

**MAYOR AND COUNCIL  
BOROUGH OF DEMAREST  
REGULAR MEETING AGENDA  
October 27, 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):**

**ORDINANCE 1170-25 ORDINANCE OF THE BOROUGH OF DEMAREST ADOPTING THE AMENDED REDEVELOPMENT PLAN PRODUCED BY COLLIER'S ENGINEERING ON BEHALF OF THE BOROUGH OF DEMAREST**

Mayor Bernstein asks for a motion to introduce on first reading by title Ordinance No.1170-25 and it published as required by law with notice of Public Hearing to be held on November 10, 2025.

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_

**Roll Call:**

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**ORDINANCE 1171-25 AN ORDINANCE CREATING A LENGTH OF SERVICE AWARD PROGRAM FOR VOLUNTEER FIREFIGHTERS AND VOLUNTEER AMBULANCE CORP MEMBERS**

Mayor Bernstein asks for a motion to introduce on first reading by title Ordinance No.1171-25 and it published as required by law with notice of Public Hearing to be held on November 10, 2025.

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_

Roll Call:

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**Ordinance Public Hearing (Adoption):**

**ORDINANCE 1169-25** AN ORDINANCE AMENDING CHAPTER 175 – ZONING TO INCREASE THE AFFORDABLE SET-ASIDE IN SECTION 175-46E.(1), AND TO CLARIFY AFFORDABLE PAYMENTS-IN-LIEU IN ORDER TO IMPLEMENT THE RECOMMENDATIONS OF THE 2025 HOUSING ELEMENT & FAIR SHARE PLAN

*Mayor Bernstein announces that due to the publication date caused by the Holiday on 10/13/25, the public hearing for Ordinance 1169-25 will be held on November 10, 2025.*

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**Resolution 186-25:** RESOLUTION OF THE BOROUGH OF DEMAREST AUTHORIZING THE AWARD OF A FIVE (5) YEAR CONTRACT FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE/RECYCLING TO INTERSTATE WASTE SERVICES OF NEW JERSEY, INC

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_

Roll Call:

**Resolution 187-25:** RESOLUTION OF THE BOROUGH OF DEMAREST TO AUTHORIZE THE BOROUGH CLERK TO ADVERTISE FOR BIDS FOR THE REHABILITATION OF THE DEMAREST GAZEBO

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_

Roll Call:

**Resolution 196-25:** RESOLUTION OF THE BOROUGH OF DEMAREST TO AUTHORIZE THE AWARD AND EXECUTION OF A LEASE FOR REAL PROPERTY - 24 PARK ST.

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_

Roll Call:

**Resolution 197-25** APPOINTING EB SOLUTIONS / DIFFERENCE CARD FOR HRA SERVICES

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_

**Roll Call:**

**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. 188-25 | Chapter 159 – Alcohol Rehab Grant                |
| Resolution No. 189-25 | Chapter 159 – Body Armor Grant                   |
| Resolution No. 190-25 | Chapter 159 – Body Worn Camera Grant             |
| Resolution No. 191-25 | Chapter 159 – Municipal Alliance Grant           |
| Resolution No. 192-25 | Approving Shared Service with Borough of Haworth |
| Resolution No. 193-25 | Release of Performance Bond                      |
| Resolution No. 194-25 | Release of Escrow                                |
| Resolution No. 195-25 | Payment of Bills                                 |

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_

**Roll Call:**

**Presentation of the Master Plan by the Demarest Public Library**

Director Parinda Desai

**Mayor's Report**

**Council Committee Reports**

- Finance & Personnel (Slowikowski)
- Ordinance (Fox)
- DPW & Recreation (Marks)
- Economic Development (Jiang)
- Police and OEM (Reiss)
- Fire and EMS (Collins)

**Reports of Borough Officials**

- Borough Administrator –*Annual Best Practices Survey*
- Borough Attorney

Borough Treasurer  
Ambulance  
Police Chief  
Fire Chief  
DPW Director

**Approval of Minutes:**

October 14, 2025 Work Session Meeting Minutes

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_

**Roll Call:**

**Meeting Open to the Public**

**Closed Session Resolution 2025-011**

Affordable Housing Legal Update  
Potential Litigation

**Adjournment**

**ORDINANCE NO. 1170-25**

**ORDINANCE OF THE BOROUGH OF DEMAREST ADOPTING THE AMENDED REDEVELOPMENT PLAN PRODUCED BY COLLIER ENGINEERING (FORMERLY MASER CONSULTING) ON BEHALF OF THE BOROUGH OF DEMAREST**

**WHEREAS**, the Borough of Demarest (hereinafter 'the Borough') filed a complaint for declaratory and injunctive relief seeking a judgment of compliance and repose on July 8, 2015 under Docket number BER-L-6301-15 (hereinafter the 'Litigation'); and

**WHEREAS**, the Borough of Demarest agreed to settle the said Litigation with all parties through a negotiated Settlement Agreement (hereinafter the 'Agreement') on December 27, 2017, executed by the Borough on January 27, 2018; and

**WHEREAS**, as part of the Agreement, in Section 12c, the Borough agreed to adopt a Redevelopment Plan for the Downtown Area previously designated an Area in Need of Rehabilitation as that term is defined by statute; and

**WHEREAS**, the Borough of Demarest (hereinafter "the Borough") by Council resolution dated July 24, 2017, designated the following tax lots as an area in need of rehabilitation: Block 23, Lots 9, 10, 12, 13, 14, 15, 16, 17.01, 17.02, 19, 20, 21 and 23, Block 46, Lots 39.01, 40.01, 41.02, 41.01, 50, 51, 52, 664, 760 and 764, Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02, and

**WHEREAS**, the Borough Council authorized MaserConsulting to prepare a Redevelopment Plan for the Rehabilitation Area; and

**WHEREAS**, Maser Consulting developed and delivered a Redevelopment Plan for the aforementioned area dated September 12, 2019, and

**WHEREAS**, said plan was adopted by the Borough Council, after a public hearing, on December 16, 2019; and

**WHEREAS**, the plan was by Ordinance #1075-20, adopted by the Borough Council, after a hearing, on February 22, 2020; and

**WHEREAS**, the plan was thereafter amended by Ordinance #1094-21, adopted by the Borough Council, after a hearing, on July 26, 2021; and

**WHEREAS**, on March 20, 2024, Governor Philip Murphy signed into law P.L.2024, c.2, establishing a new framework for determining and enforcing municipal affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301, et al.); and

**WHEREAS**, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

**WHEREAS**, the Borough filed a timely Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program ("the Program"), on January 29,

2025; and

**WHEREAS**, the Borough's Joint Planning Board ("Board") adopted the HEFSP, entitled Housing Element and Fair Share Plan prepared by Darlene A. Green, P.P., AICP of Colliers Engineering & Design, dated May 16, 2025 ("2025 HEFSP"), as an amendment to Borough's Master Plan on June 5, 2025; and

**WHEREAS**, having reconsidered the Redevelopment Plan, the Borough Council has concluded that the Redevelopment Plan requires revisions and amendments to conform to the goals set forth in the 2025 HEFSP; and

**WHEREAS**, a revised and amended Downtown Redevelopment Plan dated October 6, 2025, has been drafted and submitted by Colliers Engineering & Design; and

**WHEREAS**, the revised Redevelopment Plan conforms to the Borough's Master Plan and the adopted 2025 HEFSP and will provide realistic opportunity for the construction of affordable dwellings units in the above referenced area.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Borough Council of the Borough of Demarest, Bergen County, State of New Jersey, hereby adopt the revised and amended Redevelopment Plan dated October 6, 2025, prepared by Colliers Engineering & Design on behalf of the Borough; and

**BE IT FURTHER ORDAINED**, that a copy of this Ordinance, and the Redevelopment Plan, shall be served upon the Planning Board of the Borough of Demarest for review and comment after introduction on first reading hereof; and

**BE IT FURTHER ORDAINED**, that upon adoption, this Ordinance, and the Redevelopment Plan shall be served upon the Commissioner of Community Affairs.

Borough of Demarest

BY: BRIAN BERNSTEIN, MAYOR

Attest:

Julie Falkenstern-Borough Clerk

Introduced:

Adopted:

**ORDINANCE NO. 1171-25**

**AN ORDINANCE CREATING A LENGTH OF SERVICE AWARD PROGRAM  
FOR VOLUNTEER FIREFIGHTERS AND VOLUNTEER AMBULANCE CORP MEMBERS**

**Section 1. Purpose & Authority.** The purpose of this ordinance is intended to Repeal Ordinance 825 and Ordinance 915 and replace with this Ordinance No. [ ] pursuant to N.J.S.A. 40:48-1, and 40:49-2.

**Section 2. Amendments.**

WHEREAS, the Mayor and Council of the Borough of Demarest deem it appropriate and necessary to act to ensure retention of existing members of the Demarest Volunteer Fire Department and Demarest Volunteer Ambulance Corp.; and

**WHEREAS**, the Mayor and Council has determined that the creation of a Length of Service Award Program will enhance the ability of the Borough to retain and recruit volunteer firefighters and volunteer ambulance corp. members.

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

**§[ ] Creation of Program**

A Length of Service Awards Program (LOSAP) is herewith created to reward members of the Borough's Volunteer Fire Department and Volunteer Ambulance Corp, respectively, for their loyal, diligent, and devoted services to the residents of the Borough of Demarest.

**§[ ] Contributions; administration of plan**

The LOSAP shall provide for fixed annual contributions to a deferred income account for each volunteer member that meets the criteria set forth below; such contributions shall be made in accordance with a plan that shall be established by the Borough of Demarest pursuant to P.L. 1997, c. 388; and such plan shall be administered in accordance with the laws of the State of New Jersey, the United States Internal Revenue Code, and this article. The Boards of Officers of the Demarest Fire Department and the Demarest Volunteer Ambulance Corp, respectively, shall each appoint a member to serve as LOSAP Coordinator of their respective agency for the purpose of administering the LOSAP point system.

**§[ ] Annual Service Requirements For Volunteer Fire Department**

The LOSAP shall provide for annual contributions to each eligible member that meets the following calendar year annual service requirements:

Fire and Emergency Calls - Each member shall be required to respond to and be credited for attendance at a minimum of 25% of the calls to which the department is dispatched.

Department Drills – Each member shall be required to attend and be credited for attendance at a minimum of 25% of the company drills held.

Work Details – Each member shall be required to attend and credited for attendance at a minimum of 25% of the work details held by the department.

Meeting Nights - Each member shall be required to attend and be credited for attendance at a minimum of 25% of the meetings held by the department.

For active military service, annual service requirements will be prorated for the year.

**§[ ] Annual Service/Point Scale Requirements for Active Volunteer Ambulance Corp. Members**

A. Active members are defined as members who:

1. Attend a minimum of 33% of regular monthly department meetings,
2. Maintain current Blood Borne Pathogen, HazMat, and CPR certificates, and
3. Work a minimum of forty duty shifts (each shift a minimum of 8 hours).

NOTE: All three criterion must be met in order to be considered for LOSAP Performance metrics

B. The LOSAP shall provide for annual contributions to each eligible member that meets the criteria and point schedule as follows:

A. LOSAP Point System. 120 points are needed for a qualifying calendar year.

B. Earning Points. Points are earned for active members according to the following points system:

<b>Criteria</b>	<b>Points</b>	<b>Max</b>	<b>Comments</b>
Duty Shifts	1		Points are for each duty night
Calls	1		Points are for each call
Meetings	1		Points are for each regular monthly meeting
Officers	15		Yes or No Drop down
Drills/Training/Work Detail	1		Points are for each drill

Classes/CEUs	1		Points are for each class
Longevity	1	10	Points are for years of service

Scenario Worksheet

Duty shifts	50	50
Calls	25	25
Meetings	4	4
Officers	YES	15
Drills/Training/Work Detail	4	4
Classes/CEUs	8	8
Longevity	15	10
TOTAL		116
<b>LOSAP ELIGIBLE</b>		<b>No</b>

Note: For Active Military Leave, the calculation will be year-to-date total points divided by the number of months before deployment then multiplied by 12. Example if deployed in July:

Points thru June: 60

Months prior to deployment: 6

Monthly points: 10

Months in year: 12

**Total Points: 120 = Eligible for LOSAP**

**§[ ] Annual certification list.**

The Demarest Volunteer Fire Department and Volunteer Ambulance Corp shall each maintain all required records on forms prescribed by the requirements of the service award program and shall comply with all statutory provisions concerning the length of service award program. Each year the participating emergency service organization shall furnish to the Borough Clerk an annual certification list, certified under oath, of all volunteer members, which shall identify those active volunteer members who have qualified for credit under the award program for the previous year. A volunteer member may request in writing that the member's name be deleted from the lists as a participant in the program in accordance with state statute. The Borough shall review the annual certification lists and approve the final annual certification. The approved list of active certified volunteer members shall then be returned to each

participating emergency service organization and posted for at least 30 days for review by members. The emergency service organization shall provide any information concerning the annual certification list that the Borough shall require as part of its review.

**§[ ] Amount to be budgeted.**

The proposed estimated total amount to be budgeted for the program, based upon current membership, shall be \$66,912.00.

**§[ ] Annual Borough contribution.**

The proposed maximum annual Borough contribution for an active volunteer shall be \$1,150.00. Subsequent to the adoption of the within program, the maximum annual contribution may be increased from time to time by application of the consumer price index factor as provided by state statute.

**Section 3. Repealer.** All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

**Section 4. Savings and Construction.** This ordinance shall be construed consistent with the purpose stated in Section 1 hereof. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Demarest Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Demarest Code.

**Section 5. Codification.** This ordinance shall be codified as amendments to the chapters set forth herein.

**Section 6. Effective Date.** This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

Attest:

Approved:

\_\_\_\_\_  
Julie Falkenstern, RMC

\_\_\_\_\_  
Brian Bernstein  
Mayor

Introduced: \_\_\_\_\_

Adopted: \_\_\_\_\_

**Resolution of the Demarest Governing Body**

**Resolution No. 186-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Jiang</b>						
<b>Fox</b>						
<b>Marks</b>						
<b>Slowikowski</b>						
<b>Reiss</b>						
<b>Collins</b>						

**TITLE: RESOLUTION OF THE BOROUGH OF DEMAREST AUTHORIZING THE AWARD OF A FIVE (5) YEAR CONTRACT FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE/RECYCLING TO INTERSTATE WASTE SERVICES OF NEW JERSEY, INC.**

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**WHEREAS**, the Borough of Demarest currently has a contract with Interstate Waste Services of New Jersey, Inc., (“IWS”), with offices located at 300 Frank W. Burr Blvd, Suite 39, Teaneck, New Jersey 07666 for solid waste/recycling collection and disposal, and said contract is near its expiration date; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough advertised and solicited bids for solid waste and recyclable material collection and disposal services; and

**WHEREAS**, in accordance with the aforementioned advertisement and solicitation of bids, IWS was the only responsive bid received; and

**WHEREAS**, the Borough has determined that the bid submitted by IWS met the specifications of the bid and IWS was determined to be a responsible bidder; and

**WHEREAS**, in accordance with the aforesaid bid, IWS set forth the following proposal to provide solid waste and recyclable collection material to the Borough for a period of five (5) years:

Year 1:	\$588,924.00 + Per ton Price Disposal: \$88.35 + BCUA fees
Year 2:	\$588,924.00 + Per ton Price Disposal: \$92.77 + BCUA fees
Year 3:	\$600,702.48 + Per ton Price Disposal \$97.41 + BCUA fees
Year 4:	\$618,723.55 + Per ton Price Disposal \$102.28 + BCUA fees
Year 5:	\$637,285.25 + Per ton Price Disposal \$102.28 or rate dictated by BCUA

**NOW THEREFORE, BE IT RESOLVED**, that the Borough hereby awards the contract for solid waste/recycling collection and disposal services to Interstate Waste Services of New Jersey, Inc.

**APPROVED:**

\_\_\_\_\_  
**Brian Bernstein, Mayor**

**CERTIFICATION OF CFO**

I, Andrea Johe, hereby certify the availability of funds for the expenditure referenced herein.

\_\_\_\_\_  
Andrea Johe CFO

**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 October 27, 2025.

\_\_\_\_\_  
Julie Falkenstern, RMC

**Resolution of the Demarest Governing Body**

**Resolution No. 187-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: RESOLUTION TO AUTHORIZE THE BOROUGH CLERK TO ADVERTISE FOR BIDS FOR REHABILITATION OF THE DEMAREST GAZEBO**

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**WHEREAS**, the Mayor and Council of the Borough of Demarest wishes to conduct a public bid for the Rehabilitation of the Demarest Gazebo; and

**WHEREAS**, a bid package has been prepared by the Borough's Special Projects Engineer, Neglia Engineering;

**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 OF CFO**

I, Andrea Johe do hereby certify the availability of funds for the expenditure referenced herein.

\_\_\_\_\_  
Andrea Johe, CFO

**CERTIFICATION**

I, Julie Falkenstem, 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 October 27, 2025.

\_\_\_\_\_  
Julie Falkenstem, RMC

**Resolution of the Demarest Governing Body  
Resolution No. 188-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: CHAPTER 159 ALCOHOL REHABILITATION GRANT**

**WHEREAS**, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget, and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount, and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Demarest in the County of Bergen, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$1,009.00 which is now available from the Alcohol Rehabilitation Grant, in the amount of \$1,009.00.

**BE IT FURTHER RESOLVED**, that the like sum of \$1,009.00 is hereby appropriated under the caption of:

Alcohol Rehabilitation Grant

**BE IT FURTHER RESOLVED**, that the above is the result of funds from the Alcohol Rehabilitation Grant in the amount of \$1,009.00.

**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 October 27, 2025.

\_\_\_\_\_  
Julie Falkenstern, RMC

**Resolution of the Demarest Governing Body  
Resolution No. 189-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: CHAPTER 159 BODY ARMOR GRANT**

**WHEREAS**, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget, and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount, and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Demarest in the County of Bergen, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$1,641.00 which is now available from the Body Armor Grant, in the amount of \$1,641.00.

**BE IT FURTHER RESOLVED**, that the like sum of \$1,641.00 is hereby appropriated under the caption of:

Body Armor Grant

**BE IT FURTHER RESOLVED**, that the above is the result of funds from the Body Armor Grant in the amount of \$1,641.00.

**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 October 27, 2025.

\_\_\_\_\_  
Julie Falkenstern, RMC

**Resolution of the Demarest Governing Body  
Resolution No. 190-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: CHAPTER 159 BODY-WORN CAMERA GRANT**

**WHEREAS**, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget, and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount, and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Demarest in the County of Bergen, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$13,898.00 which is now available from the Body-Worn Camera Grant, in the amount of \$13,898.00.

**BE IT FURTHER RESOLVED**, that the like sum of \$13,898.00 is hereby appropriated under the caption of:  
Body-Worn Camera Grant

**BE IT FURTHER RESOLVED**, that the above is the result of funds from the Municipal Alliance Program in the amount of \$13,898.00.

**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 October 27, 2025.

\_\_\_\_\_  
Julie Falkenstern, RMC

**Resolution of the Demarest Governing Body  
Resolution No. 191-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: CHAPTER 159 MUNICIPAL ALLIANCE PROGRAM**

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**WHEREAS**, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget, and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount, and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Demarest in the County of Bergen, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$2,826.00 which is now available from the Municipal Alliance Program, in the amount of \$2,826.00.

**BE IT FURTHER RESOLVED**, that the like sum of \$2,826.00 is hereby appropriated under the caption of:

Municipal Alliance Program

**BE IT FURTHER RESOLVED**, that the above is the result of funds from the Municipal Alliance Program in the amount of \$2,826.00.

**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 October 27, 2025.

\_\_\_\_\_  
Julie Falkenstern, RMC

**Resolution of the Demarest Governing Body**

**Resolution No. 192-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: RESOLUTION AUTHORIZING SHARED SERVICES AGREEMENT WITH HAWORTH FOR CONSTRUCTION OFFICIAL/BUILDING SUBCODE OFFICIAL**

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**WHEREAS**, the Uniform Shared Services and Consolidation Act, N.J.S.A.40A:65-1, et seq., authorized local units of this State to enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive in its own jurisdiction; and

**WHEREAS**, the Borough of Demarest is in need of the services of a licensed Municipal Construction Code Official and Building Subcode Official (the "Official"); and

**WHEREAS**, the Borough of Haworth desires to provide Construction Code Enforcement and Building Subcode Enforcement services to the Borough of Demarest in accordance with the terms of the attached agreement (the "Agreement"); and

**WHEREAS**, in the spirit of intermunicipal Cooperation, and in furtherance of the principles underlying the Uniform Shared Services and Consolidation Act, the Borough of Haworth and the Borough of Demarest have negotiated for the shared provision of the services of a licensed Municipal Construction Code Official and Building Subcode Official; and

**WHEREAS**, pursuant to the terms of the Agreement, Demarest shall pay Haworth an annual sum of \$50,00.00 for 2025 (pro-rated from the start date through December 31, 2025) and 2026. Payment for 2027 shall be \$51,000.00, payment for 2028 shall be \$52,020.00 and payment for 2029 shall be \$53,061.00 for the services provided by the Construction Official/Building Subcode Official; and

**WHEREAS**, the Borough Attorney has reviewed the Agreement and recommends the Borough execute the Agreement.

**NOW THEREFORE, BE IT RESOLVED**, by the Borough of Demarest that Mayor is authorized to execute the Agreement in the form attached hereto.

**APPROVED:**

\_\_\_\_\_  
**Brian Bernstein, Mayor**

**CERTIFICATION OF CFO**

I, Andrea Johe do hereby certify the availability of funds for the expenditure referenced herein.

\_\_\_\_\_  
Andrea Johe, CFO

**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 October 14, 2025.

\_\_\_\_\_  
Julie Falkenstern, RMC

**SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF  
DEMAREST AND BOROUGH OF HAWORTH FOR CONSTRUCTION  
OFFICIAL/BUILDING SUBCODE OFFICIAL**

THIS AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_ 2025, by and between:

**BOROUGH OF DEMAREST**, a body politic and corporate of the State of New Jersey, with municipal offices at 118 Serpentine Road, Demarest, New Jersey 07627 (“Demarest”), and the **BOROUGH OF HAWORTH** (“Haworth”), a body politic and corporate of the State of New Jersey, with municipal offices at 300 Haworth Avenue, Haworth, New Jersey 07641.

**WITNESSETH:**

**WHEREAS**, the Uniform Shared Services and Consolidation Act, N.J.S.A.40A:65-1, et seq., authorized local units of this State to enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the Agreement is empowered to provide or receive in its own jurisdiction; and

**WHEREAS**, the Borough of Demarest is in need of the services of a licensed Municipal Construction Code Official and Building Subcode Official (the “Official”); and

**WHEREAS**, the Borough of Haworth desires to provide Construction Code Enforcement and Building Subcode Enforcement services to the Borough of Demarest in accordance with the terms of this Agreement;

**WHEREAS**, in the spirit of intermunicipal Cooperation, and in furtherance of the principles underlying the Uniform Shared Services and Consolidation Act, the Borough of Haworth and the Borough of Demarest have negotiated an Agreement for the shared provision of the services of a licensed Municipal Construction Code Official and Building Subcode Official; and

**WHEREAS**, the terms and conditions of this undertaking are set forth below; and

**WHEREAS**, the Municipalities, in an effort to more economically, and efficiently provide governmental Services, the governing bodies have each duly authorized their proper officials to enter into and execute this Agreement.

**NOW THEREFORE**, in consideration of the mutual covenants and promises hereafter set forth it is agreed follows:

1. Term. This Agreement shall be in effect from the date of execution of this Agreement as authorized by the Governing Body of each municipality and continue thereafter through December 31, 2029, unless terminated sooner as provided herein.
2. Appointment. As a condition of this Agreement, the Official of Haworth shall be recognized and appointed by the Governing Body of the Borough of Demarest as the Construction Code Official and Building Subcode Official. The Borough of Demarest agrees to be bound by Haworth's determination as to the person or persons appointed as Construction Code Official and Building Subcode Official, and Haworth's determination as to same shall be binding upon Demarest.
3. Employer. Haworth is hereby designated as the employer of the Official for purposes of tenure rights, salary, pension and other employee benefits. Haworth agrees to consult with Borough of Demarest with respect to any disciplinary infractions or violations which may arise in the course of duties provided in the other's jurisdiction.
4. Resolution. Pursuant to N.J.S.A. 40A:65-5, this Agreement shall be approved by the adoption of a resolution by the Governing Body of each municipality at an open public meeting held in accordance with the Open Public Meetings Act.
5. State Filing. This Agreement shall be filed, for informational purposes, with the Division of Local Government Services in the Department of Community Affairs, pursuant to the rules and regulations promulgated by the Director.
6. Hours of service. The Official will have office hours in Haworth on Monday to Friday from 7:00 a.m. to 8:00 a.m., with inspections on those days occurring between 3:30 p.m. and 5:30 p.m. In Demarest the office hours will be Wednesday from 5:30 pm-6:30 pm, with inspections occurring on Tuesdays and Thursdays from 5:30 p.m.-6:30 pm. Haworth agrees to allow Construction Official/ Building Subcode Official to respond to emergencies during Haworth's office and/or inspection hours in the Borough of Demarest. Demarest agrees to provide at its own cost and expense a technical assistant to the Construction Official to provide the necessary support for the Construction Office in Demarest. Office staff shall be provided for all Demarest matters at the offices of the Borough of Demarest.
7. Maintenance of Records. Any and all records concerning Borough of Demarest matters shall be maintained at the Borough of Demarest.
8. Equipment/Operating Expenses: The Borough of Demarest shall provide the Official with adequate computer hardware/software, copier office supplies, telephone, desk, and other equipment and furnishings that are typically found in a municipal office.

9. Enforcement. Each municipality is solely responsible for its own enforcement actions and procedures and the cost of each enforcement activity. Collection of any fines and penalties assessed or received as a result of legal action shall be the property of the Borough in which the violation occurred.

10. Compliance with Law. The Official shall comply with all applicable state statutes governing the performance of the duties and responsibilities of the Official.

11. Standard of Performance. The Official shall perform the scope of services in a professional manner consistent with generally accepted principles established for the profession. The Official shall use that degree of care and skill normally exercised in the profession under similar circumstances at the time the services were rendered. Their standard of care shall not be judged according to later standards.

12. Construction Appeals. The County Construction Board of Appeals shall serve as the Construction Board of Appeals for both municipalities. Each municipality shall be responsible with respect to the cost of legal services arising from said appeals.

13. Scope of Services. The Official shall have the same responsibilities possess the same authority and exercise the same functions for each Municipality including:

- a. Perform all the duties and obligations of these positions as required by law and past practice.
- b. Service each Municipality which shall include, without being limited to, maintaining appropriate, reasonable and necessary office hours agreed upon by each Municipality.
- c. Each Municipalities shall require the employee to maintain accurate daily time records that reflect the time the employe allocates to each Municipality on a daily basis.
- d. Maintain availability for all necessary inspections, permit issuance and issuance of Certificates of Occupancy and Certificates of Continued Occupancy.
- e. Remain available; at all times, for all necessary emergency responses which are needed to protect the health, safety and general welfare of the (2) two Municipalities.

14. Payment. In consideration for the services rendered, the Borough of Demarest shall pay the Borough of Haworth an annual sum of \$50,00.00 for 2025 (pro-rated from the start date through December 31, 2025) and 2026. Payment for 2027 shall be \$51,000.00, payment for 2028 shall be \$52,020.00 and payment for 2029 shall be \$53,061.00. All payments shall be made quarterly. Each

Municipality mutually agrees to revisit the terms and conditions relating to compensation upon renewal or as needed.

15. Fee Schedule. The parties to this Agreement shall, as soon as possible after the execution of this Agreement, amend their fee schedules for all services performed pursuant to this Agreement in order to conform to the fees for such services. The fees imposed by each Municipality must be identical.

16. Liability. It is understood and agreed between the parties that each municipality shall carry and maintain public liability and related insurance as may be required to cover, defend and indemnify with respect to any claims that arise from services provided under this Agreement. Each Municipality agrees to provide the other Municipality with at least thirty (30) days advance written notice of any proposed cancellation of relevant insurance policies or of material changes to said policies.

17. Termination. Notwithstanding the term of this Agreement as set forth in paragraph 1 hereof, either Municipality has the right to terminate this Agreement for any reason on ninety (90) days written notice to the other Municipality following the adoption of a Resolution by the governing body of the entity authorizing the termination. In the event that either Municipality defaults in the performance of any of its obligations under this Agreement after receiving written notice of same and failing to cure such default within thirty (30) days of said written notice, the non-defaulting party shall be entitled to terminate this Agreement.

18. Notice. Any notice required to be given shall be made by certified mail, return receipt requested, to the other Municipal Clerk at the appropriate municipal address.

19. Entire Agreement. This Agreement represents the entire and integrated agreement between the Borough of Haworth and the Borough of Demarest and supersedes all prior negotiations, representations or agreements either written or oral. This Agreement shall not be amended, modified or altered during the term hereof except upon mutual agreement of Borough of Haworth and the Borough of Demarest expressed in writing and signed with the same formality as this Agreement.

20. Required approvals. This Agreement is conditioned upon the approval of each municipality's Governing Body by way of adoption of an approving Resolution and approval of the Division of Local Government Services and the Department of Community Affairs if and to the extent such approval may be required by law or regulation.

21. Applicable Law and Venue. This Agreement shall be interpreted, governed and enforced in accordance with the laws of the State of New Jersey without regard to conflict of laws principles. The parties agree that any and all legal actions relating to the any dispute, enforcement or other matter to be decided between the parties arising out of this Agreement or the subject matter hereof shall be brought in a state court in Bergen County.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the latter of the dates written below.

Borough of Haworth

Borough of Demarest

By: \_\_\_\_\_  
HEATHER WASSER, Mayor

By: \_\_\_\_\_  
BRIAN BERNSTEIN, Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Greg Zagaja, Municipal Clerk

Attest: \_\_\_\_\_  
Julie Falkenstern, RMC

**Resolution of the Demarest Governing Body**

**Resolution No. 193-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: RESOLUTION OF AUTHORIZING ACTION TO RELEASE PERFORMANCE BOND**

**WHEREAS**, the following applicant(s) posted a performance bond for tree removal mitigation with the Borough; and

**WHEREAS**, the Shade Tree Commission has determined that all required mitigation plantings have been satisfactorily completed; and

**WHEREAS**, per Borough Ordinance regarding tree removal the performance bond shall be returned upon completion of required mitigation planting and recommendation of the Shade Tree Commission:

<u><b>Applicant</b></u>	<u><b>Address</b></u>	<u><b>Amount</b></u>
RRF Properties LLC (Property 12 Irene Ct.)	199 Whitman St. Haworth, NJ 07641	\$3,500.00

**NOW THEREFORE, BE IT RESOLVED**, that the Chief Financial Officer is hereby authorized to return performance bonds to the applicants.

\_\_\_\_\_  
**Brian Bernstein, Mayor**

**CERTIFICATION**

I, Julie Falkenstern, 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 October 27, 2025

\_\_\_\_\_  
**Julie Falkenstern, RMC**

**Resolution of the Demarest Governing Body**

**Resolution No. 194-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: RESOLUTION OF AUTHORIZING ACTION TO RELEASE ESCROW**

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

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

<b><u>Applicant</u></b>	<b><u>Address</u></b>	<b><u>Account</u></b>	<b><u>Amount</u></b>
Lumaj Homes, LLC	30 Van Horn St	13-6000-00-6223-02	\$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).

\_\_\_\_\_  
**Brian Bernstein, Mayor**

**CERTIFICATION**

I, Julie Falkenstern, 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 October 27, 2025

\_\_\_\_\_  
**Julie Falkenstern, RMC**

**Resolution of the Demarest Governing Body**

**Resolution No. 195-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**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 \$458,713.68 on bill list dated 10/27/25 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.

\_\_\_\_\_  
**Brian Bernstein, Mayor**

**CERTIFICATION**

I, Julie Falkenstern, 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 October 27, 2025

\_\_\_\_\_  
**Julie Falkenstern, RMC**



Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
COLLI010	COLLIERS ENGINEERING & DESIGN	Continued				
25-01692	10/23/25 DEB0079 2025 UNIMPROVED ROAD	Open	11,822.50	0.00		
25-01693	10/23/25 DEB0080 NJDOT FY2025	Open	1,717.50	0.00		
25-01694	10/23/25 DEB041 DPW COMPST FACILITY	Open	1,220.00	0.00		
			<u>18,577.50</u>			
CORKA005	CORK AND KEG					
25-01637	10/14/25 DEMAREST DAY BEER GARDEN	Open	819.68	0.00		
CROSS010	CROSSING GUARD SERVICES LLC					
25-01696	10/23/25 I#1625 NVRHS September 2025	Open	2,390.52	0.00		
25-01697	10/23/25 I#1624 LutherLee Sep 2025	Open	1,376.36	0.00		
25-01698	10/23/25 I#1623 BoroHall Sep 2025	Open	16,027.35	0.00		
			<u>19,794.23</u>			
DARTC005	DART COMPUTER SERVICES INC					
25-01650	10/16/25 back up pd servers	Open	2,880.00	0.00		
25-01651	10/16/25 computer consulting services	Open	1,160.00	0.00		
25-01652	10/16/25 backup boro servers 2025	Open	2,880.00	0.00		
			<u>6,920.00</u>			
DEMAR020	DEMAREST FREE PUBLIC LIBRARY					
25-01641	10/15/25 2025 3rd QTR payment	Clsd	45,844.57	0.00		
DURIE010	DURIE LAWN MOWER & EQUIPMENT,					
25-01660	10/20/25 2 BELTS FOR TORO MOWER	Open	174.90	0.00		
DUTRA005	DUTRA EXCAVATING & SEWER					
25-01506	09/25/25 MS4 GIS MAPPING CLEAN UP	Open	2,500.00	0.00		
FDRHI005	FDR HITCHES					
25-01649	10/16/25 Winch Rope Squad	Open	453.19	0.00		
FILEB005	FILEBANK, INC					
25-01657	10/17/25 november storage	Open	1,245.34	0.00		
FREMG005	FREMGEN'S POWER EQUIPMENT					
25-01638	10/14/25 Bar Oil/Motor Oil	Open	216.00	0.00		
FULLC005	FULL CIRCLE TRAINING SOLUTIONS					
25-01617	10/09/25 10/15/25 training	Open	398.00	0.00		
25-01618	10/09/25 10/14/25 training	Open	289.00	0.00		
			<u>687.00</u>			
GRAIN010	GRAINGER					
25-01639	10/14/25 Grainger Supplies	Open	169.50	0.00		
HARTM005	HARTMAN EXCAVATING, LLC					
25-01648	10/16/25 wood chips, mulch, topsoil	Open	1,070.00	0.00		
IDEMI005	IDEMIA					
25-01645	10/16/25 LIVESCAN	Open	4,491.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
INTER040	INTERSTATE WASTE SERVICES	25-01628	10/10/25	I#11424368 Sept Waste&Recy	Open	51,897.82	0.00		
LERCH005	LERCH VINCI & HIGGINS	25-01685	10/23/25	amendment - wakelee field impr	Open	200.00	0.00		
		25-01686	10/23/25	amendment for road imprv	Open	500.00	0.00		
		25-01687	10/23/25	amendment for various cap impr	Open	500.00	0.00		
		25-01688	10/23/25	reconciliation/payroll meeting	Open	2,412.50	0.00		
		25-01689	10/23/25	prep for boro annual audit	Open	3,000.00	0.00		
		25-01690	10/23/25	amendment for various rd imprv	Open	500.00	0.00		
						<u>7,112.50</u>			
LUMAJ005	LUMAJ HOMES LLC	25-01709	10/23/25	30 van horn return of st proje	Open	1,500.00	0.00		
NJDEP020	NJ DEPT OF COMMUNITY AFFAIRS	25-01646	10/16/25	3rd qtr UCC state training fee	Open	6,020.00	0.00		
POWER015	POWER PLACE, INC.	25-01661	10/20/25	VOLTAGE REGULATOR-INFIELD MACH	Open	70.42	0.00		
PUBLI005	PUBLIC SERVICE GAS & ELECTRIC	25-01700	10/23/25	A#6739541701 DPW 09/16-10/14	Open	136.42	0.00		
		25-01702	10/23/25	A#6627137100 Train 9/16-10/14	Open	29.08	0.00		
		25-01703	10/23/25	A#6669427409 Fire 09/16-10/14	Open	56.11	0.00		
		25-01704	10/23/25	A#6532685801 AMB 09/16-10/14	Open	45.81	0.00		
		25-01705	10/23/25	A#7764465909 church 9/16-10/14	Open	31.15	0.00		
						<u>298.57</u>			
PYRAM005	PYRAMID IMPRINTS	25-01632	10/10/25	dpw sweatshirts	Open	1,370.00	0.00		
		25-01653	10/16/25	tshirts dday	Open	950.00	0.00		
		25-01656	10/17/25	dpw cap beanies	Open	180.00	0.00		
						<u>2,500.00</u>			
QUADI010	QUADIENT FINANCE USA, INC.	25-01677	10/22/25	postage funding	Open	451.14	0.00		
ROCKL005	ROCKLAND ELECTRIC CO.	25-01644	10/15/25	A#49195636086 563Pier 9/4-10/3	Open	237.59	0.00		
		25-01710	10/23/25	A#08263-54000-0 Oct2025 Part#1	Open	11,123.15	0.00		
						<u>11,360.74</u>			
RRFPR005	RRF PROPERTIES LLC	25-01708	10/23/25	12irene performance bond retur	Open	3,500.00	0.00		
SPATI005	SPATIAL DATA LOGIC, INC.	25-01659	10/20/25	LICENSE 6/30/25-6/29/26	Open	10,400.00	0.00		
STATE005	STATE LINE FIRE SAFETY INC	25-01647	10/16/25	Annual Fire Ext Inspection	Open	1,161.25	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
TREAS020	TREASURER, STATE OF NEW JERSEY	25-01654	10/16/25	3rd Qtr Marriage Report	Open	75.00	0.00		
VERAL005	V.E. RALPH & SON, INC	25-01640	10/14/25	glove box	Open	111.60	0.00		
VEOLI005	VEOLIA (SUEZ) WATER NEW JERSEY	25-01701	10/23/25	Oct 2025 Water Bill Part #2	Open	163.14	0.00		
VERIZ040	VERIZON (E911 2ND LINE)	25-01668	10/20/25	A#655938805000188 10/10-11/9	Open	228.72	0.00		
VERIZ055	VERIZON - DPW - INTERNET	25-01667	10/20/25	A#158015068000148 10/7-11/6	Open	69.00	0.00		
VERIZ010	VERIZON WIRELESS	25-01699	10/23/25	98249867300001 9/11-10/10	Open	420.19	0.00		
VERIZ025	VERIZON WIRELESS (FIRE)	25-01683	10/22/25	Verizon Cell Sep 11-Oct 10	Open	228.30	0.00		
TIMME005	W.E. TIMMERMAN CO. INC	25-01366	09/03/25	wire harness	Open	297.13	0.00		
WEINE005	WEINER LAW GROUP	25-01672	10/22/25	SPECIAL COUNSEL AH	Open	3,412.50	0.00		
		25-01676	10/22/25	PROF SVCS 232 COUNTY LLC	Open	97.50	0.00		
						<u>3,510.00</u>			

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Total Purchase Orders: 75 Total P.O. Line Items: 0 Total List Amount: 458,713.68 Total Void Amount: 0.00

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Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	5-01	339,854.33	0.00	56,088.10	395,942.43
	5-06	0.00	0.00	31,000.00	31,000.00
	5-12	0.00	0.00	5,857.50	5,857.50
Year Total:		<u>339,854.33</u>	<u>0.00</u>	<u>92,945.60</u>	<u>432,799.93</u>
	C-04	20,816.25	0.00	0.00	20,816.25
	T-13	5,097.50	0.00	0.00	5,097.50
Total of All Funds:		<u>365,768.08</u>	<u>0.00</u>	<u>92,945.60</u>	<u>458,713.68</u>

**Resolution of the Demarest Governing Body**

**Resolution No 196-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Jiang</b>						
<b>Fox</b>						
<b>Marks</b>						
<b>Slowikowski</b>						
<b>Reiss</b>						
<b>Collins</b>						

**TITLE: RESOLUTION OF THE BOROUGH OF DEMAREST AUTHORIZING THE AWARD OF A LEASE OF BOROUGH OWNED PROPERTY COMMONLY KNOWN AS THE DEMAREST TRAIN STATION AND IDENTIFIED ON THE TAX MAP OF THE BOROUGH OF DEMAREST AS LOT 17.04, BLOCK 1.**

=====

**WHEREAS**, the Borough of Demarest previously authorized the Borough Administrator to advertise and solicit bids for the lease of Borough owned property commonly known as the Train Station Depot and identified on the Tax Map of the Borough of Demarest as Lot 17.04, Block 1 (the "Property"); and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-1 et. seq., and N.J.S.A. 40A:12-1 et. seq. the Borough advertised and solicited bids for the lease of the Property; and

**WHEREAS**, in accordance with the aforementioned advertisement and solicitation of bids, David Sasson was the only responsive bid received; and

**WHEREAS**, the Borough has determined that the bid submitted by David Sasson met the specifications of the bid and David Sasson was determined to be a responsible bidder; and

**WHEREAS**, in accordance with the aforesaid bid, David Sasson proposed leasing the Property as a modern American brasserie serving lunch and dinner for a term of five (5) years (the “Initial Term”), an initial annual base rent of Ninety-Six Thousand (\$96,000.00) Dollars, followed by annual increases of Three-percent (3%) during the Initial Term; and

**WHEREAS**, the bid specs permitted the bidder to assign the award and Lease to a corporate entity formed for the purpose of Leasing the property; and

**WHEREAS**, David Sasson intends to create a single-purpose limited liability company who will be assigned the award and lease.

**NOW THEREFORE, BE IT RESOLVED**, that the Borough hereby awards the Lease of Borough owned property commonly known as the Train Station Depot and identified on the Tax Map of the Borough of Demarest as Lot 17.04, Block 1 to David Sasson and/or a single purpose limited liability company created by David Sasson; and

**WHEREAS**, the Borough Attorney is hereby directed to finalize the Lease in accordance with the award as stated herein.

**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 October 27, 2025.

\_\_\_\_\_  
Julie Falkenstern, RMC

**Resolution of the Demarest Governing Body  
Resolution No. 197-25**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: RESOLUTION APPOINTING EB EMPLOYEE SOLUTIONS, LLC, d/b/a "THE DIFFERENCE CARD" TO PROVIDE HRA SERVICES FOR THE BOROUGH OF DEMAREST**

**WHEREAS**, the Township provides health insurance benefits to its employees; and

**WHEREAS** the Township wishes to offer its employees the voluntary opportunity to enroll in NJ Direct High-Deductible High Plan with a Difference Card, with a fully funded Health Reimbursement Account, in the amount \$22,800 for each employee regardless of level of coverage (single, member/spouse, parent/child and family) to be effective January 1, 2026.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Borough of Demarest that EB Employee Solutions, LLC, d/b/a The Difference Card (hereinafter the VENDOR), with a business address of 777 West Putnam Ave, Suite 101, Greenwich, Connecticut 06380 is hereby appointed to provide HRA Services for the period January 1, 2026 through December 31, 2026.

**BE IT FURTHER RESOLVED** that the Mayor or Designee is hereby authorized to execute contracts between the Borough and the Vendor in accordance with the terms of this Resolution and subject to review and approval of the Borough Attorney; and

**BE IT FURTHER RESOLVED** that the Vendor shall execute said contract and supply any surety bond along with errors and omissions coverage in an amount established by the Borough Risk Manager.

**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 October 27, 2025.

\_\_\_\_\_  
Julie Falkenstern, RMC

**Resolution of the Demarest Governing Body  
Resolution No. 2025-011**

**October 27, 2025**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Slowikowski</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Jiang</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: TO AUTHORIZE THE CONVENING OF A CLOSED SESSION**

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**WHEREAS**, N.J.S.A. 10:4-12 provides for a Public Body to go into a Closed Session during a Public Meeting; and

**WHEREAS**, the Governing Body of the Borough of Demarest has deemed it necessary to go into closed session to discuss matters which are exempted from the public.

**NOW THEREFORE, BE IT RESOLVED**, by the Borough of Demarest that the Governing Body shall go into closed session on October 27, 2025 for the following reasons as outlined in N.J.S.A. 10:4-12:

1. Affordable Housing Legal Update
2. Potential Litigation

**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 October 27, 2025.

\_\_\_\_\_  
Julie Falkenstern, RMC