

Resolution of the Demarest Governing Body

Resolution No. 054-26

February 9, 2026

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

TITLE: RESOLUTION OF AUTHORIZING ACTION TO RELEASE ESCROW

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;

<u>Applicant</u>	<u>Address</u>	<u>Account</u>	<u>Amount</u>
Dana Koblenz	73 Van Horn St.	13-8000-00-8220-45	\$323.30
		13-7000-00-7220-10	\$13,266.00
		13-8000-00-8220-29	\$227.00
New Luxury Homes	94 Anderson Ave.	13-8000-00-8225-01	\$144.60
		13-7000-00-7225-04	\$17,630.40
141 Pine Terrace Assoc., LLC	141 Pine Terrace	13-7000-00-8221-25	\$185.00

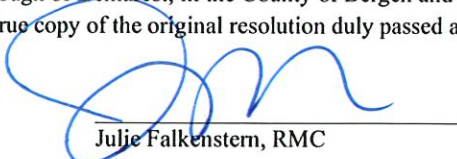
NOW THEREFORE, BE IT RESOLVED, that the Chief Financial Officer is and hereby authorized to return the balance of escrow monies to the applicant(s).

APPROVED:


 Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, 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 February 9, 2026.


 Julie Falkenstern, RMC

The Borough of Demarest

Bergen County, N.J.

#

Date 1/16/2026

To Dana Koblenz
 Address 73 Van Horn St.
Demarest, NJ 07627

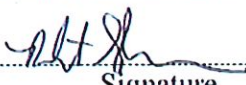
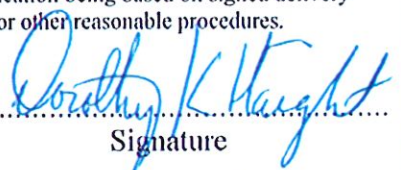
Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Return of escrow 20 Insley St.		
	Soil moving escrow 13-8000-00-8220-45	\$323	30
	Performance escrow 13-7000-00-7220-10	\$13,266	00
	Engineering escrow 13-8000-00-8220-29	\$227	00
	TOTAL	\$13,816	30

<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>1/29/26</u></p> <p style="text-align: center;">  Signature Construction Official 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 style="text-align: center;">APPROPRIATION OR ACCOUNT CHARGED</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; border: 1px solid black;">13-8000-00-8220-45</td> <td style="width: 20%; border: 1px solid black;"></td> </tr> <tr> <td style="border: 1px solid black;">13-7000-00-7220-10</td> <td style="border: 1px solid black;"></td> </tr> <tr> <td style="border: 1px solid black;">13-8000-00-8220-29</td> <td style="border: 1px solid black;"></td> </tr> <tr> <td style="border: 1px solid black;"> </td> <td style="border: 1px solid black;"> </td> </tr> </table>	13-8000-00-8220-45		13-7000-00-7220-10		13-8000-00-8220-29				<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..... Clerk</p> <p style="text-align: center;">PAYMENT RECORD</p> <p>Date</p> <p>Check No.</p>
13-8000-00-8220-45										
13-7000-00-7220-10										
13-8000-00-8220-29										



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: Robert Sherrow
DATE: 1/15/2026
REFERENCE: 20 Insley St Permit # 20-259 DEP108
Block: 38 Lot: 558
Escrow Account Name Dana Koblenz

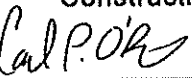
A Certificate of Occupancy was issued for the above-mentioned property.

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: 
Robert Sherrow
Construction Official

Attest: 
Carl O'Brien, PE
Borough Engineer

DE 1108

**DEVELOPERS ESCROW
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS 20 Insley Rd Demarest

ACCT #/TYPE/AMOUNT via check \$13,266
8220-45 323.307 8220-29 #227
7220-10 \$13266

NAME ON THE ACCOUNT Dana Koblenz

MAILING ADDRESS 73 Van horn st Demarest NJ

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: Dana Koblenz

Date of the request: 1/12/26





Demarest Borough
118 Serpentine Road
Demarest, NJ 07627

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued 9/13/2021
Control Number 10824
Permit Number 20200259
Permit Issue Date 11/24/2020
Certificate Number 20200259

Identification

Block: 38 Lot: 538 Qual: _____
Work Site Location: 20 INSLEY ST DEMAREST, NJ
Owner in Fee: Dana Koblenz
Owner Address: 20 INSLEY ST DEMAREST NJ 07627
Telephone: (201) 310-1988
Contractor DZ Builders LLC
Address 73 Van Horn Street Demarest NJ 07627
Telephone: (201) 310-1988 Fax: _____
License Number or Builders Registration Number: _____
Federal Emp. Number: -2815199

Home Warranty Number: _____
Type of Warranty Plan: State Private
Construction Classification: _____ Use Group: R-5
Maximum Occupancy Load: _____
Description of Work/Use: New Single Family Dwelling

Certificate Comments:

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:

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:

The Borough of Demarest

Bergen County, N.J.

#

Date 1/16/2026

To New Luxury Homes LLC
 Address 94 Anderson Ave
Demarest, NJ 07627

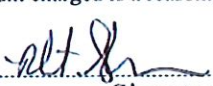
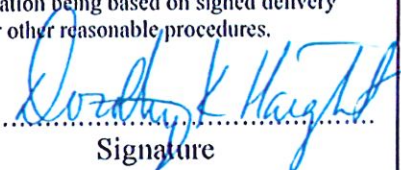
Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Return of escrow 97 Prescott St.		
	Engineering escrow 13-8000-00-8225-01	\$144	60
	Performance escrow 13-7000-00-7225-04	\$17,630	40
	TOTAL	\$17,775	00

<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>1/29/26</u></p> <p style="text-align: center;">  Signature Construction Official 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 style="text-align: center;">APPROPRIATION OR ACCOUNT CHARGED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">13-8000-00-8225-01</td> </tr> <tr> <td style="text-align: center;">13-7000-00-7225-04</td> </tr> <tr> <td style="text-align: center;"> </td> </tr> <tr> <td style="text-align: center;"> </td> </tr> </table>	13-8000-00-8225-01	13-7000-00-7225-04			<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>
13-8000-00-8225-01						
13-7000-00-7225-04						



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

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

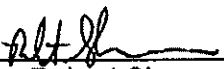
MEMO TO: Chief Financial Officer
FROM: Robert Sherrow
DATE: 1/15/2026
REFERENCE: 97 Prescott Permit # 25-045 DEP0219
Block: 33 Lot: 38
Escrow Account Name New Luxury Homes LLC

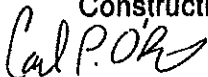
A Certificate of Occupancy was issued for the above-mentioned property.

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: 
Robert Sherrow
Construction Official

Attest: 
Carl O'Brien, PE
Borough Engineer

**DEVELOPERS ESCROW
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS

97 Prescott st

DEPOSIT

ACCT #/TYPE/AMOUNT

13-8000-00-8225-01 144.60

13-7000-00-7225-04 \$17,630.40

NAME ON THE ACCOUNT

New Luxury Homes LLC

MAILING ADDRESS

94 Anderson Ave., Demarest, NJ 07627

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.

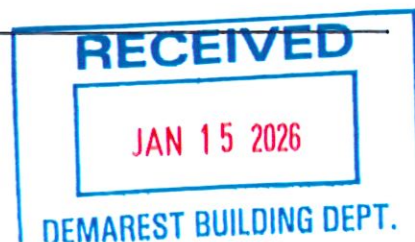
Please provide address to mail check(s) or contact information if you would like to pick up once ready.

Signature:



Date of the request:

01/12/26





Demarest Borough
118 Serpentine Road
Demarest, NJ 07627

Certificate
Construction Code Division
(Certificate of Occupancy)

Date Issued: 12/23/2025
Control Number: C-25-00033
Permit Number: 20250045
Permit Issue Date: 2/27/2025

Identification

Block: 33 Lot: 38 Qual:
Work Site Location: 97 PRESCOTT ST Demarest Borough, NJ 07627

Owner in Fee: New Luxury Homes LLC
Owner Address: PO Box 182 DEMAREST NJ 07627
Telephone: (201) 250-4842

Contractor: New Luxury Homes
Address: P. O. Box 182 Demarest NJ 07627
Telephone: (201) 250-4842 Fax:
License Number or Builders Registration Number:
Federal Emp. Number:

Home Warranty Number: PMSC PE-02567252
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:
20250045+A - Alteration Update- fire/ plumbing HVAC for new home
20250045+B - Alteration Update - fire alarm devices
20250045+A - Alteration Update- fire/ plumbing HVAC for new home

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:

- 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: RLT U.C.C. F-560 (rev. 08/05) Fee: \$150.00

Check Number: 2745 Date Printed: 12/23/2025
Collected By: Dot Haight Page 1

The Borough of Demarest

Bergen County, N.J.

#

Date 1/22/2026

To 141 Pine Terrace Associates LLC
 Address 141 Pine Terrace
Demarest, NJ 07627

Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Return of escrow 141 Pine Terrace		
	Engineering escrow 13-8000-00-8221-25	\$185	00
	Give check to building department once processed. Thank you.		
	TOTAL	\$185	00

CLAIMANT'S CERTIFICATION & DECLARATION

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.



Signature

Construction Official

Date 1-29-26

Official Position

OFFICER'S OR EMPLOYEE'S SIGNATURE

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.



Signature

Technical Assistant

Title

APPROPRIATION OR ACCOUNT CHARGED

13-8000-00-8221-25

The above claim is approved as correct.

.....

For the Finance Comm.

PAYMENT AUTHORIZED

The above claim was ordered paid at the meeting of the BOROUGH COUNCIL held

..... 20.....

..... Clerk

PAYMENT RECORD

Date

Check No.

The Borough of Demarest

Bergen County, N.J.

Date 1/22/2026

#

To Ryan Abramow
 Address 141 Pine Terrace
Demarest, NJ 07627

Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Return of escrow 141 Pine Terrace		
	Engineering escrow 13-8000-00-8222-20	\$946	38
	Performance escrow 13-7000-00-7222-05	\$27,027	60
	Please make checks payable to: 141 Pine Terrace Associates LLC		
	Give check to building department once processed. Thank you.		
	TOTAL	\$27,973	98

CLAIMANT'S CERTIFICATION & DECLARATION

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.



Signature

Construction Official

Date 1-24-26

Official Position

OFFICER'S OR EMPLOYEE'S SIGNATURE

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.



Signature

Technical Assistant

Title

APPROPRIATION OR ACCOUNT CHARGED

13-8000-00-8222-20	
13-7000-00-7222-05	

The above claim is approved as correct.

.....

For the Finance Comm.

PAYMENT AUTHORIZED

The above claim was ordered paid at the meeting of the BOROUGH COUNCIL, held

..... 20.....

..... Clerk

PAYMENT RECORD

Date

Check No.



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: Robert Sherrow
DATE: 1/14/2026
REFERENCE: 141 Pine Terrace Permit # 22-173 DEP0135
Block: 84.06 Lot: 8
Escrow Account Name Ryan Abramow & 141 Pine Terrace Assoc.


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: 
Robert Sherrow
Construction Official

Attest: 
Carl O'Brien, PE
Borough Engineer

**DEVELOPERS ESCROW
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS 141 Pine Terrace

ACCT #/TYPE/AMOUNT 13-7000-00-722-2005
Escrow
\$27,027.60

NAME ON THE ACCOUNT Ryan Abramow

MAILING ADDRESS 141 Pine Terrace
Demarest, NJ 07627

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: Ryan Abramow

Date of the request: 1/5/26

DEP6135A

141 Pine Terrace Assoc. 13-8000-00 8221-25 185.00
13-8000-00-8222-20 946.38



Demarest Borough
118 Serpentine Road
Demarest, NJ 07627

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued: 12/23/2025
Control Number: 11234
Permit Number: 20220173
Permit Issue Date: 6/29/2022
Certificate Number: 20220173

Identification

Block: 84.06 Lot: 8
Work Site Location: 141 PINE TERR DEMAREST, NJ 07627
Owner in Fee: 141 PINE TERRACE ASSOCIATES
Owner Address: 141 Pine Terrace Demarest NJ 07627
Telephone: (201) 314-6274

Contractor: Greener Home Developers LLC
Address: 229 S. Washington Ave. Bergenfield NJ 07621
Telephone: (201) 658-6274 Fax: _____
License Number or Builders Registration Number: _____
Federal Emp. Number: 46-2859353

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:

Home Warranty Number: _____ Certificate in lieu of oath signed: State Private
Type of Warranty Plan: _____ Use Group: R-5
Construction Classification: _____ Maximum Live Load: _____
Maximum Occupancy Load: _____
Description of Work/Use: New Single Family Home

Certificate Comments:
20220173+A - Alteration
Fire update- gas fired appliances
20220173+B - Alteration
CHANGE OF CONTRACTOR Change of contractor
20220173+C - Alteration
SERVICE Permit update from 200amp service to 300 amp 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:

Construction Official: RLA U.G.C. F280 (rev. 04/05) Fee: \$100.00

Check Number: 1024 Collected By: dh Date Printed: 12/23/2025 Page 1