

Resolution of the Demarest Governing Body

Resolution No. 161-24

September 23, 2024

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

TITLE: RESOLUTION 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

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>
Peter Ghazzawi	32 Thistle Dr.	13-8000-00-8225-45	\$63.75
Peter Ghazzawi	32 Thistle Dr.	13-8000-00-8223-04	\$661.20
Peter Ghazzawi	32 Thistle Dr.	13-7000-00-7224-04	\$24,834.00

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 September 23, 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 9/3/2024

To Peter Ghazzawi
 Address 32 Thistle Drive
Paramus, NJ 07652

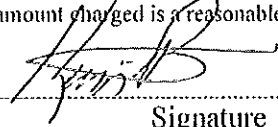
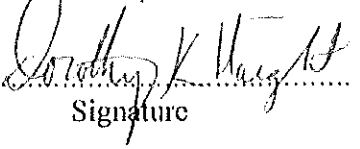
Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Return of escrow 146 Woodland Road project		
	Engineering escrow #13-8000-00-8222-45	\$63	75
	Soil moving escrow #13-8000-00-8223-04	\$661	20
	Road Opening escrow #13-7000-00-7224-04	\$24,834	00
	TOTAL	\$25,558	95

<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>9/18/24</u></p> <p style="text-align: center;"> _____ Signature Construction Official</p> <p style="text-align: center;">_____ 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</p> <p style="text-align: center;">_____ Title</p>
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<p>APPROPRIATION OR ACCOUNT CHARGED</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; border: 1px solid black;">13-8000-00-8222-45</td> <td style="width: 20%; border: 1px solid black;"></td> </tr> <tr> <td style="border: 1px solid black;">13-8000-00-8223-04</td> <td style="border: 1px solid black;"></td> </tr> <tr> <td style="border: 1px solid black;">13-7000-00-7224-04</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>	13-8000-00-8222-45		13-8000-00-8223-04		13-7000-00-7224-04				<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>
13-8000-00-8222-45										
13-8000-00-8223-04										
13-7000-00-7224-04										



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

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

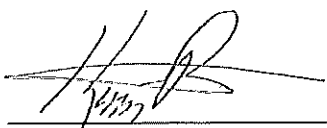
MEMO TO: Chief Financial Officer
FROM: Kevin Burnette
DATE: 7/24/2024
REFERENCE: 146 Woodland Rd Permit # 23-028 & 23-219 DEP0175
Block: 57 Lot: 138
Escrow Account Name Peter Ghazzawi

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 146 Woodland Road Demarest

ACCT #/TYPE/AMOUNT 13-8000-00-8222-45 Engineering
13-8000-00-8223-04 Soil moving
13-7000-00-7224-04 Road Opening

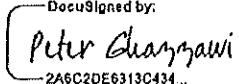
NAME ON THE ACCOUNT Peter Ghazzawi

MAILING ADDRESS 32 Thistle Drive Paramus NJ 07652

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: 
2A6C2DE6313C434...

Date of the request: 7/23/2024



Demarest Borough
118 Serpentine Road
Demarest, NJ 07627

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued: 6/18/2024
Control Number: 12195
Permit Number: 20230028
Permit Issue Date: 3/1/2023
Certificate Number: 20230028

Identification

Block: 57 Lot: 138 Qual: _____
Work Site Location: 146 WOODLAND RD DEMAREST, NJ 07627

Owner in Fee: Peter Ghazzawi
Owner Address: 146 WOODLAND RD DEMAREST NJ 07627
Telephone: (201) 248-0768

Contractor: GOOD FAITH BUILDERS LLC
Address: 32 THISTLE DRIVE PARAMUS NJ 07652
Telephone: (201) 248-0768 Fax: _____
License Number or Builders Registration Number: _____
Federal Emp. Number: 85-2851402

Home Warranty Number: 2010 NJ148079
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:
20230028+A - Alteration
Update HVAC & fuel fired appliances
20230028+B - Alteration
New Single Family Home-update electric floor heat and car charger

- 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:
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:
Conditions to be met:

Construction Official:

U.C.C. F360 (rev. 08/05) Fee: \$150.00

Check Number: 762 Collected By: Dot Haight