

**Resolution of the Demarest Governing Body**

**Resolution No. 205-24**

**December 9, 2024**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Jiang</b>			✓			
<b>Fox</b>			✓			
<b>Marks</b>			✓			
<b>Slowikowski</b>	✓		✓			
<b>Reiss</b>			✓			
<b>Collins</b>		✓	✓			

**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>
Raymond Greiche 36 Forest LLC	62 Central Ave. 3 Canterbury Ct. Alpine, NJ 07620	13-8000-00-8224-11	\$720.00
Yao-Tian Zhang	6 Van Horn St.	13-6000-00-6223-07 13-6000-00-6224-13	\$4,600.00 \$1,600.00

**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:**

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

**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 December 9, 2024

  
\_\_\_\_\_  
Julie Falkenstern, Acting Borough Clerk

**DEVELOPERS ESCROW  
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS ZB-24-004

ACCT #/TYPE/AMOUNT 13-8000-00-8224-11  
ESCROW  
\$720.00

NAME ON THE ACCOUNT Raymond Greiche

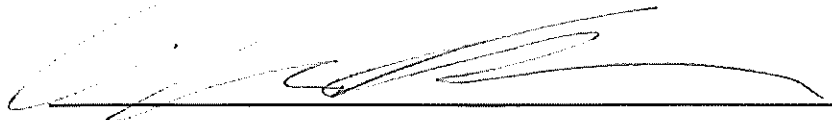
MAILING ADDRESS 62 Central Ave  
Demarest, NJ 07627

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: 11/19/2024

<b>Address:</b>	62 Central Ave	Unpaid
<b>Application #:</b>	ZB-24-004	Building Dept
<b>Account #:</b>	13-8000-00 - 8224-11	

Date	Deposits	Payments	Check / Invoice#	Company
6/14/2024	\$3,000.00		C 178	
7/2/2024		\$725.00	I 959097	Collers
8/2/2024		\$250.00	I 3075	Madaio
8/6/2024		\$655.00	I 969573	Collers
8/20/2024		\$650.00	I 3080	Madaio
<b>TOTALS:</b>	\$3,000.00	\$2,280.00	\$720.00	

## Michael Greco

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**From:** Mark Madaio <mark.madaio@madaiolaw.com>  
**Sent:** Tuesday, November 19, 2024 2:08 PM  
**To:** Michael Greco  
**Subject:** RE: 62 Central Avenue

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

Thank you! no outstanding invoices. Discussion of varlance expiration sent by prior memo.

Law Offices of Mark D. Madaio  
29 Legion Drive  
Bergenfield, New Jersey 07621  
201-385-3788  
201-385-3191 (fax)

### **BEWARE! WIRE FRAUD IS ON THE RISE!**

*Email is neither secure nor confidential. Never wire transfer money in response to a request from this office without calling and speaking to someone personally to confirm wire information and to verify the request. Even if an email looks like it has come from this office, or someone involved in your transfer, please call to verify the information. We will never request that you wire funds without telephone notice or confirmation. Do not send nonpublic personal information to us by email. If you receive a message concerning any transaction involving this office, requesting that you send funds or provide nonpublic personal information by unsecured email, do not respond to the message and immediately contact us. Additionally, please do not request a wire transfer by email. Always call or fax our office. Thank you.*

**From:** Michael Greco <mgreco@demarestnj.gov>  
**Sent:** Tuesday, November 19, 2024 1:51 PM  
**To:** Mark Madaio <mark.madaio@madaiolaw.com>  
**Subject:** RE: 62 Central Avenue

ZB-24-004 – 62 Central Ave – Raymond Greiche

Thank you,

**Michael Greco**  
[mgreco@demarestnj.gov](mailto:mgreco@demarestnj.gov)  
201-768-0167 Ext. 110  
Deputy Borough Clerk  
Land Use Secretary  
Borough of Demarest  
118 Serpentine Rd, Demarest, NJ 07627

**From:** Mark Madaio <[mark.madaio@madaiolaw.com](mailto:mark.madaio@madaiolaw.com)>  
**Sent:** Tuesday, November 19, 2024 1:26 PM  
**To:** Michael Greco <[mgreco@demarestnj.gov](mailto:mgreco@demarestnj.gov)>  
**Subject:** RE: 62 Central Avenue

If it comes up, Site Plan approval is protected against changes in the Ordinance for 2 years, plus 3 one year extensions. This is not really a concept of expiration, but many people characterize it as such.

Law Offices of Mark D. Madaio  
29 Legion Drive  
Bergenfield, New Jersey 07621  
201-385-3788  
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**From:** Michael Greco <[mgreco@demarestnj.gov](mailto:mgreco@demarestnj.gov)>  
**Sent:** Tuesday, November 19, 2024 12:56 PM  
**To:** Mark Madaio <[mark.madaio@madaiolaw.com](mailto:mark.madaio@madaiolaw.com)>; Nick Chelius <[nick.chelius@collierseng.com](mailto:nick.chelius@collierseng.com)>  
**Cc:** Ashley McGovern <[ashley.mcgovern@madaiolaw.com](mailto:ashley.mcgovern@madaiolaw.com)>; Mary Tappen <[Mary.Tappen@collierseng.com](mailto:Mary.Tappen@collierseng.com)>  
**Subject:** 62 Central Avenue

Hello Mark and Nick,

The applicant has requested a return of their escrow, can you please confirm for me that at this time there are no outstanding or expected bills.

Mark can you please confirm for me the rule on variance time to act. I believe the variance lasts for 1 year to pull permits/begin and maintain work. Can that time be extended if the applicant requests it, the applicant is asking and I wish to confirm what I believe.

Thank you,

**Michael Greco**  
[mgreco@demarestnj.gov](mailto:mgreco@demarestnj.gov)  
201-768-0167 Ext. 110  
Deputy Borough Clerk  
Land Use Secretary  
Borough of Demarest  
118 Serpentine Rd, Demarest, NJ 07627

## Michael Greco

---

**From:** Nick Chelius <nick.chelius@collierseng.com>  
**Sent:** Tuesday, November 19, 2024 2:07 PM  
**To:** Michael Greco  
**Cc:** Ashley McGovern; Mary Tappen; mark.madaio@madaiolaw.com  
**Subject:** RE: 62 Central Avenue

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

Mike,

I have no current outstanding or anticipated bills for this although we would typically do a resolution compliance review if/when a soil movement permit is filed to begin the work.

If they are not sure if they will proceed with the work it is fine to return the escrow, we will just set up a new account whenever a soil movement app is filed.

**Nick Chelius, PE**  
Project Manager | Government Services  
Mt. Arlington, New Jersey

**Colliers Engineering & Design**  
[nick.chelius@collierseng.com](mailto:nick.chelius@collierseng.com)  
Direct: 201 775 1283 | Cell: 973 941 6995 | Main: 877 627 3772  
[colliersengineering.com](http://colliersengineering.com) | [affiliated authorized entities](#)



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**From:** Mark Madaio <mark.madaio@madaiolaw.com>  
**Sent:** Tuesday, November 19, 2024 1:54 PM  
**To:** Michael Greco <mgreco@demarestnj.gov>; Nick Chelius <nick.chelius@collierseng.com>  
**Cc:** Ashley McGovern <ashley.mcgovern@madaiolaw.com>; Mary Tappen <Mary.Tappen@collierseng.com>  
**Subject:** RE: 62 Central Avenue

This Message originated outside your organization.

Assuming residential single family (ie, does not implicate Site Plan Approval), the general rule is 1 year. However, I don't see that in the Ord. but I just gave it a quick look.

There is no extension concept generally as it applies to residential – again did not see in the Ord.

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

Who is the applicant.....I don't index by address

Law Offices of Mark D. Madaio  
29 Legion Drive  
Bergenfield, New Jersey 07621  
201-385-3788  
201-385-3191 (fax)

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From: Michael Greco <[mgreco@demarestnj.gov](mailto:mgreco@demarestnj.gov)>  
Sent: Tuesday, November 19, 2024 12:56 PM  
To: Mark Madaio <[mark.madaio@madaiolaw.com](mailto:mark.madaio@madaiolaw.com)>; Nick Chelius <[nick.chelius@collierseng.com](mailto:nick.chelius@collierseng.com)>  
Cc: Ashley McGovern <[ashley.mcgovern@madaiolaw.com](mailto:ashley.mcgovern@madaiolaw.com)>; Mary Tappen <[Mary.Tappen@collierseng.com](mailto:Mary.Tappen@collierseng.com)>  
Subject: 62 Central Avenue

Hello Mark and Nick,

The applicant has requested a return of their escrow, can you please confirm for me that at this time there are no outstanding or expected bills.

Mark can you please confirm for me the rule on variance time to act. I believe the variance lasts for 1 year to pull permits/begin and maintain work. Can that time be extended if the applicant requests it, the applicant is asking and I wish to confirm what I believe.

Thank you,

Michael Greco  
[mgreco@demarestnj.gov](mailto:mgreco@demarestnj.gov)  
201-768-0167 Ext. 110  
Deputy Borough Clerk  
Land Use Secretary  
Borough of Demarest  
118 Serpentine Rd, Demarest, NJ 07627

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 11/19/24

To Yao-Tian Zhang

6 Van Horn St

Demarest, NJ 07627

Ordered by: Lee Campbell

Terms:

Account No

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

Date	ITEM	DOLLARS	CENTS
	Return of 80% mitigation fee/cash performance bond. Initial fee for mitigation \$2,000.00	\$1,600.	00
	Account # 13-6000-00-6224-13		
	<b>TOTAL</b>	<b>\$1,600.</b>	<b>00</b>

**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

Date 11/19/2024

**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.

*lee Campbell*

**APPROPRIATION OR ACCOUNT CHARGED**


The above claim is approved as correct.

.....

.....

.....

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

..... 20.....

..... Clerk

PAYMENT RECORD

Date



## Lee Campbell

---

**From:** Dimitri Gatanas <dimitrigatanas@gmail.com>  
**Sent:** Monday, November 11, 2024 7:50 AM  
**To:** Lee Campbell  
**Cc:** Norman NG; Linda Cetta  
**Subject:** Re: FW: 6 Van Horn Mitigation Inspection.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

All good here

On Thu, Nov 7, 2024, 3:09 PM Lee Campbell <lcampbell@demarestnj.gov> wrote:

Thank you Dimitri, I appreciate it.

*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

**From:** Dimitri Gatanas <dimitrigatanas@gmail.com>  
**Sent:** Thursday, November 7, 2024 3:03 PM  
**To:** Lee Campbell <lcampbell@demarestnj.gov>  
**Cc:** Norman NG <normanng88@hotmail.com>; lpscetta@yahoo.com  
**Subject:** Re: FW: 6 Van Horn Mitigation Inspection.

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I may have been confused in thinking someone took care of this.

I can swing by on the way home/meeting tonight.

Sorry about that.

On Thu, Nov 7, 2024 at 2:05 PM Lee Campbell <[lcampbell@demarestnj.gov](mailto:lcampbell@demarestnj.gov)> wrote:

Hi Dimitri,

Did you ever sign off on this for the return of 80% cash performance bond? I can't find anything in my notes confirming the inspection was completed and the trees in the email below were the trees that were planted. Not sure if I missed something you might have sent.

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](mailto:lcampbell@demarestnj.gov)

201-768-0167 Ext. 130

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 10/23/24

To 36 Forest LLC  
3 Canterbury Ct  
Alpine, NJ 07620

Ordered by: Lee Campbell

Terms:

Account No

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

Date	ITEM	DOLLARS	CENTS
	80% Return of Escrow of \$4,600.00	\$4,600.	00
	Account # 13-6000-00-6223-07		
	Return of Escrow, 36 Forest Avenue		
	<b>TOTAL</b>	<b>\$4600.</b>	<b>00</b>

**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

**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.

Lee Campbell

Date 10/23/2024

APPROPRIATION OR ACCOUNT CHARGED	

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



Lee

*Lee Campbell*

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

**From:** Lee Campbell  
**Sent:** Friday, October 11, 2024 10:02 AM  
**To:** Doron Rice <[drice@ricegroup.us](mailto:drice@ricegroup.us)>  
**Subject:** RE: 36 Forest trees

Thank you, I sent it to the Shade Tree Commission for an inspection. Once completed, I will let you know the results and how to proceed from there.

Have a great weekend.

Lee

*Lee Campbell*

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

**From:** Doron Rice <[drice@ricegroup.us](mailto:drice@ricegroup.us)>  
**Sent:** Friday, October 11, 2024 9:41 AM  
**To:** Lee Campbell <[lcampbell@demarestnj.gov](mailto:lcampbell@demarestnj.gov)>  
**Subject:** 36 Forest trees

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

Hi Lee,

We have planted the following in 36 forest Dr.:

2 Blue spruces  
4 Beech trees  
4 Ginko trees  
6 Maple trees

Total of 16 trees

## Lee Campbell

---

**From:** Dimitri Gatanas <dimitri@urbangardennyc.com>  
**Sent:** Wednesday, October 23, 2024 8:50 AM  
**To:** Lee Campbell  
**Cc:** Linda Cetta  
**Subject:** Re: 36 Forest trees mitigation inspection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Yes.

On Wed, Oct 23, 2024, 8:41 AM Lee Campbell <lcampbell@demarestnj.gov> wrote:

Thanks Dimitri and no worries, can I request to release their cash performance bond.

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

**From:** Dimitri Gatanas <dimitri@urbangardennyc.com>  
**Sent:** Tuesday, October 22, 2024 5:28 PM

**BOROUGH OF DEMAREST  
REVENUE TRANSFER TO TREASURER**

18117

DATE: 8/31/00

- Police
- Marriage Fee
- UCC
- Plan Bd./Bd. Adj.
- Bd. of Health
- DCA
- Boro Clerk
- Court
- Fire Preven

Other ST 88400

DESCRIPTION	CODE	AMOUNT
36 Forest LLC		184,500.
Acct # 13-6000-00-	6223-07	
36 Forest Rd		
Demarest NJ		
Block 83.05 Lot 1		
TOTAL		184,500

CASH \_\_\_\_\_

CHECK X \_\_\_\_\_

Initial ADJ