

**Resolution of the Demarest Governing Body**  
**Resolution No. 047 -24**  
**February 12, 2024**

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

**TITLE: RESOLUTION TO RELEASE ESCROW**

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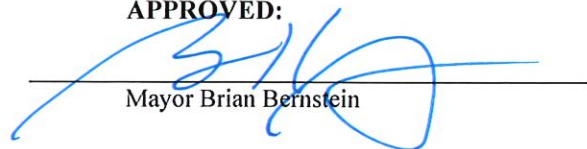
**WHEREAS**, the following applicant(s) posted escrow monies with the Borough for payment to Borough professionals in conjunction with development; and

**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>
Labib Development	18 Pine Terrace	13-6000-00-6218-07	\$3,000.00
		13-8000-00-8218-58	\$383.00
S&B Construction	24 Prospect	13-6000-00-6217-05	\$4,500.00
		13-8000-00-8217-10	\$1,760.00
Sung M. Pak	555 Piermont Road	13-7000-00-7222-07	\$54,600.00
		13-8000-00-8222-31	\$2,676.25
28 Ross Ave LLC	28 Ross Ave	13-8000-00-8222-30	\$727.50
		13-8000-00-8222-38	\$1,308.96
57 Woodland Rd LLC	57 Woodland Road	13-7000-00-7222-09	\$26,179.20
		13-8000-00-8222-43	\$435.00
		13-7000-00-7222-11	\$24,854.40
		13-8000-00-8222-44	\$1,242.72

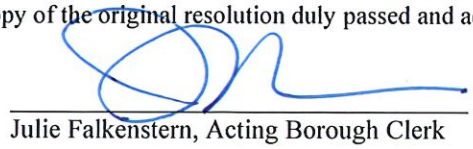
**NOW THEREFORE, BE IT RESOLVED**, that the Chief Financial Officer is and hereby authorized to return the balance of escrow monies to the applicant(s).

**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 February 12, 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 2/2/24

To Labib Development  
 Address 1184 Windsor Road  
Teaneck, NJ 07666

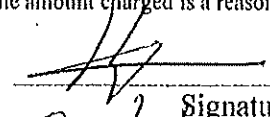
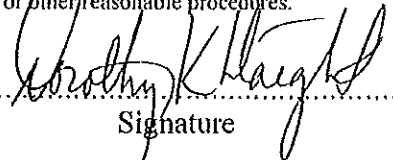
Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Return of escrow 18 Pine Terrace		
	Shade tree escrow acct.# 13-6000-00-6218-07	\$3000	00
	Engineering escrow acct # 13-8000-00-8218-58	\$383	00
	<b>TOTAL</b>	<b>\$3383</b>	<b>00</b>

<p style="text-align: center;"><b>CLAIMANT'S CERTIFICATION &amp; DECLARATION</b></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>2/7/2024</u></p> <p style="text-align: center;">               Signature  <u>Constable</u>              Official Position         </p>	<p style="text-align: center;"><b>OFFICER'S OR EMPLOYEE'S SIGNATURE</b></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><b>APPROPRIATION OR ACCOUNT CHARGED</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"><u>13-6000-00-6218-07</u></td> <td style="width: 20%;"></td> </tr> <tr> <td><u>13-8000-00-8218-58</u></td> <td></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	<u>13-6000-00-6218-07</u>		<u>13-8000-00-8218-58</u>						<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;"><b>PAYMENT AUTHORIZED</b></p> <p>The above claim was ordered paid at the meeting of the BOROUGH COUNCIL held</p> <p>..... 20.....</p> <p style="text-align: right;">Clerk</p> <p style="text-align: center;">PAYMENT RECORD</p> <p>Date</p> <p>Check No.</p>
<u>13-6000-00-6218-07</u>										
<u>13-8000-00-8218-58</u>										

DEVELOPERS ESCROW  
RETURN OF FUNDS REQUEST

PROJECT ADDRESS 18 Pine Terrace, Demarest, NJ

ACCT #/TYPE/AMOUNT Engineering Escrow \$?  
Tree Escrow \$3000

NAME ON THE ACCOUNT Labib Development

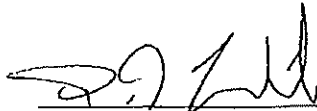
MAILING ADDRESS 1184 Windsor Road  
Teaneck, NJ 07666

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:

1/25/2024

13-6000-00-6218-07 \$3000  
13-8000-00-8218-58 \$383?



Demarest Borough  
118 Serpentine Road  
Demarest, NJ 07627

**Certificate**  
Construction Code Division  
(Certificate of Occupancy)

Date Issued 5/4/2020  
Control Number 10012  
Permit Number 20190216  
Permit Issue Date 8/13/2019  
Certificate Number 20190216

**Identification**

Block: 84 Lot: 3.03 Qual: \_\_\_\_\_  
Work Site Location: 18 PINE TERR DEMAREST, NJ

Owner in Fee: Labib Development LLC  
Owner Address: 1184 Windsor Rd. Teaneck NJ 07666  
Telephone: (201) 686-6542

Contractor: Labib Development LLC  
Address: 1184 Windsor Rd. Teaneck NJ 07666  
Telephone: (201) 686-6542 Fax: \_\_\_\_\_  
License Number or Builders Registration Number: \_\_\_\_\_  
Federal Emp. Number: \_\_\_\_\_

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 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:**

Construction Official \_\_\_\_\_ U.C.C. F260 (rev. 08/05) Fee: \$100.00

Check Number: 2879  
Collected By: kw

DEPOSIT		\$3,000.00	\$0.00	11/30/2018	11/30/2018	1/1
13-6000-00-6218-07	SHADE TREE ESCROW 18 PINE TERR. LABIB	\$3,000.00	\$0.00		\$3,000.00	

DEPOSIT		\$2,000.00	\$0.00	11/30/2018	11/30/2018	1/1
2914 INVOICE	MASER CONSULTING	\$0.00	\$-560.00	04/29/2019	04/29/2019	38368
2916 INVOICE	MASER CONSULTING	\$0.00	\$-249.00	05/20/2019	05/20/2019	38540
2922 INVOICE	MASER CONSULTING	\$0.00	\$-580.00	08/26/2019	08/26/2019	39090
2927 INVOICE	MASER CONSULTING	\$0.00	\$-220.00	09/23/2019	09/23/2019	39227
DEPOSIT		\$1,500.00	\$0.00	03/09/2020	03/09/2020	1/1
2951 INVOICE	MASER CONSULTING	\$0.00	\$-683.00	03/30/2020	03/30/2020	39656
2962 INVOICE	MASER CONSULTING	\$0.00	\$-375.00	06/22/2020	06/22/2020	40527
2962 INVOICE	MASER CONSULTING	\$0.00	\$-450.00	06/22/2020	06/22/2020	40647
13-8000-00-8218-58	ENGINEERING ESCROW 18 PINE TERR. LABIB	\$3,500.00	\$-3,117.00		\$383.00	

DEMAREST, NEW JERSEY  
SHADE TREE COMMISSION  
NEW CONSTRUCTION/RENOVATION SITE INFORMATION

Date form being filled out: 11/19/18

Demarest construction site address 18 PINE TERRACE, DEMAREST

Type of construction applied for: DEMOLITION & NEW CONSTRUCTION

Homeowner/ Landowner information: Name LARIB DEVELOPMENT, LLC

Address 1184 WINDSOR RD.

TERRACE, NJ 07666

Phone: 201-686-6542

Contractor information: SAME AS OWNER

Address \_\_\_\_\_

Phone: \_\_\_\_\_

Additional information: 2 SHADE TREES

Filed out by Borough of Demarest, N.J.  
Number of trees bonded: \_\_\_\_\_  
Date construction started: \_\_\_\_\_  
Date construction completed/ CO Issued: \_\_\_\_\_

1-29-24 Inspection Complete. Trees are healthy  
as per Shade Tree Commission

## Dot Haight

---

**From:** Linda Cetta <lbscetta@yahoo.com>  
**Sent:** Friday, February 2, 2024 9:11 AM  
**To:** Dot Haight  
**Subject:** '18 pine terrace

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

The escrow can be released. Trees are alive.

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 1/31/2024

#

To S&B Construction Inc  
 Address 79 Everett St  
Closter, NJ 07624

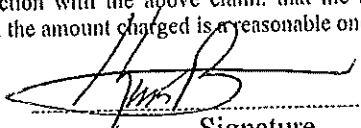
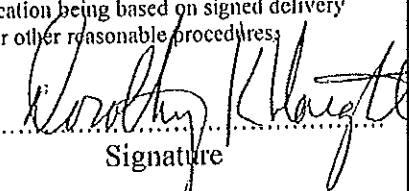
Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Return of escrow for 24 Prospect		
	Shade Tree escrow 13-6000-00-6217-05	\$4500	00
	Engineering escrow 13-8000-00-8217-10	\$1760	00
	<b>TOTAL</b>	<b>\$6260</b>	<b>00</b>

<p style="text-align: center;"><b>CLAIMANT'S CERTIFICATION &amp; DECLARATION</b></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>2/7/2024</u></p> <p style="text-align: center;">               Signature              Construction official         </p> <p style="text-align: center;">.....              Official Position</p>	<p style="text-align: center;"><b>OFFICER'S OR EMPLOYEE'S SIGNATURE</b></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><b>APPROPRIATION OR ACCOUNT CHARGED</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">13-6000-00-6217-05</td> <td style="width: 50%;"></td> </tr> <tr> <td>13-8000-00-8217-10</td> <td></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	13-6000-00-6217-05		13-8000-00-8217-10						<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;"><b>PAYMENT AUTHORIZED</b></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;"><b>PAYMENT RECORD</b></p> <p>Date</p> <p>Check No.</p>
13-6000-00-6217-05										
13-8000-00-8217-10										

**DEVELOPERS ESCROW  
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS 24 Prospect

ACCT #/TYPE/AMOUNT 13-6000-00-6217-05 \$4500.00  
13-8000-00-8217-10 \$1760.00  
Total \$6260.00

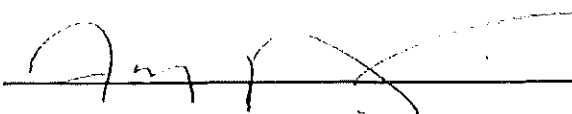
NAME ON THE ACCOUNT SIB Construction Inc.

MAILING ADDRESS 79 Everett St  
Closter NJ 07624

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: 1/8/24



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

**CERTIFICATE  
 IDENTIFICATION**

Date Issued: 11/26/2018  
 Control #: 9103  
 Permit #: 20170067

Block: 60 Lot: 119  
 Work Site Location: 24 PROSPECT ST  
DEMAREST

Owner in Fee: S & B Construction Inc.  
 Address: 304 Harrington Ave.  
Closter NJ 07624  
 Telephone: 201 784-9236

Agent/Contractor: S & B Construction Inc.  
 Address: 304 Harrington Ave.  
Closter NJ 07624  
 Telephone: 201 784-9236

Lic. No./Bids. Reg.No.: \_\_\_\_\_ Federal Emp. No.: \_\_\_\_\_  
 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: R-5  
 Maximum Live Load: \_\_\_\_\_  
 Construction Classification: \_\_\_\_\_  
 Maximum Occupancy Load: \_\_\_\_\_  
 Certificate Exp Date: \_\_\_\_\_  
 Description of Work/Use: \_\_\_\_\_  
Construction of new single family dwelling

Update Desc. of WK/Use:  
 Update

**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:

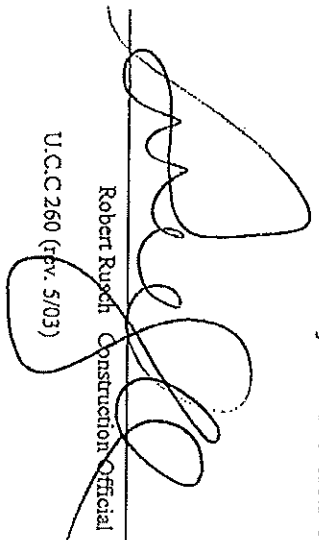
- Total removal of lead-based paint hazards in scope of work
- Partial or limited time period (\_\_\_\_ years); see file

**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 \_\_\_\_\_

  
 Robert Rusch Construction Official

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

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

Fees: \$50.00  
 Paid  Check No.: 31674  
 Collected by: kw

**BOROUGH OF DEMAREST**  
 118 SERPENTINE ROAD  
 DEMAREST, NJ 07627  
 TEL: (201) 768-3611 FAX: (201) 768-3943

**ACCOUNT LEDGER**

Check #	Invoice # / Description	Payee	Deposits	Disbursements	Open/Date	Pd Date	Enc Date	PO #
	DEPOSIT		\$4,500.00	\$0.00	03/09/2017	03/09/2017	/ /	
13-6000-00-6217-05	SHADE TREE ESCROW 24 PROSPECT, S&B		\$4,500.00	\$0.00				
<b>Grand Totals</b>			\$4,500.00	\$0.00				

**BOROUGH OF DEMAREST**  
 118 SERPENTINE ROAD  
 DEMAREST, NJ 07627  
 TEL: (201) 768-3611 FAX: (201) 768-3943

**ACCOUNT LEDGER**

Check #	Invoice # / Description	Payee	Deposits	Disbursements	Open/Date	Pd Date	Enc Date	PO #
	DEPOSIT		\$1,000.00	\$0.00	03/09/2017	03/09/2017	/ /	
2797	INVOICE	MASER CONSULTING	\$0.00	\$-560.00	03/20/2017	03/20/2017	03/16/2017	34502
2802	INVOICE	MASER CONSULTING	\$0.00	\$-420.00	04/17/2017	04/17/2017	04/13/2017	34629
	DEPOSIT		\$2,000.00	\$0.00	11/14/2017	11/14/2017	/ /	
2841	INVOICE	MASER CONSULTING	\$0.00	\$-260.00	12/18/2017	12/18/2017	08/16/2017	35223
13-8000-00-8217-10	ENGINEERING ESCROW 24 PROSPECT, S&B		\$3,000.00	\$-1,240.00				
<b>Grand Totals</b>			\$3,000.00	\$-1,240.00				\$1,760.00

## Dot Haight

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**From:** Linda Cetta <lbscetta@yahoo.com>  
**Sent:** Wednesday, January 31, 2024 12:25 PM  
**To:** Dot Haight  
**Subject:** 24 Prospect.

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

Hi Dot,  
The trees are alive. Release the escrow. Thanks.  
Linda

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 1/30/24

To Sung M. Pak  
 Address 258 County Road  
Demarest, NJ 07627

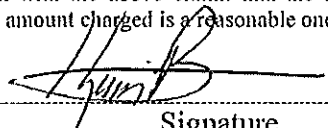
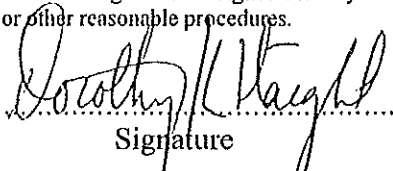
Ordered by:

Terms:

Order No:

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

DATE	ITEM	DOLLARS	CENTS
	Return of escrow 555 Piermont Road (previous address)		
	Performance escrow #13-7000-00-7222-07	\$54,600	00
	Soil moving escrow #13-8000-00-8222-31	\$2,676	25
	<b>TOTAL</b>	<b>\$57,276</b>	<b>25</b>

<p style="text-align: center;"><b>CLAIMANT'S CERTIFICATION &amp; DECLARATION</b></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>2/7/24</u></p> <p style="text-align: center;">                  Signature                  Construction Official</p> <p style="text-align: center;">.....                  Official Position</p>	<p style="text-align: center;"><b>OFFICER'S OR EMPLOYEE'S SIGNATURE</b></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</p> <p style="text-align: center;">.....                  Technical Assistant                  Title</p>
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<p><b>APPROPRIATION OR ACCOUNT CHARGED</b></p> <p><u>13-7000-00-7222-07</u></p> <p><u>13-8000-00-8222-31</u></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;"><b>PAYMENT AUTHORIZED</b></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;"><b>PAYMENT RECORD</b></p> <p>Date</p> <p>Check No.</p>
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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: 12/7/23  
REFERENCE: 555 Piermont Rd Permit # 22-237 DEP0165  
Block: 67 Lot: 7  
Escrow Account Name Sung M. Pak

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: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Kevin Burnette", written over a horizontal line.

Kevin Burnette  
Construction Official

Attest: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Carl O'Brien", written over a horizontal line.

Carl O'Brien, PE  
Borough Engineer

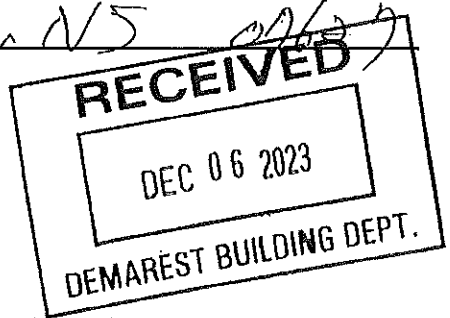
**DEVELOPERS ESCROW  
RETURN OF FUNDS REQUEST**

PROJECT ADDRESS 555. <sup>Previous Add's</sup> ~~Piermont Ave~~ <sup>(Current Address)</sup> ~~4258~~ County Rd

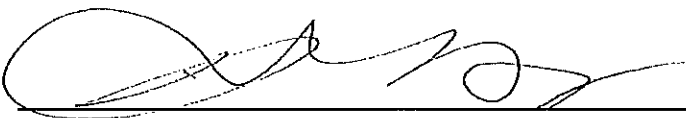
ACCT #/TYPE/AMOUNT 13-8000-00-8222-23 1500 + 2730  
13-7000-00-7222-07 54,600  
13-8000-00-8222-31 ? 8222-31 (\$3300)

NAME ON THE ACCOUNT Sung M Pak

MAILING ADDRESS 258 County Rd.  
Demarest, NJ 07629



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: 12/6/2023



Demarest Borough  
 118 Serpentine Road  
 Demarest, NJ 07627

**Certificate**  
 Construction Code Division  
 (Certificate of Occupancy)

Date Issued 10/19/2023  
 Control Number 11926  
 Permit Number 20220237  
 Permit Issue Date 9/20/2022  
 Certificate Number 20220237

**Identification**

Block: 67 Lot: 7 Qual: \_\_\_\_\_  
 Work Site Location: 555 PIERMONT RD DEMAREST, NJ

Owner in Fee: Sung M. Pak  
 Owner Address: 555 PIERMONT RD. DEMAREST NJ 07627  
 Telephone: (201) 815-1040

Contractor: MYUNGWOO CONSTRUCTION LLC  
 Address: 234 Hudson Ave Norwood NJ 07648  
 Telephone: (201) 370-8838 Fax: \_\_\_\_\_  
 License Number or Builders Registration Number: \_\_\_\_\_  
 Federal Emp. Number: 20-8179526

**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 \_\_\_\_\_ of 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: \_\_\_\_\_  
 Description of Work/Use: \_\_\_\_\_  
 Addition/renovation: \_\_\_\_\_  
 Maximum Live Load: \_\_\_\_\_

Certificate Comments:  
 20220237+A - Alteration  
 Update-HVAC  
 20220237+B - Alteration  
 Fire- HVAC  
 20220237+C - Alteration  
 Fire update-gas fired appliances

**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 \_\_\_\_\_ U.C.C. F260 (rev. 08/05) Fee: \$150.00

Check Number: 1441 Date Printed: 10/19/2023  
 Collected By: dh Page 1

**BOROUGH OF DEMAREST**  
 118 SERPENTINE ROAD  
 DEMAREST, NJ 07627  
 TEL: (201) 768-3611 FAX: (201) 768-3943

**ACCOUNT LEDGER**

Check #	Invoice # / Description	Payee	Deposits	Disbursements	Open/Date	Pd Date	Enc Date	PO #
	DEPOSIT		\$54,600.00	\$0.00	09/21/2022	09/21/2022	/ /	
13-7000-00-7222-07	PERFORMANCE GUARANTEE	555 PIERMONT	\$54,600.00	\$0.00				
<b>Grand Totals</b>			\$54,600.00	\$0.00				

**BOROUGH OF DEMAREST**  
 118 SERPENTINE ROAD  
 DEMAREST, NJ 07627  
 TEL: (201) 768-3611 FAX: (201) 768-3943  
**ACCOUNT LEDGER**

Check #	Invoice # / Description	Payee	Deposits	Disbursements	Open/Date	Pd Date	Enc Date	PO #
	DEPOSIT		\$2,730.00	\$0.00	09/21/2022	09/21/2022	/ /	
3118	INVOICE	COLLIERS ENGINEERING & DESIGN	\$0.00	\$-162.50	04/26/2023	04/26/2023	03/30/2023	46162
	DEPOSIT		\$3,300.00	\$0.00	10/10/2023	10/10/2023	/ /	
3148	INVOICE	COLLIERS ENGINEERING & DESIGN	\$0.00	\$-567.50	10/25/2023	10/25/2023	10/10/2023	46778
3148	INVOICE	COLLIERS ENGINEERING & DESIGN	\$0.00	\$-1,125.00	10/25/2023	10/25/2023	10/12/2023	47043
3148	INVOICE	COLLIERS ENGINEERING & DESIGN	\$0.00	\$-1,017.50	10/25/2023	10/25/2023	10/20/2023	46462
3160	INVOICE	COLLIERS ENGINEERING & DESIGN	\$0.00	\$-481.25	12/31/2023	12/31/2023	12/22/2023	47452
13-8000-00-8222-31	SOIL MOVING ESCROW 555 PIERMONT ROAD,		\$6,030.00	\$-3,353.75				
<b>Grand Totals</b>			\$6,030.00	\$-3,353.75				\$2,676.25

**BOROUGH OF DEMAREST**  
 118 SERPENTINE ROAD  
 DEMAREST, NJ 07627  
 TEL: (201) 768-3611 FAX: (201) 768-3943

**ACCOUNT LEDGER**

Check #	Invoice # / Description	Payee	Deposits	Disbursements	Open/Date	Pd Date	Enc Date	PO #
	<b>DEPOSIT</b>		\$1,500.00	\$0.00	07/14/2022	07/14/2022	/ /	
3090	INVOICE	COLLIERS ENGINEERING & DESIGN	\$0.00	\$-400.00	09/19/2022	09/19/2022	09/12/2022	45064
3096	INVOICE	COLLIERS ENGINEERING & DESIGN	\$0.00	\$-647.50	10/31/2022	10/31/2022	10/24/2022	45313
3103	INVOICE	COLLIERS ENGINEERING & DESIGN	\$0.00	\$-120.00	12/19/2022	12/19/2022	12/12/2022	45586
3118	INVOICE	COLLIERS ENGINEERING & DESIGN	\$0.00	\$-332.50	04/26/2023	04/26/2023	03/30/2023	46162
13-8000-00-8222-23	ENGINEERING ESCROW 555 PIERMONT, SUNG M		\$1,500.00	\$-1,500.00				\$0.00
<b>Grand Totals</b>			\$1,500.00	\$-1,500.00				\$0.00