

Resolution of the Demarest Governing Body

Resolution No. 131 -24

July 22, 2024

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

TITLE: RESOLUTION TO RELEASE ESCROW

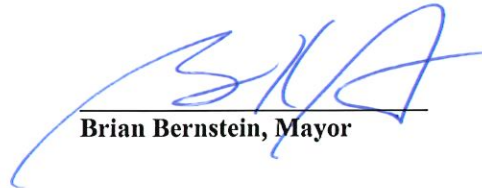
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WHEREAS, the following applicant(s) posted escrow monies with the Borough for payment to Borough professionals in conjunction with development; and

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

<u>Applicant</u>	<u>Address</u>	<u>Account</u>	<u>Amount</u>
Michael Feinstein	46 Duane Lane.	13-5000-00-5222-06	\$ 1,252.50
Michael Feinstein	46 Duane Lane.	13-8000-00-8222-21	\$ 76.52
Michael Feinstein	46 Duane Lane.	13-7000-00-7222-06	\$ 30,805.33
Tandor Development LLC	69 Glenwood Ave.	13-6000-00-6220-05	\$3,000.00

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).



Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on July 22, 2024



Julie Falkenstern, Acting Borough Clerk

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

The Borough of Demarest

#

Bergen County, N.J.

Date 7/17/24

To Michael Feinstein
 Address 46 Duane Lane
Demarest, NJ 07627

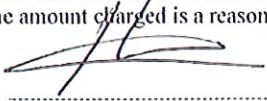
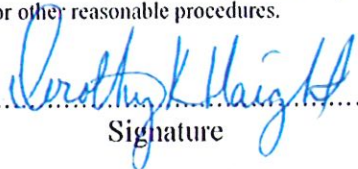
Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Return of escrow 46 Duane Lane		
	Pool Escrow 13-5000-00-5222-06	\$1252	50
	Engineering escrow 13-8000-00-8222-18	S(-7)	50)
	Soil Moving escrow 13-8000-00-8222-21	\$84	02
	Performance escrow 13-7000-00-7222-06	\$30,805	33
	TOTAL	\$32,134	35

<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>7/18/24</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;"></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;">13-5000-00-5222-06</td></tr> <tr><td style="text-align: center;">13-8000-00-8222-21</td></tr> <tr><td style="text-align: center;">13-7000-00-7222-06</td></tr> <tr><td style="text-align: center;">13-8000-00-8222-18</td></tr> </table>	13-5000-00-5222-06	13-8000-00-8222-21	13-7000-00-7222-06	13-8000-00-8222-18	<p style="text-align: center;">The above claim is approved as correct.</p> <p style="text-align: center;">.....</p> <p style="text-align: center;">.....</p> <p style="text-align: center;">.....</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>
13-5000-00-5222-06						
13-8000-00-8222-21						
13-7000-00-7222-06						
13-8000-00-8222-18						

Dot Haight

From: Shivam Patel
Sent: Wednesday, July 10, 2024 12:42 PM
To: Dot Haight; CFO
Subject: RE: 46 Duane release of escrow

Dot,

Those are the correct balances.

Shivam Patel
Finance Assistant
Borough of Demarest
spatel@demarestnj.gov

From: Dot Haight <dhaight@demarestnj.gov>
Sent: Wednesday, July 10, 2024 12:12 PM
To: CFO <cfo@demarestnj.gov>
Cc: Shivam Patel <spatel@demarestnj.gov>
Subject: 46 Duane release of escrow

Peter,

Please confirm the balances of the below accounts. Account holder Michael Feinstein- 46 Duane Lane.

Pool Escrow 13-5000-00-5222-06 \$1252.50
Engineering escrow 13-8000-00-8222-18 **\$-7.50**
Soil Moving escrow 13-8000-00-8222-21 \$84.02
Performance escrow 13-7000-00-7222-06 \$30,805.33
Thank you.

ALL INSPECTION REQUESTS MUST NOW BE DONE IN WRITING. PLEASE EMAIL INSPECTIONS@DEMARESTNJ.GOV WITH THE PERMIT NUMBER, ADDRESS, TYPE OF INSPECTION AND DAY/TIME REQUESTED.

Dot Haight, RMC, CMR, CTA
Borough of Demarest
118 Serpentine Rd.
Demarest, NJ 07627
201-768-3398
Fax: 201-768-2581
Demarestnj.gov



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

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

MEMO TO: Chief Financial Officer
FROM: Kevin Burnette
DATE: 7/10/24
REFERENCE: 46 Duane Lane Permit # DEP0162 22-186 & 22-307
Block: 118 Lot: 6.02
Escrow Account Name Michael Feinstein

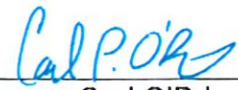
A Certificate of Occupancy was issued for the above-mentioned property.

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

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

Thank you.

Signed: 
Kevin Burnette
Construction Official

Attest: 
Carl O'Brien, PE
Borough Engineer

**DEVELOPERS ESCROW
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS

46 Duane Lane (Block 118, lot 6.02)

ACCT #/TYPE/AMOUNT

NAME ON THE ACCOUNT

Michael Feinstein

MAILING ADDRESS

46 Duane Lane

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:

7/8/24

to esc 7/10/24



Demarest Borough
118 Serpentine Road
Demarest, NJ 07627

Certificate
Construction Code Division
(Certificate of Occupancy)

Date Issued 2/5/2024
Control Number 11877
Permit Number 20220186
Permit Issue Date 7/14/2022
Certificate Number 20220186

Identification

Block: 118 Lot: 6.02 Quali: _____
Work Site Location: 46 DUANE LANE DEMAREST, NJ 07627

Owner in Fee: MICHAEL FEINSTEIN
Owner Address: 1548 13TH STREET FORT LEE NJ 07024
Telephone: (201) 280-0280

Contractor V & R Developers, Inc.
Address 2050 Center Ave., Suite 410 Fort Lee NJ 07024
Telephone: (201) 947-7900 Fax: _____
License Number or Builders Registration Number: _____
Federal Emp. Number: 22-2222540

- 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: _____
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 Home

- Certificate Comments:
20220186+A - Alteration HVAC update
20220186+B - Alteration Update- low voltage fire system/alarm system
20220186+C - Alteration 1 gas & 2 wood fireplace-UPDATE
- 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 [Signature] U.C.C. F260 (rev. 08/05) Fee: \$150.00

Check Number: 228 Collected By: dh Date Printed: 2/5/2024
Page 1

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

The Borough of Demarest

#

Bergen County, N.J.

Date 7/9/24

To Tandor Development LLC/69 Glenwood LLC
 Address 64 North Summit St. STE. 216
Tenafly, NJ 07670

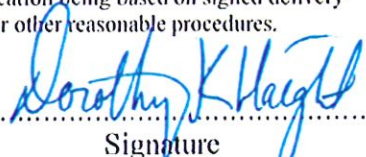
Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Release of shade tree escrow Account #13-6000-00-6220-05	\$3000	00
	Check payable to Tandor Development LLC and mailed to above address.		
	TOTAL	\$3000	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>7/10/2024</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> <p style="text-align: center;">13-6000-00-6220-05</p>	<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>
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**DEVELOPERS ESCROW
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS 69 Glenwood Avenue

ACCT #/TYPE/AMOUNT #13-6000-00-6220-05

NAME ON THE ACCOUNT Tandor Development LLC/69 Glenwood Avenue LLC

MAILING ADDRESS Tandor Development LLC; 64 North Summit St. Suite 216,

Tenafly, NJ 07670

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: July 2, 2024



Demarest Borough
 118 Serpentine Road
 Demarest Borough, NJ 07627
 201-7680167

CERTIFICATE IDENTIFICATION

Date Issued: 09/27/2021
 Control #: 10884
 Permit #: 20200256

Block: 127 Lot: 16

Work Site Location: 69 GLENWOOD AVE

DEMAREST

Owner in Fee: 69 Glenwood Ave LLC

Address: 24 Cypress Place

DEMAREST NJ 07627

Telephone: 917 847-3500

Agent/Contractor: TANDOR DEVELOPMENT LLC

Address: 24 CYPRESS PLACE

DEMAREST NJ 07627

Telephone: 917 514-2535

Lic. No./ Bids. Reg.No.: 52315

Federal Emp. No.: 85-1389620

Social Security No.:

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.

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than _____ or will be subject to fine or order to vacate:

Home Warranty No:

Type of Warranty Plan:

Use Group:

Maximum Live Load:

Construction Classification:

Maximum Occupancy Load:

Certificate Exp Date:

Description of Work/Use:

New Single Family Home

State Private
 R-5

Update Desc. of Work/Use:
 3 new HVAC systems and ductwork, install 2 gas fireplace, Power for 5 bathroom floor heaters

CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5-17

This serves notice that based on written certification, lead abatement was performed as per NIAC 5:17, 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 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.

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 _____

Fees: \$100.00

Paid Check No.: 1016

Collected by: dh

Kevin Burnette Construction Official

U.C.C.260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

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

The Borough of Demarest

#

Bergen County, N.J.

Date 7/9/24

To Tandor Development LLC/69 Glenwood LLC
 Address 64 North Summit St. STE. 216
Tenafly, NJ 07670

Ordered by:

Terms:

Order No:

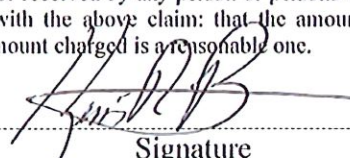
Itemized fully and sign claimant's certification below before presenting for payment

DATE	ITEM	DOLLARS	CENTS
	Release of shade tree escrow Account #13-6000-00-6220-05	\$3000	00
	Check payable to Tandor Development LLC and mailed to above address.		
	TOTAL	\$3000	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.

Date 7/10/2024


 Signature
 Construction Official
 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

13-6000-00-6220-05		

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.

**DEVELOPERS ESCROW
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS 69 Glenwood Avenue

ACCT #/TYPE/AMOUNT #13-6000-00-6220-05

NAME ON THE ACCOUNT Tandor Development LLC/69 Glenwood Avenue LLC

MAILING ADDRESS Tandor Development LLC; 64 North Summit St. Suite 216,

Tenafly, NJ 07670

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: July 2, 2024



Demarest Borough
118 Serpentine Road
Demarest Borough, NJ 07627
201-7680167

Block: 127 Lot: 16

Work Site Location: 69 GLENWOOD AVE

DEMAREST

Owner in Fee: 69 Glenwood Ave LLC

Address: 24 Cypress Place

DEMAREST NJ 07627

Telephone: 917 847-3500

Agent/Contractor: TANDOR DEVELOPMENT LLC

Address: 24 CYPRESS PLACE

DEMAREST NJ 07627

Telephone: 917 514-2335

Lic. No./ Bids. Reg.No.: 52315

Federal Emp. No.: 85-1389620

Social Security No.:

CERTIFICATE IDENTIFICATION

Date Issued: 09/27/2021
Control #: 10884
Permit #: 20200256

Home Warranty No:

Type of Warranty Plan:

Use Group:

Maximum Live Load:

Construction Classification:

Maximum Occupancy/ Load:

Certificate Exp Date:

Description of Work/Use:

New Single Family Home

State Private
R-5

Update Desc. of Work/Use:
3 new HVAC systems and ductwork, install 2 gas fireplaces, Power for 5 bathroom floor heaters

[X] 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.

[] TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate:

Kevin Burnette Construction Official

U.C.C 260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

[] CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, 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 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.

[] 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

Fees: \$100.00

Paid [X] Check No.: 1016

Collected by: dh

Dot Haight

From: Dot Haight
Sent: Tuesday, July 2, 2024 3:21 PM
To: Lee Campbell; Peter Suh
Cc: Kevin Burnette
Subject: FW: Tandor Development/69 Glenwood Avenue - Tree Bond Permit 2020-0256
Attachments: Tandor 69 Glenwood ESCROW REFUND FORM Signed.pdf; 69 Glenwood CO.pdf

Lee please have shade tree inspect 69 Glenwood for release of escrow for two shade trees.

Peter – The applicant is requesting the check be made out to their other business name as per the below. Advise if you will need anything else showing the connection.
Thank you.

ALL INSPECTION REQUESTS MUST NOW BE DONE IN WRITING. PLEASE EMAIL INSPECTIONS@DEMARESTNJ.GOV WITH THE PERMIT NUMBER, ADDRESS, TYPE OF INSPECTION AND DAY/TIME REQUESTED.

Dot Haight, RMC, CMR, CTA
Borough of Demarest
118 Serpentine Rd.
Demarest, NJ 07627
201-768-3398
Fax: 201-768-2581
Demarestnj.gov

From: guy tanne <guy@gtanne.com>
Sent: Tuesday, July 2, 2024 11:20 AM
To: Inspections <inspections@demarestnj.gov>
Subject: Tandor Development/69 Glenwood Avenue - Tree Bond Permit 2020-0256

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

Please see enclosed the escrow refund form the trees bond paid by us.

Permit # - 2020-0256
Address – 69 Glenwood Avenue

Kindly send us a check payable to Tandor Development LLC (the owner of 69 Glenwood Avenue LLC). 69 Glenwood Avenue LLC has no open checking account.

Thank you!

Guy

Dot Haight

From: Lee Campbell
Sent: Tuesday, July 9, 2024 9:58 AM
To: Dot Haight
Subject: FW: 69 glenwood
Attachments: PO 44400 69 Glenwood Ave. .pdf

Hi Dot,

The trees that were bonded for 69 Glenwood, the maple was removed in July 2022 at the former DPW Supervisor. The tree in the corner remains. The Bond can be released.

Thanks,
Lee

Lee Campbell

CMR, ST Secretary, BOH Secretary,
Secretary to the Assessor
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627
lcampbell@demarestnj.gov
201-768-0167 Ext. 130