



**Borough of Demarest  
Planning Board Special Meeting  
MINUTES**

**October 24, 2024**

**7:00 PM**

**DEMAREST BOROUGH HALL**

The Borough of Demarest Planning Board held a special meeting on Thursday, October 24, 2024, at 7:00 p.m. located at 118 Serpentine Road Demarest, NJ 07627.

**CALL TO ORDER**

Meeting was called to order at 7:00 PM by Chairwoman Hayden.

**FLAG SALUTE**

The Board was led in a salute to the flag by Chairwoman Hayden.

**ROLL CALL**

**MEMBERS PRESENT:** Mayor Brian Bernstein, Jodi Brenner, Fatemah Mamdani, Vice Chair James Tabacchi, Chairwoman Marian Hayden

**MEMBER(S) ABSENT:** Theodore Alevrontas, Councilwoman Daryl Fox, Mary Hamilton, Lynn Paulison, Youngsam Yu

**ALSO PRESENT:** Julie Falkenstern For the Board Secretary  
Douglas Bern, Board Attorney

Chair Hayden explained that this meeting was called to adopt a Resolution No. PB-2024-07 Amending and Supplementing Previously adopted Resolution PB-2024-06. Chair Hayden asked Mr. Bern to explain the need for the Resolution. Mr. Bern explained that while all properties that were included in the Planner testimony and reports as well as being in the title of the resolution, one was omitted in the body of the adopted resolution. The amendment is to include 126-132 Hardenburgh, Block 49.01, Lot 43.02. Per previous testimony from Darlene Green, Borough Planner, the property qualifies under criteria H. Ms. Brenner asked the attorney to clarify whether the property being omitted was an oversight. Mr. Bern confirmed. Mr. Tabacchi asked who noticed the omission and Mayor Bernstein answered that Borough Counsel noted the error. Mr. Tabacchi noted that he appreciated the Borough Counsel recognizing the deficiency to avoid any risk of future legal issues.

Vice Chair Tabacchi then made a motion to approve the resolution, seconded by Mayor Bernstein.

Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes	Ms. Brenner:	Yes
Councilwoman Fox:	Absent	Ms. Mamdani:	Yes	Mrs. Paulison:	Absent
Vice Chair Tabacchi:	Yes	Mr. Yu:	Absent	Mrs. Hamilton:	Absent
Chair Hayden:	Yes				

**PUBLIC COMMENT PERIOD**

Mayor Bernstein then made a motion, seconded by Ms. Brenner to open the meeting to the public. The motion was approved by all members present on a voice vote.

There being no members of the public wishing to speak a motion to close to the public was made by Mayor Bernstein, seconded by Ms. Brenner and approved of by all.

**ADJOURNMENT**

There being no other business before the Board, a motion to adjourn the meeting was made by Mayor Bernstein, seconded by Mr. Tabacchi and approved by all.

The meeting was therefore adjourned at 7:08 PM.

Respectfully Submitted,  
Julie Falkenstern  
For the Planning Board Secretary