

**MAYOR AND COUNCIL  
BOROUGH OF DEMAREST  
WORK SESSION AGENDA**

**April 13, 2026**

**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 was published as required by law and is posted at Borough Hall, on the Borough website and filed in the office of the Borough Clerk.

**Pledge of Allegiance**

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

**Roll Call:**

Present:

Absent:

Also Present:

**ORDINANCE (INTRODUCTION):** *(none)*

**ORDINANCE PUBLIC HEARING (ADOPTION):** *(none)*

**OPEN SPACE PUBLIC HEARING:**

Mayor Bernstein asks the Borough Engineer to give a description of the Open Space Application

Mayor Bernstein asks if anyone if the public has any questions or comments in regard to the Open Space Application

**Speaker(s):**

**Resolution No. 084-26 Open Space Trust Fund Endorsement**

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

**Roll Call:**

**Resolution 085-26 Introduction of the 2026 Municipal Budget**

*BE IT RESOLVED, that the following statement of revenues and appropriations attached hereto constitutes the local Budget of the Borough of Demarest, Bergen County, New Jersey for the year 2026; and;*

*BE IT FURTHER RESOLVED, that the said Budget be published as required by law at <https://demarestnj.gov/government/forms/clerk/public-notice>, on April 14, 2026 and that a hearing on the Budget will be held at the Borough Hall during the Public Meeting on May11 at 7:30 PM, or as soon thereafter, as the matter may be heard*

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

**Roll Call:**

**Work Session Discussion Items:**

Engineering Report

**Consent Agenda**

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

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

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

**Consent Agenda:**

- Resolution No. 086-26      Approving Hire of Laborer -DPW
- Resolution No. 087-26      Approving Payment #1 – Compost Site Project
- Resolution No. 088-26      Approving Payment #1 – Gazebo Project
- Resolution No. 089-26      Approving QPA & Authorizing Bid Threshold
- Resolution No. 090-26      Authorizing Refund of Permit Fees – 29 John St.
- Resolution No. 091-26      Soil Moving Permit – 17 Van Horn St.
- Resolution No. 092-26      Payment of Bills

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

**Roll Call:**

**Approval of Minutes**

**Meeting Open to the Public**

**Closed Session Resolution (*if necessary*)**

**Adjournment**

**Resolution of the Demarest Governing Body**

**Resolution No. 084-26**

**April 13, 2026**

<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>Carmeli</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: MUNICIPAL ENDORSEMENT OF 2026 BERGEN COUNTY OPEN SPACE APPLICATION**

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**WHEREAS**, the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund (“County Trust Fund”), provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and,

**WHEREAS**, the Borough of Demarest desires to further the public interest by obtaining a matching grant of \$132,228.78 from the County Trust Fund to fund the Tennis Court Improvements including the installation of asphalt, tack coat, striping and court resurfacing, tennis netting system and chain link fence; and,

**WHEREAS**, the Mayor and Council of the Borough of Demarest has reviewed the County Trust Fund Program Statement and the Trust Fund Municipal Program Park Improvement application and instructions, and desires to make an application for such a matching grant and provide application information and furnish such documents as may be required; and,

**WHEREAS**, as part of the application process, the Mayor and Council of the Borough of Demarest held the required Public Hearing to receive public comments on the proposed park improvements in the application on April 13, 2026; and,

**WHEREAS**, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and,

**WHEREAS**, the applicant is willing to use the County Trust Fund in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above named project and ensure its completion on or about the project contract expiration date.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Demarest:

1. That it is hereby authorized to submit the above completed project application to the County by the deadline as established by the County; and,
2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the Mayor and Council has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and,
3. That the Mayor and Council is committed to providing a dollar for dollar cash match for the project; and,
4. That only those park improvements identified and approved in the project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement.
5. That the Mayor and Council agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,
6. That this resolution shall take effect immediately.

APPROVED:

\_\_\_\_\_  
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 April 13, 2026.

\_\_\_\_\_  
Julie Falkenstern, RMC  
Borough Clerk



**ENGINEER'S ESTIMATE**  
**2026 BERGEN COUNTY OPEN SPACE GRANT APPLICATION**  
**WAKELEE DRIVE TENNIS COURTS IMPROVEMENTS**  
**BOROUGH OF DEMAREST, BERGEN COUNTY, NJ**

ITEM NO	ITEM DESCRIPTION	APPROX.		UNIT PRICE	TOTAL
		UNIT	QTY		
1	MOBILIZATION/CLEARING SITE	LS	1	\$ 25,000.00	\$ 25,000.00
2	EXCAVATION UNCLASSIFIED	CY	489	\$ 50.00	\$ 24,444.44
3	DENSE-GRADED AGGREGATE BASE COURSE, 6" THICK	SY	1,467	\$ 15.00	\$ 22,000.00
4	BLACK VINYL CHAIN LINK FENCE, 8' HIGH	LF	460	\$ 100.00	\$ 46,000.00
5	SINGLE GATE, 4' WIDE, BLACK ALUMINUM	UNIT	2	\$ 2,500.00	\$ 5,000.00
6	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK	TON	204	\$ 135.00	\$ 27,500.00
7	HOT MIX ASPHALT 19M64 BASE COURSE, 4" THICK	TON	244	\$ 135.00	\$ 33,000.00
8	TACK COAT	GAL	35	\$ 10.00	\$ 352.00
9	TENNIS COURT STRIPING	LS	1	\$ 5,000.00	\$ 5,000.00
10	TENNIS COURT RESURFACING (ACRYLIC)	SY	1,467	\$ 25.00	\$ 36,666.67
11	TENNIS COURT NETTING SYSTEM	LS	1	\$ 5,000.00	\$ 5,000.00

NOTE: THIS ESTIMATE IS FOR GRANT PURPOSES ONLY.

SUBTOTAL CONSTRUCTION ITEMS: \$ 229,963.11  
 PROFESSIONAL SERVICES (13%): \$ 29,895.20  
 INCIDENTAL COSTS (2%): \$ 4,599.26  
**TOTAL CONSTRUCTION COST: \$ 264,457.58**

  
 Nicholas Chelius, P.E.  
 N.J.P.E. LICENSE NUMBER GE57014

**BERGEN COUNTY TRUST FUND  
MUNICIPAL PROGRAM FOR PARK IMPROVEMENTS**  
Bergen County Open Space, Recreation, Floodplain Protection,  
Farmland & Historic Preservation Trust Fund

**2026 FUNDING ROUND  
DECLARATION of INTENT to APPLY**

All prospective applicants to the Trust Fund Municipal Program for Park Improvements must complete this **Declaration of Intent to Apply** for its proposed municipal park improvement project for 2026 grant funding. **Please complete and return the Declaration of Intent no later than FRIDAY, MARCH 27<sup>th</sup>, 2026.**

Return by email to Nancy Witkowski, Open Space Trust Fund, County of Bergen, Department of Parks at: [nwitkowski@co.bergen.nj.us](mailto:nwitkowski@co.bergen.nj.us). Any questions you may have, you can contact Ms. Witkowski at (201) 336-7255.

**Applicant**

Name of municipality/nonprofit organization: Borough of Demarest

E-Mail: boroadmin@demarestnj.gov Telephone: 201-805-8232

Name of Municipal Park Site: Wakelee Field

Tax Block/Lots and Street Address: Wakelee Drive, Demarest, NJ 07627; B: 75 L: 4

**Briefly describe the proposed outdoor park and recreation improvements to be funded with this grant request. Specifically state the park features to be developed or improved:**

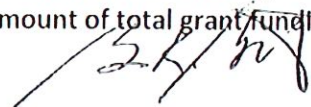
The Borough of Demarest is requesting funds for tennis courts improvements. This will include laying asphalt, tack coat, striping, and court resurfacing, tennis netting system, and installing chain link fencing.

**Estimated Total Project Cost and Request:**

Provide **ESTIMATED** source(s) and amount(s) of matching funds, **ESTIMATED** Bergen County Municipal Park Improvement grant request, and total project cost.

MATCHING FUND SOURCE	AMOUNT
A. Demarest Municipal Budget	\$ 132228.79
B.	\$
<b>AMOUNT OF REQUESTED BERGEN COUNTY MUNICIPAL PARK IMPROVEMENT GRANT</b>	<b>\$ 132228.79</b>
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 264457.58</b>

**Note:** The Trust Fund grant request cannot exceed the total amount of available funding for the Trust Fund Municipal Subregion in which your municipality is located. Please refer to the document located on the Trust Fund's website entitled, "Trust Fund Municipal Program Subregion Funding Allocations" to identify the amount of total grant funding available for your Municipal Subregion.

  
\_\_\_\_\_  
Mayor's Signature (required)

3/26/26  
\_\_\_\_\_  
Date

**DECLARATION OF INTENT DEADLINE IS: FRIDAY, MARCH 27<sup>th</sup>, 2026**

**Resolution of the Demarest Governing Body**

**Resolution No. 085-26**

**April 13, 2026**

<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>Carmeli</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: INTRODUCTION OF THE 2026 BUDGET**

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**BE IT RESOLVED**, that the following statement of revenues and appropriations attached hereto constitutes the local Budget of the Borough of Demarest, Bergen County, New Jersey for the year 2026; and;

**BE IT FURTHER RESOLVED**, that the said Budget be published as required by law at <https://demarestnj.gov/government/forms/clerk/public-notice>, on April 14, 2026 and that a hearing on the Budget will be held at the Borough Hall during the Public Meeting on May 11 at 7:30 PM, or as soon thereafter, as the matter may be heard

**APPROVED:**

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

**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 April 13, 2026

\_\_\_\_\_  
Julie Falkenstern, RMC  
Borough Clerk

**Resolution of the Demarest Governing Body**

**Resolution No. 086-26**

**April 13, 2026**

<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>Carmeli</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: A RESOLUTION OF THE BOROUGH OF DEMAREST HIRING  
BRANDON HAW FOR THE POSITION OF DEPARTMENT OF PUBLIC  
WORKS LABORER 2**

=====

**WHEREAS**, there exists a vacancy of a Laborer in the Borough of Demarest Department of Public Works; and

**WHEREAS**, the Borough Council is the Governing Body of the Borough of Demarest, and is responsible for the regulation of the Borough's Department of Public Works and its employees; and

**WHEREAS**, Brandon Haw has been recommended for employment by Public Works Manager Jason Gangi, and possesses the qualifications to be hired as a Laborer 2;

**NOW THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Demarest that Brandon Haw, residing at 99 Lexington Ave., Dumont, NJ, is hereby hired for the position of Department of Public Works Laborer Grade 2 effective April 15, 2026, at a salary of \$58,450.89, with all other terms of employment to be governed by the Collective Bargaining Agreement Between the Borough of Demarest and Teamsters Union Local 125 effective January 1, 2025.

APPROVED:

\_\_\_\_\_  
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 April 13, 2026.

\_\_\_\_\_  
Julie Falkenstern, RMC  
Borough Clerk

**Resolution of the Demarest Governing Body  
Resolution No. 087-26  
April 13, 2026**

<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>Carmeli</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: APPROVING PAYMENT #1 FOR GREEN VALLEY GROUP – COMPOST SITE**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Demarest, Bergen County, New Jersey that the contract for the Demarest Compost Facility project is currently under construction by Green Valley Group, Inc. in accordance with the Plans and Specifications, as directed by the Borough Engineer. The said construction is hereby accepted for Payment No. 1 in the amount of Fifty Two Thousand Eight Hundred and Two Dollars and Forty Cents (\$52,802.40) is hereby approved.

APPROVED:

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

**CERTIFICATION OF CFO**

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

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

**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 April 13, 2026.

\_\_\_\_\_  
Julie Falkenstern, RMC  
Borough Clerk

## Memorandum

To: Julie Falkenstern, Borough Administrator  
From: Nick Chelius, P.E.  
Date: April 3, 2026  
Subject: Demarest Compost Facility  
Borough of Demarest, NJ  
Progress Payment #1  
Project No.: DEB041

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Green Valley Group Inc, the Contractor for the above-referenced project, has requested payment on Invoice #1 in the amount of **\$52,802.40**. 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 4/3/26, consisting of one (1) page and prepared by Colliers Engineering.
- Invoice from Green Valley Group, Inc. dated 4/3/26.
- 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	\$1,163,728.00
Total Completed to Date	\$ 53,880.00
Less Retainage (2%)	\$ (1,077.60)
<u>Less Previous Payment</u>	<u>\$ 0.00</u>
Amount due Progress Payment No. 1	<b>\$ 52,802.40</b>

I hereby recommend the Mayor and Council approve Progress Payment No. 1 in the amount of **\$52,802.40** to Green Valley Group, Inc.

NC/mt

### Attachments

cc: Mayor & Council (via Borough Clerk)  
Andrea Johe, CFO ([cfo@demarestnj.gov](mailto:cfo@demarestnj.gov))  
Bogar Rivera, Green Valley Group ([bogar@gvalleyinc.com](mailto:bogar@gvalleyinc.com))

R:\Projects\A-D\DEB\DEB041\Project Information\Bidding and Construction\Contractor Payments\Payment #1\260403\_Demarest Compost Facility\_Progress Payment 1\_DEB041.docx



## Demarest Compost Facility

Demarest, New Jersey  
Payment Application #1



Period: 4/3/2026

Item	Description	Unit	Contract Qty	Adj. +or -	Quantity			Unit Price	Estimate Amount	Amount To Date	Contract Amount	Contract Balance
					Prev.	Est.	To Date					
1	SOIL EROSION AND SEDIMENT CONTROL	LS	1.00					8,900.00	\$6,230.00	\$6,230.00	\$8,900.00	\$2,670.00
2	FUEL PRICE ADJUSTMENT	DOLLAR	2,000.00		0.00	0.70	0.70	1.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
3	CLEARING SITE	LS	1.00		0.00	0.25	0.25	187,600.00	\$46,900.00	\$46,900.00	\$187,600.00	\$140,700.00
4	EXCAVATION, BORROW EXCAVATION AND GRADING UNCLASSIFIED	LS	1.00		0.00		0.00	447,500.00	\$0.00	\$0.00	\$447,500.00	\$447,500.00
5	EXCAVATION AND DISPOSAL OF IMPACTED NON-HAZARDOUS SOIL MATERIAL	TON	13,860.00		0.00		0.00	17.00	\$0.00	\$0.00	\$235,620.00	\$235,620.00
6	NJDOT COARSE AGGREGATE #2, 6" THICK	SY	458.00		0.00		0.00	18.00	\$0.00	\$0.00	\$8,244.00	\$8,244.00
7	POST AND RAIL FENCE	LF	1,358.00		0.00		0.00	35.00	\$0.00	\$0.00	\$47,530.00	\$47,530.00
8	POST AND RAIL GATE, 10' WIDE	UNIT	1.00		0.00		0.00	5,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
9	TREE REMOVAL, OVER 6" TO 12" DIAMETER	UNIT	36.00		0.00	15.00	15.00	50.00	\$750.00	\$750.00	\$1,800.00	\$1,050.00
10	TREE REMOVAL, OVER 12" TO 18" DIAMETER	UNIT	21.00		0.00		0.00	80.00	\$0.00	\$0.00	\$1,680.00	\$1,680.00
11	TREE REMOVAL, OVER 18" TO 24" DIAMETER	UNIT	9.00		0.00		0.00	120.00	\$0.00	\$0.00	\$1,080.00	\$1,080.00
12	TREE REMOVAL, OVER 24" TO 30" DIAMETER	UNIT	8.00		0.00		0.00	150.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00
13	TREE REMOVAL, OVER 30" TO 36" DIAMETER	UNIT	5.00		0.00		0.00	180.00	\$0.00	\$0.00	\$900.00	\$900.00
14	TREE REMOVAL, OVER 36" DIAMETER	UNIT	5.00		0.00	0.00	0.00	200.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
15	TOPSOIL SPREADING, 6" THICK	SY	7,532.00		0.00		0.00	9.00	\$0.00	\$0.00	\$67,788.00	\$67,788.00
16	BORROW TOPSOIL	CY	1,256.00		0.00		0.00	8.00	\$0.00	\$0.00	\$10,048.00	\$10,048.00
17	SHREDDED HARDWOOD BARK MULCH, 4" THICK	SY	5,393.00		0.00		0.00	6.00	\$0.00	\$0.00	\$32,358.00	\$32,358.00
18	RED MAPLE TREE	UNIT	38.00		0.00		0.00	300.00	\$0.00	\$0.00	\$11,400.00	\$11,400.00
19	SWEETGUM TREE	UNIT	39.00		0.00		0.00	300.00	\$0.00	\$0.00	\$11,700.00	\$11,700.00
20	AMERICAN SYCAMORE TREE	UNIT	32.00		0.00		0.00	320.00	\$0.00	\$0.00	\$10,240.00	\$10,240.00
21	SWAMP WHITE OAK TREE	UNIT	42.00		0.00		0.00	320.00	\$0.00	\$0.00	\$13,440.00	\$13,440.00
22	AMERICAN HOLLY TREE	UNIT	33.00		0.00	0.00	0.00	350.00	\$0.00	\$0.00	\$11,550.00	\$11,550.00
23	WHITE PINE TREE	UNIT	30.00		0.00		0.00	350.00	\$0.00	\$0.00	\$10,500.00	\$10,500.00
24	SERVICE BERRY TREE	UNIT	57.00		0.00		0.00	330.00	\$0.00	\$0.00	\$18,810.00	\$18,810.00
25	RIVERBIRCH TREE	UNIT	48.00		0.00		0.00	330.00	\$0.00	\$0.00	\$15,840.00	\$15,840.00

26				0.00		0.00		\$0.00	\$0.00	\$0.00	\$0.00
Extra											

**\$53,880.00    \$1,163,728.00    \$1,109,848.00**

Summary

Original Contract	\$1,163,728.00	Total Amount	\$53,880.00
Summary of Items 1 through 30		Less 2% Retained	\$1,077.60
Net Reduction		Total Net Amount To Date	\$52,802.40
Total Change Orders	\$0.00	Less Previously Paid	\$0.00
Adjusted Contract to Date	\$1,163,728.00		
Percent Complete	4.63%	Amount Due This Payment	<b>\$52,802.40</b>

\_\_\_\_\_  
Allen Espinal- Project Manager





**Resolution of the Demarest Governing Body**

**Resolution No. 088-26**

**April 13, 2026**

<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>Carmeli</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: APPROVING PAYMENT #1 FOR BALITANO CONTRACTOR – GAZEBO REFURBISHMENT**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Demarest, Bergen County, New Jersey that the contract for the Nancy Woods Memorial Peace Site Gazebo Improvements project is currently under construction by Balitano Contracting Company, Incorporated, 298 Forest Road, Fort Lee, New Jersey 07024 in accordance with the Plans and Specifications, as directed by the Borough Special Projects Engineer. The said construction is hereby accepted for Payment No. 1 in the amount of One Hundred Sixteen Thousand, Six Hundred Twenty Dollars and Zero Cents (\$116,620.00) is hereby approved.

APPROVED:

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

**CERTIFICATION OF CFO**

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

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

**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 April 13, 2026.

\_\_\_\_\_  
Julie Falkenstern, RMC  
Borough Clerk

***Via E-mail***

April 8, 2026

Julie Falkenstern, Borough Administrator/Acting Borough Clerk  
Borough of Demarest  
118 Serpentine Road  
Demarest, NJ 07627

**Re: Nancy Woods Memorial Peace Site Gazebo Improvements**  
Borough of Demarest  
Bergen County, New Jersey  
Neglia Project No.: DEMAMUN24.010

Dear Ms. Falkenstern:

Enclosed, please find the following information with regard to the above-referenced project, which reflects the work performed at the Nancy Woods Memorial Peace Site, performed by Balitano Contracting Company, Incorporated.

- Engineer's Certificate N<sup>o</sup> 1 in the amount of One Hundred Sixteen Thousand, Six Hundred Twenty Dollars and Zero Cents (\$116,620.00).
- Payment Voucher N<sup>o</sup> 1 in the amount of One Hundred Sixteen Thousand, Six Hundred Twenty Dollars and Zero Cents (\$116,620.00).
- Payment Resolution N<sup>o</sup> 1 in the amount of One Hundred Sixteen Thousand, Six Hundred Twenty Dollars and Zero Cents (\$116,620.00).
- Certified Payrolls.

Kindly review these documents and process this information at the next Mayor and Council meeting.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very Truly Yours,  
**Neglia Group**



John J. Dunlea, P.E., P.P., C.M.E.  
Senior Manager  
[jdunlea@negliagroup.com](mailto:jdunlea@negliagroup.com)

cc: Andrea Diekmann Johe, Borough CFO/Treasurer (*via: email*)  
Jason Menzella, Neglia Group (*via: email*)

**LYNDHURST**

34 Park Avenue  
PO Box 426  
Lyndhurst, NJ 07071  
p. 201.939.8805 f. 201.939.0846

**MOUNTAINSIDE**

200 Centrai Avenue  
Suite 102  
Mountainside, NJ 07092  
p. 201.939.8805 f. 732.943.7249

NEGLJA GROUP

**BOROUGH OF DEMAREST**

118 SERPENTINE ROAD  
DEMAREST, NJ 07627

**PURCHASE ORDER**  
No. 1  
APPEAR ON ALL INVOICES, BILLS OF LADING,  
PACKAGES & R. CONTAINERS ETC.

VENDOR NO. \_\_\_\_\_ PURCHASE ORDER NO. \_\_\_\_\_ PROJECT NO. DEMAMUN24.010

TO:  
Balitano Contracting Company, Incorporated  
298 Forest Road  
Fort Lee, NJ 07024

CHECK NO. \_\_\_\_\_  
CHECK DATE \_\_\_\_\_  
VOUCHER NO. \_\_\_\_\_  
VENDOR INV.# \_\_\_\_\_

SEND CHECK TO: \_\_\_\_\_

DELIVER TO: \_\_\_\_\_

DATE OF ORDER		REQUISITION NUMBER	ISSUING DEPARTMENT	DELIVERY REQUESTED BY	
April 8, 2026			Engineering		
QUANTITY	UNIT	DESCRIPTION	ACCOUNT NUMBER	UNIT PRICE	EXTENDED PRICE
1		For the labor, material and equipment in accordance with the project entitled:  <b>Nancy Woods Memorial Peace Site Gazebo Improvements</b>			\$ 116,620.00
TAX EXEMPTION NO. 22-600-1704					
				<b>TOTAL</b>	
				<b>AMOUNT</b>	\$ 116,620.00

**CLAIMANT'S CERTIFICATION**

**AND DECLARATION**

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF LAW THAT THE INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE ARTICLES HAVE BEEN FURNISHED OR SERVICES RENDERED AS STATED THEREIN; THAT NO DISCOUNTS HAVE BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITH 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

  
\_\_\_\_\_  
4/8/26  
(Date)  
(Print Name)

**OFFICER'S OR EMPLOYEE'S CERTIFICATION**

HAVING KNOWLEDGE OF THE FACTS AND IN THE COURSE OF REGULAR DUTY I CERTIFY THAT THE MATERIALS AND SUPPLIES HAVE BEEN RECEIVED OR THE SERVICES RENDERED, SAID CERTIFICATION IS BASED ON DELIBERATE ACKNOWLEDGMENT BY A MUNICIPAL OFFICIAL OR EMPLOYEE

DELOREAN APPROVED BY: \_\_\_\_\_

  
\_\_\_\_\_  
(Signature)  
(Title)

APPROVAL FOR PAYMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Date)

**TOTAL**

**AMOUNT**

\$ 116,620.00

**APPROVAL TO PURCHASE**

I HEREBY CERTIFY THAT FUNDS ARE AVAILABLE AND ENCUMBERED.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

**VOUCHER COPY - SIGN AT X AND RETURN TO FINANCE OFFICER**





**NEGLIA GROUP  
ENGINEER'S CERTIFICATE NO. 1**

MUNICIPALITY: Borough of Demarest  
PROJECT: Nancy Woods Memorial Peace Site Gazebo Improvements  
CONTRACTOR: Balzano Contracting Company, Incorporated  
298 Forest Road  
Fort Lee, NJ 07024

SHEET: 1 of 1  
DATE: April 8, 2025  
NEGLIA FILE NO.: DEMAMUN24-010

Nancy Woods Memorial Peace Site Gazebo Improvements

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	EXTRA OR SUPPL.	REDUCTION	PREVIOUS ESTIMATE	QTY. THIS ESTIMATE	QUANTITY TO DATE	UNIT PRICE	AMOUNT THIS EST.	AMOUNT EXTRA	AMOUNT REDUCTION	AMOUNT TO DATE
1	Mobilization / Demobilization	L.S.	1				1.00	1.00	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00
2	Clearing Site	L.S.	1				1.00	1.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
3	Soil Erosion and Sediment Control Measures	L.S.	1				1.00	1.00	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00
4	Earthwork	L.S.	1						\$ 12,000.00	\$ -	\$ -	\$ -	\$ -
5	5' X 18" Concrete Vertical Curb	L.F.	15						\$ 40.00	\$ -	\$ -	\$ -	\$ -
6	Stamped Concrete Sidewalk, 4" Thick	S.Y.	125						\$ 3,168.00	\$ -	\$ -	\$ -	\$ -
7	Furnish And Install Illuminated Bollards	UNIT	11						\$ 28.00	\$ -	\$ -	\$ -	\$ -
8	Topsoil Spreading, 4" Thick	S.Y.	100						\$ 35.00	\$ -	\$ -	\$ -	\$ -
9	Fertilizing and Seeding, Type A-3	S.Y.	100						\$ 1,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
10	Tree Removal (2" To 6" Diameter)	UNIT	2				2.00	2.00	\$ 1,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
11	Tree Removal (6" To 12" Diameter)	UNIT	2						\$ 100.00	\$ -	\$ -	\$ -	\$ -
12	Acrostaphylos Live-Ural (Bambury)	UNIT	20						\$ 20.00	\$ -	\$ -	\$ -	\$ -
13	Icea Virginia Little Henry (Little Henry Virgin a Sweetapple)	UNIT	23						\$ 100.00	\$ -	\$ -	\$ -	\$ -
14	Prunus Laurocerasus 'Olivusul HIF (Cherry Laurel)	UNIT	23						\$ 50.00	\$ -	\$ -	\$ -	\$ -
15	Panicum Virgatum 'Shenandoah' (Shenandoah Red Switch Grass)	UNIT	20						\$ 30.00	\$ -	\$ -	\$ -	\$ -
16	Gazebo Repletion	L.S.	1				0.50	0.50	\$ 200,000.00	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00
17	Contract Allowance For Testing and Disposal of Unavailable Materials	ALLOW	1						\$ 25,000.00	\$ -	\$ -	\$ -	\$ -
18	Contract Allowance For Testing and Disposal of Unavailable Materials	ALLOW	1						\$ 10,000.00	\$ -	\$ -	\$ -	\$ -
19	Final Cleanup	L.S.	1						\$ 1,225.00	\$ -	\$ -	\$ -	\$ -
<b>TOTAL:</b>										\$ 118,000.00	\$ -	\$ -	\$ 118,000.00

NOTES:

CONTRACT PRICE:	\$ 389,920.00	TOTAL AMOUNT TO DATE:	\$ 118,000.00
EXTRA & SUPPLEMENTAL:	\$ -	LESS 2%:	\$ 2,360.00
TOTAL:	\$ 389,920.00	BALANCE:	\$ 116,620.00
REDUCTIONS:	\$ -	LESS PREVIOUS PAYMENT:	\$ -
ADJUSTED AMOUNT:	\$ 389,920.00	AMOUNT DUE:	\$ 116,620.00

APPROVED:

ENGINEER

CM DEPARTMENT

CONTRACTOR

The undersigned CONTRACTOR certifies that (1) all previous proposals submitted to the OWNER on account of a 5% Contingency Fee referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in accordance with Work Order for Police Department and (2) that all materials and equipment incorporated in this Work Order approved here by the undersigned will pass to the OWNER at the time of payment hereof and that the CONTRACTOR, its agents, servants and employees shall be held responsible to the OWNER.

2024 Salary Ordinance

NOTES

Executive, Administrative and DPW Clerk/Administrator/OPA	Employee	2026	2025	NOTES
Deputy Borough Clerk / Land Use Secretary	Julie Falckenstem	\$ 167,945.11		3% except where noted
	Michael Greco	\$ 66,950.00		
Finance Clerk	Andrea Diekmann/John			3% = 5K bump for certification
Tax Collector	Debra Mati	\$ 30,141.13		
Finance Clerk	New person	50-70K		cto or help?
Technical Assistant		\$ 72,830.25		
Administrative Assistant	Lee Campbell	\$ 57,914.53		
Deputy Registrar	Lee Campbell	\$ 5,000.00		same
Alt Deputy Registrar	Dot Haight	\$ 1,000.00		same
finance assistant	shiv	\$ 60,000.00		already done
Tax Assessor		\$ 26,707.90		
Zoning Officer	michael	\$ 10,300.00		
Plumbing Sub Code Official	brian	\$ 18,955.21		
Electrical Sub Code Official	mike	\$ 20,517.13		
Fire Marshal	alan	\$ 8,864.72		
Fire Protection Sub Code Official	alan	\$ 9,165.47		
Superintendent DPW	dan	\$ 12,000.00		No change
Municipal Recycling Coordinator	eric	\$ 2,500.00		No change
Assessment Search Officer	Julie	\$ 500.00		
Tax Search Officer	andrea	\$ 500.00		
Municipal Housing Liason	Julie	\$ 5,000.00		paid from Affordable Housing Trust
Mayor		\$ 5,000.00		no change
Councilmembers		\$ 3,000.00		no change
Part-Time			2025	
Payroll Clerk	Joshua Saltes	\$ 36,000.00		no change
Finance Assistant				
Code Enforcement Officer	Joe Faulbron	\$ 28.00		rounded
Special Police (Class 1)		\$ 28.27		
Special Police (Class 2)		\$ 31.36		
Season Help				
Summer Program			2025	

passed in 7/24  
 as CFO 7/14 6/25  
 90K 82,897.60 65,920.00

Director		Need to get	Set by Recreation Commission
Assistant Director		and include	Set by Recreation Commission
Supervisors		in resolution	Set by Recreation Commission
Counselor			Set by Recreation Commission
Enrichment Stipend (annual)			Set by Recreation Commission

separate agreement, exempt under contract not on resolution			
Anthony Dinitradis	only retro to June 1 2024 separate reso	\$	254,783.44
frank		\$	240,000.00
brian		\$	204,000.00
lason		\$	125,445.06

per separation agreement

per contract

per contract

per contract

**Resolution of the Demarest Governing Body**

**Resolution No. 089-26**

**April 13, 2026**

<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>Carmeli</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: RESOLUTION REAPPOINTING QPA AND INCREASING BID THRESHOLD**

=====

**WHEREAS** Julie Falkenstern serves the Borough in the position of Qualified Purchasing Agent (QPA) possessing the designation of Qualified Purchasing Agent as issued by the Director of the Division of Local Government Services in accordance with N.J.S.A. 40A:11-9 and N.J.A.C. 5:32-1 et. seq.; and

**WHEREAS**, for contracting units that have appointed a Qualified Purchasing Agent pursuant to N.J.S.A. 40A:11-9(b), and take advantage of a higher bid threshold pursuant to N.J.S.A. 40A:11-3, the maximum bid threshold has been increased from \$44,000 to \$53,000; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Demarest, County of Bergen and State of New Jersey, that Julie Falkenstern be reappointed as the Qualified Purchasing Agent for 2026.

**BE IT FURTHER RESOLVED** by the Mayor and Council of the Borough of Demarest, County of Bergen and State of New Jersey, the Borough's bid threshold be increased to \$53,000.00 effective immediately:

**APPROVED:**

\_\_\_\_\_  
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 April 13, 2026.

\_\_\_\_\_  
Julie Falkenstern, RMC  
Borough Clerk

**Resolution of the Demarest Governing Body**

**Resolution No. 090-26**

**April 13, 2026**

<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>Carmeli</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: AUTHORIZING REFUND OF CONSTRUCTION PERMIT FEES FOR 29 JOHN STREET**

---

**WHEREAS**, 29 John St. Demarest. LLC. applied and paid for construction permits for an addition and alteration of the home at 29 John St.,; and

**WHEREAS**, 29 John St. Demarest LLC subsequently altered the project and has applied for a permit for a new home build at 29 John St.; and

**WHEREAS**, a portion of the total permit fee consists of State DCA permit fees and a 20% plan review charge leaving a refund of \$10,597.00;

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Demarest in the County of Bergen and State of New Jersey that the construction permit fees for Block 154 Lot 11, 29 John St., in the amount of Ten Thousand Five Hundred and Ninety Seven Dollars and Zero Cents (\$10,597.00) is hereby authorized to be refunded to 29 John St. LLC, PO Box 696, Alpine, NJ 07620

APPROVED:

\_\_\_\_\_  
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 April 13, 2026.

\_\_\_\_\_  
Julie Falkenstern, RMC  
Borough Clerk

**Resolution of the Demarest Governing Body**

**Resolution No. 091-26**

**April 13, 2026**

<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>Carmeli</b>						
<b>Collins</b>						
<b>Fox</b>						
<b>Marks</b>						
<b>Reiss</b>						

**TITLE: RESOLUTION APPROVING SOIL MOVING PERMIT FOR 17 VAN HORN STREET**

=====

**BE IT RESOLVED** by the Borough Council of the Borough of Demarest that the Soil Moving Application and Soil Erosion Control Plan for 17 Van Horn St., Block 3, Lot 68 prepared by Allison Lapatka 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, professional escrow in the amount of \$2,596.00 for inspection services of the Borough Engineer and legal review.
9. The applicant shall provide a performance guarantee to the Borough in the amount of \$62,304.00.

APPROVED:

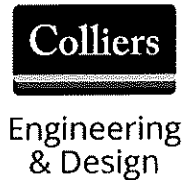
\_\_\_\_\_  
Brian Bernstein, Mayor

**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 April 13, 2026.

\_\_\_\_\_  
Julie Falkenstern, RMC  
Borough Clerk

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



March 27, 2026

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

17 Van Horn Street  
Block 3, Lot 68  
Borough of Demarest, Bergen County, NJ  
Zoning Review – Proposed Single-Family Residence  
Colliers Engineering & Design Project No. DEP0258

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 a proposed single-family residence on the property:

- a) Site plans consisting of two (2) sheets, prepared by Allison Lapatka, P.E, of Allison Engineering and Land Surveying LLC, dated October 20, 2025, **last revised February 17, 2026;**
- b) Architectural Plans consisting of fifteen (15) sheets, prepared by Joseph Cestaro, AIA, of J. Cestaro Architecture LLC, last revised February 5, 2026;
- c) Site Improvements Cost estimate consisting of one (1) sheet, prepared by Allison Lapatka, P.E, of Allison Engineering and Land Surveying LLC, dated January 9, 2025;
- d) Soil Moving Application for the subject property, signed and dated November 19, 2025;
- e) **Review Response Letter from Allison Lapatka, P.E., dated February 17, 2026;**
- f) **Revised soil movement application dated February 27, 2026.**

The Applicant/Owner in this matter is:

17 Van Horn LLC, c/o James Paladino  
1000 Wyckoff Ave  
Mahwah, NJ 07430

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

## Zoning Review

### I. **Project Description and Location**

According to the property survey, the site is currently occupied by a 3-story frame dwelling, gravel driveway, slate patio, wooden porch, masonry garage and other related appurtenances, which are

proposed for demolition. The Applicant is proposing to construct a new 2 story structure, including an asphalt driveway, paver walks, rear proposed covered patio, and pool. The property is a rectangular-shaped parcel consisting of 16,000 sf. The property is located on Van Horn Street between Lenox Avenue and Hardenburgh Avenue.

The property is located in Zone X (Areas outside the 0.2% chance annual floodplain) according to the FIRM map.

**II. Bulk Zoning Requirements:**

Zone: D

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area	10,000 sf.	16,000 sf.	16,000 sf.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Lot Frontage	100 ft.	160.0 ft.	160 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Lot depth	100 ft.	100 ft.	100 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Front yard setback	25.0 ft.	37.2 ft.	26 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Side yard setback (north)	10.0 ft.	19.7 ft.	20.3 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Side yard setback (south)	10.0 ft.	19.7 ft.	47 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Rear yard setback	30 ft.	18.1 ft.	30.3 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Rear yard width	100 ft.	160 ft.	160 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Building Height	24/30 ft.	24/30 ft.	29.4 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Max Building Coverage	20 %	11.8 %	19.9 %	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Residence/Parking	25 %	26 %	21.9 %	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Improved Lot Coverage	30 %	44.3%	30 %	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Floor Area	30%	30%	30%	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No

**III. Zoning Comments:**

1. The Applicant should provide calculations confirming the average building height shown is at or below required 30 foot maximum. Calculations shall be as described in ordinance section 175-27. **Calculation was provided as requested indicating a building height of 29.4 feet. Our office takes no exception. Comment addressed. We note that note 1 under the zoning table still indicates "Building height per Architect, No more than 50% of roof area to exceed 30' from average grade" which is incorrect. Building height shall be measured to the ridge. This note should be eliminated from the plan.**

2. The site plan indicates a proposed building height measured from the average natural grade to the finished ridge high point of 37.16 feet. However, the plans list the approximate average grade as 114.8, which exceeds the finished ridge high point elevation of 108.04, which appears to be incorrect. The Applicant shall review and correct the height calculation and revise the plans accordingly. **Calculation was revised. Our office takes no exception. Comment addressed.**
3. As per ordinance section 175-10(A)(1) the maximum permitted building height is 30 feet, measured to the high point of the ridge (not to the midpoint of the roof). The plans indicate a total building height of 37.16 which exceeds the district maximum. The Applicant shall revise the building height or seek a variance for this condition. **Calculation was revised. Our office takes no exception. Comment addressed.**
4. An egress window is shown on the architectural drawings but is not depicted on the site plan. The Applicant shall revise the site plan to depict the egress window and confirm that it has been properly accounted for in the building coverage calculations. The site plan currently indicates a proposed building coverage of 20 percent. If the egress window projection has not been included in this calculation and results in coverage exceeding the maximum permitted, a variance may be required. The Applicant should consider reducing the proposed building coverage to eliminate this potential variance. **The window well is now shown on the site plan and is included in building coverage calculation. Comment addressed.**
5. The Applicant shall provide details for the proposed covered patio in the rear yard, including the proposed height. As per ordinance section 175-19(B)(1), the mean height shall not exceed 12 feet. **The Applicant has clarified that the covered patio is part of the principal structure and therefore is not subject to accessory structure height limitations. Comment addressed.**
6. Pursuant to the Borough Ordinance Section 175-19(B)(3), all accessory uses, buildings, and structures shall be set back a minimum of 10 feet from the rear property line. The proposed patio surrounding the pool does not comply with this requirement. The Applicant should revise the plans to eliminate the encroachment or seek a variance for this condition. **Pool patio is no longer encroaching. Comment addressed.**
7. Ordinance Section 175-19(A) – Pool equipment location: Pool equipment is not permitted to encroach into the side yard setback (10 feet). The pool equipment needs to be relocated or the applicant should seek a variance for this condition. **Pool equipment has been moved and is no longer encroaching. Comment addressed.**

Our office has reviewed the application, and based on the above, the Applicant **does comply** with the zoning requirements.

## Soil Moving Application Review

### Site Plan

8. The existing improved coverage as calculated on the site plan is 7,091 SF (44%). The Applicant is proposing to decrease the improved coverage to 4,798 SF (30.0%) a net decrease of 2,293 SF.
9. The Applicant is proposing (1) precast concrete seepage pit to collect and store stormwater runoff from the roof area. We offer the following comments related to the drainage design:
  1. The Applicant has provided design calculations which indicate approximately 3,183 SF of roof area being collected and conveyed to the proposed drywell. The Applicant has provided adequate storage for this drainage area. We take no exception to the calculations provided.
  2. A soil test shall be provided prior to the installation of the proposed seepage pits. Soil test shall include information regarding the location of the seasonal high-water table (SHWT) and percolation rate of the soil.
  3. The Applicant has provided an at-grade manhole for future maintenance in the seepage pit detail.
  4. The Borough Engineer shall be notified to inspect the seepage pits prior to backfilling.
10. We offer the following comments related to the proposed grading:
  1. Existing grades on site range from 112 on the northeast of the property to 116 on the southeast of the property. Stormwater generally flows from south to north under existing conditions.
  2. Grading changes depicted appear to be minimal, with changes proposed appearing to be to accommodate the new proposed dwelling location as well as the pool and patio. 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.
  3. 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.
  4. Grades should not be altered by more than one foot in areas within the drip line of any trees to remain.
11. The Applicant is proposing to remove 4 trees to construct the proposed improvements. The Applicant is proposing 5 replacement trees according to the site plans. We defer to the shade tree commission for final review and comment on replacement trees.
12. The Applicant should provide a pavement restoration detail for the proposed utility connections prior to construction. The Applicant should note they are responsible for obtaining any necessary road opening permits for work in the ROW.

### Soil Moving Application

13. The site plan indicated 785 CY of cut, and 296 CY of fill and a net export of 489 CY. However, the soil moving application indicates 254 CY of export. The Applicant should review and revise as necessary, so these figures correspond.
14. The Applicant will require a soil moving permit in accordance with Chapter 147 (§147-1) of the Borough Ordinance as the posted values of soil movement are greater than 250 cubic yards. As a result, the following provisions apply: As per Borough Ordinance Section 147-7, the Applicant shall move the soil, in accordance with the soil permit, under the supervision of the Building Inspector and Borough Engineer and shall pay a reasonable fee for such services in the amount determined by the Mayor and Council.
  - a. 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.
  - b. 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.
  - c. 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).

**The Applicant has provided a cost estimate in the amount of \$51,920.00. Bonding and escrow amounts are as follows:**

- i. **Performance Bond (120%): \$62,304.00**
- ii. **Engineering Escrow (5%): \$2,596.00**

### Miscellaneous

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

17. 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.
18. 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.
19. 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.
20. 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.  
Borough Engineer

NHC/rcd

cc: Michael Greco, Zoning Officer (via e-mail)  
Julie Falkenstern, Administrator (via e-mail)  
Allison Lapatka, Applicant's Engineer (allison@els.com)  
James Paladino, Owner (office@libertybuildingcorp.com)

**Resolution of the Demarest Governing Body**

**Resolution No. 092-26**

**April 13, 2026**

<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>Carmeli</b>						
<b>Collins</b>						
<b>Fox</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 \$3,244,953.63 on bill list dated April 9, 2026 have been approved and authorized for payment and that the Mayor, Borough Clerk and Borough Treasurer are hereby authorized to issue warrants in payment of same.

APPROVED:

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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 April 13, 2026.

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Julie Falkenstern, RMC  
Borough Clerk

P.O. Type: All  
 Range: First  
 Format: Condensed  
 Vendors: All  
 Rcvd Batch Id Range: First to Last

Include Project Line Items: Yes  
 to Last  
 Received Date Range: 03/27/26 to 12/31/26  
 Include Non-Budgeted: Y

Open: N  
 Rcvd: Y  
 Bid: Y

Paid: Y  
 Held: N  
 State: Y

Void: N  
 Aprv: N  
 Other: Y  
 Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
AAAEM005	AAA EMERGENCY SUPPLY CO INC	26-00421	03/23/26	EQUIPMENT REPAIR	Open	532.50	0.00		
AACOM005	AACOM, INC	26-00514	04/07/26	QTRLY SVC AGREEMENT 5/1-7/31	Open	696.00	0.00		
ALLAN010	ALLAN BRITWAY INC	26-00523	04/08/26	vehicle knocked signal pole	Open	7,114.26	0.00		
AMAZ0005	AMAZON CAPITAL SERVICES	26-00341	03/12/26	build dept supplies	Open	147.14	0.00		
		26-00418	03/23/26	dpw supplies	Open	18.03	0.00		
		26-00437	03/30/26	dpw supplies	Open	112.00	0.00		
		26-00438	03/30/26	finance supplies	Open	123.16	0.00		
		26-00439	03/30/26	borough coffee pods	Open	41.79	0.00		
		26-00474	04/02/26	BOH keyboard/mouse	Open	39.98	0.00		
		26-00489	04/02/26	pd supplies	Open	71.78	0.00		
		26-00490	04/02/26	dpw supplies	Open	195.63	0.00		
		26-00491	04/06/26	dpw supplies	Open	113.89	0.00		
		26-00525	04/08/26	dpw supplies	Open	13.39	0.00		
						876.79			
ATLAN015	ATLANTIC TOMORROW'S OFFICE	26-00526	04/08/26	copier clicks	Open	371.40	0.00		
AUTOM010	AUTOMOTIVE BRAKE CO.	26-00450	03/31/26	A#38008/0 MARCH INVOICES	Open	491.65	0.00		
BCLEA005	B C LEAGUE OF MUNICIPALITIES	26-00520	04/08/26	2026 ANNUAL DUES	Open	150.00	0.00		
BCPRO005	B C PROSECUTORS OFFICE	26-00456	04/01/26	2026 MARS MAINT FEE	Open	8,000.00	0.00		
BERGE025	BERGEN CNTY DEPT OF HEALTH	26-00478	04/02/26	nursing svcs, filled syringes	Open	756.50	0.00		
BERGE180	BERGEN CNTY, DIV OF TREAS	26-00519	04/08/26	2nd Qtr 2026 911 Dispatch	Open	17,956.63	0.00		
BORO0010	BORO OF DEMAREST PAYROLL	26-00431	03/27/26	3/30/26 PAYROLL	Clsd	228,311.83	0.00		
BOROU090	BOROUGH OF NORWOOD	26-00524	04/08/26	alpine cc services (dpw)	Open	1,825.91	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
BRAEN005	BRAEN STONE INDUSTRIES	26-00455	04/01/26	winter asphalt top,track coat	Open	485.12	0.00		
BRUNO005	BRUNO ASSOCIATES, INC	26-00459	04/01/26	MARCH services	Open	2,500.00	0.00		
CLEAR020	CLEARY GIACOBBE ALFIERI JACOBS	26-00446	03/31/26	Borough Attorney Retainer FEB	Open	7,000.00	0.00		
COLLT010	COLLIERS ENGINEERING & DESIGN	26-00381	03/16/26	DEB0080 NJDOT BRENNER/EVERGREE	Open	1,990.00	0.00		B
		26-00442	03/30/26	DEB005B 4TH ROUND HOUSING ELEM	Open	1,998.33	0.00		
		26-00443	03/30/26	DEB005A HEFSP VACANT LAND ASSE	Open	1,450.00	0.00		
		26-00444	03/30/26	DEB001A GENERAL PLANNING	Open	240.00	0.00		
		26-00463	04/01/26	DEP0164 95 COUNTY RD	Open	450.00	0.00		
		26-00464	04/01/26	DEP0248 8 GLENWOOD AVE	Open	85.00	0.00		
		26-00465	04/01/26	DEP0227 44 PINE TERRACE	Open	100.00	0.00		
		26-00530	04/09/26	DEB041 DPW COMPOST FACILITY	Open	3,950.42	0.00		
		26-00531	04/09/26	DEB0075 TIER A MS4	Open	5,440.00	0.00		
		26-00532	04/09/26	DEB0079 2025 UNIMPROVED ROAD	Open	5,659.45	0.00		
		26-00533	04/09/26	DEB0085 GENERAL ENGINEERING	Open	4,690.23	0.00		
		26-00534	04/09/26	DEZ0035 77 PINE TERRACE	Open	300.00	0.00		
		26-00535	04/09/26	DEZ0055 29 JOHN ST	Open	182.50	0.00		
		26-00536	04/09/26	DEZ0057 8 GLENWOOD AVE	Open	100.00	0.00		
		26-00537	04/09/26	DEZ0059 8 ROSS AVE	Open	650.00	0.00		
						<u>27,285.93</u>			
COMPU015	COMPUTER SQUARE, INC.	26-00493	04/06/26	tickets served 1/1/26-3/31/26	Open	441.00	0.00		
CROSS010	CROSSING GUARD SERVICES LLC	26-00460	04/01/26	BOROHALL MAR 2026	Open	17,458.04	0.00		
		26-00461	04/01/26	NVRHS MAR 2026	Open	3,223.58	0.00		
		26-00462	04/01/26	LUTHERLEE MAR 2026	Open	1,593.68	0.00		
						<u>22,275.30</u>			
DEUNI005	D & E UNIFORMS	26-00470	04/01/26	pd uniform accessories	Open	396.80	0.00		
		26-00471	04/01/26	badges for promotion	Open	1,177.20	0.00		
						<u>1,574.00</u>			
DARTC005	DART COMPUTER SERVICES INC	26-00480	04/02/26	wix charges pd	Open	432.00	0.00		
		26-00481	04/02/26	pd splashtop remote	Open	50.00	0.00		
		26-00482	04/02/26	pd splashtop remote	Open	99.00	0.00		
		26-00494	04/06/26	computer consulting services	Open	8,700.00	0.00		
						<u>9,281.00</u>			
DELSPO05	DEL'S PEST ARREST INC	26-00492	04/06/26	MARCH SERVICE	Open	300.00	0.00		
DELTA005	DELTA DENTAL OF NJ INC	26-00543	04/09/26	I#PM00000001266980 May 2026	Open	3,218.19	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DEMAR015	DEMAREST BOARD OF EDUCATION	26-00517	04/08/26	apr tax levy	Open	1,521,708.00	0.00		
DEMAR095	DEMAREST GARDEN CLUB	26-00429	03/26/26	plantings	Open	442.00	0.00		
EBEMP005	EB EMPLOYEE SOLUTIONS, LLC	26-00540	03/31/26	MAR TRANSFER - EMPLOYEE CHARGE	Open	10,000.00	0.00		
		26-00541	03/31/26	DIFFERENCE CARD MAR FEE	Open	<u>2,081.30</u>	0.00		
						12,081.30			
EDMUN010	EDMUNDS GOVTECH	26-00500	04/07/26	software subscription	Open	15,236.00	0.00		
FIREA005	FIRE AND SAFETY SVCS LTD	26-00434	03/27/26	LADDER REPAIR	Open	476.81	0.00		
FRANK015	FRANK VISAGGIO	26-00503	04/07/26	chief's assoc night reimb. (4)	Open	100.00	0.00		
GANNE005	GANNETT MEDIA CORP	26-00502	04/07/26	march postings	Open	1,129.64	0.00		
HOMET005	HOMETOWN HARDWARE	26-00497	04/06/26	MARCH INVOICES DPW	Open	138.79	0.00		
IMCLE005	I-M CLEANING, INC	26-00454	04/01/26	MAR 2026 CLEANING SERVICE	Open	2,600.00	0.00		
IMPAC005	IMPAC FLEET	26-00473	04/02/26	A#251082 MAR 2026 FUEL	Open	6,041.22	0.00		
INTER035	INTER CITY TIRE	26-00420	03/23/26	FLAT ON BACKHOE (REPAIR)	Open	420.00	0.00		
		26-00458	04/01/26	REBUILT SNOW PLOW ROLLING JACK	Open	<u>656.00</u>	0.00		
						1,076.00			
INTER055	INTERMEDIA, INC	26-00542	04/07/26	monthly phone bill APR	Open	833.47	0.00		
INTER040	INTERSTATE WASTE SERVICES	26-00538	04/09/26	I#12372486 MAR Waste&Recy	Open	50,447.86	0.00		
JBLOC005	J & B LOCK & ALARM INC	26-00451	04/01/26	2026 Central Station Monitor	Open	390.00	0.00		
LOUIS005	LOUIS TOMASI	26-00426	03/24/26	MAY REIMBURSEMENT	Open	3,415.53	0.00		
MUNIC035	MUNICIPAL CAPITAL FINANCE	26-00499	04/07/26	contract payment #29	Open	415.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
NJDEP020	NJ DEPT OF COMMUNITY AFFAIRS	26-00477	04/02/26	1st qtr UCC state training fee	Open	4,705.00	0.00		
NJDEP005	NJ DEPT OF HEALTH	26-00475	04/02/26	march dog license	Open	104.00	0.00		
NJLM0005	NJLM	26-00516	04/08/26	2026 MEMBERSHIP DUES	Open	624.00	0.00		
NORTH070	NORTHERN VALLEY ELEC CO INC	26-00440	03/30/26	installed motion sensor switch	Open	200.00	0.00		
NVRHS005	NVRHS BOARD OF EDUCATION	26-00518	04/08/26	apr tax levy	Open	1,248,247.75	0.00		
ONECA005	ONE CALL CONCEPTS	26-00457	04/01/26	MARCH SERVICE	Open	163.40	0.00		
OPTIM005	OPTIMUM	26-00510	04/07/26	A#07802088748013 AMB4/1-4/30	Open	62.95	0.00		
PALIS005	PALISADES SALES CORPORATION	26-00483	04/02/26	LENOVO THINKPAD E16 PD	Open	1,325.00	0.00		
		26-00484	04/02/26	replacement battery for apc	Open	99.00	0.00		
		26-00485	04/02/26	network switch/cable pd	Open	88.00	0.00		
						<u>1,512.00</u>			
PARTA005	PARTAC PEAT CORPORATION	26-00391	03/18/26	beamclay baseball fields	Open	2,462.38	0.00		
PIAZZ005	PIAZZA & ASSOCIATES, INC.	26-00498	04/06/26	april consulting fee	Open	250.00	0.00		
PORTE005	PORTER LEE CORPORATION	26-00501	04/07/26	pd annual software support	Open	710.00	0.00		
PRECIO15	PRECISION MOWER & EQUIPMENT	26-00419	03/23/26	chain saw chains	Open	159.00	0.00		
PUBLI005	PUBLIC SERVICE GAS & ELECTRIC	26-00504	04/07/26	A#6669427409 Fire 2/18-3/17	Open	971.87	0.00		
		26-00505	04/07/26	A#7764465909 Church2/18-3/17	Open	336.72	0.00		
		26-00506	04/07/26	A#6532685801 AMB 2/18-3/17	Open	364.70	0.00		
		26-00507	04/07/26	A#6739541701 DPW 2/18-3/17	Open	2,110.05	0.00		
		26-00508	04/07/26	A#6739541701 BORO 2/18-3/17	Open	570.42	0.00		
						<u>4,353.76</u>			
PYRAM005	PYRAMID IMPRINTS	26-00430	03/26/26	dpw new hire clothing	Open	482.00	0.00		
QUADI010	QUADIENT FINANCE USA, INC.	26-00422	03/23/26	postage funding	Open	1,319.95	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
QUALI010	QUALITY CHEVROLET BUICK GMC	26-00479	04/02/26	replace pd tahoe shift control	Open	1,393.65	0.00		
RAYSL005	RAY'S TREE SERVICE, LLC	26-00441	03/30/26	2026 Q1 fee	Open	1,650.00	0.00		
ROADR005	ROAD REMEDY LLC	26-00314	03/05/26	pot hole repair	Open	1,928.00	0.00		
ROCKL005	ROCKLAND ELECTRIC CO.	26-00509	04/07/26	A#49195636086 563Pier2/4-3/5	Open	190.42	0.00		
		26-00528	04/08/26	A#67930625370 OHard 3/4-4/3	Open	71.39	0.00		
		26-00529	04/08/26	A#36498040009 TENNIS 3/4-4/3	Open	140.04	0.00		
						401.85			
RUTGE030	RUTGERS THE STATE UNIVERSITY	26-00496	04/06/26	shivam course registration	Open	833.00	0.00		
SUNSE005	SUNSET HAND CAR WASH	26-00522	04/08/26	march car wash	Open	410.00	0.00		
TMOBI005	T-MOBILE	26-00453	04/01/26	A#990625644 2/21/26-3/20/26	Open	296.83	0.00		
TRAFF015	TRAFFIC SAFETY & EQUIPMENT	26-00428	03/26/26	street signs	Open	511.50	0.00		
TRANS010	TRANSUNION RISK AND ALTERNATIV	26-00472	04/02/26	MARCH billing	Open	120.00	0.00		
TREAS020	TREASURER, STATE OF NEW JERSEY	26-00476	04/02/26	1st Qtr Marriage Report 2026	Open	100.00	0.00		
VEOLI005	VEOLIA (SUEZ) WATER NEW JERSEY	26-00515	04/08/26	Apr 2026 Water Bill Part #1	Open	9,482.32	0.00		
VERIZ050	VERIZON	26-00512	04/07/26	A#156986386000196 3/28-4/27	Open	206.52	0.00		
VERIZ045	VERIZON - FIRE -INTERNET	26-00513	04/07/26	VERIZON FIOS	Open	422.60	0.00		
VERIZ060	VERIZON AMB ALARM	26-00511	04/07/26	A#358025943000120 3/28-4/27	Open	211.23	0.00		
VERIZ010	VERIZON WIRELESS	26-00452	04/01/26	98249867300001 2/11-3/10	Open	420.17	0.00		
VERIZ025	VERIZON WIRELESS (FIRE)	26-00487	04/02/26	VERIZON CELL 2/11-3/10	Open	228.14	0.00		
VERME005	VERMEER NA	26-00449	03/31/26	chipper repair	Open	412.50	0.00		

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Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
WEINE005	WEINER LAW GROUP						
26-00447	03/31/26	SPECIAL COUNSEL AH FEBRUARY	Open	2,418.00	0.00		
26-00448	03/31/26	PROF SVCS 232 COUNTY LLC	Open	<u>175.50</u>	0.00		
				2,593.50			

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Total Purchase Orders:	111	Total P.O. Line Items:	0	Total List Amount:	3,244,953.63	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	718.00	0.00	0.00	718.00
	6-01	439,691.23	0.00	2,774,760.75	3,214,451.98
	A-12	6,116.33	0.00	0.00	6,116.33
	C-04	17,039.87	0.00	0.00	17,039.87
	D-05	104.00	0.00	0.00	104.00
	M-06	4,480.45	0.00	0.00	4,480.45
	T-13	2,043.00	0.00	0.00	2,043.00
Total of All Funds:		<u>470,192.88</u>	<u>0.00</u>	<u>2,774,760.75</u>	<u>3,244,953.63</u>