



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

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**January 3, 2024** **7:30 PM** **DEMAREST BOROUGH HALL**

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The Borough of Demarest Planning Board held its regular meeting on WEDNESDAY, JANUARY 3, 2024 at 7:30 p.m. located at 118 Serpentine Road Demarest, NJ 07627.

**CALL TO ORDER**

Meeting was called to order at 7:30 PM by Ms. Hayden.

**FLAG SALUTE**

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

Ms. Hayden took a moment to introduce Michael Greco, the newest member of the Borough Staff, and then had the Board introduce themselves by name.

Ms. Hayden introduced the Borough Administrator Julie Falkenstern and turned the meeting over to her.

**OATHS OF OFFICE**

Douglas Bern, Planning Board Attorney, performed an Oath of Office with Lynn Paulison, swearing her in as a Class IV member of the Planning Board, setting her term expiration as 12/31/2027.

Confirming Mary Hamilton was absent, it was stated she would be sworn in at the next meeting.

**ROLL CALL**

**MEMBERS PRESENT:** Theodore Alevrontas, Mayor Brian Bernstein, Jodi Brenner, Councilwoman Daryl Fox, Lynn Paulison, James Tabacchi, Youngsam Yu, Marian Hayden

**MEMBER(S) ABSENT:** Alex Parlamis, Mary Hamilton

**ALSO PRESENT:** Michael Greco – Secretary, Julie Falkenstern – Borough Administrator, Douglas Bern – Attorney, Nick Chelius - Engineer

**ELECTION OF OFFICERS FOR 2024**

Motion to Nominate Marian Hayden as Planning Board Chair for the year of 2024, was made by: Councilwoman Fox and Seconded by Mayor Bernstein:

On roll call, the vote was recorded as follows

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

Motion to Nominate Jim Tabacchi as Planning Board Vice Chair for the year of 2024, was made by: Chair Hayden and Seconded by Mayor Bernstein:

On roll call, the vote was recorded as follows

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

**BOARD PROFESSIONAL APPOINTMENTS FOR 2024**

Motion to approve Resolution 2024-01, appointing Douglas Bern, Bern & Associates LLC, as the Planning Board Attorney for the year 2024, was made by: Councilwoman Fox and Seconded by Vice Chair Tabacchi:

On roll call, the vote was recorded as follows

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

Motion to approve Resolution 2024-02, appointing Nick Chelius, Colliers Engineering & Design, as the Planning Board Engineer for the year 2024, was made by: Mayor Bernstein and Seconded by Councilwoman Fox:

On roll call, the vote was recorded as follows

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

Motion to approve Resolution 2024-03, appointing Darlene Green, Colliers Engineering & Design as the Planning Board Planner for the year 2024, was made by: Mayor Bernstein and Seconded by Councilwoman Fox:

On roll call, the vote was recorded as follows

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

Motion to approve Resolution 2024-04, appointing Michael Greco as the Planning Board Secretary, was made by: Chair Hayden and Seconded by Mayor Bernstein:

On roll call, the vote was recorded as follows

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

**APPROVAL OF 2024 MEETING DATES**

Councilwoman Fox confirmed the meeting dates with Ms. Falkenstern.

Motion to approve Resolution 2024-05, approving the meeting dates of the Demarest Planning Board for the year of 2024, was made by: Councilwoman Fox and Seconded by Vice Chair Tabacchi:

On roll call, the vote was recorded as follows

Mr. Alevrontas:	Yes	Mayor Bernstein:	Yes	Ms. Brenner:	Yes
Councilwoman Fox:	Yes	Mr. Parlamis:	Absent	Mrs. Paulison:	Yes

Vice Chair Tabacchi:	Yes	Mr. Yu:	Yes	Mrs. Hamilton:	Absent
Chair Hayden:	Yes				

### APPROVAL OF MINUTES

Chair Hayden spoke briefly on the history of voting on minutes with the Planning Board and explained that anyone can vote for the minutes even if they did not attend the meeting. Ms. Falkenstern clarified the voting procedures.

Ms. Brenner clarified that there was an error in the meeting minutes and discussed it with Chair Hayden. The board discussed this and realized a correction would have to be made on these minutes as well as the prior approved minutes from November.

Motion to modify the minutes from November to match the recording, was made by: Mayor Bernstein and Seconded by Mr. Alevrontas:

On roll call, the vote was recorded as follows

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

Motion to approve the December Minutes with corrections, was made by: Mayor Bernstein and Seconded by Vice Chair Tabacchi:

On roll call, the vote was recorded as follows

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

### NEW/OLD BUSINESS

Chair Hayden answered a past question about the public portion and the requirement to open the meeting to the public even when there are none in attendance.

### PUBLIC COMMENT PERIOD – CORRESPONDENCE

A motion to open the meeting to the public was made by: Mayor Bernstein and seconded by Vice chair Tabacchi.  
All in Favor – Motion Passed

Chair Hayden confirmed that there were no members of the public in attendance to make comment.

A motion to close the meeting to the public was made by: Ms. Brenner and seconded by Mr. Alevrontas.  
All in Favor – Motion Passed

### ADJOURNMENT

With no further business presented, a motion to adjourn the meeting was made by: Councilwoman Fox and seconded by Chair Hayden.

All in Favor – Motion Passed

The meeting was adjourned at 7:54 PM.

Respectfully Submitted,  
Michael Greco  
Planning Board Secretary