

**MAYOR AND COUNCIL
BOROUGH OF DEMAREST
WORK SESSION AGENDA
September 8, 2025
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. 155-25 Authorize to advertise for Bid – Train Station

A motion was made by _____ and seconded by _____

Roll Call:

Work Session Discussion Items:

Engineering Report

Zoning Regulations

New Lightning Detection System

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. 156-25	Authorizing the Assignment of the Borough Attorney Services Agreement to New Firm
Resolution No. 157-25	Soil Moving Permit – 64 Highland Ave.
Resolution No. 158-25	Soil Moving Permit – 64 Prescott St.
Resolution No. 159-25	DLS Riverside Coop Payment #1
Resolution No. 160-25	Tax Overpayment Refund
Resolution No. 161-25	Governing Body Certification of Audit
Resolution No. 162-25	Payment of Bills
Resolution No. 163-25	Authorizing Jr. Firefighter – Cho
Resolution No. 164-25	Soil Moving Permit – 65 Lenox Ave.

A motion was made by _____ and seconded by _____

Roll Call:

Approval of Minutes:

June 2, 2025 Work Session Meeting

A motion was made by _____ and seconded by _____

Roll Call:

Meeting Open to the Public

Closed Session Resolution 2025-009

Ongoing Litigation

Adjournment

Resolution of the Demarest Governing Body

Resolution No. 155-25

September 8, 2025

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

TITLE: RESOLUTION TO AUTHORIZE THE BOROUGH CLERK TO ADVERTISE FOR BIDS FOR LEASE OF REAL PROPERTY- CAFÉ AND/OR RESTAURANT ESTABLISHMENT

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WHEREAS, the Mayor and Council of the Borough of Demarest wishes to conduct a public bidding process for the lease of Real Property – Café and/or Restaurant Establishment at Demarest Railroad Depot, 24 Park Street Demarest, New Jersey 07627 Block 17.04, Lot 1; and

WHEREAS, a bid package has been prepared by the Borough Attorney;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Demarest, County of Bergen, State of New Jersey, that the bid package is hereby approved, and the Borough Clerk is hereby authorized to advertise for bids.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Registered Municipal 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 8, 2025.

Julie Falkenstern, RMC

Resolution of the Demarest Governing Body

Resolution No. 156-25

September 8, 2025

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

TITLE: RESOLUTION AUTHORIZING THE ASSIGNMENT OF THE BOROUGH ATTORNEY PROFESSIONAL SERVICES AGREEMENT AND RELATED FILES FROM DEENA B. ROSENDAHL, ESQ. OF DECOTIIS, FITZPATRICK, COLE & GIBLIN, LLP TO DEENA B. ROSENDAHL AT CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC

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WHEREAS, pursuant to Resolution No. 017-25 the Mayor and Council appointed Deena B. Rosendahl, Esq. of DeCotiis, Fitzpatrick, Cole & Giblin, LLP to serve as Borough Attorney and authorized the execution of a professional services agreement reflecting the appointment of Borough Attorney; and

WHEREAS, pursuant to the terms of the professional services agreement, the rights of the Borough Attorney shall not be assigned by the Borough Attorney without the consent of the Borough; and

WHEREAS, effective September 2, 2025, Ms. Rosendahl became employed by the law firm of Cleary, Giacobbe, Alfieri, Jacobs LLC; and

WHEREAS, the Borough is desirous of retaining Ms. Rosendahl to serve as Borough Attorney at her new place of employment, Cleary, Giacobbe, Alfieri, Jacobs LLC; and

WHEREAS, it is the best interest of the Borough to authorize the assignment and transfer of the professional services agreement and all related files as determined by the Borough to be assigned to Ms. Rosendahl at the firm of Cleary, Giacobbe, Alfieri, Jacobs LLC under the same terms and conditions; and

WHEREAS, it is further recognized that DeCotiis, Fitzpatrick, Cole & Giblin shall continue to work on certain redevelopment, litigation and other individual matters, as determined by the Borough, pursuant to the existing professional services agreement with DeCotiis Fitzpatrick, Cole & Giblin LLP.

NOW THEREFORE, BE IT RESOLVED, by the Borough of Demarest that:

- (a) Deena Rosendahl, Esq. shall continue to serve as Borough Attorney for the Borough of Demarest at the firm of Cleary, Giacobbe, Alfieri, Jacobs LLC ; and
- (b) The Professional Services Agreement for Borough Attorney with DeCotiis, Fitzpatrick, Cole & Giblin, LLP shall be assigned to Cleary, Giacobbe, Alfieri, Jacobs LLC under the same terms and conditions, effective September 2, 2025; and
- (c) DeCotiis, Fitzpatrick, Cole & Giblin shall continue to work on certain redevelopment, litigation and other individual matters, as determined by the Borough on a case-by-case matter, pursuant to the existing professional services agreement with DeCotiis Fitzpatrick, Cole & Giblin LLP.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Registered Municipal 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 8, 2025.

Julie Falkenstern, RMC

Resolution of the Demarest Governing Body

Resolution No. 157-25

September 8, 2025

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

**TITLE: RESOLUTION APPROVING SOIL MOVING PERMIT FOR 64
HIGHLAND AVE.**

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BE IT RESOLVED by the Borough Council of the Borough of Demarest that the Soil Moving Application and Soil Erosion Control Plan for 64 Highland Ave., Block 130, Lot 12 prepared by Mark S. Martins 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 ensure that the site is maintained in a safe and secure manner.
8. The applicant shall deposit, with the Borough, escrow in the amount of \$1,412.50
9. for inspection services of the Borough Engineer.
10. The applicant shall provide a performance guarantee to the Borough in the amount of \$33,900.00

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Registered Municipal 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 8, 2025.

Julie Falkenstern, RMC

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



September 2, 2025

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

64 Highland Ave
Block 130, Lot 12
Borough of Demarest, Bergen County, NJ
Soil Moving Application Review – Dwelling
Colliers Engineering & Design Project No. DEP0241

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 two-story dwelling, two car garage, rear patio, paver driveway, drainage improvements, and other related appurtenances on the property:

- a) Site plans consisting of two (2) sheets, prepared and signed by Mark S. Martins P.E., of Mark Martins Engineering LLC, July 24, 2025;
- b) Drainage Calculations prepared and signed by Mark S. Martins P.E., of Mark Martins Engineering LLC, July 23, 2025;
- c) Architectural Plans consisting of eleven (11) sheets prepared by Joseph M. Donato R.A, dated June 26, 2025;
- d) Bonding estimate prepared by Mark Martins PE, of Mark Martins Engineering LLC, dated July 25, 2025; and
- e) Soil Moving Application for the subject property, signed and dated August 22, 2025.

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

General

1. The Applicant/Owner in this matter is:

64 Highland LLC
28 Graham Street,
Alpine, NJ 07620

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 a 2-story frame dwelling, driveway, garage and other related appurtenances.

10. The Applicant should provide a pavement restoration detail for the proposed utility connections. The Applicant should note they are responsible for obtaining any necessary road opening permits for work in the ROW.

Soil Moving Application

11. The soil moving application indicates approximately 615 CY of cut and 100 CY of fill and net export of 515 CY to construct the proposed improvements.
12. 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:
 - a. 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.
 - b. 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.
 - c. 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.
 - d. An engineer's cost estimate has been 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).
 - i. The Applicant has provided a cost estimate totaling \$28,250.00. 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%): \$33,900.00
 - Engineering Escrow: \$1,412.50

Miscellaneous

13. The Applicant is responsible for procuring all applicable federal, state, and county approvals necessary to complete the proposed improvements.
14. 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.
15. Sediment shall be removed from the upstream face of the silt fence when it has reached a depth of ½ 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.
16. 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.
17. 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.
18. 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.

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

Sincerely,

Colliers Engineering & Design



Nick Chelius, P.E., C.M.E.
Borough Engineer

CC: Michael Greco, Zoning Officer (via e-mail)
64 Highland LLC, Applicant, (jfinbuilders@gmail.com)
Mark Martins, Applicant's Engineer (via e-mail)

3. The project site is located in the Residence D Zone according to the Borough of Demarest Zoning Map.
4. The property is located between Spruce Place and Cypress Place with frontage along Highland Ave. The property is located in Zone X (Areas outside the 0.2% chance annual floodplain) according to the FIRM map.

Site Plan

5. The existing improved coverage as calculated on the site plan is 2,298.7 SF (23.42%). The Applicant is proposing to increase the improved coverage to 2,963.7 SF (29.64%) a net increase of 665.0 SF.
6. The Applicant is proposing two (2) drywell chambers to collect and store stormwater runoff on the property. One drywell is located in the front yard area and one in the rear of the property. We offer the following comments related to drainage design:
 - a. The Applicant has provided design calculations which indicate approximately 1,941 SF of roof area being collected and conveyed to the proposed drywells. The Applicant has provided adequate storage for this drainage area. We take no exception to the calculations provided.
 - b. 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 chamber is at least two (2) feet above the SHWT. It is suggested that soil testing be performed before installation of the seepage pits.
 - c. The Applicant shall provide an at-grade manhole cover for future maintenance in the drywell detail.
 - d. The Engineer shall be notified to inspect the seepage pit system prior to backfilling.
7. We offer the following comments related to the proposed grading:
 - a. Existing grades on site range from 90 at the west of the property to 96 along the east of the property. Stormwater flows generally from the west to east under existing conditions.
 - b. Grading changes depicted are minimal. If any changes in grades are desired beyond what is represented on the site plan, an updated grading plan should be submitted for review and approval.
 - c. Grades should not be altered by more than one foot in areas within the drip line of any trees to remain.
8. The Applicant is proposing to install an approximate 1ft 11inches high block modular wall in the western side yard area. The Applicant shall ensure stormwater for all drains from the retaining wall remain on their property. It shall be noted that the wall must be constructed per plan at a maximum height of 2 feet in order to comply with the ordinance. Any wall 2 feet in height or greater is considered an accessory structure and is only permitted in the rear yard area.
9. The Applicant is proposing to remove 1 tree to construct the proposed improvements. The Applicant is not proposing any replacement trees according to the site plans. We defer to the shade tree commission for final review and comment on replacement trees.

Resolution of the Demarest Governing Body

Resolution No. 158-25

September 8, 2025

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

**TITLE: RESOLUTION APPROVING SOIL MOVING PERMIT FOR 64
PRESCOTT ST.**

=====

BE IT RESOLVED by the Borough Council of the Borough of Demarest that the Soil Moving Application and Soil Erosion Control Plan for 64 Prescott St., Block 28, Lot 4 prepared by Mark S. Martins 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 ensure that the site is maintained in a safe and secure manner.
8. The applicant shall deposit, with the Borough, escrow in the amount of \$1,265.50
9. for inspection services of the Borough Engineer.
10. The applicant shall provide a performance guarantee to the Borough in the amount of \$29,436.00

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Registered Municipal 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 8, 2025.

Julie Falkenstern, RMC

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



August 26, 2025

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

64 Prescott Street
Block 28, Lot 4
Borough of Demarest, Bergen County, NJ
Soil Moving Application **Review #2** – Dwelling
Colliers Engineering & Design Project No. DEP0235

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 two-story dwelling, two car garage, rear paver patio, paver driveway, drainage improvements, and other related appurtenances on the property:

- a) Site plans consisting of two (2) sheets, prepared and signed by Mark S. Martins P.E., of Mark Martins Engineering LLC, July 15, 2025, **last revised August 22, 2025**;
- b) Architectural Plans consisting of twenty-three (23) sheets prepared by Zampolin & Associates Architects, dated July 24, 2025;
- c) Bonding estimate prepared by Mark Martins PE, of Mark Martins Engineering LLC, dated July 28, 2025;
- d) Soil Moving Application for the subject property, signed and dated July 28, 2025;
- e) **Drainage calculations prepared by Mark Martins PE, of Mark Martins Engineering LLC, dated July 12, 2025.**

After our review of these revised documents, we offer the following comments on this matter for ease of referenced updated comments are in **bold**:

General

1. The Applicant/Owner in this matter is:

M&M Holdings II LLC
64 Prescott Street
Demarest, NJ 07627

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 a 1-story frame dwelling, Macadam driveway, garage and other related appurtenances.
3. The project site is located in the Residence D Zone according to the Borough of Demarest Zoning Map.
4. The property is located north of Hardenburgh Ave with frontage along Prescott Street. The property is located in Zone X (Areas outside the 0.2% chance annual floodplain) according to the FIRM map.

Site Plan

5. The survey referenced on the site plan or an existing conditions plan should be provided for review. **Comment remains outstanding. The survey should be provided to the Building department.**
6. The existing improved coverage as calculated on the site plan is 3180.90 SF (28.77%). The Applicant is proposing to decrease the improved coverage to 3,176.7 SF (28.73%) a net decrease of 4.2 SF.
7. The Applicant is proposing two (2) drywell chambers to collect and store stormwater runoff on the property. We offer the following comments related to drainage design:
 - a. The Applicant should provide drainage calculations in support of the proposed drainage system. **The Applicant has provided design calculations which indicate approximately 2,111 SF of roof area collected and conveyed to the proposed drywell. Drainage calculations are provided under separate cover. We have reviewed the calculations and take no exception.**
 - b. 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 chamber is at least two (2) feet above the SHWT. It is suggested that soil testing be performed before installation of the seepage pits. **Continuing comment.**
 - c. The Applicant has provided an at-grade manhole cover for future maintenance in the drywell detail.
 - d. The Engineer shall be notified to inspect the seepage pit system prior to backfilling. **Continuing comment.**
8. We offer the following comments related to the proposed grading:
 - a. Existing grades on site range from 80 at the east of the property to 85 along the north of the property. Stormwater flows generally from the east to west under existing conditions.
 - b. Grading changes depicted are minimal. If any changes in grades are desired beyond what is represented on the site plan, an updated grading plan should be submitted for review and approval.
 - c. Grades should not be altered by more than one foot in areas within the drip line of any trees to remain.
9. The detail sheet shows a proposed retaining wall. It's unclear from the site plan the location of the proposed retaining wall. The location of the wall should be shown on the site or the construction details removed. **The retaining wall detail has been removed from the site plan. Comment addressed.**

Soil Moving Application

10. The soil moving application indicates approximately 653 CY of cut and 31 CY of fill and net export of 622 CY to move to construct the proposed improvements.
11. 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:
 - a. 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.
 - b. 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.
 - c. 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.
 - a. An engineer's cost estimate has been 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).
 - i. The Applicant has provided a cost estimate totaling \$24,530.00. 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%): \$29,436.00
 - Engineering Escrow: \$1,2265.50

Miscellaneous

12. The Applicant is responsible for procuring all applicable federal, state, and county approvals necessary to complete the proposed improvements.
13. 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.

14. 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.
15. 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.
16. 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.
17. 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.

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

Colliers Engineering & Design



Nick Chelius, P.E., C.M.E.
Borough Engineer

CC: Michael Greco, Zoning Officer (via e-mail)
M&M Holdings II LLC, Applicant, (via mail)
Mark Martins, Applicant's Engineer (via e-mail)

Resolution of the Demarest Governing Body

Resolution No. 159-25

September 8, 2025

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

TITLE: APPROVING PAYMENT #1 FOR DLS CONTRACTING, INC. FOR RIVERSIDE COOPERATIVE PAVING

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WHEREAS, a contract was awarded to DLS Contracting through the Borough’s participation in the FY 2025 Riverside Cooperative for paving in the Borough; and

WHEREAS, the Borough Engineer has recommended the payment DLS Contracting in the amount of one hundred eighty-eight thousand, seven hundred and twenty dollars and twenty-six cents (\$188,720.26), as reasonable and contract compliant; and

WHEREAS, the Chief Financial Officer has determined sufficient funds are available in account no. C-04-2150-55-106-2007 to fulfill this proposal in the Capital Account.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Demarest, County of Bergen, State of New Jersey that the payment in the amount of one hundred eighty-eight thousand, seven hundred and twenty dollars and twenty-six cents (\$188,720.26) be remitted by the Chief Financial Officer to DLS Contracting.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Registered Municipal 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 8, 2025.

Julie Falkenstern, RMC

Memorandum

To: Julie Falkenstern, Borough Administrator
From: Nick Chelius, P.E.
Date: August 20, 2025
Subject: 2025 Riverside Coop – Demarest Portion
Borough of Demarest, NJ
Progress Payment #1
Project No.: DEB0074

DLS Contracting Inc, the Contractor for the above-referenced project, has requested payment on Invoice #1 in the amount of **\$188,720.26** which includes additional milling and paving on Pine Terrace from Lake Road to W. Terminus as requested by Demarest. With reference to the above-captioned project, I hereby transmit Invoice #1 for approval by Resolution of the Mayor and Council.

Attached please find the following:

- Progress Payment No. 1 Calculation Spreadsheet, dated 8/20/25, consisting of one (1) page and prepared by Colliers Engineering.
- Invoice #449 from DLS Contracting Inc. dated 7/15/25.
- Payroll backup

Our office has been monitoring said project and approve of quantities submitted. To date, all the work has been completed to the satisfaction of the Borough Engineer.

Original Contract Amount	\$ 151,729.73
Total Completed to Date	\$ 155,826.54
Additional work on Pine Terrace	\$ <u>36,745.15</u>
Total completed plus Change Order	\$ 192,571.69
Less Retainage (2%)	\$ (3,851.43)
<u>Less Previous Payment</u>	<u>\$ 0.00</u>
Amount due Progress Payment No. 1	\$ 188,720.26

I hereby recommend the Mayor and Council approve Progress Payment No. 1 in the amount of **\$188,720.26** to DLS Contracting, Inc.

NC/mt

CC: Mayor & Council (via Borough Clerk)
Peter Suh, CFO (psuh@demarestnj.gov)
Dragana Cupara (dragana@dlscontracting.com)

R:\Projects\A-D\DEB\DEB0074\Project Information\Bidding and Construction\Contractor Payments\Pay App #1\250820_2025 Riverside Coop-
Demarest Portion_Progress Payment 1_DEB0074.docx

BOROUGH OF DEMAREST
2025 RIVERSIDE COOP - DEMAREST PORTION

DLS CONTRACTING, INC
36 MONTESANO ROAD
FAIRFIELD, NJ 07004

Progress Payment 1

Project No. : DEB0074

Date Processed: 20-Aug-25

BASE BID

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	CONTRACT AWARD VALUE	QTY THIS ESTIMATE	AMT THIS ESTIMATE	QTY PREV ESTIMATE	QTY TO DATE	TOTAL AMOUNT COMPLETED
1	HOT MIX ASPHALT 19M64 BASE COURSE	TON	0	\$ 0.01	-	0.00	\$ -	0.00	0.00	\$ -
2	HOT MIX ASPHALT 9.5M64 SURFACE COURSE	TON	1,105	\$ 85.00	\$ 93,925.00	1,239.41	\$ 105,349.85	0.00	1,239.41	\$ 105,349.85
3	HOT MIX ASPHALT MILLING, 3" OR LESS	SY	10,151	\$ 4.15	\$ 42,126.65	11,751.00	\$ 48,766.65	0.00	11,751.00	\$ 48,766.65
4	RESET MANHOLE USING EXISTING CASTING	UNIT	22	\$ 0.01	\$ 0.22	0.00	\$ -	0.00	0.00	\$ -
5	RESET MANHOLE USING NEW CASTING	UNIT	0	\$ 725.00	\$ -	0.00	\$ -	0.00	0.00	\$ -
6	EXCAVATION UNCLASSIFIED	CY	20	\$ 0.01	\$ 0.20	0.00	\$ -	0.00	0.00	\$ -
7	DENSE GRADED AGGREGATE BASE COURSE, 6" THICK	SY	0	\$ 0.01	\$ -	0.00	\$ -	0.00	0.00	\$ -
8	CONCRETE DRIVEWAY APRON, REINFORCED, 6" THICK	SY	0	\$ 85.00	\$ -	0.00	\$ -	0.00	0.00	\$ -
9	CONCRETE SIDEWALK, 4" THICK	SY	30	\$ 85.00	\$ 2,550.00	0.00	\$ -	0.00	0.00	\$ -
10	DETECTABLE WARNING SURFACE	SY	2	\$ 180.00	\$ 360.00	0.00	\$ -	0.00	0.00	\$ -
11	RECONSTRUCTED INLET, USING EXISTING CASTING	UNIT	7	\$ 450.00	\$ 3,150.00	0.00	\$ -	0.00	0.00	\$ -
12	RECONSTRUCTED INLET, USING NEW CASTING	UNIT	0	\$ 1,400.00	\$ -	0.00	\$ -	0.00	0.00	\$ -
13	CURB PIECE TYPE "N-ECO"	UNIT	0	\$ 275.00	\$ -	0.00	\$ -	0.00	0.00	\$ -
14	BICYCLE SAFE GRATE	UNIT	0	\$ 275.00	\$ -	0.00	\$ -	0.00	0.00	\$ -
15	TRAFFIC STRIPES, THERMOPLASTIC, 4" WIDE	LF	621	\$ 1.00	\$ 621.00	1,128.00	\$ 1,128.00	0.00	1,128.00	\$ 1,128.00
16	TRAFFIC MARKINGS, SYMBOLS, THERMOPLASTIC	SF	30	\$ 7.00	\$ 210.00	30.00	\$ 210.00	0.00	30.00	\$ 210.00
17	GRANITE CURB	LF	80	\$ 30.00	\$ 2,400.00	0.00	\$ -	0.00	0.00	\$ -
18	9"X18" CONCRETE VERTICAL CURB	LF	105	\$ 30.00	\$ 3,150.00	0.00	\$ -	0.00	0.00	\$ -
19	FUEL PRICE ADJUSTMENT	DOLLAR	1,478	\$ 1.00	\$ 1,477.76	-370.82	\$ (370.82)	0.00	-370.82	\$ (370.82)
20	ASPHALT PRICE ADJUSTMENT	DOLLAR	1,759	\$ 1.00	\$ 1,758.90	742.86	\$ 742.86	0.00	742.86	\$ 742.86
TOTAL BASE BID					\$ 151,729.73		\$ 155,826.54			\$ 155,826.54

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	CONTRACT AWARD VALUE	QTY THIS ESTIMATE	AMT THIS ESTIMATE	QTY PREV ESTIMATE	QTY TO DATE	TOTAL AMOUNT COMPLETED
CO1	HOT MIX ASPHALT 9.5M64 SURFACE COURSE	TON	0	\$ 85.00	\$ -	318.00	\$ 27,030.00	0.00	318.00	\$ 27,030.00
CO2	HOT MIX ASPHALT MILLING, 3" OR LESS	SY	0	\$ 4.15	\$ -	2,341.00	\$ 9,715.15	0.00	2,341.00	\$ 9,715.15
TOTAL					\$ 36,745.15		\$ 36,745.15			\$ 36,745.15

AWARDED CONTRACT AMOUNT: \$ 151,729.73
TOTAL COMPLETED TO DATE: \$ 155,826.54
TOTAL CHANGE ORDER \$ 36,745.15
TOTAL COMPLETED + CHANGE ORDER \$ 192,571.69
RETAINAGE (2% OF COMPLETED WORK): \$ (3,851.43)
SUBTOTAL: \$ 188,720.26
LESS PREVIOUS PAYMENTS: \$ -
TOTAL AMOUNT DUE: \$ 188,720.26

NOTE:

Items CO1 and CO2 reflect quantities for extended the milling and paving limits on Pine Terrace. The original contract included Pine Terrace from Emily Court to W Terminus and the CO reflects the limits Pine Terrace from Lake Road to W Terminus.

D.L.S. Contracting, Inc.

36 Montesano Road
Fairfield, NJ 07004

Invoice

Date	Invoice #
7/15/2025	449

Bill To

P.O. No.	Terms	Project
		Demarest

Quantity	Description	Rate	Amount
2025 Riverside Co-Op Road Improvement Program			
0	1. HMA (Base) 19.5M64	0.01	0.00
1,557.41	2. HMA (Surface) 9.5M64	85.00	132,379.85
14,092	3. HMA Milling, 3" or Less	4.15	58,481.80
0	4. Reset Manhole Using Existing Casting	0.01	0.00
0	5. Reset Manhole Using New Casting	725.00	0.00
0	6. Excavation Unclassified	0.01	0.00
0	7. DGA Base Course, 6" Thick	0.01	0.00
0	8. Concrete Driveway Apron Reinforced 6" Thick	85.00	0.00
0	9. Concrete Sidewalk 4" Thick	85.00	0.00
0	10. Detectable Warning Surface	180.00	0.00
0	11. Reconstruct Inlet Using Existing Casting	450.00	0.00
0	12. Reconstruct Inlet Using New Casting	1,400.00	0.00
0	13. Curb Piece Type N-Eco	275.00	0.00
0	14. Bicycle Safe Grate	275.00	0.00
1,128	15. Traffic Stripes, Thermoplastic 4" Wide	1.00	1,128.00
30	16. Traffic Markings, Symbols, Thermoplastic	7.00	210.00
0	17. Granite Curb	30.00	0.00
0	18. 9"x18" Concrete Vertical Curb	30.00	0.00
-370.82	19. Fuel Price Adjustment	1.00	-370.82
742.86	20. Asphalt Price Adjustment	1.00	742.86
1	Less 2% Retainage	-3,851.43	-3,851.43
Total			\$188,720.26

NJ Department of Labor & Workforce Development

Payroll Certification for Public Works Projects
for Contractor and Subcontractor's Weekly and Final Certification

SUBMIT form via the NJ Wage Hub (njwages.nj.gov) or use other submission methods in the portal.
IMPORTANT: For purposes of law, you must also submit this form to the appropriate public body or lessor, either via the NJ Wage Hub or other methods.

Project Name
2025 Riversides Coop Road Program
Contract I.D. or Project I.D.
82148
Contractor Registration #
630907

Business Address
36 Montezano Road
Fairfield, NJ 07004
Project Location
Borough of Demarest

Name of Contractor or Subcontractor
DLS Contracting, Inc
F.E.I.N. 22-3472087
Date Wages Due & Paid
06/25/2025
Week Ending Date
06/21/2025
or Final Certification

1 Employee Name and Address	2 Job Title e.g. apprentice, Journeyman Operator	3 Work Occupational Category e.g. operator, laborer, number	4 Demographic Race e.g. African American, Asian, Hispanic	5 4. Day and Date							6 Total Hours	7 Hourly Rate of Pay	8 Gross Amt Earned This Week	9 FICA	10 Federal Tax	11 State Tax	12 Other (Specify)	13 Total Deductions	14 Net Wages Per Week	15 Total Fings Cash/our		
				SU 6/15	MO 6/16	TU 6/17	WE 6/18	TH 6/19	FR 6/20	SA 6/21												
Donato Salvatorello 21 Hilltop Drive Fairfield, NJ 07004	Supervisor	Equipment Operator	N				4	4					8	125.00	3,000.00	342.50	842.96	285.26	28.00	1,521.94	3,478.10	0.00
Vincent Salvatorello 21 Hilltop Drive Fairfield, NJ 07004	Journeyman	Equipment Operator	N				4	4					8	60.47	3,964.80	304.94	794.66	234.72	22.32	1,355.14	2,628.66	30.15
William Salvatorello 14 Birch Tree Drive Fairfield, NJ 07004	Journeyman	Equipment Operator	N				4	4					8	60.47	3,964.80	304.84	794.66	234.32	22.32	1,356.14	2,626.66	28.13
Gustavo Uliza 150-198 Berkeley Avenue Newark, NJ 07107	Journeyman	Equipment Operator	H				4	4					8	60.47	2,964.80	304.84	794.66	194.32	33.60	1,327.40	2,637.38	38.15
Gerald De Pascale 15 Kennedy Drive Fairfield, NJ 07004	Journeyman	Equipment Operator	N				4	4					8	56.97	3,770.00	286.55	739.10	219.42	20.01	1,274.00	2,497.02	37.33
Sequendo Galle 624-362 Street Newark, NJ 07107	Journeyman	Laborer	H				4	4					8	50.25	3,503.20	289.00	489.38	157.92	34.51	928.78	2,574.42	37.33
Rodolfo Gomez 391 Highland Avenue Orange, NJ 07050	Journeyman	Laborer	H				4	4					8	50.25	3,503.20	286.00	433.88	209.61	18.62	1,122.60	2,380.60	37.33
Carlos Gomez 24 South Jefferson Street Orange, NJ 07050	Journeyman	Laborer	H				4	4					8	50.25	3,503.20	200.00	673.07	200.61	19.61	1,141.69	2,361.51	37.33
Jorge Uliza 74 Richmond Terrace Fairway, NJ 07065	Journeyman	Laborer	H				4	4					8	50.25	3,503.20	286.00	673.07	200.61	34.51	1,176.78	2,326.42	37.33

KEY: W= White; B= Black or African American;
A= Asian; N= American Indian or Native Alaskan;
I= Native Hawaiian or Pacific Islander; M= 2 or More

See following page for instructions
 Check if additional sheets attached
MW-562 (6/23)

NJ Department of Labor & Workforce Development

Payroll Certification for Public Works Projects
for Contractor and Subcontractor's Weekly and Final Certification

Name of Contractor or Subcontractor
DLS Contracting, Inc

Business Address
36 Montecano Road
Fairfield, NJ 07004

Project Name
2025 Riverside Coop Road Program
Contract I D. or Project I.D.
82148

F.E.I.N. 22-3472087

Payroll No. 2
Date Wages Due & Paid 07/02/2025
Week Ending Date 06/28/2025
or Final Certification

Project Location
Borough of Damariscott
Contractor Registration # 630907

SUBMIT form via the NJ Wage Hub (njwages.nj.gov) or use other submission methods in the portal.

IMPORTANT: For purposes of law, you must also submit this form to the appropriate public body or lessor, either via the NJ Wage Hub or other methods.

1 Employee Name and Address	2 Job Title e.g., supervisor, journeyman, union	3 Work Classification/ Occupational Category e.g., Carpenter, Caron, Electrician	4 Days and Date							5 Total Hours	6 Hourly Rate of Pay	7 Gross Amt. Earned This Period	8 FICA	9 Fringe Tax	10 State Tax	11 Other Deductions	12 Total Deductions	13 Net Wage Paid for Week	14 Total Fringe Benefit Cost/Hours
			SU 8/22	MO 8/23	TU 8/24	WE 8/25	TH 8/26	FR 8/27	SA 8/28										
Donato Salvatore 21 Hinch Drive Fairfield, NJ 07004	Supervisor	Equipment Operator							16	125.00	2,000.00	382.50	845.88	205.28	29.20	1,521.84	3,478.16	0.00	
Vincent Salvatorillo 21 Hinch Drive Fairfield, NJ 07004	Journeyman	Equipment Operator							16	60.47	967.52	204.84	734.68	234.32	22.32	1,358.14	2,626.86	20.15	
William Salvatorillo 14 Birch Tree Drive Fairfield, NJ 07004	Journeyman	Equipment Operator							16	60.47	967.52	204.84	734.68	234.32	22.32	1,358.14	2,626.86	20.15	
Guarino Ujola 136-138 Bonney Avenue Newark, NJ 07107	Journeyman	Equipment Operator							16	60.47	967.52	204.84	734.68	194.32	22.32	1,318.13	2,989.87	20.15	
Gerald De Piscopo 15 Kennedy Drive Fairfield, NJ 07004	Journeyman	Equipment Operator							16	56.97	911.52	248.55	738.18	218.42	21.13	1,269.28	2,554.72	37.23	
Sergio Cello 624 3rd Street Newark, NJ 07107	Journeyman	Laborer							16	50.25	804.00	238.00	489.38	157.72	34.51	926.78	2,578.41	37.23	
Roberto Gomez 391 Highland Avenue Orange, NJ 07050	Journeyman	Laborer							16	50.25	804.00	238.00	489.38	208.81	19.82	1,122.21	2,386.96	37.23	
Carlos Gomez 24 South Jefferson Street Orange, NJ 07050	Journeyman	Laborer							16	50.25	804.00	238.00	489.38	200.81	19.82	1,101.90	2,341.36	37.23	
Jose Ujola 74 Richmond Terrace Fairfield, NJ 07085	Journeyman	Laborer							16	50.25	804.00	238.00	489.38	165.26	35.86	1,039.84	2,688.46	37.23	

KEY: W= White; B= Black or African American;
A= Asian; N= American Indian or Native Alaskan;
I = Native Hawaiian or Pacific Islander; M= 2 or More

See following page for instructions
 Check if additional sheets attached
MW-562 (6/23)

Resolution of the Demarest Governing Body

Resolution No. 160-25

September 8, 2025

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

TITLE: RESOLUTION TO AUTHORIZE TAX COLLECTOR TO REFUND 3rd QUARTER 2025 TAX OVERPAYMENT

=====

WHEREAS, a 3rd Quarter 2025 tax overpayment was received on the property located at 31 Brook Way, Borough of Demarest, also known as Block 55, Lot 1.01; and

WHEREAS, the property owner erroneously made this payment and has submitted a written request for the refund of the overpayment; and

NOW, THEREFORE, BE IT RESOLVED, that the Chief Financial Officer is hereby authorized to issue a refund check in the following amount and the Tax Collector adjust her records accordingly.

<u>Block/Lot</u>	<u>Homeowner/Address</u>	<u>Refund Amount</u>
55/1.01	Kholodenko, Ilya & Weitzman, Anna 31 Brook Way Demarest, NJ 07627	\$3,595.88
	TOTAL:	\$3,595.88

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Registered Municipal 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 8, 2025.

Julie Falkenstern, RMC

Resolution of the Demarest Governing Body

Resolution No. 161-25

September 8, 2025

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

TITLE: GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk, pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations; and,

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit: R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the Mayor and Council of the Borough of Demarest, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Registered Municipal 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 8, 2025.

Julie Falkenstern, RMC

CERTIFICATION OF GOVERNING BODY OF THE ANNUAL AUDIT

GROUP AFFIDAVIT FORM

NO PHOTO COPIES OF SIGNATURES

STATE OF NEW JERSEY
COUNTY OF BERGEN

We, members of the governing body of the Borough of Demarest, in the County of Bergen, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the *Mayor and Council* of the Borough of Demarest in the county of *Bergen*;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2023
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled "Comments and Recommendations."

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

Sworn to and subscribed before me this
_____ day of _____
Notary Public of New Jersey

Clerk

The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

Resolution of the Demarest Governing Body

Resolution No. 162-25

September 8, 2025

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

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 \$ 404,769.65 on bill list dated September 4, 2025 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:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Registered Municipal 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 8, 2025.

Julie Falkenstern, RMC

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
COLLI010	COLLIERS ENGINEERING & DESIGN								
		25-01262	08/11/25	DEP0163 95 COUNTY ROAD	Open	1,878.75	0.00		
		25-01263	08/11/25	DEZ0044 22 DRURY LANE	Open	185.00	0.00		
		25-01264	08/11/25	DEP0232 17 LAUREL RD	Open	1,127.50	0.00		
		25-01265	08/11/25	DEP0231 11 EVERGREEN PLACE	Open	580.00	0.00		
		25-01266	08/11/25	DEP0225 3 CENTRAL AVE	Open	185.00	0.00		
		25-01267	08/11/25	DEP0222 592 PIERMONT RD	Open	222.50	0.00		
		25-01268	08/11/25	DEP0220 14 PINE HILL RD	Open	630.00	0.00		
		25-01302	08/19/25	DEP0197 70 PROSPECT ST	Open	1,157.50	0.00		
		25-01307	08/20/25	DEP0178 48 MEADOW ST	Open	1,491.25	0.00		
		25-01318	08/25/25	DEP0217 1 BLANCHE AVE	Open	435.00	0.00		
		25-01319	08/25/25	DEP0217 1 BLANCHE AVE	Open	965.00	0.00		
		25-01355	08/29/25	DEZ0028A 68 SERPENTINE RD	Open	352.50	0.00		
		25-01356	08/29/25	DEP0024 15 BRENNER PL	Open	1,633.75	0.00		
		25-01357	08/29/25	DEP0024 15 BRENNER PL	Open	1,483.75	0.00		
						<u>12,327.50</u>			
COOPE010	COOPER POWER SYSTEMS								
		25-01163	07/30/25	CPS SERVICE LABOR	Open	898.87	0.00		
DECOT005	DECOTIIS, FITZPATRICK, COLE &								
		25-01326	08/25/25	LABOR ATTORNEY PROF SVCS	Open	2,137.50	0.00		
		25-01327	08/25/25	BOROUGH ATTORNEY-RETAINER	Open	21,777.75	0.00		
		25-01328	08/25/25	BOROUGH ATTORNEY- NON-RETAINER	Open	5,208.00	0.00		
		25-01329	08/25/25	DPW TEAMSTERS NEGOTIATIONS	Open	450.00	0.00		
		25-01330	08/25/25	PD PBA CONTRACT NEGOTIATIONS	Open	400.00	0.00		
		25-01331	08/25/25	DEMAREST BORO V. LIEBERMAN	Open	6,565.65	0.00		
		25-01332	08/25/25	REDEVELOPMENT PROF SVCS	Open	458.40	0.00		
		25-01333	08/25/25	BOND COUNSEL PROF SVCS	Open	838.15	0.00		
		25-01334	08/25/25	BOND COUNSEL PROF SVCS	Open	628.20	0.00		
		25-01335	08/25/25	BOND ANTICIPATION NOTES SVCS	Open	1,218.85	0.00		
		25-01336	08/25/25	BOND ORDINANCES PROF SVCS	Open	125.00	0.00		
		25-01375	09/03/25	borough attorney retainer	Open	7,106.86	0.00		
		25-01376	09/03/25	borough attorney non retainer	Open	1,550.00	0.00		
		25-01377	09/03/25	dpw teamsters negotiations	Open	200.00	0.00		
		25-01378	09/03/25	labor attorney prof fees	Open	292.50	0.00		
						<u>48,956.86</u>			
DELGR005	DEL GRECO, JOSEPH								
		25-01259	08/07/25	USPS POSTAGE FOR ALCOTEST MAIL	Open	19.60	0.00		
DELSP005	DEL'S PEST ARREST INC								
		25-01211	08/04/25	JULY SERVICE	Open	850.00	0.00		
		25-01392	09/04/25	august service	Open	900.00	0.00		
						<u>1,750.00</u>			
DELTA005	DELTA DENTAL OF NJ INC								
		25-01295	08/18/25	I#PM00000001183575 Sept 2025	Open	3,214.10	0.00		
EBEMP005	EB EMPLOYEE SOLUTIONS, LLC								
		25-01338	08/22/25	DIFFERENCE CARD AUG FEE	Open	1,440.90	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
EBEMP005	EB EMPLOYEE SOLUTIONS, LLC				Continued				
		25-01390	08/31/25	AUG DIFF CARD EMPLOYEE BILLING	Open	7,964.31	0.00		
						<u>9,405.21</u>			
EQUIT005	EQUITABLE								
		25-01296	08/18/25	I#1762606 Sept2025 dtd 8/11/25	Open	1,641.89	0.00		
ESIEQ005	ESI EQUIPMENT INC								
		25-01196	07/31/25	Holmatro Service	Open	1,554.00	0.00		
FBOLE005	FBI-LEEDA								
		25-01316	08/25/25	CLI-WAYNE TRAINING CLASS	Open	1,590.00	0.00		
FILEB005	FILEBANK, INC								
		25-01315	08/22/25	SEPTEMBER STORAGE	Open	1,245.34	0.00		
FRANK015	FRANK VISAGGIO								
		25-01270	08/11/25	BC CHIEF FOUNDATION GOLF REIMB	Open	80.00	0.00		
GANGI005	GANGI JASON								
		25-01352	08/29/25	dpw food during storm reimburs	Open	106.00	0.00		
GRAIN010	GRAINGER								
		25-01382	09/04/25	dual foot tire press guage FD	Open	49.99	0.00		
HARTM005	HARTMAN EXCAVATING, LLC								
		25-01261	08/08/25	woodchips removal	Open	800.00	0.00		
IMCLE005	I-M CLEANING, INC								
		25-01353	08/29/25	AUG 2025 cleaning service	Open	2,600.00	0.00		
IDMME005	I.D.M. MEDICAL GAS CO.								
		25-01299	08/19/25	OXYGEN RENTAL 8/1/25-10/31/25	Open	163.35	0.00		
IMPAC005	IMPAC FLEET								
		25-01395	09/04/25	A#251082 AUG 2025 FUEL	Open	6,245.64	0.00		
INTER035	INTER CITY TIRE								
		25-01354	08/29/25	4 tires for police car	Open	651.32	0.00		
INTER040	INTERSTATE WASTE SERVICES								
		25-01294	08/18/25	I#11093494 July Waste&Recy	Open	51,824.86	0.00		
LERCH005	LERCH VINCI & HIGGINS								
		25-01303	08/19/25	PREPARATION OF ANNUAL AUDIT	Open	27,500.00	0.00		
		25-01304	08/19/25	LOSAP REVIEW 2021-2023	Open	6,000.00	0.00		
		25-01308	08/20/25	MANAGEMENT SERVICES	Open	5,030.00	0.00		
						<u>38,530.00</u>			
LOUIS005	LOUIS TOMASI								
		25-01359	08/29/25	OCTOBER REIMBURSEMENT	Open	2,524.65	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
MAYER005	MAYER, MATTHEW	25-01391	09/04/25	MJMV TITLE LIEN REIMBURSEMENT	Open	60.00	0.00		
MClOU005	MClOUGHLIN, JOHN	25-01344	08/27/25	3 TOWN DRILL FOOD	Open	504.05	0.00		
NFPA0005	NFPA	25-01292	08/14/25	fire prevention week supplies	Open	1,252.64	0.00		
NJDEP005	NJ DEPT OF HEALTH	25-01365	09/02/25	AUGUST DOG LICENSE	Open	7.20	0.00		
NJSHA005	NJ SHADE TREE FEDERATION	25-01369	09/03/25	NJST 2025 CONFERENCE	Open	825.00	0.00		
NJSHB005	NJSHBP	25-01279	08/14/25	JUNE HEALTH CHARGE	clsd	56,901.73	0.00		
ONECA005	ONE CALL CONCEPTS	25-01368	09/03/25	august service	Open	51.30	0.00		
OPTIM005	OPTIMUM	25-01394	09/04/25	SEPTEMBER AMB BILL	Open	61.38	0.00		
PALIS005	PALISADES SALES CORPORATION	25-01137	07/24/25	finance printer toner	Open	590.00	0.00		
		25-01287	08/14/25	microsoft365 Mar2025-Feb2026	Open	5,340.00	0.00		
		25-01288	08/14/25	microsoft365 Mar2025-Feb2026	Open	1,302.00	0.00		
						<u>7,232.00</u>			
PANAL005	PANALUNA DESIGN GROUP, LLC	25-01345	08/28/25	OUTDOOR FLAG W POLE FOR 9/11	Open	1,091.60	0.00		
PAVLI005	PAVLIK, CARL	25-01297	08/19/25	SQUAD MATERIALS	Open	209.74	0.00		
PUBLI005	PUBLIC SERVICE GAS & ELECTRIC	25-01346	08/28/25	AUGUST AMBULANCE BILL	Open	31.72	0.00		
		25-01347	08/28/25	AUGUST CHURCH BILL	Open	28.08	0.00		
		25-01348	08/28/25	AUGUST FIRE BILL	Open	40.18	0.00		
		25-01349	08/28/25	AUGUST TRAIN BILL	Open	28.08	0.00		
		25-01350	08/28/25	AUGUST DPW BILL	Open	61.97	0.00		
						<u>190.03</u>			
QUADI010	QUADIENT FINANCE USA, INC.	25-01339	08/26/25	POSTAGE	Open	787.86	0.00		
QUADI015	QUADIENT, INC	25-01340	08/26/25	1000 PK METER TAPES	Open	47.50	0.00		
RAINF005	RAIN FLOW SPRINKER SYSTEMS INC	25-01277	08/13/25	repiar broken sprinkler	Open	179.25	0.00		

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date	Description				
RAIN005	RAIN FLOW SPRINKER SYSTEMS INC	Continued				
25-01317	08/25/25	repair sprinkler heads	Open	366.00	0.00	
				<u>545.25</u>		
ROCKL005	ROCKLAND ELECTRIC CO.					
25-01311	08/21/25	A#08263-54000-0 Aug2025 Part#1	Open	13,254.94	0.00	
25-01320	08/25/25	A#46060500009 129HARDENB 8/5	Open	101.22	0.00	
25-01321	08/25/25	A336498040009 TENNISCT 8/4	Open	128.27	0.00	
				<u>13,484.43</u>		
STATE040	STATE OF NEW JERSEY					
25-01379	09/03/25	quarterly charge	Open	1,336.23	0.00	
ATLAN025	STEWART & STEVENSON					
25-01271	08/12/25	DPW SUPPLIES	Open	172.14	0.00	
25-01293	08/15/25	DPW SUPPLIES	Open	1,414.59	0.00	
				<u>1,586.73</u>		
SUNSE005	SUNSET HAND CAR WASH					
25-01269	08/11/25	JULY CAR WASH PD	Open	324.00	0.00	
25-01275	08/12/25	CAR WASHES	Open	50.00	0.00	
				<u>374.00</u>		
SY6TR005	SY6 TRAINING LLC					
25-01310	08/21/25	2 CPR trainig fees	Open	195.00	0.00	
TMOBI005	T-MOBILE					
25-01351	08/28/25	AUGUST TELEPHONE BILL	Open	355.75	0.00	
THEST005	THE STANDARD INSURANCE CO					
25-01337	08/25/25	P#001481980001 Sep2025 25Lives	Open	389.04	0.00	
TRANS010	TRANSUNION RISK AND ALTERNATIV					
25-01381	09/04/25	august billing	Open	120.00	0.00	
USPOS005	U.S. POSTAL SERVICE					
25-01363	09/02/25	2025 4th qtr& 2026 1st/2nd qtr	Open	1,261.70	0.00	
VERAL005	V.E. RALPH & SON, INC					
25-01278	08/13/25	pulse oximeter amb	Open	719.52	0.00	
25-01300	08/19/25	GLOVES FOR AMBULANCE/EMT'S	Open	190.26	0.00	
				<u>909.78</u>		
VEOLI005	VEOLIA (SUEZ) WATER NEW JERSEY					
25-01313	08/21/25	Aug 2025 Water Bill Part#1	Open	9,707.48	0.00	
VERIZ040	VERIZON (E911 2ND LINE)					
25-01325	08/25/25	A#655938805000188 8/10-9/9	Open	226.95	0.00	
VERIZ055	VERIZON - DPW - INTERNET					
25-01323	08/25/25	A#158015068000148 8/7-9/6	Open	69.00	0.00	

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
VERIZ010	VERIZON WIRELESS	25-01324	08/25/25	A#98249867300001 7/11-8/10	Open	420.11	0.00		
VERIZ025	VERIZON WIRELESS (FIRE)	25-01298	08/19/25	Verizon Cell Jul 11-Aug 10	Open	228.18	0.00		
VERME005	VERMEER NA	25-01322	08/25/25	DPW CHIPPER SERVICE	Open	954.90	0.00		
TIMME005	W.E. TIMMERMAN CO. INC	24-01549	10/29/24	leaf loader	Open	98,691.54	0.00		
WEIGH005	WEIGHTS & MEASURES FUND	24-01295	09/17/24	TUNING FORKS	Open	160.00	0.00		
WEINE005	WEINER LAW GROUP	25-01301	08/19/25	SPECIAL COUNSEL AH	Open	682.50	0.00		
WHALE005	WHALEN & IVES	25-01207	08/01/25	dpw no a/c service/replacement	Open	642.54	0.00		
Total Purchase Orders:		119	Total P.O. Line Items:		0	Total List Amount:	404,769.65	Total Void Amount:	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	4-01	160.00	0.00	0.00	160.00
	5-01	287,503.99	0.00	0.00	287,503.99
	5-05	0.00	0.00	7.20	7.20
	5-07	0.00	0.00	1,336.23	1,336.23
	5-08	0.00	0.00	12.99	12.99
	5-12	0.00	0.00	682.50	682.50
Year Total:		287,503.99	0.00	2,038.92	289,542.91
	C-04	101,501.74	0.00	0.00	101,501.74
	T-13	13,565.00	0.00	0.00	13,565.00
Total of All Funds:		402,730.73	0.00	2,038.92	404,769.65

Resolution of the Demarest Governing Body

Resolution No. 163-25

September 8, 2025

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

TITLE: RESOLUTION AUTHORIZING YONG JOO CHO AS A JUNIOR MEMBER OF THE DEMAREST VOLUNTEER FIRE DEPARTMENT

=====

WHEREAS, John McLoughlin, Chief of the Demarest Fire Department has recommended Yong Joo Cho, 31 Madison Ave. Demarest, NJ be accepted as a junior member of the Volunteer Fire Department; and

WHEREAS, Mr. Carey has all the qualifications necessary per Chapter 20 of Demarest Borough Ordinance; and

NOW THEREFORE, BE IT RESOLVED, by the Borough of Demarest that Liam Carey is accepted as a member of the Demarest Volunteer Fire Department and the Borough Clerk and Fire Chief are authorized to process his application.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Registered Municipal 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 8, 2025.

Julie Falkenstern, RMC

Resolution of the Demarest Governing Body

Resolution No. 164-25

September 8, 2025

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

TITLE: RESOLUTION APPROVING SOIL MOVING PERMIT FOR 65 LENOX AVE.

=====

BE IT RESOLVED by the Borough Council of the Borough of Demarest that the Soil Moving Application and Soil Erosion Control Plan for 65 Lenox Ave, Block 1.02, Lot 9 prepared by Thomas W. Skrable, P.E., P.P., C.M.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 ensure that the site is maintained in a safe and secure manner.
8. The applicant shall deposit, with the Borough, escrow in the amount of \$2,160.00 for inspection services of the Borough Engineer.
9. The applicant shall provide a performance guarantee to the Borough in the amount of \$43,200.00

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Registered Municipal 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 8, 2025.

Julie Falkenstern, RMC

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



September 8, 2025

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

65 Lenox Avenue
Block 1.02, Lot 9
Borough of Demarest, Bergen County, NJ
Soil Moving Application Review - Dwelling #2
Colliers Engineering & Design Project No. DEP0239

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 2.5-story dwelling, two car garage, rear patio, driveway, drainage improvements, and other related appurtenances on the property:

- a) Site plans consisting of one (1) sheet, prepared and signed by Thomas W. Skrable P.E., P.P., C.M.E, dated June 25, 2025; last revised July 16, 2025;
- b) Architectural Plans consisting of eight (8) sheets prepared by DR Design, dated July 17, 2025; and
- c) Soil Moving Application for the subject property, signed and dated August 17, 202;
- d) **Preliminary Construction Cost Estimate, prepared by Thomas Skrable PE, dated 9/5/25.**

After our review of these documents, we offer the following comments in this matter. For ease of review, updated comments are shown in **bold**:

General

1. The Applicant/Owner in this matter is:

65 Lenox LLC
Doron Rice
57 Cedar Street
Closter, NJ 07624

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 a 1-story frame dwelling, driveway, garage and other related appurtenances.
3. The project site is located in the Residence D Zone according to the Borough of Demarest Zoning Map.

4. The property is located between Brookside Avenue and Drury Lane with frontage along Lenox Avenue. The property is located in Zone X (Areas outside the 0.2% chance annual floodplain) according to the FIRM map.

Site Plan

5. The existing improved coverage as calculated on the site plan is 4,130 SF (41.30%). The Applicant is proposing to decrease the improved coverage to ~~2,868 SF (28.68%)~~ **2,950 SF (29.5%)** a net decrease of ~~1,262 SF~~ **1180 SF**. We note that the proposed retaining walls do not appear to be included in the proposed coverage calculations. The Applicant should revise the site plans accordingly. **The retaining walls have been added to the coverage calculations. Comment addressed.**
6. The Applicant is proposing two (2) drywell chambers to collect and store stormwater runoff on the property. We offer the following comments related to drainage design:
 - a. The Applicant has provided design calculations which indicate approximately 1983 SF of roof area collected and conveyed to the proposed drywell. Drainage calculations are provided on the site plans. We have reviewed the calculations and take no exception.
 - b. The Applicant should provide invert elevations for all proposed pipe connections. **Comment addressed.**
 - c. 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 chamber is at least two (2) feet above the SHWT. It is suggested that soil testing be performed before installation of the seepage pits.
 - d. The Applicant has provided an at-grade manhole cover and at grade inspection port for future maintenance in the drywell detail.
 - e. The Engineer shall be notified to inspect the seepage pit system prior to backfilling.
7. We offer the following comments related to the proposed grading:
 - a. Existing grades on site range from 78 at the southeast of the property to 84 along the northwest of the property. Stormwater flows generally from the northwest to southeast under existing conditions.
 - b. Grading changes depicted are minimal. If any changes in grades are desired beyond what is represented on the site plan, an updated grading plan should be submitted for review and approval.
 - c. Grades should not be altered by more than one foot in areas within the drip line of any trees to remain.
8. The Applicant notes on the site plan retaining walls proposed at a max height of 4 feet; however the construction detail indicates a max height of 2 feet. The Applicant should clarify the max height of the proposed walls. In addition, top and bottom of wall elevations should be revised accordingly. The Applicant should be made aware that walls in excess of 2 feet are considered accessory structures and are not permitted in front or side yard areas as per Borough Ordinance. **Comment addressed. No walls are depicted in excess of 2 feet.**
9. The Applicant shall ensure all drains from the retaining wall remain on their property. It shall be noted that the wall must be constructed per plan at a maximum height of 2 feet in order to comply with the

ordinance. Any wall 2 feet in height or greater is considered an accessory structure and is only permitted in the rear yard area.

10. The Applicant is proposing to remove a total of 5 trees to construct the proposed improvements. We defer to the shade tree commission for final review and comment on replacement trees.

Soil Moving Application

11. The soil moving application indicates approximately 629 CY of cut and net export of 629 CY to move to construct the proposed improvements.
12. 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:
 - a. 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.
 - b. 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.
 - c. 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.
 - d. **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 an estimate in the amount of \$36,000. Performance guarantee and engineering escrow amounts are as follows:**
 - **Performance guarantee: \$43,200.00**
 - **Engineering Escrow: \$2,160.00**

Miscellaneous

13. The Applicant is responsible for procuring all applicable federal, state, and county approvals necessary to complete the proposed improvements.
14. 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.
15. 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.
 16. 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.
 17. 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.
 18. 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.

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

Colliers Engineering & Design




Nick Chelius, P.E., C.M.E.
Borough Engineer

CC: Michael Greco, Zoning Officer (via e-mail)
65 Lenox LLC, Applicant, (drice@ricegroup.us)
Thomas Skrable, Applicant's Engineer (tskrable@skrableengineering.com)

PRELIMINARY CONSTRUCTION COST ESTIMATE
SOIL EROSION AND SEDIMENT CONTROL, DRAINAGE AND SOIL MOVEMENT
65 LENOX AVENUE, BOROUGH OF DEMAREST
JOB NO. 25-092, 9/5/25

ITEM DESCRIPTION	UNIT	UNIT PRICE	QTY. TOTAL	ITEM TOTAL
SOIL EROSION AND SEDIMENT CONTROL	LS	\$5,000.00	1	\$5,000
EXCAVATION	CY	\$20.00	629	\$12,580
SEEPAGE PITS/STONE	LS	\$15,000.00	1	\$15,000
ROOF LEADER PIPING	LF	\$15.00	200	\$3,000
ESTIMATED CONSTRUCTION COST				\$36,000


 Digitally signed
 by Thomas W.
 Skrable, P.E.
 Date: 2025.09.05
 08:32:14 -04'00'

THOMAS W. SKRABLE, P.E.
 9/5/2025

