

**BOROUGH OF DEMAREST JOINT PLANNING BOARD
NOTICE OF PLANNING BOARD MEETING CONCERNING THE
2026 HOUSING ELEMENT AND FAIR SHARE PLAN
OF THE BOROUGH'S MASTER PLAN**

PLEASE TAKE NOTICE that on February 4, 2026 at 7:30 p.m., in accordance with the Municipal Land Use Law, more particularly N.J.S.A. 40:55D-13, the Joint Planning Board of the Borough of Demarest, County of Bergen, State of New Jersey (the "Borough"), at its regular meeting, will conduct a public hearing and take action on the Borough's proposed Fourth Round Housing Element and Fair Share Plan ("HEFSP"), which will amend the Borough's Master Plan. The meeting will take place in Council Chambers of Borough Hall located at 118 Serpentine Road, Demarest, New Jersey 07627.

Following public comment, the Joint Planning Board shall consider adoption of the HEFSP by way of resolution. The HEFSP was prepared in accordance with N.J.S.A. 40:55D-28(b)(3) of the MLUL and the mandatory requirements of a Housing Element under the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329.20, and the Administrative Office of the Courts Directive #14-24. The HEFSP also delineates the actions taken, and to be taken, by the Borough to satisfy its affordable housing responsibilities under applicable laws. The HEFSP, an element of the Borough's Master Plan, describes how the Borough will meet its fourth round affordable housing obligation through various compliance mechanisms.

A copy of the HEFSP of the Borough's Master Plan, and any other relevant documents, are on file and available for public inspection and/or photocopying (at requestor's expense) during normal business hours, beginning on Friday, January 23, 2026, in the Borough Clerk's office located at 118 Serpentine Road, Demarest, New Jersey 07627 and posted on the Borough's website.

Please contact the Planning Board Secretary, Michael Greco, via telephone at (201) 768-0167 ext. 110, or via email at mgreco@demarestnj.gov if you have any questions regarding public inspection of the HEFSP.

Any party interested in commenting on the HEFSP may do so at the public hearing or may submit written comments to the Planning Board prior to the public hearing date, in accordance with the rules of the Planning Board.