



# State of New Jersey Local Government Services

**Year:**  **Municipal User Friendly Budget**

**MUNICIPALITY:**

**Municode:**  **Filename:**

**Website:**

**Phone Number:**

**Mailing Address:**

**Municipality:**  **State:**  **Zip:**

**Mayor**

First Name	Middle Name	Last Name	Term Expires	Business Email
BRIAN		BERNSTEIN	12/31/2026	MAYOR@DEMARESTNJ.ORG

**Chief Administrative Officer**

JULIE		FALKENSTERN		boroadmin@demarestnj.gov
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**Chief Financial Officer**

First Name	Middle Name	Last Name	Cert. Number	Business Email
PETER		SUH	N-1888	<a href="mailto:PSUH@DEMARESTNJ.ORG">PSUH@DEMARESTNJ.ORG</a>

**Municipal Clerk**

JULIE		FALKENSTERN	Acting	boroadmin@demarestnj.gov
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**Registered Municipal Accountant**

GARY	J	VINCI	CR000411	gvinci@lvhcpa.com
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**Governing Body Members**

First Name	Middle Name	Last Name	Term Expires	Business Email
ADAM		COLLINS	12/31/2026	ACOLLINS@DEMARESTNJ.ORG
JONATHAN		REISS	12/31/2026	JREISS@DEMARESTNJ.ORG
DARYL		FOX	12/31/2027	DFOX@DEMARESTNJ.ORG
ANDREA		SLOWIKOWSKI	12/31/2027	ASLOWIKOWSKI@DEMARESTNJ.ORG
DAVID		JIANG	12/31/2025	DJIANG@DEMARESTNJ.ORG
DANIEL		MARKS	12/31/2025	DMARKS@DEMARESTNJ.ORG

**Government Type:**

**Election Type:**

## USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN

<u>2024 Calendar Year Property Tax Levies - ALL entities levying property taxes</u>					<u>Current Year 2025 Budget</u>		
	<u>Calendar Year</u>	<u>Calendar Year</u>	<u>% of</u>	<u>Avg Residential</u>	<u>Taxes</u>	<u>Actual/Estimated</u>	<u>Tax Levy</u>
	<u>Tax Rate</u>	<u>Tax Levy</u>	<u>Total Levy</u>	<u>Taxpayer Impact</u>			
Municipal Purpose Tax	0.659	\$9,158,412.00	21.57%	\$5,333.41	Municipal Purpose Tax	ACTUAL	\$9,912,047.00
Municipal Library	0.048	\$663,864.00	1.56%	\$388.47	Municipal Library	ACTUAL	\$719,837.00
Municipal Open Space	0.010	\$138,902.00	0.33%	\$80.93	Municipal Open Space	ACTUAL	\$248,688.00
Municipal Arts and Culture		\$0.00	0.00%	\$0.00	Municipal Arts and Culture		
Fire Districts (avg. rate/total levies)		\$0.00	0.00%	\$0.00	Fire Districts (total levies)		
Other Special Districts (total levies)		\$0.00	0.00%	\$0.00	Other Special Districts (total levies)		
Local School District	1.272	\$17,667,885.00	41.62%	\$10,294.54	Local School District	ACTUAL	\$18,428,826.00
Regional School District	0.732	\$10,170,907.00	23.96%	\$5,924.22	Regional School District	ACTUAL	\$10,134,163.00
County Purposes	0.321	\$4,454,017.00	10.49%	\$2,597.91	County Purposes	ESTIMATED	\$4,600,000.00
County Library		\$0.00	0.00%	\$0.00	County Library		
County Board of Health		\$0.00	0.00%	\$0.00	County Board of Health		
County Open Space	0.014	\$200,230.00	0.47%	\$113.30	County Open Space	ESTIMATED	\$220,000.00
Other County Levies (total)			0.00%	\$0.00	Other County Levies (total)		
<b>Total (Calendar Year 2024 Budget)</b>	<b>3.056</b>	<b>\$42,454,217.00</b>	<b>100.00%</b>	<b>\$24,732.79</b>	<b>Total ESTIMATED amount to be raised by taxes</b>		<b>\$44,263,561.00</b>
Total Taxable Valuation as of October 1, 2024 <span style="float: right;"><u>\$2,486,976,900.00</u></span> (To be used to calculate the current year tax rate)					Revenue Anticipated, Excluding Tax Levy <span style="float: right;"><u>3,017,703.00</u></span>		
Current Year (2025) Average Residential Assessment <span style="float: right;"><u>\$1,446,665.00</u></span>					Budget Appropriations, before Reserve for Uncollected Taxes <span style="float: right;"><u>13,069,587.00</u></span>		
Prior Year (2024) Average Residential Assessment <span style="float: right;"><u>\$809,319.00</u></span>					Total Non-Municipal Tax Levy <span style="float: right;"><u>\$33,631,677.00</u></span>		
<b><u>Prior Year to Current Year Comparison</u></b>					Amount to be Raised by Taxes - Before RUT <span style="float: right;"><u>\$43,683,561.00</u></span>		
<b><u>Comparison - Municipal Purposes Tax Rate</u></b>					Reserve for Uncollected Taxes (RUT) <span style="float: right;"><u>\$580,000.00</u></span>		
Prior Year	Current Year	% Change (+/-)			Total Amount to be Raised by Taxes <span style="float: right;"><u>\$44,263,561.00</u></span>		
0.659	0.399	-39.45%			% of Tax Collections used to Calculate RUT <span style="float: right;"><u>98.68%</u></span>		
<b><u>Comparison - Municipal Purposes Tax Levy</u></b>					If % used exceeds the actual collection % then reference the statutory exception used		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		<b><u>Tax Collections - ACTUAL as of Prior Year</u></b>		
\$9,158,412.00	\$9,912,047.00	8.23%	\$753,635.00		Total Tax Revenue, Collections CY 2024 <span style="float: right;"><u>42,354,905.00</u></span>		
<b><u>Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)</u></b>					Total Tax Levy, CY 2024 <span style="float: right;"><u>42,700,027.00</u></span>		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		% of Taxes Collected, CY 2024 <span style="float: right;"><u>99.19%</u></span>		
\$5,333.41	\$5,772.19	8.23%	\$438.78		Delinquent Taxes - December 31, 2024 <span style="float: right;"><u>\$262,129.00</u></span>		

**USER FRIENDLY BUDGET SECTION - ANTICIPATED REVENUE SUMMARY (ALL OPERATING FUNDS)**

FCOA		% Difference Current vs. Prior Year	\$ Difference Current vs. Prior Year	Total Realized Revenue (Prior Year)	Total Anticipated Revenue (Current Year)	General Budget	Open Space Budget	Arts and Culture Trust Fund	Utility	Utility	Utility	Utility	Utility
08	Surplus	-29.17%	(\$350,000.00)	\$1,200,000.00	\$850,000.00	\$850,000.00							
08	Local Revenue	-38.46%	(\$187,518.00)	\$487,518.00	\$300,000.00	\$300,000.00							
09	State Aid (without offsetting appropriation)	-9.34%	(\$42,331.00)	\$453,010.00	\$410,679.00	\$410,679.00							
08	Uniform Construction Code Fees	-7.71%	(\$29,244.00)	\$379,244.00	\$350,000.00	\$350,000.00							
	<b><i>Special Revenue Items w/ Prior Written Consent</i></b>												
11	Shared Services Agreements	#DIV/0!	\$0.00	\$0.00	\$0.00								
08	Additional Revenue Offset by Appropriations	#DIV/0!	\$0.00	\$0.00	\$0.00								
10	Public and Private Revenue	132.12%	\$45,423.00	\$34,380.00	\$79,803.00	\$79,803.00							
08	Other Special Items	52.47%	\$276,086.00	\$526,135.00	\$802,221.00	\$802,221.00							
15	Receipts from Delinquent Taxes	-19.71%	(\$55,223.00)	\$280,223.00	\$225,000.00	\$225,000.00							
	<b><i>Amount to be raised by taxation</i></b>												
07	Local Tax for Municipal Purposes	3.50%	\$334,777.00	\$9,577,270.00	\$9,912,047.00	\$9,912,047.00							
07	Minimum Library Tax	8.43%	\$55,973.00	\$663,864.00	\$719,837.00	\$719,837.00							
54	Open Space Levy Tax	78.05%	\$109,018.00	\$139,670.00	\$248,688.00		\$248,688.00						
56	Arts and Cultural Levy Tax	#DIV/0!	\$0.00		\$0.00								
07	Addition to Local District School Tax	#DIV/0!	\$0.00		\$0.00								
08	Deficit General Budget	#DIV/0!	\$0.00		\$0.00								
	Total	1.14%	\$156,961.00	\$13,741,314.00	\$13,898,275.00	\$13,649,587.00	\$248,688.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**USER FRIENDLY BUDGET SECTION - APPROPRIATIONS SUMMARY (ALL OPERATING FUNDS)**

FCOA	Budgeted Full-Time	Positions Part-Time	% Difference Current v. Prior Year	\$ Difference Current v. Prior Year	Total Modified Appropriation for Service Type (Prior Year)	Total Appropriation for Service Type (Current Year)	General Budget	Public & Private Offsets	Open Space Budget	Arts and Culture Trust Fund	Utility	Utility	Utility	Utility	Utility
20	General Government	10.00	6.00	-7.91%	(\$108,877.00)	\$1,375,977.00	\$1,267,100.00	\$1,267,100.00							
21	Land-Use Administration		2.00	-40.87%	(\$7,948.00)	\$19,448.00	\$11,500.00	\$11,500.00							
22	Uniform Construction Code	1.00	4.00	0.14%	\$304.00	\$225,096.00	\$225,400.00	\$225,400.00							
23	Insurance			3.32%	\$37,740.00	\$1,137,441.00	\$1,175,181.00	\$1,175,181.00							
25	Public Safety	18.00	9.00	2.67%	\$89,306.00	\$3,344,694.00	\$3,434,000.00	\$3,374,854.00	\$59,146.00						
26	Public Works	11.00		3.59%	\$76,323.00	\$2,127,277.00	\$2,203,600.00	\$2,182,943.00	\$20,657.00						
27	Health and Human Services			-1.63%	(\$968.00)	\$59,568.00	\$58,600.00	\$58,600.00							
28	Parks and Recreation			49.24%	\$91,286.00	\$185,402.00	\$276,688.00	\$28,000.00	\$248,688.00						
29	Education (including Library)			8.43%	\$55,973.00	\$663,864.00	\$719,837.00	\$719,837.00							
30	Unclassified			-8.93%	(\$490.00)	\$5,490.00	\$5,000.00	\$5,000.00							
31	Utilities and Bulk Purchases			0.60%	\$5,659.00	\$935,841.00	\$941,500.00	\$941,500.00							
32	Landfill / Solid Waste Disposal			#DIV/0!	\$0.00		\$0.00								
35	Contingency			#DIV/0!	\$0.00		\$0.00								
36	Statutory Expenditures			5.97%	\$69,086.00	\$1,157,557.00	\$1,226,643.00	\$1,226,643.00							
37	Judgements			#DIV/0!	\$0.00		\$0.00								
42	Shared Services			#DIV/0!	\$0.00		\$0.00								
43	Court and Public Defender		2.00	11.75%	\$7,100.00	\$60,400.00	\$67,500.00	\$67,500.00							
44	Capital			-36.30%	(\$49,000.00)	\$135,000.00	\$86,000.00	\$86,000.00							
45	Debt			16.40%	\$180,305.00	\$1,099,695.00	\$1,280,000.00	\$1,280,000.00							
46	Deferred Charges			467.93%	\$279,908.00	\$59,818.00	\$339,726.00	\$339,726.00							
48	Debt - Type 1 School District			#DIV/0!	\$0.00		\$0.00								
50	Reserve for Uncollected Taxes			6.42%	\$35,000.00	\$545,000.00	\$580,000.00	\$580,000.00							
55	Surplus General Budget			#DIV/0!	\$0.00	\$0.00	\$0.00								
	<b>Total</b>	<b>40.00</b>	<b>23.00</b>	<b>5.79%</b>	<b>\$760,707.00</b>	<b>\$13,137,568.00</b>	<b>\$13,898,275.00</b>	<b>\$13,569,784.00</b>	<b>\$79,803.00</b>	<b>\$248,688.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



**ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA**

<b>Property Tax Assessments - Taxable Properties (October 1, 2024 Value)</b>			
	# of Parcels	Assessed Value	% of Total
1 Vacant Land	20	\$7,454,400.00	0.30%
2 Residential	1,676	\$2,424,610,700.00	97.49%
3A/3B Farm			0.00%
4A Commercial	10	\$52,166,700.00	2.10%
4B Industrial			0.00%
4C Apartments	1	\$2,645,100.00	0.11%
5A/5B Railroad			0.00%
6A/6B Business Personal Property	1	\$100,000.00	0.00%
<b>Total</b>	<b>1,708</b>	<b>\$2,486,976,900.00</b>	<b>100.00%</b>

  

Average Ratio (%), Assessed to True Value	
Equalized Valuation, Taxable Properties	#DIV/0!

  

Total # of property tax appeals filed in 2024	County Tax Board	
	State Tax Court	

  

Number of 2024 County Tax Board decisions appealed to Tax Court	
Number of pending property tax appeals in State Tax Court	

  

Amount paid out by municipality for tax appeals in 2024	\$29,539.00
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<b>Property Tax Assessments - Exempt Properties (October 1, 2024 Value)</b>			
	# of Parcels	Assessed Value	% of Total
15A Public Schools	12	\$91,114,400.00	38.39%
15B Other Schools	2	\$29,704,000.00	12.52%
15C Public Property	52	\$96,672,800.00	40.73%
15D Church and Charities	5	\$12,716,100.00	5.36%
15E Cemeteries & Graveyards	1	\$59,600.00	0.03%
15F Other Exempt	5	\$7,056,800.00	2.97%
<b>Total</b>	<b>77</b>	<b>\$237,323,700.00</b>	<b>100.00%</b>

  

Percentage of Exempt vs. Non-Exempt Properties 9.54%

<b>Prior Budget Year's Payments in Lieu of Tax (PILOT) - 5 Year Exemptions/Abatements</b>				
	# of Parcels	PILOT Billing/Revenue	Assessed Value	Taxes if Billed in Full 2024 Total Tax Rate
G Commercial/Industrial Exemption				
I Dwelling Exemption				
J Dwelling Abatement				
K New Dwelling/Conversion Exemption				
L New Dwelling/Conversion Abatement				
N Multiple Dwelling Exemption				
O Multiple Dwelling Abatement				
<b>Total 5 Yr Exemptions/Abatements</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>





**USER FRIENDLY BUDGET SECTION  
BUDGETED PERSONNEL COSTS**

Organization / Individuals Eligible for Benefit	# of Full-Time Employees	# of Part-Time Employees	Total Personnel Cost	Base Pay	Overtime and other Compensation	Pension (Estimate)	Health Benefits Net of Cost Share	Employment Taxes and Other Benefits
Governing Body		7.00	24,759.50	\$23,000.00				\$1,759.50
Supervisory Staff (Department Heads & Managers)	6.00	1.00	1,036,920.62	\$730,000.00		\$124,903.00	\$126,172.62	\$55,845.00
Police Officers (Including Superior Officers)	19.00	4.00	3,745,846.70	\$2,275,000.00	\$200,000.00	\$841,750.00	\$393,209.20	\$35,887.50
Fire Fighters (Including Superior Officers)			0.00					
All Other Union Employees not listed above	15.00		1,117,932.98	\$699,500.00	\$115,500.00	\$119,684.45	\$120,901.03	\$62,347.50
All Other Non-Union Employees not listed above	6.00	8.00	744,173.78	\$523,904.00		\$89,639.97	\$90,551.15	\$40,078.66
<b>Totals</b>	<b>46.00</b>	<b>20.00</b>	<b>6,669,633.58</b>	<b>\$4,251,404.00</b>	<b>\$315,500.00</b>	<b>\$1,175,977.42</b>	<b>\$730,834.00</b>	<b>\$195,918.16</b>

Is the Local Government required to comply with N.J.S.A. 11A **(Civil Service)**? - YES or NO

**NO**

Note - **Base Pay** is the annualized rate of pay to which overtime (if eligible) and/or pension is calculated. Either calculation is fine at the discretion of the Local Unit. Overtime and other compensation is any other item that is charged as a salary and wage expense but not included in Base Pay.

**USER FRIENDLY BUDGET SECTION - HEALTH BENEFITS**

	<b>Current Year # of Covered Members (Medical &amp; Rx)</b>	<b>Current Year Annual Cost Estimate per Employee</b>	<b>Total Current Year Cost</b>	<b>Prior Year # of Covered Members (Medical &amp; Rx)</b>	<b>Prior Year Annual Cost per Employee (Average)</b>	<b>Total Prior Year Cost</b>
<b><u>Active Employees - Health Benefits - Annual Cost</u></b>						
Single Coverage	8.00	\$11,424.48	\$91,395.84	8.00	\$13,349.16	\$106,793.28
Parent & Child	4.00	\$27,386.16	\$109,544.64	6.00	\$23,895.00	\$143,370.00
Employee & Spouse (or Partner)	1.00	\$22,848.96	\$22,848.96	1.00	\$26,698.32	\$26,698.32
Family	12.00	\$37,244.16	\$446,929.92	13.00	\$37,244.16	\$484,174.08
Employee Cost Sharing Contribution (enter as negative - )			(\$190,000.00)			
<b>Subtotal</b>	<b>25.00</b>		<b>\$480,719.36</b>	<b>28.00</b>		<b>\$761,035.68</b>
<b><u>Elected Officials - Health Benefits - Annual Cost</u></b>						
Single Coverage			\$0.00			\$0.00
Parent & Child			\$0.00			\$0.00
Employee & Spouse (or Partner)			\$0.00			\$0.00
Family			\$0.00			\$0.00
Employee Cost Sharing Contribution (enter as negative - )						
<b>Subtotal</b>	<b>0.00</b>		<b>\$0.00</b>	<b>0.00</b>		<b>\$0.00</b>
<b><u>Retirees - Health Benefits - Annual Cost</u></b>						
Single Coverage			\$0.00			\$0.00
Parent & Child			\$0.00			\$0.00
Employee & Spouse (or Partner)			\$0.00			\$0.00
Family			\$0.00			\$0.00
Employee Cost Sharing Contribution (enter as negative - )						
<b>Subtotal</b>	<b>0.00</b>		<b>\$0.00</b>	<b>0.00</b>		<b>\$0.00</b>
<b>GRAND TOTAL</b>	<b>25.00</b>		<b>\$480,719.36</b>	<b>28.00</b>		<b>\$761,035.68</b>

Note - other health insurances such as dental and vision are not included in this analysis unless included in the employees total premium. Therefore, the total from this sheet may not agree with the budgeted appropriation.

**Is medical coverage provided by the SHBP (Yes or No)?**

**YES**

**Is prescription drug coverage provided by the SHBP (Yes or No)?**

**YES**











**USER FRIENDLY BUDGET SECTION - OUTSTANDING DEBT; PER CAPITA AND BUDGET IMPACT**

			Current Year	2026	2027	All Additional Future
Gross Debt	Deductions	Net Debt	Budget	Budget	Budget	Years' Budgets
Local School Debt	\$1,160,000.00	\$1,160,000.00	\$0.00			
Regional School Debt	\$1,067,671.00	\$1,067,671.00	\$0.00			
<u>Utility Fund Debt</u>						
		\$0.00				
		\$0.00				
		\$0.00				
		\$0.00				
		\$0.00				
		\$0.00				
<u>Municipal Purposes</u>						
Debt Authorized (BNI)	\$7,324,869.00	\$7,324,869.00				
Notes Outstanding	\$8,200,000.00	\$8,200,000.00				
Bonds Outstanding	\$6,729,000.00	\$339,426.00	\$6,389,574.00			
Loans and Other Debt		\$0.00				
<b>Total (Current Year)</b>	<b>\$24,481,540.00</b>	<b>\$2,567,097.00</b>	<b>\$21,914,443.00</b>			
Population (2020 census)	4,981					
Per Capita Gross Debt	\$4,914.98					
Per Capita Net Debt	\$4,399.61					
3 Year Average Property Valuation		\$1,971,672,743.00				
Net Debt as % of 3 Year Average Property Valuation		1.11%				
Utility Fund - Principal						
Utility Fund - Interest						
Bond Anticipation Notes - Principal			\$120,000.00			
Bond Anticipation Notes - Interest			\$160,000.00			
Bonds - Principal			\$785,000.00	\$815,000.00	\$835,000.00	\$4,294,000.00
Bonds - Interest			\$215,000.00	\$192,000.00	\$167,000.00	\$439,000.00
Loans & Other Debt - Principal						
Loans & Other Debt - Interest						
<b>Total</b>			<b>\$1,280,000.00</b>	<b>\$1,007,000.00</b>	<b>\$1,002,000.00</b>	<b>\$4,733,000.00</b>
Total Principal			\$905,000.00	\$815,000.00	\$835,000.00	\$4,294,000.00
Total Interest			\$375,000.00	\$192,000.00	\$167,000.00	\$439,000.00
% of Total Current Year Budget			9.21%			
<u>Description</u>	<u>Debt Not Listed Above</u>					
Total Guarantees - Governmental						
Total Guarantees - Other						
Total Capital/Equipment Leases						
Total Other						
<u>Bond Rating</u>	<u>Moody's</u>	<u>Standard &amp; Poors</u>	<u>Fitch</u>			
Rating		AA+				
Year of Last Rating		2024				
<b>Mark "X" if Municipality has no bond rating</b>						







**USER FRIENDLY BUDGET SECTION - Notes**

(Press ALT-Enter to go to a new line in each cell)
