

**Resolution of the Demarest Governing Body**

**Resolution No. 137-25**

**July 14, 2025**

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

**TITLE: RESOLUTION AUTHORIZING THE BOROUGH ATTORNEY TO TAKE LEGAL ACTION SEEKING THE REMOVAL OF ENCROACHMENTS UPON BOROUGH OWNED PROPERTY AGAINST OWNERS OF REAL PROPERTY COMMONLY KNOWN AS 86 MALPLE STREET, CLOSTER, NEW JERSEY, 102 MAPLE STREET, CLOSTER, NEW JERSEY AND 731 PIERMONT STREET, CLOSTER, NEW JERSEY**

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**WHEREAS**, the Borough of Demarest is the owner of real property designated as Block 84, Lot 1 on the tax map of the Borough of Demarest (the “Subject Property”); and

**WHEREAS**, on or about December 18, 2008, the Borough entered into a perpetual conservation easement (“Easement”) with the Meadowlands Conservation Trust (“Trust”) conveying the Subject Property to the Trust; and

**WHEREAS**, the Borough has obtained a survey of the Subject Property which reflects potential encroachments upon the Subject Property by the owners of the following real property located within the Borough of Closter: 86 Maple Street, 102 Maple Street and 731 Piermont Street (collectively referred to as the “Closter Property Owners”); and


**WHEREAS**, by letters dated June 26, 2025 the Borough Attorney wrote to each of the Closter Property Owners, notified them of the survey depicting each encroachment, requested confirmation from each that they were the owners of the relevant encroachment and demanded the encroachment be removed and each cease their use of Borough owned property; and

**WHEREAS**, the Closter Property Owners have failed to respond to the Borough Attorney's letters; and

**WHEREAS**, it is in the best interest of the Borough to authorize the Borough Attorney to take the appropriate legal action to remove the encroachments and enforce the Easement.


**NOW THEREFORE, BE IT RESOLVED**, by the Borough of Demarest that the Borough Attorney is hereby authorized to take the appropriate legal action against the owners of real property commonly known as 86 Maple Street, 102 Maple Street and 731 Piermont Street to remove any encroachments upon the Subject Property and enforce the Easement.

**APPROVED:**

  
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**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 July 14, 2025.

  
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Julie Falkenstern, RMC