

**MAYOR AND COUNCIL  
BOROUGH OF DEMAREST  
REGULAR MEETING MINUTES  
November 24, 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**

**Roll Call:**

Present: Mayor Bernstein, Councilmember Collins, Councilmember Jiang, Councilmember Marks, Councilmember Reiss

Absent: Council President Slowikowski, Councilmember Fox

Also Present: Julie Falkenstern, Borough Administrator  
Deena Rosendahl, Borough Attorney  
Frank Visaggio, Acting Police Chief  
Jason Gangi, DPW Director  
John McLoughlin, Fire Chief

**Ordinance (Introduction):** *(none)*

**Ordinance Public Hearing (Adoption):** *(none)*

**Consent Agenda**

Mayor Bernstein asked if any member would like to have any resolution removed from the consent agenda and voted on separately. *(none)*

Mayor Bernstein asked if any member would like to abstain from voting on any resolution on the consent agenda. *(none)*

**Consent Agenda:**

Resolution No. 206-25	Approving Payment to D&L - Unimproved Roads Project
Resolution No. 207-25	Approving Payment Wogisch - Landscaping Wakelee Field Drainage Project
Resolution No. 208-25	Approving Capital Expense Tree Mitigation
Resolution No. 209-25	Return of Escrow
Resolution No. 210-25	Payment of Bills

A motion was made by Councilmember Reiss and seconded by Councilmember Collins to approve the consent agenda.

**Roll Call:**

**Ayes:** Councilmember Collins, Councilmember Jiang, Councilmember Marks, Councilmember Reiss  
**Nays:** None  
**Absent:** Council President Slowikowski, Councilmember Fox

**Mayor's Appointment to the Recreation Commission**

Mayor Bernstein announced the appointment of Dawn Marie Stone to the Recreation Commission to fill a vacant term ending 12/31/25

**Mayor's Report**

Mayor Bernstein wished all assembled a Happy Thanksgiving. He noted that he had made a statement related to the Affordable Housing challenge from 2323 County Rd. and that statement was emailed to anyone signed up for email updates and is posted on the website. He then congratulated resident, Dr. Chris Shaari on completing ***The Great World Race***. The race required participants to complete 7 marathons in 7 days across 7 different continents, starting in Antarctica and finishing in Miami.

**Council Committee Reports**

Finance & Personnel (Slowikowski) Absent

Ordinance (Fox) Absent

DPW & Recreation (Marks)

Councilmember marks announced that the Annual Christmas Tree Lighting is scheduled for 12/3/25 at 6:30pm and the Menorah Lighting is 12/14/25 at 7 pm. He thanked the Recreation Commission for helping plan these events and stated that the Recreation Commission was looking for additional volunteers.

Economic Development (Jiang)

Councilmember Jiang stated that the Redevelopment Committee had several proposals for the Bank Building and would be reviewing them and making recommendations to the Council soon.

Police and OEM (Reiss)

Councilmember Reiss read a letter from a resident commending a recent interaction with Officers Nolasco and Anavim. He thanked them for their exemplary service. He noted that the department is participating in many other training opportunities to improve service including Acting Chief Visaggio and Captain Talty's attendance at FBI leadership training.

Fire and EMS (Collins)

Councilmember Collins detailed the EMS monthly report noting their excellent response times.

**Reports of Borough Officials**

**Borough Administrator**

Ms. Falkenstern explained the changes in garbage pickup for 2026 and noted that the new contract was a win for taxpayers. She reported that the end of year newsletter would be going out to residents by the end of December. She announced that the Annual Reorganization meeting is scheduled for 3:00 pm on January 5.

**Borough Attorney**

No report

**Borough Treasurer**

Absent

**Ambulance**

Absent

**Police Chief**

Acting Chief Visaggio thanked the DPW, Fire Department and EMS for their support and detailed the Police Department’s activity over the past month.

**Fire Chief**

Chief McLoughlin detailed the department’s activities and training over the past month.

**DPW Director**

Mr. Gangi reported that leaf pickup was going well despite the department being hindered by some equipment that is down. He reported that the Holiday decorations are in place and ready for the upcoming events. He stated that leaf pickup would continue through 12/12 and then branch pickup would resume, weather permitting.

**Approval of Minutes:**

**November 10, 2025 Work Session Meeting Minutes**

A motion was made by Councilmember Collins and seconded by Councilmember Reiss to approve the minutes.

**Roll Call:**

- Ayes:** Councilmember Collins, Councilmember Jiang, Councilmember Marks, Councilmember Reiss
- Nays:** None
- Absent:** Council President Slowikowski, Councilmember Fox

**November 10, 2025 Closed Session Minutes**

A motion was made by Councilmember Jiang and seconded by Councilmember Marks to approve the minutes.

**Roll Call:**

**Ayes:** Councilmember Collins, Councilmember Jiang, Councilmember Marks, Councilmember Reiss  
**Nays:** None  
**Absent:** Council President Slowikowski, Councilmember Fox

**Meeting Open to the Public**

A motion was made by Councilmember Collins and seconded by Councilmember Reiss to open the meeting to the public. The motion was approved by all present on a voice vote.

Jeanne Nonnenmacher

Ms. Nonnenmacher asked if there was any other avenue for a challenge to our housing plan by an owner of a large property. Ms. Rosendahl explained that the question was answered by the Affordable Housing Planner to her at the last meeting. Ms. Falkenstern reiterated what Ms. Green answered at the last meeting that the challenge window was closed and throughout the next ten years there a few avenues for residents to legally propose affordable housing but it would not be a challenge to the housing plan.

Ray Cywinski

Mr. Cywinski asked about the bid process for the train station. Ms. Rosendahl answered that a bid was put out as per the law earlier this year and a public bid opening was held. The Borough awarded to the highest responsible bidder. He asked if the same process would apply to the bank building. Ms. Rosendahl explained that the bank building was in the redevelopment zone and therefore does not require the same bidding process. The Council has solicited proposals and will review and recommend the proposal that is in the best interest of the Borough. He then asked about the environmental constraints of 232 County Rd. and suggested that the Borough look into using a conservation easement and open space funds to block the development.

Mr. Cywinski then asked if the Borough was planning to allow an entrance to the Baptist Church through St. Joseph's parking lot and was the Borough planning large development.

Mayor Bernstein responded that while we would listen to any proposal there are not plans for such development.

Linda Cetta

Ms. Cetta asked if the train station restaurant was allowed to have a kitchen and how they would obtain a liquor license. Ms. Rosendahl again explained that the lessee would have to follow all construction, zoning and historic laws and would propose their operation. She explained again the process of the concessionaire's license that is available to Municipally owned properties.

Mina Kim

Ms. Kim asked if 232 County Rd. could be subdivided to allow single family homes rather than multi family housing. It was explained to Ms. Kim that the NJDEP will not allow more than one developable lot so a subdivision is not allowed. Additionally, any development needs to be in the already disturbed portion of the property due to environmental constraints.

Jeanne Nonnenmacher

Ms. Nonnenmacher asked about provisions for garbage and outdoor seating at the train station. Ms. Rosendahl and Mayor Bernstein both explained that the Borough would work with the lease

to ensure that outdoor seating and garbage was dealt with appropriately for the space and that the lease terms are still being negotiated.

Ray Cywinski

Mr. Cywinski asked if any of the upcoming affordable housing hearings are open to the public.

Mayor Bernstein and Ms. Falkenstern answered that they do not believe that it is but if so they will provide the information to the public.

There being no other members of the public wishing to speak, Councilmember Jiang made a motion to close the meeting to the public. The motion was seconded by Councilmember Marks and approved by all of a voice vote.

There being no other business before the Council, Councilmember Collins made a motion to adjourn. The motion was seconded by Councilmember Marks and approved by all on a voice vote.

The meeting was therefore adjourned at 8:31 pm.

Respectfully submitted,

*Julie Falkenstern, RMC*  
Borough Clerk