

**JOINT PLANNING BOARD OF THE  
BOROUGH OF DEMAREST**

**RESOLUTION JPB-015-25**

**MASTER PLAN CONSISTENCY DETERMINATION FOR ORDINANCE 1170-25**

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(e) of the Local Redevelopment and Housing Law (the “LRHL”), prior to the adoption of a redevelopment plan, or revision or amendment thereto, the Planning Board shall transmit to the Governing Body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate;

**WHEREAS**, at the public hearing on October 27, 2025, the Mayor and Council of the Borough of Demarest (the “Borough Council”) introduced Ordinance 1170-25 entitled “Ordinance of the Borough of Demarest Adopting the Amended Redevelopment Produced by Colliers Engineering (formerly Maser Consulting) on behalf of the Borough of Demarest” amending the Redevelopment Plan for the Downtown Area concerning the previously designated Area in Need of Rehabilitation involving the following properties: Block 23, Lots 9, 10, 12, 13, 14, 15, 16, 17.01, 17.02, 19, 20, 21 and 23, Block 46, Lots 39.01, 40.01, 41.02, 41.01, 50, 51, 52, 664, 760 and 764, Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02, which was previously adopted by the Borough Council on November 25, 2019 and amended by Ordinance 1075-20 adopted by the Borough Council on February 24, 2020 and by Ordinance 1904-21 adopted by the Borough Council on July 25, 2021; and

**WHEREAS**, a revised and amended Downtown Redevelopment Plan dated October 6, 2025 has been drafted and submitted by Colliers Engineering & Design (the “Amended Redevelopment Plan”); and

**WHEREAS**, the Borough Council referred this matter to the Planning Board pursuant to N.J.S.A. 40A:12A-7(e) of the LRHL; and

**WHEREAS**, the Board considered this matter at a public hearing conducted on November 5, 2025.

**NOW, THEREFORE, BE IT RESOLVED** that the Joint Planning Board of the Borough of Demarest makes the following findings of fact and conclusions of law with respect to Ordinance 1170-25 based upon the filed materials as well as evidence and testimony presented at the November 5, 2025 public hearing.

1. The Amended Redevelopment Plan conforms with the goals set forth in the Housing Element and Fair Share Plan dated May 16, 2025 (the “2025 HEFSP”) and adopted by the Borough Council on June 5, 2025.
2. The Amended Redevelopment Plan supports the Borough’s Master Plan and related documents.
3. The Amended Redevelopment Plan is not inconsistent with the Borough’s Master Plan.
4. The Amended Redevelopment Plan will provide a realistic opportunity for construction of affordable dwelling units in the above-referenced area.
5. Pursuant to N.J.S.A. 40A:12A-7(e) this resolution constitutes the Board’s “report” and “recommendation” that the Amended Redevelopment Plan be adopted by the Borough Council so as to effectuate the Borough’s Master Plan.

**IT IS HEREBY CERTIFIED** that this is a true and correct copy of a Resolution adopted by the Planning Board of the Borough of Demarest upon a roll call vote at a meeting held on November 5, 2025.

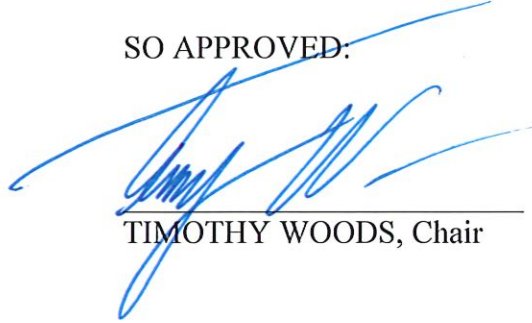
A copy of this Resolution shall be given to the Tax Assessor, Applicants, Borough Clerk, Building Department, Zoning Officer and Borough Engineer.

ATTEST:

SO APPROVED:



MICHAEL GRECO, Secretary



TIMOTHY WOODS, Chair

**BOROUGH OF DEMAREST JOINT PLANNING BOARD**

**CONSISTENCY DETERMINATION OF ORDINANCE 1170-25 & VOTE TO APPROVE  
THE RESOLUTION.**

<b>BOARD MEMBER</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>NOT ELIGIBLE</b>
Mr. Adelman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Chin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ms. DiSclafani	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of Consistency Determination & Resolution: November 5, 2025