

Resolution of the Demarest Governing Body

Resolution No. 069-25

March 24, 2025

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

TITLE: RESOLUTION 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

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

<u>Applicant</u>	<u>Address</u>	<u>Account</u>	<u>Amount</u>
36 Forest, LLC	36 Forest Rd	13-8000-00-8223-26	\$829.50
		13-7000-00-7223-09	\$33,840.00

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

Approved:



Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on March 24, 2025



Julie Falkenstern, Acting Borough Clerk

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

The Borough of Demarest

Bergen County, N.J.

#

Date 3/6/25

To 36 Forest LLC
 Address C/O Doron Rice
57 Cedar Ct.
Closter, NJ 07624

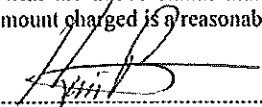
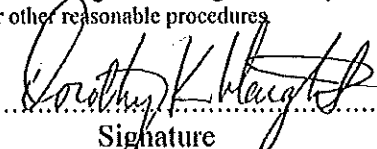
Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Return of escrow 36 Forest Road		
	Engineering escrow # 13-8000-00-8223-26	\$829	50
	Performance Escrow # 13-7000-00-7223-09	\$33,840	00
	TOTAL	\$34,669	50

<p style="text-align: center;">CLAIMANT'S CERTIFICATION & DECLARATION</p> <p>I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.</p> <p>Date <u>3/12/25</u></p> <p style="text-align: center;">  Signature <u>Construction Official</u> Official Position </p>	<p style="text-align: center;">OFFICER'S OR EMPLOYEE'S SIGNATURE</p> <p>I, having knowledge of the facts, certify that the materials and supplies have been received or the service rendered; said certification being based on signed delivery slips or other reasonable procedures.</p> <p style="text-align: center;">  Signature Technical Assistant Title </p>
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<p>APPROPRIATION OR ACCOUNT CHARGED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">13-8000-00-8223-26</td> </tr> <tr> <td style="text-align: center;">13-7000-00-7223-09</td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </table>	13-8000-00-8223-26	13-7000-00-7223-09			<p style="text-align: center;">The above claim is approved as correct.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p style="text-align: center;">For the Finance Comm.</p>	<p style="text-align: center;">PAYMENT AUTHORIZED</p> <p>The above claim was ordered paid at the meeting of the BOROUGH COUNCIL held</p> <p style="text-align: right;">..... 20.....</p> <p style="text-align: right;">..... Clerk</p> <p style="text-align: center;">PAYMENT RECORD</p> <p>Date</p> <p>Check No.</p>
13-8000-00-8223-26						
13-7000-00-7223-09						



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

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

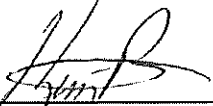
MEMO TO: Chief Financial Officer
FROM: Kevin Burnette
DATE: 3/6/25
REFERENCE: 36 Forest Rd Permit # 23-211 DEP0192
Block: 83.05 Lot: 1
Escrow Account Name 36 Forest LLC

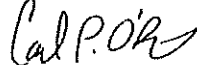
A Certificate of Occupancy was issued for the above-mentioned property.

The services of the Borough Engineer are no longer required for this project.

Therefore, this is your authorization to release the monies in the escrow account.

Thank you.

Signed: 
Kevin Burnette
Construction Official

Attest: 
Carl O'Brien, PE
Borough Engineer



Demarest Borough
118 Serpentine Road
Demarest, NJ 07627

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued 3/5/2025

Control Number C-23-00275

Permit Number 20230211

Permit Issue Date 10/31/2023

Certificate Number _____

Identification

Block: 83.05 Lot: 1 Qual: _____

Work Site Location: 36 FOREST RD. DEMAREST, NJ 07627

Owner in Fee: 36 FOREST RD LLC

Owner Address: 3 Canterbury Ct. Alpine NJ 07620

Telephone: (646) 509-9029

Contractor: 36 FOREST LLC

Address: 3 CANTERBURY CT. ALPINE NJ 07620

Telephone: (646) 509-9029 Fax: _____

License Number or Builders Registration Number: _____

Federal Emp. Number: _____

Certificate of Occupancy

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

Certificate of Approval

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

Certificate of Continued Occupancy

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

Temporary Certificate of Compliance

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

Construction Official

U.C.C. F260 (rev. 08/05)

Fee: \$150.00

Check Number: 2523

Collected By: Dot Haight

Date Printed: 3/5/2025

Page 1

Home Warranty Number: NU149601 2-10 Home Buyers Warranty

Type of Warranty Plan: State Private

Construction Classification: _____ Use Group: R-5

Maximum Occupancy Load: _____ Maximum Live Load: _____

Description of Work/Use: _____

NEW SINGLE FAMILY DWELLING/2000 IRC

Certificate Comments:

20230211+A - New

CENTRAL A/C UNIT UPDATE HVAC

20230211+B - Alteration

Update fireplaces and fuel fired appliances.

20230211+C - Alteration

TEMPORARY ELECTRIC SERVICE

Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJACS:17 to the following extent.

Total removal of lead-based paint hazards in scope of work

Partial or limited time period (_____ years); see file

Certificate of Clearance - Asbestos Abatement

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

Total removal of asbestos hazards in scope of work

Partial or limited time period (_____ years); see file

Certificate of Compliance

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

Temporary Certificate of Occupancy

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

**DEVELOPERS ESCROW
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS 36 Forest Rd.

ACCT #/TYPE/AMOUNT 13-7000-00-7223-09 33,840
13-8000-00-8223-26

NAME ON THE ACCOUNT 36 Forest LLC

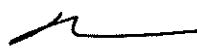
MAILING ADDRESS Doron Rice, 57 Cedar Ct. Closter NJ 07624

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

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

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

Signature: _____



Date of the request: _____

DR

MAR 05 2025

3/6/25 to eng

**BOROUGH OF DEMAREST
STATE OF NEW JERSEY
ORDINANCE NO. 1155-25
AN ORDINANCE ESTABLISHING A
A JOINT PLANNING BOARD AND AMENDING
CHAPTER 27 ENTITLED "LAND USE PROCEDURES" OF
THE REVISED GENERAL ORDINANCES OF DEMAREST,
COUNTY OF BERGEN
AND STATE OF NEW JERSEY**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Demarest, County of Bergen, State of New Jersey, that Chapter 27 entitled "Land Use Procedures" of the Demarest Borough Code, is hereby amended so as to consolidate all of the powers, duties, authority and jurisdiction of the Zoning Joint Planning Board of the Borough of Demarest with those of the Planning Board of the Borough of Demarest and granting the same to the latter pursuant to and in accordance with N.J.S.A. 40:55D-25 in order that it act as the sole municipal Joint Planning Board of the Borough and further amending and supplementing related provisions of the code to effectuate the said transition and that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged:

WHEREAS, N.J.S.A. 40:55D-25(c) authorizes municipalities having a population of 15,000 or less to establish by Ordinance, a single nine-member Planning Board to exercise all the powers of the Planning Board and Zoning Joint Planning Board; and

WHEREAS, the Mayor and Council, upon review and recommendation of the Ordinance Committee of the Governing Body, find that the Borough of Demarest has a population of less than 15,000 and that the adoption of an Ordinance establishing a Joint Planning Board is in the best interest of the Borough; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Demarest in the County of Bergen and State of New Jersey that nothing in this chapter shall be construed to affect the term of any of the present Planning Board members, all of whom shall continue in office until completion of the term for which they were appointed.

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the Mayor and Council of the Borough of Demarest in the County of Bergen and State of New Jersey that Chapter 27 is hereby repealed and replaced in its entirety as follows: