

**Resolution of the Demarest Governing Body**

**Resolution No 196-25**

**October 27, 2025**

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

**TITLE: RESOLUTION OF THE BOROUGH OF DEMAREST AUTHORIZING THE AWARD OF A LEASE OF BOROUGH OWNED PROPERTY COMMONLY KNOWN AS THE DEMAREST TRAIN STATION AND IDENTIFIED ON THE TAX MAP OF THE BOROUGH OF DEMAREST AS LOT 17.04, BLOCK 1.**

=====

**WHEREAS**, the Borough of Demarest previously authorized the Borough Administrator to advertise and solicit bids for the lease of Borough owned property commonly known as the Train Station Depot and identified on the Tax Map of the Borough of Demarest as Lot 17.04, Block 1 (the "Property"); and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-1 et. seq., and N.J.S.A. 40A:12-1 et. seq. the Borough advertised and solicited bids for the lease of the Property; and

**WHEREAS**, in accordance with the aforementioned advertisement and solicitation of bids, David Sasson was the only responsive bid received; and

**WHEREAS**, the Borough has determined that the bid submitted by David Sasson met the specifications of the bid and David Sasson was determined to be a responsible bidder; and

**WHEREAS**, in accordance with the aforesaid bid, David Sasson proposed leasing the Property as a modern American brasserie serving lunch and dinner for a term of five (5) years (the "Initial Term"), an initial annual base rent of Ninety-Six Thousand (\$96,000.00) Dollars, followed by annual increases of Three-percent (3%) during the Initial Term; and

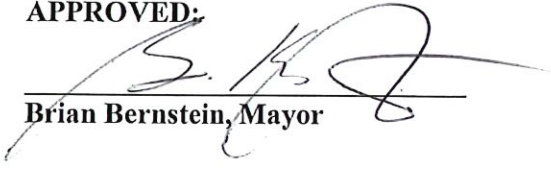
**WHEREAS**, the bid specs permitted the bidder to assign the award and Lease to a corporate entity formed for the purpose of Leasing the property; and

**WHEREAS**, David Sasson intends to create a single-purpose limited liability company who will be assigned the award and lease.

**NOW THEREFORE, BE IT RESOLVED**, that the Borough hereby awards the Lease of Borough owned property commonly known as the Train Station Depot and identified on the Tax Map of the Borough of Demarest as Lot 17.04, Block 1 to David Sasson and/or a single purpose limited liability company created by David Sasson; and

**WHEREAS**, the Borough Attorney is hereby directed to finalize the Lease in accordance with the award as stated herein.

**APPROVED:**

  
\_\_\_\_\_  
**Brian Bernstein, Mayor**

**CERTIFICATION**

I, Julie Falkenstern, Registered Municipal 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 October 27, 2025.

  
\_\_\_\_\_  
Julie Falkenstern, RMC