg Harbor Township NJ 08234
 (609) 484-0555
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Quote

#EST10246

7/9/2024

Qty	Item	MSRP	Dist Amt	Ext Amt
1	T53-CK10706-24-CRN Lamps, alternate flashing Red & Blue rear compartment lid warning CRANFORD	\$990.00	\$990.00	\$990.00
1	9G8-CK10706-22 9G8 Headlamps, Daytime Running Lamps and automatic headlamp control delete	\$50.00	\$45.50	\$45.50
1	UTQ-CK10706-22 UTQ Theft-deterrent system	\$50.00	\$45.50	\$45.50
1	UDA-CK10706-21 OnStar deactivated (does not delete Bluetooth) (Deletes (UE1) OnStar and (VV4) 4G LTE Wi-Fi Hotspot capable.)	\$0.00	\$0.00	\$0.00
1	UN9-CK10706-24-CRN Radio Suppression Package, with ground straps	\$140.00	\$140.00	\$140.00
1	WX7-CK10706-23 WX7 Wiring, auxiliary speaker.	\$60.00	\$54.60	\$54.60
1	UT7-CK10706-23 UT7 Ground wires, blunt cut cargo area and blunt cut console area Requires additional installation from dealer	\$0.00	\$0.00	\$0.00
1	ATZ-CK10706-22 ATZ Seat delete, second row	\$0.00	\$0.00	\$0.00

COLORS

COLORS LISTED BELOW (PLEASE SPECIFY COLOR BELOW) PRICING AND MAY REQUIRE ADDL PRICING
 ** TWO TONE AVAILABLE BY MEE **

1	CLR-GBA-CK10706-24-BLACK GBA-BLK Black	\$0.00	\$0.00	\$0.00
---	--	--------	--------	--------

ATZ-DESIGN

***THIS VEHICLE HAS REAR SEAT DELETE ***
 THIS VEHICLE IS FOR PATROL AND YOUR OUTFITTER MUST QUOTE A PLASTIC SEAT INSERT WITH CAGES

17-FLEET-00758-MEE

Item # 4 30% off listed MSRP
 Solicitation (Bid) No.: 17DPP00046
 Class-Item 055-79
 Category 12 Vehicle Siren Systems and Vehicle Light Systems and Associated Accessories
 Price Line 143 from the Bid Solicitation State-Supplied Price Sheet
 Brand: Municipal Equipment
 Primary Vendor {Contractor}
 Delivery Days After Receipt of Order: 30 Days



EST10246



Gentilini Motors
 2703 Fire Rd
 Egg Harbor Township NJ 08234
 (609) 484-0555
 www.upfitme.com

Quote

#EST10246

7/9/2024

Qty	Item	MSRP	Dist Amt	Ext Amt
1	VAV-MEE LPO, All-weather floor mats (dealer-installed)	\$649.00	\$454.30	\$454.30

ADD-EQUIP

THIS VEHICLE IS SUBJECT TO ADDITIONAL BILLING ON ANOTHER CONTRACT. IT IS QUOTED SEPARATELY AND THE PURCHASE CANNOT BE COMPLETED WITHOUT THE ADDITIONAL BILLING NOT INCLUDED IN THIS QUOTE.

PLEASE NOTE IF THERE IS NO LINE ITEM WITH AN ADDITIONAL ESTIMATE NUMBER THIS QUOTE IS INCOMPLETE.

** Gentilini and Municipal Equipment has the unilateral right to cancel this order if and when the manufacturer cancellations affect the pecking order or vehicles assigned. **

** This is our mission until product and supplies improve **

THIS VEHICLE HAS AN ADDITIONAL WORK ORDER. PLEASE CALL MUNICIPAL EQUIPMENT FOR COMPLETE DETAILS.

PLEASE EMAIL: ORDERS@UPFITME.COM OR 609-484-0555

Please ask for Dom Fresco or email Dom
 dfresco@upfitme.com

1	UND1-MEE Undercoat per gallon	\$219.19	\$0.00	\$0.00
19	LABOR 2021 LABOR # NJ Labor for installation or repairs to vehicles	\$92.50	\$0.00	\$0.00

STK-24TAH

PLEASE NOTE: THIS QUOTE IS FROM DEALER INVENTORY AND WAS PRE-ORDERED FOR INVENTORY. VEHICLE INVENTORY SPECIFICATIONS "MAY" HAVE ADDED EQUIPMENT. QUOTES MAY HAVE OTHER CONTRACT AND/OR NON-CONTRACTS ITEMS LISTED ON STOCK VEHICLES.

CUT OFF DATE HAS PASSED ON 2024 MODELS.
 2025 ORDER BANKS OPEN EARLY FALL

\$58,698.63

Subtotal	\$58,698.63
Tax (0%)	\$0.00
Total	\$58,698.63



EST10246



Gentilini Motors
2703 Fire Rd
Egg Harbor Township NJ 08234
(609) 484-0555
www.upfitme.com

Quote

#EST10246

7/9/2024

Please email all Purchase Order to:
ORDERS@UPFITME.com

Purchase Orders are not confirmed until you receive a return email confirming receipt of Purchase Order.



EST10246

Resolution of the Demarest Governing Body

Resolution No. 150-24

September 9, 2024

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: RESOLUTION APPROVING SHARED SERVICE AGREEMENT WITH COUNTY OF BERGEN FOR THE PROVISION SNOW PLOWING/SALTING

=====

BE IT RESOLVED by the Mayor and Council of the Borough of Demarest Ridge that the Mayor is hereby authorized to execute an agreement with the County of Bergen for the 2024-2026 Snow Plowing Program,

APPROVED:

Mayor Brian Bernstein

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on September 9, 2024

Julie Falkenstern, Acting Borough Clerk

COUNTY OF BERGEN - SHARED SERVICES AGREEMENT - SNOW PLOWING/SALTING

THIS AGREEMENT ("Agreement") made on the ___th day of _____ 2024 by and between:

THE COUNTY OF BERGEN, a body politic and corporate of the State of New Jersey, acting by and through the Director of Public Works, hereinafter referred to as "COUNTY" and

THE Borough of Demarest, a municipal corporation of the State of New Jersey, herein referred to as "LOCAL UNIT."

WITNESSETH

WHEREAS, the Board of County Commissioners of the County of Bergen, has been authorized under N.J.S.A. 27:16-33, to cause snow to be plowed from COUNTY owned or controlled roads; and

WHEREAS, it is COUNTY's desired plan to employ the services of LOCAL UNIT for snowplow operations and salting on COUNTY owned or controlled roads located within LOCAL UNIT for a period of two snow seasons.

NOW, THEREFORE BE IT AGREED, for the consideration hereinafter stated, the Parties hereto agree as follows:

- (1) LOCAL UNIT agrees that it will furnish the necessary equipment and personnel required to perform snow plowing operations on COUNTY owned or controlled roads located within LOCAL UNIT for the two (2) winter seasons commencing October 1, 2024 and ending April 30, 2026.
- (2) LOCAL UNIT, through its Superintendent of Public Works or other designated official, will have complete supervision of snowplow operations. LOCAL UNIT agrees it will commence plowing of COUNTY owned or controlled roads, simultaneously with operation on municipal streets, once snow reaches a minimum depth of two (2) inches, and it appears that snowfall will continue. LOCAL UNIT agrees to keep County Snow Control informed of the progress of its snow plowing operations.
- (3) LOCAL UNIT agrees that it shall defend COUNTY and hold it harmless from any and all claims that may be filed in equity or law, arising from the performance of this Agreement, and that it shall secure and maintain throughout the duration of this Agreement, comprehensive Automobile Liability insurance in an amount not less than \$1,000,000 CSL (Combined Single Limit) and General Liability Insurance in an amount not less than \$1,000,000 per occurrence and Umbrella

Excess Liability Insurance in an amount not less than \$4,000,000 per occurrence. LOCAL UNIT further agrees that COUNTY shall be provided a Certificate of Insurance naming "The County of Bergen" as an additional insured with respect to services performed under this Agreement, and evidencing the minimum limits of insurance coverage set forth in this Agreement

- (4) COUNTY will compensate LOCAL UNIT for conducting said snow plow operations at a rate of one hundred and fifteen dollars (\$115) per hour of active plowing. COUNTY will not be required to pay for standby time. To receive prompt payment, LOCAL UNIT agrees to submit County of Bergen Direct Vouchers and/or invoice on municipal letterhead within five (5) days after completion of snow plowing of each storm. LOCAL UNIT understands and agrees that COUNTY will not pay vouchers submitted more than thirty days after such storm. COUNTY may audit LOCAL UNIT's records to confirm the information set forth in the Voucher and the payment due to LOCAL UNIT for each storm.
- (5) COUNTY will, during the term of this Agreement, continue to provide LOCAL UNIT with road salt, consistent with past practice, and sufficient to allow LOCAL UNIT to salt COUNTY owned or controlled roads, in the same manner whenever weather conditions are such that LOCAL UNIT salts its own streets.

IN WITNESS WHEREOF, the Parties hereto have hereunto executed this Agreement in the manner provided by on law, the day and year after written herein.

ATTEST:

COUNTY OF BERGEN

By: _____

James J. Tedesco, III, County Executive, or
Thomas J. Duch, Esq., County Counsel/
County Administrator

ATTEST:

LOCAL UNIT

By: _____

Printed: _____

Title: _____

Resolution of the Demarest Governing Body

Resolution No. 151 -24

September 9, 2024

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: RESOLUTION TO AUTHORIZE CASUAL LABOR

WHEREAS, the Borough of Demarest is in need of Part Time Casual Labor employee(s) to assist in the DPW during leaf season; and

WHEREAS, the Borough Administrator and Public Works Manager have recommended the following be hired as Casual Labor employees working no more than 30 hours per week;

Louis Tomasi Rate \$30.00 per hour
Giancarlo DiRese Rate \$22.50 per hour

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Demarest that said employees be hired as casual laborer as of September 15, 2024 and concluding December 31, 2025.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on September 9, 2024.

Julie Falkenstern, Acting Borough Clerk

Resolution of the Demarest Governing Body

Resolution No. 152-24

September 9, 2024

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: AUTHORIZING EXECUTION OF SCHOOL SECURITY SHARED SERVICES AGREEMENT

=====

WHEREAS, Northern Valley Regional High School Board of Education (“NVRHSD”) is desirous of having the Borough provide an Off-Duty Police Officer and/or Special Police Officer present at the Northern Valley Regional High School located in the Borough of Demarest to enhance the High School’s security measures; and

WHEREAS, NVRHSD has presented the Borough with a shared services agreement, attached hereto, whereby the Borough of Demarest Police Department will be providing one police officer and one Special Law Enforcement Officer Class II to the Northern Valley Regional High School on certain days and hours for the purpose of enhancing security measures at the high school; and

WHEREAS, pursuant to the School Security Shared Services Agreement, the NVRHSD agrees to pay the Borough of Demarest \$90.00 per hour for any off-duty police officer and \$27.50 per hour for any Special Law Enforcement Officer Class II; and

WHEREAS it is in the best interest of the Borough to authorize the execution of the School Security Shared Services Agreement.

NOW THEREFORE, BE IT RESOLVED, by the Borough of Demarest that the mayor or his designee is hereby authorized to execute the School Security Shared Services Agreement in the form as attached hereto.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on September 6, 2024.

Julie Falkenstern, Acting Borough Clerk

SCHOOL SECURITY SHARED SERVICES AGREEMENT

This agreement was made the ___ day of _____, by the Borough of Demarest, 118 Serpentine Road, Demarest, New Jersey (Demarest); and the Northern Valley Regional High School Board of Education, 162 Knickerbocker Road, Demarest, New Jersey (NVRHSD Board).

WHEREAS, the NVRHSD Board has a school campus in Demarest: and

WHEREAS, the NVRHSD Board wishes to use of Demarest police officers for traffic direction or other security needs, with the Chief of Police or his designee's approval and;

WHEREAS, the parties to this agreement are local units in the State of New Jersey that are authorized to enter into shared services agreements to jointly provide for any lawful service pursuant to the Uniform Shared Services and Consolidation Act, N.J.S. 40A:65-1 et seq.; and

WHEREAS, each of the parties has independently concluded that they should implement a shared services agreement by which Demarest will provide an off-duty police officer and/or Special Police Officer to enhance security at Northern Valley Demarest High School.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Services to be Provided.

- a. Off-duty police officer - Demarest agrees to provide one police officer during the hours 10:45 a.m. to 2:45 p.m. or another four-hour portion of each day, on which school is in session, to be determined by both parties and assigned by Demarest's Police Chief or his designee.
- b. Special Law Enforcement Officer Class II (SLEO II) - Demarest agrees to provide one SLEO (if available) for up to eight (8) per day, when a qualified individual becomes available on or about March 1, 2025.
- c. The combined daily hours for the off-duty police officer and SLEO II shall not exceed eight hours unless mutually agreed upon by the Demarest Police Chief or his designee and Superintendent.

2. Payment.

- a. Off-duty police officer - The NVRHSD board agrees to pay Demarest \$90.00 per hour. The Borough of Demarest will provide a monthly billing statement to the NVRHSD.
- b. Special Law Enforcement Officer Class II (SLEO II) - The NVRHSD board agrees to pay Demarest \$27.50 per hour. The Borough of Demarest will provide a monthly billing statement to the NVRHSD.

3. Effective Date. This agreement will be effective on the day it is executed on behalf of all parties and after appropriate resolutions authorizing this execution are adopted pursuant to N.J.S.A. 40A:65-5.

4. Term. This agreement's term will begin on September 1, 2024, and continue until June 30, 2025.

5. Termination. If the circumstances or needs of the Board, the NVRHSD Board, or Demarest change, or if this agreement is deemed to no longer be in the party's interest, any party may terminate this agreement upon thirty (30) days notice to the other party. The notice will be effective upon mailing to the other party.

6. Modification, Waiver, and Construction.

A. This agreement may be modified only in writing and signed by authorized representatives of all parties.

B. The failure of any party to require the performance of any term or obligation of this agreement, or the waiver by any party of any breach of this agreement, will not prevent the subsequent enforcement of the term or obligation or be deemed a waiver of any subsequent breach.

C. This agreement will be construed in accordance with the laws of the State of New Jersey.

D. All of the sections, paragraphs, clauses, sentences, and provisions of this agreement are severable, and if any sections, paragraphs, clauses, or phrases of this agreement are declared by a Court to be unconstitutional or otherwise invalid, this will not affect any of the agreement's remaining sections, paragraphs, clauses, and phrases.

E. Any cause of action, claim, suit, or civil action of any kind filed by any party arising out of or relating to the terms of this agreement or the parties' relationship will be brought only in the Superior Court of New Jersey, Bergen County, New Jersey. All parties irrevocably admit themselves to the jurisdiction of that Court.

F. A copy of this agreement will be filed with the Division of Local Government Services in the Department of Community Affairs, pursuant to N.J.S.A. 40A:65-4.

IN WITNESS WHEREOF, the parties have set their hands and seals or caused their proper corporate seal to be hereto affixed, the day and year first above mentioned.

By,

ATTEST: Borough of Demarest
Borough Clerk Mayor

ATTEST:

ATTEST: Northern Valley Regional High School
Board of Education
Mr. Marc Capizzi

By:

Mr. Joseph Argenziano
School Business Administrator/Board Secretary

Resolution of the Demarest Governing Body

Resolution No. 153-24

September 9, 2024

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: RESOLUTION AUTHORIZING THE BOROUGH OF DEMAREST COUNTY OF BERGEN STATE OF NEW JERSEY ACCEPTING THE PLANNING BOARD'S RESOLUTION DETERMINING THAT THE PROPERTY IDENTIFIED AS BLOCK 23, LOTS 15, 16 AND 17.01 AND BLOCK 49.01, LOTS 43.01, 43.02, 44, 45 AND 47.02 ON THE TAX MAP OF THE BOROUGH OF DEMAREST BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A ET SEQ.

=====

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Planning Board of the Borough of Demarest ("Planning Board") was asked to consider whether the property located at Block 23, Lots 15,16 and 17.01 and Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02 on the Tax Map of the Borough of Demarest and generally described as the "Study Area", could be determined to be an Area in Need of Redevelopment as summarized in a study prepared by Colliers Engineering & Design, dated June 24, 2024; and

WHEREAS, the Borough of Demarest Council previously authorized and directed the Planning Board to conduct a preliminary investigation to determine whether the property identified as Block 23, Lots 15,16 and 17.01 and Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02 on the Tax Map of the Borough of Demarest meets the criteria set forth in the Redevelopment Law and

should be designated as a Non-Condensation Redevelopment Area, as that term is defined by the Redevelopment Law; and

WHEREAS, the Planning Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Non-Condensation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, as part of its preliminary investigation, the Planning Board directed Colliers Engineering & Design to prepare an Area In Need of Redevelopment Investigation Study (“Area in Need Study”) for the Planning Board to consider in determining whether the Study Area should be designated a Non-Condensation Redevelopment Area; and

WHEREAS, Colliers Engineering & Design, licensed Professional Planner Darlene A. Green, P.P., A.I.C.P., prepared a report entitled, “Redevelopment Area without Condemnation: Determination of Need Study,” dated June 24, 2024, showing the boundaries of the proposed redevelopment area and location of the parcel of property included therein, along with a statement setting forth the basis for the investigation in accordance with N.J.S.A. 40A:12A-6(b)(1); and

WHEREAS, a public hearing was conducted by the Planning Board on July 30, 2024, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, at the public hearing, the Planning Board reviewed the Area in Need Study, and heard testimony from Ms. Green; and

WHEREAS, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Planning Board concerning the potential designation of the Study Area as a Non-Condensation Redevelopment Area; and

WHEREAS, after completing its investigation and public hearing on this matter, the Planning Board recommended that the Borough of Demarest Council designate Block 23, Lots 15,16 and 17.01 and Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02 on the Tax Map of the Borough of Demarest as a Non-Condensation Redevelopment Area; and

WHEREAS, on September 4, 2024, the Planning Board memorialized its determination by adopting an approving Resolution which was forwarded to the Mayor and Borough of Demarest Council; and

WHEREAS, the Mayor and Borough of Demarest Council were presented with the Planning Board's recommendation at the Council’s regularly scheduled public meeting on September 9, 2024

WHEREAS, the Mayor and Borough of Demarest Council hereby accept the recommendation of the Planning Board to declare the Study Area, Block 23, Lots 15,16 and 17.01 and Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02 as set forth in the Planning Board’s Resolution as a Non-Condensation Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Demarest Council, County of Bergen and State of New Jersey, as follows:

1. The Borough of Demarest Council hereby accepts the recommendation from the Planning Board and finds that the Study Area, Block 23, Lots 15,16 and 17.01 and Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02 on the Tax Map of the Borough of Demarest be and is hereby deemed, a Non- Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
2. The designation of the Study Area, Block 23, Lots 15,16 and 17.01 and Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02 on the Tax Map of the Borough of Demarest as a Non- Condemnation Redevelopment Area shall not authorize the Borough to exercise the power of eminent domain to acquire the Study Area property.
3. The Borough of Demarest hereby reserves all other authority and powers granted to it under the Redevelopment Law.
4. The Acting Borough Clerk shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review.
5. Within ten (10) days of the Borough of Demarest Council's adoption of the within resolution, the Acting Borough Clerk shall serve notice of the Borough of Demarest Council's determination and the within Resolution upon all record owners of property within the Non- Condemnation Redevelopment Area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commission of the New Jersey Department of Community Affairs.

This Resolution shall take effect immediately. Adopted: September 9, 2024.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on September 9, 2024.

Julie Falkenstern, Acting Borough Clerk

**RESOLUTION OF THE BOROUGH OF DEMAREST PLANNING BOARD
RECOMMENDING THAT PROPERTIES IDENTIFIED AS
BLOCK 23, LOTS 15, 16 AND 17.01 AND
BLOCK 49.01, LOTS 43.01, 43.02, 44, 45 AND 47.02;
ON THE TAX MAP OF THE BOROUGH OF DEMAREST
BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA
PURSUANT TO N.J.S.A. 40A: 12A-5.**

WHEREAS, pursuant to the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1, et seq., and Resolution No.: 055-24 of the Borough Council of the Borough of Demarest (hereinafter the "Council"), the Planning Board of the Borough of Demarest (hereinafter the "Board") authorized a preliminary investigation of Block 23, Lots 15, 16 and 17.01 and Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02, on the Tax Map of the Borough of Demarest (hereinafter the "Study Area"), to determine whether the Study Area meets the criteria set forth in the LRHL, N.J.S.A. 40A:12A-5, and should be designated as an Area in Need of Redevelopment; and

WHEREAS, Resolution No.: 055-24 indicated that the properties in the Study Area may be deemed a Non-Condemnation Redevelopment Area, in the event that the Board determines that the Study Area constitutes an Area in Need of Redevelopment under the LRHL, N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board received and reviewed the "Redevelopment Area without Condemnation: Determination of Need Study," prepared by Colliers Engineering & Design, dated June 24, 2024 (hereinafter the "Study"), relating to the Study Area; and

WHEREAS, on July 30, 2024, the Planning Board conducted a public hearing and reviewed the Study; and

WHEREAS, the Board caused to be published advance notice of said public meeting in the Bergen Record on two (2) occasions and served notice of said public meeting on all owners of property and adjoining municipalities within the Study Area, said publication and service having been completed at least ten (10) days in advance of the public hearing date, all as mandated by N.J.S.A. 40A: 12A-6b; and

WHEREAS, at the public hearing, the Board heard the testimony of the following persons:

1. Darlene A. Green, P.P., A.I.C.P., a New Jersey Licensed Planner, Colliers Engineering & Design with offices located at 53 Frontage Road, Suite 110, Hampton, New Jersey 08827 who presented her report entitled "Redevelopment Area without Condemnation: "Determination of Need Study" dated June 24, 2024 (the "Study");
2. Mike Clarke, property owner at 150 Donnybrook Drive, Demarest, New Jersey
3. Howard Rifkind, property owner at 350 County Road, Demarest, New Jersey
4. Barret Abromow, property owner at 15 Emily Court, Demarest, New Jersey
5. Ray Cywinski, property owner at 256 County Road, Demarest, New Jersey
6. Noel Pugh, property owner at 64 Prospect Street, Demarest, New Jersey
7. Clifford Toth, property owner at 1034 South Washington Avenue, Old Tappan, New Jersey
8. August Tabacchi, resident at 378 Hardenburgh Avenue, Demarest, New Jersey
9. Cris Sakalauskas, property owner at 123 Hardenburgh Avenue, Demarest, New Jersey

WHEREAS, the following were marked as Exhibits:

- A Redevelopment Area without Condemnation: Determination of Need Study;
- B Map of downtown Demarest dated January 10, 2020;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Borough of Demarest in the County of Bergen and State of New Jersey makes the following findings and conclusions:

1. Study Area Description. The Study Area is comprised of eight (8) properties including three (3) in Block 23 and five (5) in Block 49.01. The Study Area comprises 3.17 acres according to the Tax Cards and GIS Data including 0.89 acres in Block 23 and 2.28 acres in Block 49.01. The Study Area is primarily located along Hardenburgh Avenue (County Route 80) and is also located along Park Street and Wakely Drive. The Study Area is adjacent to a variety of uses including the Borough's Department of Public Works Building, open space, and the Borough's train station.

The Study Area is in the Hardenburgh Avenue Redevelopment Plan (HARP) District. The eight (8) properties in the Study Area were previously designated as an Area in Need of Rehabilitation (along with other adjacent lots) by the Mayor and Municipal Council on July 24, 2017. A Downtown Redevelopment Plan was prepared and adopted by the Mayor and Council on November 25, 2019, which plan was amended twice since its adoption.

2. Land Use Analysis. The Study Area is largely comprised of older commercial buildings of one, two and three stories with some paved parking areas. Lot 47.02, located at the corner of Hardenburgh Avenue and Wakelee Drive is owned by the Borough of Demarest and does not contain any structures. The principal uses permitted in the Study Area/HARP District include neighborhood retail, personal services, professional and medical offices, banks, restaurants and taverns, instructional uses, childcare centers, adult day-care, municipal offices and uses, multi-family residential use limited to the upper floors, single-family detached homes, community residences, two (2) or more (multiple) of the permitted uses in one (1) building.
3. Planning Context. The Borough of Demarest recently adopted a Master Plan and Development Regulations Re-Examination in August 2022. The Planning Board subsequently adopted a Land Use Plan Element Amendment in November 2023 which rescinded certain goals affecting the Study Area provided in the 1983 Master Plan and added new proposed goals of the 2022 Re-Examination which included Goal #3: encourage redevelopment, investment and reinvestment within the Downtown Redevelopment Plan Area ; Housing Goal #2 provide the planning context in which access to low and moderate income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey, while respecting the character and density of the Borough of Demarest ; and Housing Goal #2a encourage inclusionary multi-family residential construction above non-residential development in the Downtown Redevelopment Plan Area .
4. Relevant State of New Jersey Policy encouraging redevelopment and investment in downtown areas include the 2001 State Development and Redevelopment Plan together with an update entitled "State Strategic Plan" prepared in 2011 by the New Jersey State Planning Commission. The goals of the State plan include:
 - Goal #1 —Revitalize the State's cities and towns;

- Goal #3—Promote beneficial economic growth, development and renewal for all residents of New Jersey;
- Goal #6—provide adequate housing at a reasonable cost; and
- Goal #8—insure sound and integrated planning and implementation statewide.

The 2001 State Plan encourages revitalization of cities and towns; promotion of growth in compact form; stabilization of older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.

5. Re-Development—Statutory Requirements. The following statutory criteria recommended by the planning consultant for the Borough (Ms. Darlene Green of Colliers Engineering and Design, Inc.) and deemed applicable to the determination by the Planning Board that the Study Area is an Area in Need of Redevelopment is Criteria H of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A, et. seq.), or the “LRHL”), which provides:

The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

6. Re-Development—Analysis: “H” Criterion--Smart Growth. Ms. Green’s report and testimony focused on the evaluation of each property in the study area to effectuate the implementation of smart growth planning principals as adopted and articulated by the New Jersey Office of Planning and Advocacy within the New Jersey Department of State, as well as the State Development and Redevelopment Plan which was adopted in June of 1992, and subsequently revised in March of 2001 by the State Planning Commission (the “State Plan”) . The State Plan contains various goals and objectives regarding the future development and redevelopment of New Jersey. Its primary objective is to guide development to areas where infrastructure is available, or can be readily extended, such as along existing transportation corridors in developed or developing suburban and urban areas. It seeks to promote development and redevelopment that will consume less land, deplete fewer natural resources, and use the state’s infrastructure more efficiently. Ms. Green testified and articulates in her Study the characteristics that are indicative of smart growth as described in the state planning documents, including:

- mixed land uses
- compact clustered community designs

- a wide range of housing choices and opportunities
- walkable neighborhoods
- distinctive attractive communities offering a sense of place
- open space
- farmland and scenic resource preservation
- development directed to existing in communities using existing infrastructure
- sustainable design
- transportation option variety

Ms. Green's report and testimony focused on how the potential designation of the sites within the study area as an Area in Need of Redevelopment would advance the Borough's goal of encouraging redevelopment in the downtown area as promoted by the Mayor and Council in the downtown re-development plan of November 25, 2019.

Ms. Green testified to and indicated in her report that her office conducted exterior inspections of each of the properties in the study area. The properties and buildings were generally in good condition, however the former Bank of America building on Lot 15 of Block 23 is in need of maintenance. The buildings and study area are mostly occupied except for the building on Block 23 Lot 15 which was previously occupied by Bank of America, and is now vacant, and one (1) tenant space of the three (3) story building on Lot 43.02 of Block 49.01.

Ms. Green's testimony and visual assessment and planning analysis and report reflect that the eight (8) properties in the Study Area were investigated and found to be appropriate candidates for the "H" Criterion designation. Such designation would not only enable the Borough of Demarest to capture an opportunity to incentivize improvements to the properties but also provide for a portion of the state's future redevelopment in accordance with the New Jersey State Plan and also help contribute to the redevelopment and revitalization of downtown Demarest consistent with the goals and objectives of the Borough's Master Plan and the goals of the HARP District.

The Planning Board, having heard the testimony of Ms. Green and reviewed her report, as well as having heard all members of the public who appeared, finds the following with respect to the qualification of each of the eight lots comprising the Study Area:

1. **Block 23 Lot 15 / 129 Hardenburgh Avenue** was found to qualify under the Criteria "H" of the LRHL because it would advance smart growth characteristics provide for:

- mix land uses;
- compact design;
- walkable neighborhoods;
- a wide range of housing choices and opportunities;
- distinctive attractive communities offering a sense of place; and
- development directed to existing communities using existing infrastructure.

Therefore, Block 23 Lot 15 qualifies under Criteria “H” as its designation as an Area in Need of Re-Development is consistent with smart growth planning principles.

2. **Block 23 Lot 16 / 39, 41 and 43 Park Street** qualifies under Criteria “H” of the LRHL. The re-development of Lot 16 could advance smart growth characteristics including:

- mixed land uses;
- compact design;
- walkable neighborhoods
- a wide range of housing choices and opportunities
- distinctive and attractive communities offering a sense of place; and
- development directed to existing communities using existing infrastructure

Therefore, Block 23 Lot 16 qualifies under Criteria “H” as an Area In Need of Re-Development is consistent with smart growth planning principles.

3. **Block 23 Lot 17.01 / 27 Park Street** qualifies under Criteria “H” of the LRHL where redevelopment of Lot 17.01 could advance the following smart growth characteristics including:

- mixed land uses;
- compact design;
- walkable neighborhoods
- a wide range of housing choices and opportunities
- distinctive and attractive communities offering a sense of place; and

- development directed to existing communities using existing infrastructure

Therefore, Block 23 Lot 17.01 qualifies under Criteria “H” as an Area In Need of Re-Development is consistent with Smart Growth Planning principles.

4. **Block 49.01 Lot 43.01 / Wakelee Drive** meets Criteria “H” of the LRHL where the site is a developed area with existing infrastructure and designation of the site as an Area in Need of Re-development would advance the Borough’s goal encouraging redevelopment in the downtown area and where redevelopment of Lot 43.01 could advance smart growth characteristics including:

- mixed land uses;
- compact design;
- walkable neighborhoods
- a wide range of housing choices and opportunities
- distinctive and attractive communities offering a sense of place; and
- development directed to existing communities using existing infrastructure

Accordingly, the redevelopment of Lot 43.01 is consistent with several of the characteristics of smart growth and Block 49.01, Lot 43.01 would qualify under Criteria “H” as an Area in Need of Re-development, consistent with smart growth planning principles.

5. **Block 49.01 Lot 44 – 140 Hardenburg Avenue** meets Criteria “H” of the LRHL where the site has previously been included in the downtown redevelopment plan. The yard and bulk requirements of the downtown redevelopment plan promote compact design with smaller bulk requirements and a residential density of twenty-five (25) to thirty-five (35) units per acre. Lot 44 is in a developed area with existing infrastructure. The designation of the site as an Area in Need of Redevelopment would encourage redevelopment in the downtown area. The designation of Lot 44 as an Area in Need of Redevelopment could advance smart growth characteristics including:

- mixed land uses,
- compact design
- walkable neighborhoods,
- a wide range of housing choices and opportunities,

- distinctive and attractive communities offering a sense of place; and
- development directed to existing communities using existing infrastructure.

Accordingly, the development of Lot 44 is consistent with several of the characteristics of smart growth and Block 49.01, Lot 44 would qualify under Criteria “H” as an Area in Need of Redevelopment consistent with Smart Growth Planning Principles.

6. **Block 49.01, Lot 45—134 Hardenburgh Avenue** meets Criteria “H” of the LRHL where this site was previously included as part of the Mayor and Council’s Area in Need of Rehabilitation designation in July 2017. The Downtown Redevelopment Plan adopted on November 25, 2019, and amended February 24, 2020, and June 23, 2021, described that the variety of uses including retail, personal services, offices, banks, restaurants, instructional uses, child care centers and adult daycare, municipal uses and residential uses such as multi-family would be appropriate for this site. Lot 45 is in a developed area where there is existing infrastructure. Designation of a site as an area in need of redevelopment could advance the following smart growth characteristics:

- mixed land uses,
- compact design,
- walkable neighborhoods,
- a wide range of housing choices and opportunities,
- distinctive and attractive communities offering a sense of place; and
- development directed to existing communities using existing infrastructure.

Accordingly, the redevelopment of Lot 45 is consistent with several of the characteristics of smart growth and Block 49.01, Lot 45 would qualify under Criteria “H” as an Area in Need of Redevelopment consistent with Smart Growth Planning Principles.

7. **Block 49.01, Lot 47.02 – Wakelee Drive** meets Criteria “H” of the LRHL where this site was previously included as part of the Mayor and Council’s Area in Need of Rehabilitation designation in July 2017. The Mayor and Council’s Downtown Redevelopment Plan adopted on November 25, 2019 and subsequently amended on February 24, 2020 and June 23, 2021 as a guide to future development in the

Area in Need of Rehabilitation permitted a variety of uses including retail, personal services, offices, banks, restaurants, instructional uses, child care centers and adult daycare, municipal uses and residential uses such as multi-family uses on upper floors of buildings would be appropriate for this site. Lot 47.02 is in a developed area where there is existing infrastructure. The potential designation of the site as an Area in Need of Redevelopment would advance the Borough's goal encouraging redevelopment in the downtown area and where redevelopment of Lot 47.02 could advance Smart Growth characteristics including:

- mixed-land uses,
- compact design,
- walkable neighborhoods,
- a wide range of housing choices and opportunities,
- distinctive and attractive communities offering a sense of place; and
- development directed to existing communities using existing infrastructure.

Accordingly, the redevelopment of Lot 47.02 is consistent with several of the characteristics for Smart Growth and Block 49.01, Lot 47.02 would qualify under Criteria "H" as an Area in Need of Redevelopment, consistent with Smart Growth Planning Principles.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board of the Borough of Demarest hereby finds and concludes, and further recommends to the Demarest Mayor and Borough Council, that Block 23, Lots 15, 16 and 17.01 and Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02 on the Tax Map of the Borough of Demarest in the Study Area be designated as a Non-Condensation Redevelopment Area, as defined in N.J.S.A. 40A:12A-5, because each of the lots meets the criteria set forth in N.J.S.A. 40A:12A-5; and

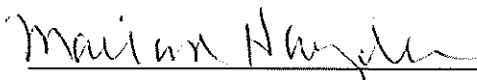
The above referenced Area in Need of Redevelopment was approved by the Borough of Demarest Planning Board at a regular meeting held on July 30, 2024 upon motion of Chairwoman Hayden, and seconded by Vice Chairman Tabacchi upon roll call as follows:

	Alevrontas	Bernstein	Brenner	Fox	Mamdani	Paulison	Tabacchi	Yu	Hamilton	Hayden
Offered										√
Seconded							√			
Aye	√	√	√	√	√	√		√		
Nay										
Absent										
Recuse										
Eligible To Vote										

This Resolution adopted this 4th day of September 2024 memorializes the action taken at a special meeting of the Borough of Demarest Planning Board on July 30, 2024, by a vote of eight (8) ayes and zero (0) nays as set forth herein.

As Follows:

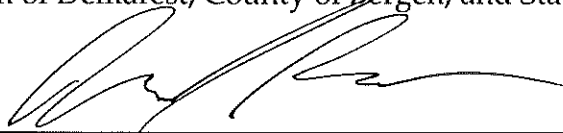
	Alevrontas	Bernstein	Brenner	Fox	Mamdani	Paulison	Tabacchi	Yu	Hamilton	Hayden
Offered							✓			
Seconded		✓								
Aye	✓	✓	✓			✓	✓	✓	✓	✓
Nay										
Absent				✓	✓					
Recuse										
Eligible To Vote	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



 MARIAN HAYDEN, Chairwoman

Demarest Planning Board

BE IT, FURTHER RESOLVED, that a copy of this Resolution be forwarded to the Applicant, Borough Clerk, Construction Code Official and Zoning Officer of the Borough of Demarest. I do certify that this is a true and correct copy of the Resolution as adopted by the Planning Board of the Borough of Demarest, County of Bergen, and State of New Jersey in the within Application.



MICHAEL GRECO, Board Secretary

DATE AINR APPROVED: JULY 30, 2024

DATE RESOLUTION APPROVED: SEPTEMBER 4, 2024

Resolution of the Demarest Governing Body

Resolution No. 154 -24

September 9, 2024

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: PAYMENT OF BILLS

=====

BE IT RESOLVED, by the Mayor and Council of the Borough of Demarest that the following bills in the sum of \$194,445.19 on bill list dated September 6, 2024 have been approved and authorized for payment and the that the Mayor, Borough Clerk and Borough Treasurer are hereby authorized to issue warrants in payment of same.

APPROVED:

Mayor Brian Bernstein

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on September 6, 2024

Julie Falkenstern, Acting Borough Clerk

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
COLLI010	COLLIERS ENGINEERING & DESIGN	Continued							
		24-01155	08/30/24	DEP0205 24 DUCK POND ROAD	Open	867.50	0.00		
		24-01156	08/30/24	DEP0204 11 CENTRAL AVE	Open	580.00	0.00		
		24-01157	08/30/24	DEP0203 16 DONNYBROOK DRIVE	Open	777.50	0.00		
		24-01158	08/30/24	DEP0201 186 CHESTNUT STREET	Open	92.50	0.00		
		24-01159	08/30/24	DEP0197 70 PROSPECT STREET	Open	138.75	0.00		
		24-01160	08/30/24	DEP0163 95 COUNTY ROAD	Open	3,812.50	0.00		
		24-01161	08/30/24	DEP0182 2 PROSPECT STREET	Open	247.50	0.00		
		24-01167	08/30/24	DEP0164 95 COUNTY	Open	46.25	0.00		
		24-01168	08/30/24	DEP0163 95 COUNTY ROAD	Open	1,260.00	0.00		
		24-01169	08/30/24	DEP106 FRICK ESTATES/WOODLANDS	Open	601.25	0.00		
		24-01170	08/30/24	DEP106 FRICK ESTATES/WOODLANDS	Open	1,026.25	0.00		
		24-01171	08/30/24	DEP0205 24 DUCK POND	Open	627.50	0.00		
		24-01172	08/30/24	DEP0203 16 DONNYBROOK DRIVE	Open	231.25	0.00		
		24-01173	08/30/24	DEZ0021A 605 PIERMONT ROAD	Open	350.00	0.00		
		24-01212	09/05/24	DEB005A HEFSP VACANT LAND ASSE	Open	878.75	0.00		
		24-01213	09/05/24	DEB0059 NEED OF REDEVELOPMENT	Open	1,141.25	0.00		
						<u>28,433.75</u>			
CROSM005	CROSMAN, SUSAN	24-01179	09/03/24	AUGUST HEALTH REIMBURSEMENT	Open	872.65	0.00		
CROSS010	CROSSING GUARD SERVICES LLC	24-01205	09/05/24	I#1098 BoroHall August 2024	Open	1,140.93	0.00		
DARTC005	DART COMPUTER SERVICES INC	24-01193	09/04/24	back up pd servers	Open	2,880.00	0.00		
		24-01199	09/04/24	backup boro servers 2024	Open	2,880.00	0.00		
		24-01200	09/04/24	prof svcs through june 30	Open	3,371.25	0.00		
						<u>9,131.25</u>			
DECAR005	DECARLO TREE MASTERS	24-00268	04/03/24	Tree Removal&stumpGrinding	Open	5,325.00	0.00		
		24-00614	05/30/24	80 maple ave closter tree remo	Open	900.00	0.00		
		24-01150	08/30/24	emergency services	Open	2,515.00	0.00		
						<u>8,740.00</u>			
DECOT005	DECOTIIS, FITZPATRICK, COLE &	24-00265	04/02/24	blanket po 2024	Open	5,964.17	0.00		B
		24-01188	09/04/24	pd pba contract negotiations	Open	864.00	0.00		
		24-01189	09/04/24	dpw teamsters negotiations	Open	1,638.00	0.00		
						<u>8,466.17</u>			
DELSPO05	DEL'S PEST ARREST INC	24-01148	08/30/24	august 2024 services	Open	300.00	0.00		
DEMARE080	DEMAREST DELI	24-01120	08/26/24	Misc Detail Food	Open	146.84	0.00		
DRAGE005	DRAGER SAFETY DIAGNOSTICS INC	24-00601	05/30/24	Alcotest machine	Open	229.25	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
EQUIT005	EQUITABLE	24-01133	08/29/24	I#1600504 Sept 2024 & add ons	Open	2,498.01	0.00		
ESSIN005	ESS, INC / PINNACLE WIRELESS	24-00975	07/31/24	cables, antennas	Open	123.14	0.00		
GANNE005	GANNETT MEDIA CORP	24-01177	09/03/24	august postings	Open	393.84	0.00		
GENER005	GENERAL CODE PUBLISHERS CORP.	24-01175	09/03/24	annual maint.	Open	1,195.00	0.00		
GRAIN010	GRAINGER	24-01118	08/23/24	Supplies	Open	366.92	0.00		
IMCLE005	I-M CLEANING, INC	24-01176	09/03/24	August service	Open	2,600.00	0.00		
IMPAC005	IMPAC FLEET	24-01208	09/05/24	I#SQLIM-995408 August2024 Fuel	Open	5,612.16	0.00		
INDUS005	INDUSTRIAL CHEM LABS	24-01139	08/29/24	4gallon eliminator drain clean	Open	323.91	0.00		
INTER035	INTER CITY TIRE	24-01130	08/28/24	PINOEER TIRES	Open	950.88	0.00		
JBLOC005	J & B LOCK & ALARM INC	24-01201	09/04/24	keypad code change	Open	362.50	0.00		
		24-01202	09/04/24	locksmith service call	Open	175.00	0.00		
							537.50		
LAWOF015	LAW OFFICES OF MARK D. MADAIO	24-01123	08/26/24	63 central ave	Open	1,437.50	0.00		
		24-01187	09/04/24	meeting attendance	Open	250.00	0.00		
							1,687.50		
LOUIS005	LOUIS TOMASI	24-01180	09/03/24	OCTOBER HEALTH REIMBURSEMENT	Open	2,143.63	0.00		
MAYER005	MAYER, MATTHEW	24-01144	08/29/24	INITIAL TITLE AND REGISTRATION	Open	60.00	0.00		
MICHA005	MICHAEL SHIELDS	24-01181	09/03/24	OCTOBER HEALTH REIMBURSEMENT	Open	3,797.32	0.00		
MOTOR005	MOTOROLA SOLUTIONS INC.	24-00861	07/11/24	Portable radio flashes	Open	8,345.00	0.00		
		24-00863	07/11/24	PORT RADIO MICS & BATTERIES	Open	4,352.00	0.00		
		24-00936	07/24/24	state contract#83909	Open	8,853.75	0.00		
							21,550.75		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
MUNIC035	MUNICIPAL CAPITAL FINANCE	24-01196	09/04/24	contract payment #10	Open	415.00	0.00		
NJADV005	NJ ADVANCE MEDIA, LLC	24-01141	08/29/24	notice of decision	Open	73.10	0.00		
NORTH095	NORTHEAST SWEEPERS & RENTALS,	24-01166	08/30/24	GUTTER BROOM, FRONT SPRAY TIPS	Open	1,180.08	0.00		
ONECA005	ONE CALL CONCEPTS	24-01186	09/04/24	AUGUST INVOICE	Open	35.75	0.00		
PALIS005	PALISADES SALES CORPORATION	24-01192	09/04/24	pd monitor (chief's office)	Open	143.00	0.00		
		24-01194	09/04/24	detection and response svcs	Open	660.00	0.00		
		24-01198	09/04/24	huntress endpoint detection	Open	1,620.00	0.00		
						<u>2,423.00</u>			
QBESP005	QBE SPECIALTY INSURANCE COMPAN	24-01184	09/04/24	CLAIM NO. QM-1503	Open	181.53	0.00		
		24-01185	09/04/24	CLAIM NO. QM-2898	Open	38,347.20	0.00		
						<u>38,528.73</u>			
RAYSL005	RAY'S TREE SERVICE, LLC	24-01204	09/05/24	Quarterly Fee (Jul, Aug, Sep)	Open	1,650.00	0.00		
READY005	READYREFRESH BY NESTLE	24-01134	08/29/24	I#04H0444045116 07/15-08/14/24	Open	164.89	0.00		
ROBER060	ROBERT'S & SON	24-01138	08/29/24	john deere alternator	Open	203.96	0.00		
RUTGE030	RUTGERS THE STATE UNIVERSITY	24-01082	08/20/24	course registration Julie	Open	653.00	0.00		
SKYZ005	SKY ZONE ALLENDALE	24-01183	09/04/24	summer rec final payment	Open	1,097.28	0.00		
STATE005	STATE LINE FIRE SAFETY INC	24-01137	08/29/24	fire extinguisher inspection	Open	71.55	0.00		
		24-01214	09/05/24	ANNUAL FIRE EXT INSPECTIONS	Open	378.60	0.00		
						<u>450.15</u>			
SUNSE005	SUNSET HAND CAR WASH	24-01211	09/05/24	Car Washes	Open	30.00	0.00		
TMOBI005	T-MOBILE	24-01203	09/05/24	A#990625644 07/21/24-08/20/24	Open	460.21	0.00		
THEST005	THE STANDARD INSURANCE CO	24-01132	08/29/24	P#001481980001Sept2024 23Lives	Open	367.66	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
TRUCK005	TRUCK TACTICS TRAINING, LLC	24-00888	07/15/24	Truck Training Class	Open	2,000.00	0.00		
TRUEG005	TRUEGREEN COMMERCIAL	24-01149	08/30/24	lawn service/pesticide	Open	1,772.10	0.00		
USPOS005	U.S. POSTAL SERVICE	24-01131	08/29/24	Final Tax Bill 2024	Prelim2025 Open	1,177.14	0.00		
VERIZ030	VERIZON (CALL FORWARDING)	24-01135	08/29/24	A#755939-643-0001-08 8/18-9/17	Open	207.30	0.00		
VERIZ045	VERIZON - FIRE -INTERNET	24-01174	09/03/24	Verizon Internet Aug 26-sept25	Open	274.00	0.00		
Total Purchase Orders:		100	Total P.O. Line Items:		0	Total List Amount:	194,445.19	Total Void Amount:	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	4-01	131,718.48	0.00	0.00	131,718.48
	4-06	0.00	0.00	15,143.52	15,143.52
	4-08	0.00	0.00	1,097.28	1,097.28
	4-12	0.00	0.00	878.75	878.75
Year Total:		131,718.48	0.00	17,119.55	148,838.03
	C-04	3,320.00	0.00	0.00	3,320.00
	T-13	42,287.16	0.00	0.00	42,287.16
Total of All Funds:		177,325.64	0.00	17,119.55	194,445.19

Resolution of the Demarest Governing Body

Resolution No. 154 -24

September 9, 2024

Council Member	Motion	Second	Yes	No	Abstain	Absent
Jiang						
Fox						
Marks						
Slowikowski						
Reiss						
Collins						

TITLE: PAYMENT OF BILLS

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BE IT RESOLVED, by the Mayor and Council of the Borough of Demarest that the following bills in the sum of \$194,445.19 on bill list dated September 6, 2024 have been approved and authorized for payment and the that the Mayor, Borough Clerk and Borough Treasurer are hereby authorized to issue warrants in payment of same.

APPROVED:

Mayor Brian Bernstein

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on September 9, 2024

Julie Falkenstern, Acting Borough Clerk