

**MAYOR AND COUNCIL
BOROUGH OF DEMAREST
WORK SESSION AGENDA**

June 8, 2026

7:30 PM

The notice requirements of the Open Public Meetings Act of the State of New Jersey, P.L. 1975, Chapter 231, have been satisfied by the inclusion of the date, time and place of this meeting in the annual schedule of meetings of this Governing Body. Such schedule of meetings was published as required by law and is posted at Borough Hall, on the Borough website and filed in the office of the Borough Clerk.

Pledge of Allegiance

Mayor Bernstein, Council President Slowikowski, Councilmember Carmeli, Councilmember Collins, Councilmember Fox, Councilmember Marks, Councilmember Reiss

Roll Call:

Present:

Absent:

Also Present:

Ordinance (Introduction):

ORDINANCE NO. 1182-26 AN ORDINANCE OF THE BOROUGH OF DEMAREST, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF DEMAREST AND APPROPRIATING \$1,040,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$988,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE SAME

Mayor Bernstein asks for a motion to introduce on first reading by title Ordinance No.1182-26 and it be published as required by law with notice of Public Hearing to be held on June 22, 2026.

A motion was made by _____ and seconded by _____

Roll Call:

ORDINANCE NO. 1183-26 AN ORDINANCE OF THE BOROUGH OF DEMAREST, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR ROAD IMPROVEMENTS AND PARTICIPATION IN THE RIVERSIDE CO-OP ROAD IMPROVEMENT PROGRAM AND APPROPRIATING \$350,000 THEREFOR AND AUTHORIZING \$332,500 IN BONDS OR NOTES TO FINANCE THE SAME

Mayor Bernstein asks for a motion to introduce on first reading by title Ordinance No.1183-26 and it be published as required by law with notice of Public Hearing to be held on June 22, 2026.

A motion was made by _____ and seconded by _____

Roll Call:

ORDINANCE NO. 1184-26 AN ORDINANCE OF THE BOROUGH OF DEMAREST, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR IMPROVEMENTS TO UNIMPROVED ROADS, APPROPRIATING \$2,530,000 THEREFOR AND AUTHORIZING \$2,403,500 IN BONDS OR NOTES TO FINANCE THE SAME

Mayor Bernstein asks for a motion to introduce on first reading by title Ordinance No.1184-26 and it be published as required by law with notice of Public Hearing to be held on June 22, 2026.

A motion was made by _____ and seconded by _____

Roll Call:

Ordinance for Public Hearing (Adoption):

ORDINANCE No. 1181-26 AN ORDINANCE BY THE BOROUGH OF DEMAREST AMENDING THE BOROUGH OF DEMAREST CODE OF ORDINANCES TO REPEAL CHAPTER 96 FILMING, MOTION- PICTURE AND TELEVISION; TO ADOPT A NEW CHAPTER 96 FILMING, MOTION-PICTURE AND TELEVISION ORDINANCE

Mayor Bernstein asks for a motion to open the Public Hearing on Ordinance No. 1181-26.

A motion was made by _____ and seconded by _____

Mayor Bernstein asks if anyone wishes to be heard concerning adoption of this ordinance.

Speaker(s):

Mayor Bernstein asks for a motion to close the Public Hearing on this ordinance and that it be adopted with notice of final passage to be published as required by law.

A motion was made by _____ and seconded by _____

Roll Call:

Resolution No. 109-26

WAIVER OF READING THE 2026 MUNICIPAL BUDGET IN FULL

A motion was made by _____ and seconded by _____

Roll Call:

Resolution No. 110-26

SELF- EXAMINATION OF 2026 MUNICIPAL BUDGET

A motion was made by _____ and seconded by _____

Roll Call:

Resolution No. 111-26

AUTHORIZING THE BOROUGH OF DEMAREST TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994, C. 72

A motion was made by _____ and seconded by _____

Roll Call:

Resolution No. 112-26

ADOPTION OF THE 2026 MUNICIPAL BUDGET

Mayor Bernstein asks for a motion to open the Public Hearing on the 2026 Municipal Budget

A motion was made by _____ and seconded by _____

Mayor Bernstein asks if anyone wishes to be heard concerning adoption of the budget.

Speaker(s):

Mayor Bernstein asks for a motion to close the Public Hearing and that the budget be adopted with notice of final passage to be published as required by law.

A motion was made by _____ and seconded by _____

Roll Call:

Resolution No. 113-26 RESOLUTION AUTHORIZING THE PROMOTION OF DON CHO TO THE RANK OF SERGEANT EFFECTIVE JUNE 8, 2026

A motion was made by _____ and seconded by _____

Roll Call:

Resolution No. 114-26 RESOLUTION AUTHORIZING THE HIRING OF ANDRE SCRUBB, NICO KROSS AND DANIELLA M. GIACHETTI AS PATROL OFFICERS, STEP 1, EFFECTIVE JULY 1, 2026

A motion was made by _____ and seconded by _____

Roll Call:

Resolution No. 124-26 RESOLUTION AUTHORIZING EXECUTION OF SETTLEMENT AGREEMENT AND MUTUAL RELEASE

A motion was made by _____ and seconded by _____

Roll Call:

Work Session Discussion Items:
Engineering Report

Consent Agenda

Mayor Bernstein asks if any member would like to have any resolution removed from the consent agenda and voted on separately.

Mayor Bernstein asks if any member would like to abstain from voting on any resolution on the consent agenda.

Mayor Bernstein asks for a motion to accept the consent agenda (with any abstentions noted)

Consent Agenda:

Resolution No. 115-26	Authorizing Execution of Redevelopment Agreement
Resolution No. 116-26	Authorizing Assignment of Professional Service Agreements
Resolution No. 117-26	Authorizing Affordable Housing Spending Plan
Resolution No. 118-26	Authorizing Updated Personnel Manual

Resolution No. 119-26	2026-2027 Alcoholic Beverage License Renewal
Resolution No. 120-26	2025 LOSAP Payments
Resolution No. 121-26	Release of Escrow
Resolution No. 122-26	Authorizing Payments for Compost Site Work
Resolution No. 123-26	Payment of Bills

A motion was made by _____ and seconded by _____

Roll Call:

Approval of Minutes:

May 11, 2026 Regular Meeting Minutes

A motion was made by _____ and seconded by _____

Roll Call:

Meeting Open to the Public

Closed Session Resolution (*if necessary*)

Adjournment

ORDINANCE NO. 1182-26

AN ORDINANCE OF THE BOROUGH OF DEMAREST, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF DEMAREST AND APPROPRIATING \$1,040,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$988,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE SAME

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DEMAREST, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Borough of Demarest, in the County of Bergen, New Jersey (the "Borough") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$1,040,000, including the aggregate sum of \$52,000 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments or otherwise provided for hereunder, negotiable bonds are hereby authorized to be issued in the principal amount of \$988,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor,

the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

- (a) Purpose: Acquisition of radios for the Borough police, fire and first aid including all work and materials necessary therefor or incidental thereto.
Appropriation and Estimated Cost: \$585,000
Maximum amount of Bonds or Notes: \$555,750
Period of Usefulness: 5 years
Amount of Down Payment: \$29,250
- (b) Purpose: Acquisition of automotive vehicles, including original apparatus and equipment, including vehicles with a gross vehicle weight rating below 15,000 pounds, including, without limitation, a pickup truck with snow plow for the Department of Public Works, and including all work and materials necessary therefor or incidental thereto.
Appropriation and Estimated Cost: \$77,000
Maximum Amount of Bonds or Notes: \$73,150
Period of Usefulness: 5 years
Amount of Down Payment: \$3,850
- (c) Purpose: Acquisition of equipment for the Department of Public Works, including, but not limited to, a custom plow/leaf pusher and an updated calcium chloride tank, and including all work and materials necessary therefor or incidental thereto.
Appropriation and Estimated Cost: \$68,000
Maximum Amount of Bonds or Notes: \$64,600
Period of Usefulness: 15 years
Amount of Down Payment: \$3,400
- (d) Purpose: Acquisition of automotive vehicles with a gross vehicle weight rating in excess of 15,000 pounds including original apparatus and equipment, including, without limitation, a dump truck with leaf box for the Department of Public Works, and including all work and materials necessary therefor or incidental thereto.
Appropriation and Estimated Cost: \$285,000
Maximum Amount of Bonds or Notes: \$270,750
Period of Usefulness: 10 years
Amount of Down Payment: 14,250
- (e) Purpose: Acquisition of equipment for the Fire Company, including, without limitation, turnout gear, and including all work and materials necessary therefor or incidental thereto
Appropriation and Estimated Cost: \$25,000
Maximum Amount of Bonds or Notes: \$23,750
Period of Usefulness: 10 years
Amount of Down Payment: \$1,250

(f) The estimated maximum amount of bonds or notes to be issued for the several improvements or purposes is as stated in Section 2 hereof.

(g) The estimated cost of the several improvements or purposes is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. No part of the costs thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the several improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of the respective amounts or obligations authorized for each improvement or purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 7.144 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$988,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An amount not exceeding \$20,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvements or purposes.

(e) The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall

be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized hereunder shall be reduced to the extent that such funds are so used.

Section 8. The full faith and credit of the Borough is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. The Borough Council of the Borough hereby covenants on behalf of the Borough to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the bonds and notes authorized hereunder that are issued as tax-exempt bonds, as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder.

Section 10. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the

Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 11. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 12. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

The foregoing bond ordinance is approved.

Date: _____, 2026

Brian. Bernstein Mayor

Introduced:

Public Hearing:

Adoption:

ORDINANCE NO. 1183-26

AN ORDINANCE OF THE BOROUGH OF DEMAREST, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR ROAD IMPROVEMENTS AND PARTICIPATION IN THE RIVERSIDE CO-OP ROAD IMPROVEMENT PROGRAM AND APPROPRIATING \$350,000 THEREFOR AND AUTHORIZING \$332,500 IN BONDS OR NOTES TO FINANCE THE SAME

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DEMAREST, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement or purpose described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Borough of Demarest, in the County of Bergen, New Jersey (the "Borough"), as a general improvement. For the improvement or purpose described in Section 3 hereof, there is hereby appropriated the sum of \$350,000, including the sum of \$17,500 from the capital improvement fund as the down payment for the improvement or purpose required by the Local Bond Law. The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment or otherwise provided for hereunder, negotiable bonds are hereby authorized to be issued in the principal amount of \$332,500 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the

financing for which the bonds are to be issued is for the improvement of roads in the Borough through the Borough's participation in the Riverside Co-Op Road Improvement Program, including without limitation reconstruction and repaving of Achilles Street from Hardenburg Avenue to north terminus, Christie Street from Hardenburgh Avenue to north terminus, Insley Street from Hardenburgh Avenue to north terminus, Woodland Road from Madison Avenue to Hardenburgh Avenue, and Van Horn Street from Madison Avenue to Hardenburgh Avenue, and including all work and materials necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time, at not less than 99% of par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next

succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the improvement or purpose, within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey.

Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$332,500, and the issuance of the obligations authorized herein will be within all debt limitations prescribed by that law.

(d) An aggregate amount not exceeding \$140,229 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

(e) The Borough reasonably expects to commence acquisition and/or construction of the project described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the Borough further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate not to exceed the amount of bonds or notes authorized in Section 2 hereof.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are applied to the payment of obligations issued pursuant to this bond ordinance.

Section 8. The full faith and credit of the Borough is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the

Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. The Borough Council of the Borough hereby covenants on behalf of the Borough to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the bonds and notes authorized hereunder that are issued as tax-exempt bonds, as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder.

Section 10. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 11. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 12. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

The foregoing bond ordinance is approved.

Date: _____, 2026

Brian. Bernstein Mayor

Introduction:

Public Hearing:

Adoption:

ORDINANCE NO. 1184-26

AN ORDINANCE OF THE BOROUGH OF DEMAREST, IN THE COUNTY OF BERGEN, NEW JERSEY, PROVIDING FOR IMPROVEMENTS TO UNIMPROVED ROADS, APPROPRIATING \$2,530,000 THEREFOR AND AUTHORIZING \$2,403,500 IN BONDS OR NOTES TO FINANCE THE SAME

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DEMAREST, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement or purpose described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Borough of Demarest, in the County of Bergen, New Jersey (the "Borough"), as a general improvement. For the improvement or purpose described in Section 3 hereof, there is hereby appropriated the sum of \$2,530,000, including the sum of \$126,500 from the capital improvement fund as the down payment for the improvement or purpose required by the Local Bond Law. The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment or otherwise provided for hereunder, negotiable bonds are hereby authorized to be issued in the principal amount of \$2,403,500 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing for which the bonds are to be issued is for the reconstruction of unimproved roads in the Borough, including, without limitation, Demarest Avenue from Rodney Place to east cul-de-sac and from Rodney Place to west cul-de-sac, Lincoln Street from Central to Northwood, Blanche Avenue from Serpentine Road to north terminus, Carlotta Way from County Road to south terminus, and Pine Terrace from Piermont Road to east gate, and including all work and materials necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time, at not less than 99% of par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next

succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the improvement or purpose, within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey.

Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,403,500, and the issuance of the obligations authorized herein will be within all debt limitations prescribed by that law.

(d) An aggregate amount not exceeding \$438,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

(e) The Borough reasonably expects to commence acquisition and/or construction of the project described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the Borough further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate not to exceed the amount of bonds or notes authorized in Section 2 hereof.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are applied to the payment of obligations issued pursuant to this bond ordinance.

Section 8. The full faith and credit of the Borough is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the

Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. The Borough Council of the Borough hereby covenants on behalf of the Borough to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the bonds and notes authorized hereunder that are issued as tax-exempt bonds, as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder.

Section 10. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 11. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 12. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

The foregoing bond ordinance is approved.

Date: _____, 2026

Brian. Bernstein Mayor

Introduced:

Public Hearing:

Adoption:

BOROUGH OF DEMAREST

BERGEN COUNTY, NEW JERSEY

ORDINANCE NO. 1181-26

AN ORDINANCE BY THE BOROUGH OF DEMAREST AMENDING THE BOROUGH OF DEMAREST CODE OF ORDINANCES TO REPEAL CHAPTER 96 FILMING, MOTION- PICTURE AND TELEVISION; TO ADOPT A NEW CHAPTER 96 FILMING, MOTION-PICTURE AND TELEVISION ORDINANCE

WHEREAS, pursuant to N.J.S.A. 40:48-2, any municipality may make, amend, repeal and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants, and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and

WHEREAS, the amendments to Chapter 96 include, but are not limited to, amending the definition of Filming and Major Motion Fees, the issuance of any permit and the applicable fees associated with same; and

WHEREAS, these amendments are necessary for the proper regulation of and in furtherance of preservation of the public safety and welfare within the Borough; and

WHEREAS, the Governing Body has reviewed the amendments deemed then necessary to best serve the general welfare of the residents of the Borough of Demarest.

NOW BE IT ORDAINED THAT all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency; and

BE IT FURTHER ORDAINED THAT this Ordinance shall be codified as amendments to the chapters set forth herein and shall take effect immediately upon approval and publication of notice of adoption as provided by law; and

BE IT ORDAINED by the Mayor and Council of the Borough of Demarest that the following Filming, Motion-Picture and Television Ordinance is hereby adopted.

Chapter 96

Filming, Motion-Picture and Television

§ 96-1 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

FILMING

The taking of still or motion pictures either on film or videotape or similar recording medium, for commercial or educational purposes intended for viewing on television, in theaters or for institutional uses. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the municipality.

MAJOR MOTION PICTURE

Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following:

- A. Universal Pictures.
- B. Warner Brothers, including New Line Cinema, Castle Rock Cinema, Village Road Show and Bel-Aire.
- C. Paramount, including MTV Films and Nickelodeon Movie.
- D. 20th Century Fox, including Fox Searchlight.
- E. Sony/Columbia.
- F. Disney/Miramax.
- G. MGM/United Artists.
- H. DreamWorks.
- I. Any major streaming service, such as Netflix, Hulu, or Amazon Prime Video.
- J. Any film for which the budget is at least \$5,000,000.
- K. Recurrent weekly television series programming.

PUBLIC LANDS

Any and every public street, highway, sidewalk or square, public park or playground or other public place within the Borough which is within the jurisdiction and control of the Borough.

§ 96-2 Permit requirements.

- A. No person or organization shall film or permit filming on public or on private property where such filming involves the use of public property for the operation, placement or temporary storage of vehicles or equipment utilized in such filming, including, but not limited to, any temporary structure, barricade or device intended to restrict or block off pedestrian or vehicular traffic, without first having obtained a permit from the office of the Borough Administrator, which permit shall set forth the

approved location of such filming and the approved duration of such filming by specific reference to day or dates. Said permit must be readily available for inspection by Borough officials at all times at the site of the filming.

- B. All permits shall be applied for and obtained from the office of the Borough Administrator during normal business hours. Applications for such permits shall be in a form approved by the Borough Administrator and be accompanied by a permit fee in the amount established by this chapter in § 96-10 herein.
- C. If a permit is issued and, due to inclement weather or other good cause, filming does not in fact take place on the dates specified, the Borough Administrator may, at the request of the applicant, issue a new permit for filming on other dates subject to full compliance with all other provisions of this chapter. The Borough Administrator may waive any additional fee for this permit.
- D. One permit shall be required for each location.

§ 96-3 Issuance of permits.

- A. No permits will be issued by the Borough Administrator unless applied for prior to three days before the requested shooting date; provided, however, that the Borough Administrator may waive the three-day period if, in the Administrator's judgment, the applicant has obtained all related approvals and adjacent property owners or tenants do not need to be notified. This waiver of the three-day period will constitute an expedited permit.
- B. No permit shall be issued for filming upon public lands unless the applicant shall provide the municipality with satisfactory proof of the following:
 - (1) Proof of insurance coverage as follows:
 - (a) For bodily injury to any one person in the amount of \$500,000 and any occurrence in the aggregate amount of \$1,000,000.
 - (b) For property damage for each occurrence in the aggregate amount of \$300,000.
 - (c) The Borough of Demarest shall be named as an additional insured on any applicable policy of insurance.
 - (2) An agreement, in writing, whereby the applicant agrees to indemnify and save harmless the municipality from any and all liability, expense, claim or damages resulting from the use of public lands. The hiring of at least one (1), subject to the requirements determined by the Chief of Police, off-duty police officer for the times indicated on the permit.

- C. The holder of the permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public lands and shall comply with all lawful directives issued by the Police Department with respect thereto.

§ 96-4 Interference with public activity; notice of filming.

- A. The holder of a permit shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise and park vehicles associated with such filming off the public streets.
- B. The holder shall avoid any interference with previously scheduled activities upon public lands and limit, to the extent possible, any interference with normal public activity on such public lands. Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or affect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three days prior to the requested shooting date and be informed that objections may be filed with the Borough Administrator, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service of notification to adjacent owners shall be submitted to the Borough Administrator within two days of the requested shooting date.

§ 96-5 Refusal to issue permit; employment of patrolmen and electrician.

- A. The Borough Administrator may refuse to issue a permit whenever the Administrator determines, on the basis of objective facts and after a review of the application and a report thereon by the Police Department and by other Borough agencies involved with the proposed filming site, that filming at the location and/or the time set forth in the application would violate any law or ordinance or would unreasonably interfere with the use and enjoyment of adjoining properties, unreasonably impede the free flow of vehicular or pedestrian traffic or otherwise endanger the public's health, safety or welfare.
- B. Further, the Borough reserves the right to require one or more on-site police officers, as determined by the Chief of Police, in situations where the proposed production may impede the proper flow of traffic, or otherwise effect the security and/or the health and welfare of the community, the cost of said officers to be borne by the applicant. Where existing electrical power lines are to be utilized by the production, an on-site licensed electrician may be similarly required if the production company does not have a licensed electrician on staff. The cost of any required licensed electrician shall be borne by the applicant.

§ 96-6 Appeals.

- A. Any person aggrieved by a decision of the Borough Administrator denying or revoking a permit or a person requesting relief may appeal to the Borough Council. A written notice of appeal setting forth the reasons for the appeal shall be filed with the Borough Clerk.

- B. An appeal from the decision of the Administrator shall be filed within 10 days of the Administrator's decision. The Borough Council shall set the matter down for a hearing within 30 days of the day on which the notice of appeal was filed. The decision of the Borough Council shall be in the form of a resolution at the first regularly scheduled public meeting of the Borough Council after the hearing on the appeal, unless the appellant agrees in writing to a later date for the decision. If such a resolution is not adopted within the time required, the decision of the Administrator shall be deemed to be confirmed, and the relief shall be deemed denied.

§ 96-7 Waiver of requirements of chapter by Administrator.

The Borough Administrator may authorize a waiver of any of the requirements, provisions or restrictions of this chapter if the Administrator determines that a waiver thereof may be granted without endangering the public health, safety and welfare. In determining whether to issue a waiver, the Administrator shall consider the following factors:

- (1) Potential traffic congestion at the location.
- (2) The applicant's ability to remove the applicant's vehicles and equipment from the public streets or other public property.
- (3) The extent to which the applicant is requesting restrictions on the use of public streets or public parking facilities during filming.
- (4) The nature of the filming, including whether filming will take place indoors or outdoors, and the proposed hours for filming.
- (5) The extent to which the filming may affect adjoining and nearby property owners and occupants.
- (6) The Borough's prior experience with the applicant, if any.

§ 96-8 Copies of permit; inspections.

Copies of the approved permit will be sent by the applicant to the Police and Fire Departments before filming takes place and to the New Jersey Film Commission. The applicant shall permit the Fire Prevention Bureau or other Borough inspectors to inspect the site and the equipment to be used, if deemed necessary. The applicant shall comply with all safety instructions issued by the Fire Prevention Bureau or other Borough inspectors.

§ 96-9 Reimbursement of certain costs.

In addition to any other fees or costs mentioned in this chapter, the applicant shall reimburse the Borough for any lost revenue, such as parking meter revenue, repairs to public property or other revenues that the Borough was prevented from earning because of filming.

§ 96-10 Fees.

The schedule of fees for the issuance of permits authorized by this chapter are as follows:

- A. Basic filming permit: \$100. Where an applicant requests a waiver of the provision of § 3A requiring expedited processing of a permit application within 24 hours of the filming date, the basic filming permit fee for processing the application on an expedited basis shall be \$500.
- B. Daily filming fee payable in addition to the basic filming permit when filming on public or private property: \$300 per day.
- C. Daily filming fee payable for a major motion picture when filming on public or private property: \$2,000 per day.
- D. Filming permit for nonprofit applicants filming for educational purposes, including student films (no daily rate required): \$25.

These fees are in addition to any other costs for which the applicant is responsible under the ordinance.

§ 96-11 Violations and penalties.

Any person who violates any provision of this chapter shall, upon conviction thereof, be punished by a fine not exceeding \$2,000, imprisonment in the county/municipal jail for a term not exceeding 90 days, or a period of community service not exceeding 90 days, or any combination thereof as determined by the Municipal Court Judge. Each day on which a violation of an ordinance exists shall be considered a separate and distinct violation and shall be subject to imposition of a separate penalty for each day of the violation as the Municipal Court Judge may determine.

§ 96-12 Exceptions.

The provisions of this chapter shall not apply to the filming of news stories within the Borough of Demarest.

Attest:

Approved:

Julie Falkenstern, RMC
Municipal Clerk

Brian Bernstein
Mayor

Introduced: May 11, 2026

Adopted:

Resolution of the Demarest Governing Body

Resolution No. 109-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: WAIVER OF READING THE 2026 MUNICIPAL BUDGET IN FULL

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WHEREAS, N.J.S. 40A:4-8 permits that the Budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the approved budget shall a) be made available in the free public library, and in a public place where public notices are customarily posted, and b) is made available to each person requesting the same during said week and during the public hearing, and

WHEREAS, the Borough of Demarest has complied with the aforesaid requirements.

NOW, THEREFORE, BE IT RESOLVED, the Borough is hereby permitted to waive the reading in full of the Municipal Budget for the year ending December 31, 2026

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026

**Julie Falkenstern, RMC
Borough Clerk**

Resolution of the Demarest Governing Body

Resolution No. 110-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: SELF- EXAMINATION OF 2026 MUNICIPAL BUDGET

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Borough of Demarest has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Borough meets the necessary conditions to participate in the program for the 2026 budget year.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Demarest that the 2026 municipal budget be examined in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officer's certification. The Borough Council has found the budget has met the following requirements:

1. That with reference to the following items, if applicable, the amounts have been calculated pursuant to law and appropriated as such in the budget.
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes

- e. Other reserves and non-disbursement items
- f. Any inclusions of amounts required for school purposes.

2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met.

3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

4. That pursuant to the Local Budget Law:

- a. All estimates of revenue are reasonable, accurate, and correctly stated;
- b. Items of appropriations are properly set forth
- c. In itemization, form, arrangement, and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced, publicly advertised, and adopted in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Director of the Division of Local Government Services.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026

Julie Falkenstern, RMC
Borough Clerk

BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY
SELF EXAMINATION OF 2026 MUNICIPAL BUDGET

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the 2026 Approved Budget complies with the requirements of law and approval is given pursuant to N.J.S.A. 40A:4-78(b) and NJAC 5:30-7.

It is further certified that the Borough has met the eligibility requirements of NJAC 5:30-7.4 and 7.5, and that I, Andrea Johe, Chief Financial Officer at the Borough of Demarest, have completed the local examination in compliance with NJAC 5:30-7.6.

Dated: June 8, 2026

by: _____
Andrea Johe
Chief Financial Officer

Resolution of the Demarest Governing Body

Resolution No. 111-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: AUTHORIZING THE BOROUGH OF DEMAREST TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994, C. 72

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WHEREAS, the County of Bergen has not adopted their 2026 budget and as a result the County will be unable to certify the Borough's final 2026 tax rate; and

WHEREAS, the Tax Collector will be unable to mail the Borough's 2026 third quarter tax bills by the statutory due date; and

WHEREAS, the Demarest Tax Collector in consultation with the Demarest Chief Financial Officer have computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and they have signed a certification summarizing the tax levies for the previous year, the tax rates and the estimated tax levies for the 2026 calendar year;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Demarest, in the County of Bergen and State of New Jersey on this 8th day of June 2026 as follows:

1. The Borough of Demarest Tax Collector is hereby authorized and directed to prepare and issue estimated tax bills for the Borough for the third installment of 2026 taxes. The Tax Collector shall proceed and take such actions as are permitted and required by L. 1994, c.72 (N.J.S.A. 54:4-66.2 and 54.4-66.3).
2. The estimated calendar year tax levy for 2025 is hereby calculated at \$47,093,569. The maximum amount that the Borough will utilize in the preparation of the 2026 estimated tax bills is less than 105% of the 2025 calendar year tax levy.

3. In accordance with New Jersey Statutes, the third installment of 2026 taxes shall not be subject to interest until the later of August 10th or the twenty-fifth calendar day after the date the estimated tax bills were mailed. The estimated tax bills shall contain a notice specifying the date on which interest may begin to accrue.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026

Julie Falkenstern, RMC
Borough Clerk

BOROUGH OF DEMAREST

We hereby certify that the actual 2025 tax levy and the current estimated 2026 tax levy are as follows:

<u>APPORTIONMENT OF TAXES</u>	<u>ACTUAL 2025</u>	<u>PROJECTED 2026</u>
Local School	\$ 18,428,826	\$ 19,434,679
Regional High School	10,134,163	10,414,181
County	5,205,831	5,349,000
County Open Space	233,268	253,315
Municipal Open Space	248,688	253,315
Municipal Library	719,837	817,466
Municipal Operations	<u>9,912,047</u>	<u>10,571,613</u>
	<u>✓ \$ 44,882,660</u>	<u>✓ \$ 47,093,569</u>

TAX RATE

Local School	\$ 0.742	\$ 0.767
Regional School	0.408	0.411
County	0.210	0.211
County Open Space	0.010	0.010
Municipal Open Space	0.009	0.010
Municipal Library	0.028	0.032
Municipal	<u>0.398</u>	<u>0.418</u>
	<u>\$ 1.805</u>	<u>\$ 1.859</u>

ASSESSED VALUATION

<u>\$ 2,486,876,900</u>	<u>\$ 2,533,154,100</u>
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Chief Financial Officer Date

Tax Collector Date

SECTION 2 - UPON ADOPTION FOR YEAR 2026

RESOLUTION *112-26*

Be it Resolved by the DEMAREST COUNCIL MEMBERS of the BERGEN BOROUGH of Demarest County of Bergen that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 10,571,613.00 (Item 2 below) for municipal purposes, and
- (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and, (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in
- (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in
- (d) \$ 253,315.00 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
- (f) \$ 817,466.00 (Item 5 Below) Minimum Library Tax

Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.

RECORDED VOTE
(insert last name)

Ayes	Nays	Abstained	Absent

SUMMARY OF REVENUES

1. General Revenues				
Surplus Anticipated		08-100	\$	1,400,000.00
Miscellaneous Revenues Anticipated		13-099	\$	1,637,707.00
Receipts from Delinquent Taxes		15-499	\$	300,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11)		07-190	\$	10,571,613.00
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:				
Item 6, Sheet 42		07-195	\$	-
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)		07-191	\$	-
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY			\$	-
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:				
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)		07-191	\$	817,466.00
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX		13-299	\$	14,726,786.00
Total Revenues				

SUMMARY OF APPROPRIATIONS

5. GENERAL APPROPRIATIONS:		XXXXXX	XXXXXXXXXXXXXXXXXX
Within "CAPS"		XXXXXX	XXXXXXXXXXXXXXXXXX
(a & b) Operations Including Contingent		34-201	\$ 9,086,124.00
(e) Deferred Charges and Statutory Expenditures - Municipal		34-209	\$ 1,411,996.00
(g) Cash Deficit		46-985	\$ -
Excluded from "CAPS"		XXXXXX	XXXXXXXXXXXXXXXXXX
(a) Operations - Total Operations Excluded from "CAPS"		34-305	\$ 1,719,666.00
(c) Capital Improvements		44-999	\$ 196,000.00
(d) Municipal Debt Service		45-999	\$ 1,501,000.00
(e) Deferred Charges - Municipal		46-999	\$ 202,000.00
(f) Judgments		37-480	\$ -
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)		29-405	\$ -
(g) Cash Deficit		46-985	\$ -
(k) For Local District School Purposes		29-410	\$ -
(m) Reserve for Uncollected Taxes		50-899	\$ 610,000.00
6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)		07-185	
Total Appropriations		34-499	\$ 14,726,786.00

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the _____ 8th day of _____, 2026.

It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2026 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Certified by me this _____ 8th day of _____, 2026, _____, Clerk

Signature

Resolution of the Demarest Governing Body

Resolution No. 113-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: RESOLUTION AUTHORIZING THE PROMOTION OF DON CHO TO THE RANK OF SERGEANT EFFECTIVE JUNE 8, 2026

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WHEREAS, in accordance with N.J.S.A. 40A:14-118, and Chapter 40 of the Demarest Borough Code and Ordinance No. 1179-26 Amending Chapter 40 of the Demarest Borough Code, the Borough implemented a promotional process for evaluating candidates for promotion to the rank of Sergeant; and

WHEREAS, there exists in the Borough a vacancy in the rank of Sergeant; and

WHEREAS, the Demarest Police Department issued a Promotional Eligibility List dated May 28, 2026 whereby two Candidates, Don Cho and Dennis Cameron were listed and ranked; and

WHEREAS, Candidate Don Cho was ranked number 1 on the eligibility list for promotion to the rank of Sergeant; and

WHEREAS, in accordance with N.J.S.A. 40A:14-118 and Borough Code, the Appropriate Authority has reviewed and participated in the promotion process and final ranking of candidates for the rank of Sergeant; and

WHEREAS, the Appropriate Authority and Demarest Police Chief have reviewed the Candidates application for promotion and agree with the final ranking of candidates for promotion to Seargeant; and

WHEREAS, having completed its evaluation of both candidates it is the determination of the Appropriate Authority and Chief of Police to promote Don Cho to the rank of Sergeant effective June 8, 2026.

NOW THEREFORE, BE IT RESOLVED, by the Borough of Demarest that Don Cho is hereby promoted to the rank of Sergeant effective June 8, 2026.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION OF CFO

I, Andrea Diekmann Johe, do hereby certify the availability of funds for the expenditure referenced herein.

Andrea Diekmann Johe, CFO

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026.

Julie Falkenstern, RMC
Borough Clerk

Resolution of the Demarest Governing Body

Resolution No. 114-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: RESOLUTION AUTHORIZING THE HIRING OF ANDRE SCRUBB, NICO KROSS AND DANIELLA M. GIACHETTI AS PATROL OFFICERS, STEP 1, EFFECTIVE JULY 1, 2026

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WHEREAS, Andre Scrubb (“Scrubb”), Nico Kross (“Kross”), and Daniella M. Giachetti (“Giachetti”) are currently enrolled in the Bergen County Police Academy with an expected graduation date of December 2026; and

WHEREAS, the Borough seeks to employ Scrubb, Kross, and Giachetti, each as Patrol Officers effective July 1, 2026;

WHEREAS, it is in the best interest of the Borough to authorize the hiring of Scrubb, Kross, and Giachetti as Patrol Officers with a starting salary of \$58,848.00 in accordance with the Salary Guide of the Collective Bargaining Agreement between the Borough of Demarest and the Policemen’s Benevolent Association Local 350.

NOW THEREFORE, BE IT RESOLVED, by the Borough of Demarest that Andre Scrubb, Nico Kross, and Daniella M. Giachetti, shall be hired as Patrol Officers with a starting salary of \$58,848.00 effective July 1, 2026.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION OF CFO

I, Andrea Diekmann Johe, do hereby certify the availability of funds for the expenditure referenced herein.

Andrea Diekmann Johe, CFO

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026.

Julie Falkenstern, RMC
Borough Clerk

Resolution of the Demarest Governing Body

Resolution No. 124-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: RESOLUTION AUTHORIZING EXECUTION OF SETTLEMENT AGREEMENT AND MUTUAL RELEASE

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WHEREAS, Raymond Cywinski (“Cywinski”) and Kyusoon Lee (“Lee”) filed claims against the Borough of Demarest (the “Borough”) and 232 County Development, LLC in the Superior Court of New Jersey, Bergen County Law Division under Docket No. BER-L-3217-26 and asserted objections and filed motions as Interested Parties in an action filed under Docket No. BER-L-738-25 (the “Litigation”); and

WHEREAS, a Notice of Lis Pendens was filed under Docket No. BER-L-3217-26 which listed Lee and Cywinski as Parties and claimed that the Litigation affected Borough owned property located at 129 Hardenburgh Avenue, Demarest, New Jersey, Block 23 Lot 15 (the “Borough Property”) and affected property located at 232 County Road, Demarest New Jersey - Block 63, Lot 5 – (hereinafter the “232 County Property”) which 232 County Development, LLC is under contract to purchase and which the Estate of Ernest H. Frank (“Frank”) is the owner of 232 County Road, Demarest, New Jersey ; and

WHEREAS Cywinski subsequently filed a voluntary dismissal without prejudice concerning his claims in Docket No. BER-L-3217-26; and

WHEREAS, the Borough, 232 County Development, LLC and Frank have alleged each has claims for an award of attorney’s fees and costs of suit in connection with the Litigation; and

WHEREAS, after Cywinski removed his name from the Notice of Lis Pendens, the Borough then filed a Complaint and Order to Show Cause against Lee in the Superior Court of New Jersey, Bergen County Vicinage at Docket No. BER-L-3822-26 (collectively, the "Borough's Complaint") seeking an Order directing Lee to Discharge the Notice of Lis Pendens and an Order awarding the Borough reasonable attorney's fees and cost of suit; and

WHEREAS, within the Litigation, Cywinski and Lee sought to challenge various components of the Borough's settlement of its affordable housing fair share obligation, including but not limited to the Borough's Housing Element and Fair Share Plan, the challenges filed by Fair Share Housing Center and 232 County Development LLC, the Borough's subsequent adoption of Resolution 222-25 authorizing the Settlement Agreement regarding same and the subsequent sale of Block 23, Lot 15(the "Bank site"), and the Ordinances 1174, 1175, 1176 and 1177 which were thereafter adopted by the Borough in connection with same, including but not limited to allegations that the Ordinances were not properly adopted; and

WHEREAS all motions filed and relief sought by Cywinski and Lee under Docket No. BER-L-738-25 have been wholly denied by the Court and the action was ultimately dismissed by the Court, resulting in defense costs incurred by the Borough; and

WHEREAS Lee has since filed a Discharge of the Lis Pendens against the Borough Property and 232 County Property; and

WHEREAS, the Borough currently has a motion pending to dismiss Lee's claims which includes seeking an award of Attorney's fees; and

WHEREAS, prior to the motion being heard, Lee proposed a global settlement, the terms of which have since been negotiated by the Borough Attorney in the form of a Settlement Agreement and Mutual Release (the "Agreement"); and

WHEREAS, Cywinski, Lee, 232 County Development, LLC, Frank and the Borough (collectively the "Parties") have agreed to resolve all outstanding claims, causes of action and appealable rights, if any, each may have against the other; and

WHEREAS, without admitting liability or fault, and to avoid the delay and expense of additional litigation, the Parties have agreed to dismiss all pending actions with prejudice, to waive any appealable rights from the Litigation, and to forever release and waive claims against each other for any claims or actions, known or unknown through the date of execution of the Agreement, excluding any tax liability Cywinski and Lee have as residents of the Borough; and

WHEREAS, the Agreement further provides that in recognition of the fact that as of the date of execution of the Agreement, all motions filed by Cywinski and Lee and ruled upon have been universally denied by the Court, at the expense of the Borough, 232 County Development LLC and Frank, Cywinski and Lee agree that in the event either breaches any term of the Agreement, and subject to a finding that the Borough and/or 232 County and Frank is/are a prevailing party, the Borough and/or 232 County, and Frank shall be entitled to an award of reasonable attorney's fees and costs of suit incurred in any future action filed to enforce the terms

of the Agreement and/or to defend any future action or claim filed by Lee and/or Cywinski arising out of the subject matter of the Agreement; and

WHEREAS, the Borough Attorney has reviewed the terms of the Agreement and recommends that the Borough authorize the Mayor to execute same.

NOW, THEREFORE, be it resolved, that the Mayor is hereby authorized to execute the Settlement Agreement and Mutual Release, and

BE IT FURTHER resolved, that upon the Borough Attorney's receipt of the fully executed Agreement, the Borough Attorney is hereby authorized to execute and file with the Court the appropriate Stipulations of Dismissal.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Borough 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.

Julie Falkenstern, RMC
Borough Clerk

Resolution of the Demarest Governing Body

Resolution No. 115-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: RESOLUTION AUTHORIZING EXECUTION OF REDEVELOPMENT AGREEMENT AND COVENANTS BY AND BETWEEN THE BOROUGH OF DEMAREST AND R SQUARE REALTY, LLP

=====

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (hereinafter referred to as the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of parcel(s) of property designated as “areas in need of redevelopment”; and

WHEREAS, the Mayor and Borough Council of the Borough of Demarest (“Demarest”) serves as an instrumentality of Demarest pursuant to the Redevelopment Law for the purpose of implementing a redevelopment plan and carrying out redevelopment projects within a redevelopment area; and

WHEREAS, on July 24, 2017, the Borough adopted a resolution designating the area consisting of Block 23 Lots 9, 10, 12, 13, 14, 15, 16, 17.01, 17.02, 19, 20, 21 and 23; Block 46 Lots 664, 760 & 764, Block 49, Lots 39.01, 40.01, 41.02, 41.01, 50, 51 and 52; and Block 49.01, Lots 42, 43.01, 43.02, 44, 45, 47.01 and 47.02, (collectively, the “Downtown Rehabilitation Area”) as an area in need of rehabilitation pursuant to the Redevelopment Law; and

WHEREAS, on July 26, 2021, by Ordinance No. 1094-21, Demarest adopted the Redevelopment Plan dated June 23, 2021 prepared by Colliers Engineering and Design for the Downtown Rehabilitation Area (the "Redevelopment Plan"); and

WHEREAS, on September 9, 2024, the Borough designated 129 Hardenburgh Ave., Block 23, Lot 15 on the official tax map of Demarest (the "Property") as an Area in Need of Redevelopment pursuant to the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, Demarest is the owner of the Property and in furtherance of its proposal to redevelop the Property, Redeveloper has submitted an offer to purchase the Property from Demarest; and

WHEREAS, the Redeveloper proposes the redevelopment of the Property with a mixed use residential/commercial project (the "Project" and as may be further defined herein); and

WHEREAS, on January 26, 2026, by Resolution 052-26 Demarest adopted a resolution conditionally designating R Square Realty LLP as redeveloper of the Property, subject to the execution and delivery of an Interim Costs Agreement, which has been done and further subject to the execution and delivery of this Redevelopment Agreement; and

WHEREAS, Demarest and R. Square Realty LLP (the "Redeveloper") have agreed to the terms and conditions with respect to the redevelopment of the Property, the construction of the improvements and the payment of certain costs in connection therewith, memorialized by a Redevelopment Agreement and Covenants (the "Agreement"); and

WHEREAS, the Borough's Redevelopment Counsel has negotiated and drafted the Agreement and recommends that the Borough authorize execution of same, subject to final language being drafted and approved by the Borough's Redevelopment Counsel, Affordable Housing Counsel and Borough Attorney.

NOW, THEREFORE, be it resolved, that the Mayor is hereby authorized to execute the Agreement, once finalized and approved by the Borough's Redevelopment Counsel, Affordable Housing Counsel and Borough Attorney.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Borough 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.

Julie Falkenstern, RMC
Borough Clerk

Resolution of the Demarest Governing Body

Resolution No. 116-26

June 2, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: RESOLUTION AUTHORIZING THE ASSIGNMENT OF THE AFFORDABLE HOUSING COUNSEL AND CONFLICT COUNSEL PROFESSIONAL SERVICES AGREEMENTS AND RELATED FILES FROM WENDY RUBENSTEIN QUIROGA, ESQ. OF WEINER LAW GROUPO TO WENDY RUBENSTEIN QUIROGA, ESQ. AT SCARINCI HOLLENBECK, LLC

=====

WHEREAS, pursuant to Resolution No. 027-26 the Mayor and Council appointed Wendy Rubenstein Quiroga, Esq. of Weiner Law Group to serve as Affordable Housing Counsel and authorized the execution of a professional services agreement reflecting the appointment of Affordable Housing Counsel; and

WHEREAS, pursuant to Resolution No. 028-26 the Mayor and Council appointed Wendy Rubenstein Quiroga, Esq. of Weiner Law Group to serve as Conflict Counsel and authorized the execution of a professional services agreement reflecting the appointment of Borough Conflict Counsel; and

WHEREAS, pursuant to the terms of the professional services agreements, the rights of the Affordable Housing Counsel and Conflict Counsel shall not be assigned without the consent of the Borough; and

WHEREAS, effective June 1, 2026, Ms. Rubenstein Quiroga became employed by the law firm of Scarinci Hollenbeck, LLC; and

WHEREAS, the Borough is desirous of retaining Ms. Rubenstein Quiroga to serve as Affordable Housing Counsel and Conflict Counsel at her new place of employment, Scarinci Hollenbeck, LLC; and

WHEREAS, it is the best interest of the Borough to authorize the assignment and transfer of the professional services agreements and all related files as determined by the Borough to be assigned to Ms. Rubenstein Quiroga at the firm of Scarinci Hollenbeck, LLC under the same terms and conditions; and

NOW THEREFORE, BE IT RESOLVED, by the Borough of Demarest that:

- (a) Wendy Rubenstein Quiroga, Esq. shall continue to serve as both Affordable Housing Counsel and Conflict Counsel for the Borough of Demarest at the firm of Scarinci Hollenbeck, LLC ;
and
- (b) The Professional Services Agreements for Affordable Housing Counsel and Conflict Counsel with Weiner Law Group shall be assigned to Scarinci Hollenbeck, LLC under the same terms and conditions, effective June 1, 2026; and

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION OF CFO

I, Andrea Diekmann Johe, do hereby certify the availability of funds for the expenditure referenced herein.

Andrea Diekmann Johe, CFO

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026.

Julie Falkenstern, RMC
Borough Clerk

Resolution of the Demarest Governing Body

Resolution No. 117-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

**TITLE: A RESOLUTION OF THE BOROUGH OF DEMAREST
ADOPTING FOURTH ROUND AFFORDABLE HOUSING SPENDING PLAN**

=====

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 which amended various provisions of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq. (“Amended FHA”)); and

WHEREAS, the Amended FHA sets forth that the Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 (“Fourth Round” or “Round Four”); and

WHEREAS, A municipality may not spend or commit to spend any affordable housing development fees, without first obtaining the approval of the expenditure as part of its compliance certification or by the New Jersey Department of Community Affairs (DCA); and

WHEREAS, the Governing Body of the Borough of Demarest, County of Bergen, State of New Jersey, adopted a development fee ordinance on September 27, 2001; and

WHEREAS, the development fee ordinance establishes an affordable housing trust fund that includes development fees, payments from developers in lieu of constructing affordable units on-site, barrier free escrow funds, rental income, repayments from affordable housing program loans, recapture funds, proceeds from the sale of affordable units, and/or any other funds collected for affordable housing purposes; and

WHEREAS, the Borough has prepared an Affordable Housing Trust Fund Fourth Round Spending Plan, dated May 2026; and

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Demarest, Bergen County, New Jersey, that the Borough hereby adopts the 2026 Affordable Housing Trust Fund Spending Plan, dated May 2026, prepared by Colliers Engineering & Design, which is attached hereto and incorporated herein.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION OF CFO

I, Andrea Diekmann Johe, do hereby certify the availability of funds for the expenditure referenced herein.

Andrea Diekmann Johe, CFO

CERTIFICATION

I, Julie Falkenstern, Borough 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.

Julie Falkenstern, RMC
Borough Clerk

2026 AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

Borough of Demarest

June 2026

Council Approval: _____, 2026

I. INTRODUCTION

The Borough of Demarest, Bergen County has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (NJSA 40:55D-1 et seq.), the Amended Fair Housing Act (NJSA 52:27D-301), and the applicable affordable housing regulations (NJAC 5:91-1 et seq., NJAC 5:93-1 et seq., NJAC 5:97 et seq., and NJAC 5:99 et seq.). The Borough adopted a development fee ordinance on August 20, 2001. This original development fee ordinance was approved by COAH on September 27, 2001. The development fee ordinance was then updated in April of 2010 via Ordinance #971. COAH approved this updated ordinance with the Borough's Third Round petition. Demarest then adopted a new Development Fee Ordinance in accordance with the Settlement Agreement via Ordinance #1067-19 on July 29, 2019.¹ The ordinance establishes the Borough of Demarest's affordable housing trust fund for which this spending plan is prepared.

II. REVENUES FOR CERTIFICATION PERIOD

As of December 31, 2024, the Borough of Demarest has collected \$4,926,058.06 and expended \$1,035,517.77, resulting in a balance of \$3,890,540.29. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in Citizens Bank for the purposes of affordable housing. These funds shall be spent in accordance with NJAC 5:99-2.3, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of Fourth Round (2025-2035), the Borough of Demarest considered the following:

(a) Development fees:

- Residential and non-residential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
- All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
- Future development that is likely to occur based on historical rates of development.

¹ Historic adoption dates sourced from the Affordable Housing Monitoring System Website.

(b) Payment in lieu (PIL):

- Actual and committed payments in lieu (PIL) of construction from developers as follows: Payment in lieu from Sylco Investments 6, 8, 9, and 10, LLC ("Sylco"). Sylco committed to pay a total of \$1 million in lieu of five affordable units. The payment was structured to be received in three installments, \$250,000 when site work commences, \$250,000 when the first building permit is issued, and \$500,000 when the tenth Certificate of Occupancy is issued. The first two payments have been received and the \$500,000 is expected to be paid in 2025 or 2026.²

(c) Other funding sources:

- Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income and proceeds from the sale of affordable units. A subsidy payment of 0.4 of an affordable unit is anticipated from 232 County Road. It is estimated this subsidy payment will be \$104,901.79.

(d) Projected interest:

- Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate. The Borough projects collecting \$39,176.91 between 2025 and 2035.

The Borough of Demarest projects a total of \$1,671,548.20 in revenue to be collected between January 1, 2025 and December 31, 2035. This projected amount, when added to the Borough of Demarest's trust fund balance as of December 31, 2024, results in an anticipated total revenue of \$5,562,088.49 available to fund and administer its affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing. See the table on the following page for the projected revenues.

² The Fair Housing Act provisions that permitted payments-in-lieu of constructing affordable housing units were repealed via P.L. 2024, c.2. The payment-in-lieu included in this Spending Plan was a Third Round payment that was included in the Borough's Third Round Judgement of Compliance and Repose.

PROJECTED REVENUES - AFFORDABLE HOUSING TRUST FUND												
Source of Funds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development fees:												
Development Pending Approval	\$0	\$0	\$86,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,802.00
Approved Development**	\$257,102	\$65,102	\$10,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333,053.50
Projected Residential Development	\$0	\$0	\$0	\$86,802	\$65,102	\$86,802	\$65,102	\$86,802	\$65,102	\$86,802	\$65,102	\$607,614.00
Projected Non-Res. Development												\$0.00
(b) Payments in Lieu of Construction	\$500,000											\$500,000.00
(c) Other Funds				\$104,902								\$104,901.79
(d) Interest	\$18,170	\$1,562	\$2,344	\$4,601	\$1,562	\$2,083	\$1,562	\$2,083	\$1,562	\$2,083	\$1,562	\$39,176.91
Total	\$775,272	\$66,664	\$99,996	\$196,305	\$66,664	\$88,885	\$66,664	\$88,885	\$66,664	\$88,885	\$66,664	\$1,671,548.20

*For purposes of projecting revenues, we have utilized historic residential Certification of Occupancy data that occurred between 2013 and 2024. Projections assume the estimated value of a new home is \$1,446,700. The average assessed value was provided by the Borough's CFO. The value is then multiplied by 1.5%.

**2025 Approved Development also includes \$137,749 collected between January and April.

III. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough of Demarest:

(a) Collection of development fee revenues:

- Collection of development fee revenues shall be consistent with the Borough of Demarest's development fee ordinance for both residential and non-residential developments in accordance with NJAC 5:91, 5:93, and 5:99, the Amended Fair Housing Act, and the Municipal Land Use Law.

(b) Distribution of development fee revenues:

- The Administration forwards a resolution to the governing body recommending the expenditure of development fee revenues as set forth in this spending plan. The governing body reviews the request for consistency with the spending plan and adopts the recommendation by resolution. The release of the funds requires the adoption of the governing body resolution in accordance with the Court- and/or Program-approved spending plan. Once a request is approved by resolution, the Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

IV. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) Municipally Sponsored Projects (NJAC 5:93-5.5)

- See section (d) below for a description of municipally sponsored projects where the funding will enable the construction of the project.

(b) Alternative Living Arrangement (NJAC 5:93-5.8)

- See section (d) below for a description of alternative living arrangements (supportive/special needs housing) where the funding will enable the construction of the project.

(c) Accessory Apartment Program (NJAC 5:93-5.9)

- The Borough of Demarest has an accessory apartment program. The Borough will be increasing the subsidy from \$25,000 to \$75,000 to incentivize the creation of accessory apartments. This document has set aside funding for five units. If more than five units apply for the program, the Borough will reduce the funding allocated to the "future affordable housing opportunities" line item.

(d) Affordability Assistance (NJAC 5:99-2.5(a))

- Municipalities are required to “set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to very-low, low-, and moderate-income households in affordable units included in the municipality’s fair share plan”. The regulations do not specify a certain percentage that must be attained, but for purposes of this document, a goal of 20% has been set. The actual affordability assistance expenditures are calculated on an ongoing basis in the online Affordable Housing Monitoring System platform.
- According to the following chart, the Borough of Demarest has set a goal of 20% of all fees and interest earned to be reserved for affordability assistance. This goal translates to \$1,140,180.57. Through December 31, 2024 the Borough has spent \$0 from the affordable housing trust fund to render units more affordable.
- The Borough proposes the following affordability assistance programs:
 - **127 Hardenburgh Avenue.** The Third Round Spending Plan included \$530,000 for the 100% affordable project located at 127 Hardenburgh Avenue. Portions of this funding were tied to certain project milestones. BCUW has received Planning Board approval to construct a 17-unit building. To date the Borough has paid BCUW \$214,387.36. Therefore, \$315,612.64 remains to be paid.
 - **127 Hardenburgh Avenue Very-Low Income Unit.** Pursuant to the Court-approved Third Round Spending Plan, this site was required to contain at least one very-low-income unit. To help balance the development’s pro-forma, the Borough will pay the developer a one-time payment of up to \$400,000 once the very-low-income unit receives its certificate of occupancy. At the Borough’s option, half of this payment may be released when the building permit is issued.
 - **127 Hardenburgh Avenue, Additional Funds for Shortfall in Funding.** Due to outside forces beyond the Borough and BCUW’s control, some of the envisioned State funding is no longer available to assist the project. Therefore, Demarest is reserving \$3,296,248 to fill the funding gap. Of this total \$2,326,768 is to assist the 12 low- and moderate-income units and \$969,480 is to assist the five very-low-income units.
 - **Supportive/Special Needs Units.** Demarest is seeking a vacant land adjustment as part of its Fourth Round housing compliance. However, if the opportunity arises over the next decade to partner with an entity to construct supportive / special needs affordable housing opportunities, Demarest would like to reserve funds to aid in bringing said units to fruition. It is

anticipated that the program would be structured to provide funding per unit or bed in exchange for a deed restricted unit / bed. A total of \$475,227.85 is anticipated, which is ultimately based on the development fees collected over the next ten years.

AFFORDABILITY ASSISTANCE CALCULATION	
Actual development fees through 12/31/2024	\$ 4,397,377.01
Actual interest earned through 12/31/2024	\$ 239,397.08
Development fees projected 2025-2035	+ \$ 1,027,469.50
Interest projected 2025-2035	+ \$ 36,659.27
Total	= \$ 5,700,902.86
Calculate 20 percent	x .20 = \$ 1,140,180.57
Less Affordability assistance expenditures through 12/31/2024	- \$ -
Projected Minimum Affordability Assistance Requirement 1/1/2025 through 12/31/2035	= \$ 1,140,180.57

(e) Administrative Expenses (NJAC 5:99-2.4(a))

Municipalities are permitted to use affordable housing trust fund revenue for related administrative costs up to a 20% limitation, exclusive of funds collected to fund an RCA. The actual administrative expense maximum is calculated on an ongoing basis in the online Affordable Housing Monitoring System platform based on actual revenues.

The Borough of Demarest projects that \$710,292.98 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20% cap, are as follows:

- Affordable Housing Attorney, Engineer, Planner and Administrative Agent fees related to attaining affordable housing compliance as well as consulting fees related to the administration and implementation of the Borough’s affordable housing programs.
- Salaries and benefits for municipal employees for administration and implementation of the housing plan and programs.

- Municipal Housing Liaison training and on-going education.

ADMINISTRATIVE EXPENSE CALCULATION	
Actual dev fees and interest thru 12/31/2024	\$4,636,774.09
Projected dev fees and interest 2025 thru 2035	\$1,066,646.41
Payments-in-lieu of construction and other deposits thru 12/31/2024	\$289,283.97
Projected payments-in-lieu of construction and other desposits 2025 thru 2035	\$604,901.79
Total	\$6,597,606.26
Calculate 20 percent	x .20 = \$1,319,521.25
Less admin expenditures thru 12/31/2024	- \$ 609,228.27
Projected Maximum available for administrative expenses 2025 thru 2035	= \$710,292.98

VI. EXCESS OR SHORTFALL OF FUNDS

In the event of any unexpected revenue shortfall, where funds are not sufficient to implement the plan, the Borough of Demarest will approve a resolution of intent to bond.

In the event more funds than anticipated are collected, projected funds exceed the amount necessary to implement the Fair Share Plan, or the Borough of Demarest is reserving funds for affordable housing projects to meet a future affordable housing obligation, these excess funds will be used to offer additional group home assistance for new providers within the community.

VII. SUMMARY

The Borough of Demarest intends to spend affordable housing trust fund revenues pursuant to NJAC 5:99-2.6 and consistent with the housing programs outlined in the Fourth Round Housing Plan Element and Fair Share Plan.

The Borough of Demarest has a balance of \$3,890,540.29 as of December 31, 2024 and anticipates an additional \$1,671,548.20 in revenues through 2035 for a total of \$5,562,088.49. This Spending Plan demonstrates the Borough's commitment to expend \$5,562,088.49 through December 31, 2035, including a commitment to expend with respect to the following:

- Commitment to expend up to \$375,000.00 toward the creation of accessory apartments;
- Commitment to expend up to \$4,011,860.64 to incentivize the construction of 127 Hardenburgh Avenue;
- Commitment to expend up to \$475,227.85 for future special needs/supportive housing units; and
- Commitment to expend up to \$700,000.00 on administration.

The Borough of Demarest intends to spend affordable housing trust fund revenues pursuant to NJAC 5:99-2.6 and consistent with the housing programs outlined in the Fourth Round Housing Plan Element and Fair Share Plan.

The Borough of Demarest has a balance of \$3,890,540.29 as of December 31, 2024 and anticipates an additional \$1,671,548.20 in revenues through 2035 for a total of \$5,562,088.49. This Spending Plan demonstrates the Borough's commitment to expend \$5,562,088.49 through December 31, 2035, including a commitment to expend with respect to the following:

- Commitment to expend up to \$375,000.00 toward the creation of accessory apartments;
- Commitment to expend up to \$4,011,860.64 to incentivize the construction of 127 Hardenburgh Avenue;
- Commitment to expend up to \$475,227.85 for future special needs/supportive housing units; and
- Commitment to expend up to \$700,000.00 on administration.

SPENDING PLAN SUMMARY	
Balance as of December 31, 2024	\$3,890,540.29
Projected Revenue 2025-2035	
Development fees	+ \$1,027,469.50
Payments in lieu of construction	+ \$500,000.00
Other funds	+ \$104,901.79
Interest	+ \$39,176.91
TOTAL REVENUE	= \$5,562,088.49
Projected Expenditures 2025-2035	
Funds used for Projects	
1. Accessory Apartment Ordinance	- \$375,000.00
Affordability Assistance	- \$4,487,088.49
Administration	- \$700,000.00
Total Projected Expenditures	= \$5,562,088.49
Remaining Balance	= \$0.00

Resolution of the Demarest Governing Body

Resolution No. 118-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: RESOLUTION AUTHORIZING THE ADOPTION OF AN UPDATED POLICIES AND PROCEDURES MANUAL FOR THE BOROUGH OF DEMAREST

=====

WHEREAS, the Borough of Demarest (the “Borough”) previously adopted a Policies and Procedures Manual; and

WHEREAS, the Borough’s Labor Counsel has recommended certain updates to the Policies and Procedures Manual including but not limited to changes to the Borough’s Family Medical Leave and New Jersey Family Leave policies as well as adoption of an Artificial Intelligence Policy; and

WHEREAS, the changes and addition to the Policies and Procedures Manual are necessary to ensure compliance with State and Federal law, as well as best practices; and

WHEREAS, it is in the best interest of the Borough to adopt the updated Policies and Procedures Manual and to authorize the Borough Administrator to distribute the new/updated policies to all employees.

NOW THEREFORE, BE IT RESOLVED, by the Borough of Demarest that the Borough hereby adopts the updated Policies and Procedures Manual to be effective June 10, 2026 and hereby authorizes the Borough Administrator to distribute same to all Borough employees.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026.

Julie Falkenstern, RMC
Borough Clerk

Resolution of the Demarest Governing Body

Resolution No. 119-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: 2026-2027 ALCOHOLIC BEVERAGE LICENSE RENEWALS

=====

BE IT RESOLVED, by the Mayor and Council of the Borough of Demarest, that the following alcoholic beverage licenses be renewed, subject to the rules and regulations of the Department of Alcoholic Beverage Control of the State of New Jersey and the Mayor and Council of the Borough of Demarest heretofore or hereafter adopted:

PLENARY RETAIL CONSUMPTION LICENSES
0209-33-001-002 Alpine Country Club Corp

BE IT FURTHER RESOLVED that said licenses be renewed for the period of one year, commencing July 1, 2026 and ending June 30, 2027, and that the Borough Clerk is hereby authorized and directed to issue and sign such license renewals in the name of the Borough of Demarest.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026.

Julie Falkenstern, RMC
Borough Clerk

Resolution of the Demarest Governing Body

Resolution No. 120-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: RESOLUTION OF THE BOROUGH OF DEMAREST, COUNTY OF BERGEN, STATE OF NEW JERSEY AUTHORIZING LOSAP ANNUAL CONTRIBUTIONS TO QUALIFIED MEMBERS

=====

WHEREAS, the Borough of Demarest has adopted a Length of Service Award Program ordinance for their Fire and EMS volunteers: and

WHEREAS, the Borough of Demarest LOSAP provides Annual Contributions to Qualified Members who meet the criteria stated in the Borough ordinance; and

WHEREAS, Qualified Members on the attached list have been certified by their respective departments to have the \$2,159.00 deposited into their LOSAP Accounts.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Demarest that the individuals on the attached list have been certified by their respective departments to have fulfilled all the requirements and qualifications of a Length of Service Award Program by the Borough of Demarest for the year 2025.

BE IT FURTHER RESOLVED that Qualified Members shall have said amounts deposited into their Length of Service Award Program accounts.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION OF CFO

I, Andrea Diekmann Johe, do hereby certify the availability of funds for the expenditure referenced herein.

Andrea Diekmann Johe, CFO

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026.

Julie Falkenstern, RMC
Borough Clerk

DEMAREST FIRE DEPARTMENT

OFFICE OF THE CHIEF



HEADQUARTERS: 25 PARK STREET
DEMAREST, NEW JERSEY 07627
OFFICE: (201) 768-1160 FAX: (201) 768-8113

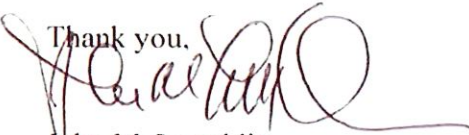
February 12, 2026

2025 LOSAP PAYMENTS

The following Demarest Fire Department members qualify for the 2025 LOSAP payment:

ANTHONY BARBIERI
JEFFERY BELLUSCI
ALFRED BOLDUC
MATTHEW CAREY
JONATHAN MATICS
MATTHEW MAYER
SEAN MCFADDEN
JOHN MCLOUGHLIN
MICHAEL MORRISON
TRAVIS MORRISON
CARL PAVLIK
KYLE PAVLIK
JOHN YOUNG

Thank you.



John McLoughlin
Chief of Department



Roberta J Hoag
Chief of EMS

DEMAREST VOLUNTEER AMBULANCE CORPS.

P.O. Box 131
Demarest, NJ 07627
Tel. 201-767-8050
Fax. 201-767-8535



Mike Ceccon
President

To Mayor Bernstein and Council Members

LOSAP 2025

The following members have qualified for the 2025 LOSAP contribution:

Jeff Bellusci
Michael Ceccon
Roberta Hoag
Jeff Geisenheimer
Stephen Tillack
Andrew Woods
Freydon Zigami

Resolution of the Demarest Governing Body

Resolution No. 121-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: RESOLUTION OF AUTHORIZING ACTION TO RELEASE ESCROW

=====

WHEREAS, the following applicant(s) posted monies with the Borough for payment to Borough professionals in conjunction with development and/or tree removal or ensure performance; and

WHEREAS, Borough Professionals have determined that all required improvements have been satisfactorily completed and all fees due for services rendered have been received;

<u>Applicant</u>	<u>Address</u>	<u>Account</u>	<u>Amount</u>
RF Properties LLC (12 Irene Ct.)	199 Whitman St. Haworth, NJ	13-8000-00-8224-09	\$5,824.00
Deborah Senese	43 Hardenburgh Ave.	13-6000-00-6224-09	\$100.00
Larry Jacob (44 Orchard Rd.)	50 Orchard Rd.	13-8000-00-8224-20 13-7000-00-7224-15	\$1746.00 \$36,957.60

NOW THEREFORE, BE IT RESOLVED, that the Chief Financial Officer is and hereby authorized to return the balance of escrow monies to the applicant(s).

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026

Julie Falkenstern, RMC
Borough Clerk

Resolution of the Demarest Governing Body

Resolution No. 122-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

**TITLE: APPROVING PAYMENTS #2 and #3 FOR GREEN VALLEY GROUP –
 COMPOST SITE**

=====

BE IT RESOLVED, by the Mayor and Council of the Borough of Demarest, Bergen County, New Jersey that the contract for the Demarest Compost Facility project is currently under construction by Green Valley Group, Inc. in accordance with the Plans and Specifications, as directed by the Borough Engineer. The said construction is hereby accepted for Payment No. 2 in the amount of \$263,120.20 (Two hundred sixty-three thousand, one hundred and twenty dollars and twenty cents) and Payment No. 3 in the amount of \$315,363.72 (Three hundred fifteen thousand, three hundred and sixty-three dollars and seventy-two cents) are hereby approved.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026

Julie Falkenstern, RMC
Borough Clerk

Memorandum

To: Julie Falkenstern, Borough Administrator
From: Nick Chelius, P.E.
Date: May 5, 2026
Subject: Demarest Compost Facility
Borough of Demarest, NJ
Progress Payment #2
Project No.: DEB041

Green Valley Group Inc, the Contractor for the above-referenced project, has requested payment on Invoice #2 in the amount of **\$263,120.20**. With reference to the above-captioned project, I hereby transmit Invoice #2 for approval by Resolution of the Mayor and Council. Attached please find the following:

- Progress Payment No. 2 Calculation Spreadsheet, dated 5/5/26, consisting of one (1) page and prepared by Colliers Engineering.
- Invoice from Green Valley Group, Inc. dated 5/1/26.
- Payroll backup

Our office has been monitoring said project and approve of quantities submitted. To date, all the work has been completed to the satisfaction of the Borough Engineer.

Original Contract Amount	\$1,163,728.00
Total Completed to Date	\$ 322,370.00
Less Retainage (2%)	\$ (6,447.40)
<u>Less Previous Payment</u>	<u>\$ (52,802.40)</u>
Amount due Progress Payment No. 2	\$ 263,120.20

I hereby recommend the Mayor and Council approve Progress Payment No. 2 in the amount of **\$263,120.20** to Green Valley Group, Inc.

NC/mt

Attachments

cc: Mayor & Council (via Borough Clerk)
Andrea Johe, CFO (cfo@demarestnj.gov)
Bogar Rivera, Green Valley Group (bogar@gvalleyinc.com)

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Demarest Compost Facility



Demarest, New Jersey
Payment Application #2

Period: 5/1/2026

Item	Description	Unit	Contract Qty	Adj. +/-	Quantity			Unit Price	Estimate Amount	Amount To Date	Contract Amount	Contract Balance
					Prev.	Est.	To Date					
1	SOIL EROSION AND SEDIMENT CONTROL	LS	1.00									
2	FUEL PRICE ADJUSTMENT	DOLLAR	2,000.00		0.70	0.30	1.00	8,900.00	\$2,670.00	\$8,900.00	\$8,900.00	\$0.00
								1.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
3	CLEARING SITE	LS	1.00		0.25	0.75	1.00	187,600.00	\$140,700.00	\$187,600.00	\$187,600.00	\$0.00
4	EXCAVATION, BORROW EXCAVATION AND GRADING UNCLASSIFIED	LS	1.00		0.00		0.00	447,500.00	\$0.00	\$0.00	\$447,500.00	\$447,500.00
5	EXCAVATION AND DISPOSAL OF IMPACTED NON-HAZARDOUS SOIL MATERIAL	TON	13,860.00		0.00	7360.00	7360.00	17.00	\$125,120.00	\$125,120.00	\$235,620.00	\$110,500.00
6	INDOT COARSE AGGREGATE #2, 6" THICK	SY	458.00		0.00		0.00	18.00	\$0.00	\$0.00	\$8,244.00	\$8,244.00
7	POST AND RAIL FENCE	LF	1,358.00		0.00		0.00	35.00	\$0.00	\$0.00	\$47,530.00	\$47,530.00
8	POST AND RAIL GATE, 10' WIDE	UNIT	1.00		0.00		0.00	5,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
9	TREE REMOVAL, OVER 6" TO 12" DIAMETER	UNIT	36.00		15.00		15.00	50.00	\$0.00	\$750.00	\$1,800.00	\$1,050.00
10	TREE REMOVAL, OVER 12" TO 18" DIAMETER	UNIT	21.00		0.00		0.00	80.00	\$0.00	\$0.00	\$1,680.00	\$1,680.00
11	TREE REMOVAL, OVER 18" TO 24" DIAMETER	UNIT	9.00		0.00		0.00	120.00	\$0.00	\$0.00	\$1,080.00	\$1,080.00
12	TREE REMOVAL, OVER 24" TO 30" DIAMETER	UNIT	8.00		0.00		0.00	150.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00
13	TREE REMOVAL, OVER 30" TO 36" DIAMETER	UNIT	5.00		0.00		0.00	180.00	\$0.00	\$0.00	\$900.00	\$900.00
14	TREE REMOVAL, OVER 36" DIAMETER	UNIT	5.00		0.00	0.00	0.00	200.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
15	TOPSOIL SPREADING, 6" THICK	SY	7,532.00		0.00		0.00	9.00	\$0.00	\$0.00	\$67,788.00	\$67,788.00
16	BORROW TOPSOIL	CY	1,256.00		0.00		0.00	8.00	\$0.00	\$0.00	\$10,048.00	\$10,048.00
17	SHREDDED HARDWOOD BARK MULCH, 4" THICK	SY	5,393.00		0.00		0.00	6.00	\$0.00	\$0.00	\$32,358.00	\$32,358.00
18	RED MAPLE TREE	UNIT	38.00		0.00		0.00	300.00	\$0.00	\$0.00	\$11,400.00	\$11,400.00
19	SWEETGUM TREE	UNIT	39.00		0.00		0.00	300.00	\$0.00	\$0.00	\$11,700.00	\$11,700.00
20	AMERICAN SYCAMORE TREE	UNIT	32.00		0.00		0.00	320.00	\$0.00	\$0.00	\$10,240.00	\$10,240.00
21	SWAMP WHITE OAK TREE	UNIT	42.00		0.00		0.00	320.00	\$0.00	\$0.00	\$13,440.00	\$13,440.00
22	AMERICAN HOLLY TREE	UNIT	33.00		0.00	0.00	0.00	350.00	\$0.00	\$0.00	\$11,550.00	\$11,550.00
23	WHITE PINE TREE	UNIT	30.00		0.00		0.00	350.00	\$0.00	\$0.00	\$10,500.00	\$10,500.00
24	SERVICE BERRY TREE	UNIT	57.00		0.00		0.00	330.00	\$0.00	\$0.00	\$18,810.00	\$18,810.00
25	RIVERBIRCH TREE	UNIT	48.00		0.00		0.00	330.00	\$0.00	\$0.00	\$15,840.00	\$15,840.00

actor or Subcontractor
GROUP INC.

Project Name
DEMAREST COMPOST FACILITY
Contract I.D. or Project I.D.
84324
Contractor Registration #
36664

Business Address
GREEN VALLEY GROUP INC.
Project Location
BLOCK 99, LOT 1

Date Wages Due & Paid
(mm/dd/yyyy)
04/24/2026
or Final Certification

Week Ending Date
04/18/2026

1

SUBMIT form by
email: equalpayact@dol.n

IMPORTANT: For pur
you must also submit
the appropriate public

Job Title <i>e.g., apprentice, journeyman, foreman</i>	Work Classification/ Occupational Category <i>e.g., carpenter, mason, plumber</i>	3. Demographics			4. Day and Date							5. Total Hours	6. Hourly Rate of Pay	7. Gross Amt. Earned		8. Deductions							
		Sex <i>M=Male F=Female X=Non-Binary</i>	Race <i>See Key</i>	Other <i>See Key</i>	SU <i>12/00</i>	MO <i>13/00</i>	TU <i>14/00</i>	WE <i>15/00</i>	TH <i>16/00</i>	FR <i>17/00</i>	SA <i>18/00</i>			This Project	This Week	FICA	Federal Tax	State Tax	Other (specify)	To Deduct			
FOREMAN	LABORER	M	H				8	8	8				24.00	103.14	2,475.36	\$2,475.36	189.36	\$ 194.42	102.86	324.36	\$ 7		
JOURNEYMAN	OPERATOR	M	H			1	8	8	8				25.00	96.72	2,418.00	\$2,418.00	184.98	\$ 363.67	12,464.00	20.43	\$ 6		
JOURNEYMAN	OPERATOR	M	H			1	8	8	8				25.00	96.72	2,418.00	\$2,418.00	184.97	\$ 363.67	123.05	0.60	\$ 6		

Black or African American;
American Indian or Native Alaskan;
Pacific Islander; M= 2 or More

Check if ac

Memorandum

To: Julie Falkenstern, Borough Administrator
From: Nick Chelius, P.E.
Date: June 3, 2026
Subject: Demarest Compost Facility
Borough of Demarest, NJ
Progress Payment #3
Project No.: DEB041

Green Valley Group Inc, the Contractor for the above-referenced project, has requested payment on Invoice #3 in the amount of **\$315,363.72**. With reference to the above-captioned project, I hereby transmit Invoice #3 for approval by Resolution of the Mayor and Council.

Attached please find the following:

- Progress Payment No. 3 Calculation Spreadsheet, dated 6/3/26, consisting of one (1) page and prepared by Colliers Engineering.
- Invoice #3 from Green Valley Group, Inc. dated 6/3/26.
- Payroll backup

Our office has been monitoring said project and approve of quantities submitted. To date, all the work has been completed to the satisfaction of the Borough Engineer.

Original Contract Amount	\$1,163,728.00
Total Completed to Date	\$ 644,169.71
Less Retainage (2%)	\$ (12,883.39)
<u>Less Previous Payment</u>	<u>\$ (315,922.60)</u>
Amount due Progress Payment No. 3	\$ 315,363.72

I hereby recommend the Mayor and Council approve Progress Payment No. 3 in the amount of **\$315,363.72** to Green Valley Group, Inc.

NC/mt

Attachments

cc: Mayor & Council (via Borough Clerk)
Andrea Johe, CFO (cfo@demarestnj.gov)
Bogar Rivera, Green Valley Group (bogar@gvalleyinc.com)

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DESCRIPTION	UNIT	QTY.	UNIT PRICE	CONTRACT AWARD VALUE	QTY THIS ESTIMATE	AMT THIS ESTIMATE	QTY ESTIMATE
CONTROL	LS	1	\$ 8,900.00	\$ 8,900.00	0.00	\$ -	1.
	DOLLAR	2,000	\$ 1.00	\$ 2,000.00	0.00	\$ -	0.
	LS	1	\$ 187,600.00	\$ 187,600.00	0.00	\$ -	1.
ATTION AND GRADING UNCLASSIFIED	LS	1	\$ 447,500.00	\$ 447,500.00	0.50	\$ 223,750.00	0.
OF IMPACTED NON-HAZARDOUS SOIL	TON	13,860	\$ 17.00	\$ 235,620.00	5,767.63	\$ 98,049.71	7,36
2, 6" THICK	SY	458	\$ 18.00	\$ 8,244.00	0.00	\$ -	0.
	LF	1,358	\$ 35.00	\$ 47,530.00	0.00	\$ -	0.
	UNIT	1	\$ 5,000.00	\$ 5,000.00	0.00	\$ -	0.
2" DIAMETER	UNIT	36	\$ 50.00	\$ 1,800.00	0.00	\$ -	15
18" DIAMETER	UNIT	21	\$ 80.00	\$ 1,680.00	0.00	\$ -	0.
24" DIAMETER	UNIT	9	\$ 120.00	\$ 1,080.00	0.00	\$ -	0.
30" DIAMETER	UNIT	8	\$ 150.00	\$ 1,200.00	0.00	\$ -	0.
36" DIAMETER	UNIT	5	\$ 180.00	\$ 900.00	0.00	\$ -	0.
VIETER	UNIT	5	\$ 200.00	\$ 1,000.00	0.00	\$ -	0.
	SY	7,532	\$ 9.00	\$ 67,788.00	0.00	\$ -	0.
	CY	1,256	\$ 8.00	\$ 10,048.00	0.00	\$ -	0.
MULCH, 4" THICK	SY	5,393	\$ 6.00	\$ 32,358.00	0.00	\$ -	0.
	UNIT	38	\$ 300.00	\$ 11,400.00	0.00	\$ -	0.
	UNIT	39	\$ 300.00	\$ 11,700.00	0.00	\$ -	0.
	UNIT	32	\$ 320.00	\$ 10,240.00	0.00	\$ -	0.
	UNIT	42	\$ 320.00	\$ 13,440.00	0.00	\$ -	0.
	UNIT	33	\$ 350.00	\$ 11,550.00	0.00	\$ -	0.
	UNIT	30	\$ 350.00	\$ 10,500.00	0.00	\$ -	0.
	UNIT	57	\$ 330.00	\$ 18,810.00	0.00	\$ -	0.
	UNIT	48	\$ 330.00	\$ 15,840.00	0.00	\$ -	0.
TOTAL BASE BID				\$ 1,163,728.00		\$ 321,799.71	

Demarest Compost Facility



**Demarest, New Jersey
Payment Application #3**

Period: 6/3/2026

Item	Description	Unit	Contract Qty	Adj. +/-	Quantity			Unit Price	Estimate Amount	Amount To Date	Contract Amount	Contract Balance
					Prev.	Est.	To Date					
1	SOIL EROSION AND SEDIMENT CONTROL	LS	1.00		0.70		1.00	8,900.00	\$0.00	\$8,900.00	\$8,900.00	\$0.00
2	FUEL PRICE ADJUSTMENT	DOLLAR	2,000.00					1.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
3	CLEARING SITE	LS	1.00		1.00		1.00	187,600.00	\$0.00	\$187,600.00	\$187,600.00	\$0.00
4	EXCAVATION, BORROW EXCAVATION AND GRADING UNCLASSIFIED	LS	1.00		0.00	0.50	0.50	447,500.00	\$223,750.00	\$223,750.00	\$447,500.00	\$223,750.00
5	EXCAVATION AND DISPOSAL OF IMPACTED NON-HAZARDOUS SOIL MATERIAL	TON	13,860.00		7360.00	5767.63	13127.63	17.00	\$98,049.71	\$223,169.71	\$235,620.00	\$12,450.29
6	NJDOT COARSE AGGREGATE #2, 6" THICK	SY	458.00		0.00		0.00	18.00	\$0.00	\$0.00	\$8,244.00	\$8,244.00
7	POST AND RAIL FENCE	LF	1,358.00		0.00		0.00	35.00	\$0.00	\$0.00	\$47,530.00	\$47,530.00
8	POST AND RAIL GATE, 10' WIDE	UNIT	1.00		0.00		0.00	5,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
9	TREE REMOVAL, OVER 6" TO 12" DIAMETER	UNIT	36.00		15.00		15.00	50.00	\$0.00	\$750.00	\$1,800.00	\$1,050.00
10	TREE REMOVAL, OVER 12" TO 18" DIAMETER	UNIT	21.00		0.00		0.00	80.00	\$0.00	\$0.00	\$1,680.00	\$1,680.00
11	TREE REMOVAL, OVER 18" TO 24" DIAMETER	UNIT	9.00		0.00		0.00	120.00	\$0.00	\$0.00	\$1,080.00	\$1,080.00
12	TREE REMOVAL, OVER 24" TO 30" DIAMETER	UNIT	8.00		0.00		0.00	150.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00
13	TREE REMOVAL, OVER 30" TO 36" DIAMETER	UNIT	5.00		0.00		0.00	180.00	\$0.00	\$0.00	\$900.00	\$900.00
14	TREE REMOVAL, OVER 36" DIAMETER	UNIT	5.00		0.00		0.00	200.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
15	TOPSOIL SPREADING, 6" THICK	SY	7,532.00		0.00		0.00	9.00	\$0.00	\$0.00	\$67,788.00	\$67,788.00
16	BORROW TOPSOIL	CY	1,256.00		0.00		0.00	8.00	\$0.00	\$0.00	\$10,048.00	\$10,048.00
17	SHREDDED HARDWOOD BARK MULCH, 4" THICK	SY	5,393.00		0.00		0.00	6.00	\$0.00	\$0.00	\$32,358.00	\$32,358.00
18	RED MAPLE TREE	UNIT	38.00		0.00		0.00	300.00	\$0.00	\$0.00	\$11,400.00	\$11,400.00
19	SWEETGUM TREE	UNIT	39.00		0.00		0.00	300.00	\$0.00	\$0.00	\$11,700.00	\$11,700.00
20	AMERICAN SYCAMORE TREE	UNIT	32.00		0.00		0.00	320.00	\$0.00	\$0.00	\$10,240.00	\$10,240.00
21	SWAMP WHITE OAK TREE	UNIT	42.00		0.00		0.00	320.00	\$0.00	\$0.00	\$13,440.00	\$13,440.00
22	AMERICAN HOLLY TREE	UNIT	33.00		0.00		0.00	350.00	\$0.00	\$0.00	\$11,550.00	\$11,550.00
23	WHITE PINE TREE	UNIT	30.00		0.00		0.00	350.00	\$0.00	\$0.00	\$10,500.00	\$10,500.00
24	SERVICE BERRY TREE	UNIT	57.00		0.00		0.00	330.00	\$0.00	\$0.00	\$18,810.00	\$18,810.00
25	RIVERBIRCH TREE	UNIT	48.00		0.00		0.00	330.00	\$0.00	\$0.00	\$15,840.00	\$15,840.00
26					0.00		0.00		\$0.00	\$0.00	\$0.00	\$0.00

Resolution of the Demarest Governing Body

Resolution No. 123-26

June 8, 2026

Council Member	Motion	Second	Yes	No	Abstain	Absent
Slowikowski						
Carmeli						
Collins						
Jiang						
Marks						
Reiss						

TITLE: PAYMENT OF BILLS

BE IT RESOLVED, by the Mayor and Council of the Borough of Demarest that the following bills in the sum of \$ 3,324,189.91 on bill list dated June 4, 2026 have been approved and authorized for payment and that the Mayor, Borough Clerk and Borough Treasurer are hereby authorized to issue warrants in payment of same.

APPROVED:

Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Borough 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 June 8, 2026.

Julie Falkenstern, RMC
Borough Clerk

P.O. Type: All Include Project Line Items: Yes Open: N Paid: Y Void: N
 Range: First to Last Rcvd: Y Held: N Aprv: N
 Format: Condensed Received Date Range: 05/11/26 to 12/31/26 Bid: Y State: Y Other: Y Exempt: Y
 Vendors: All Include Non-Budgeted: Y
 Rcvd Batch Id Range: First to Last

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ACTI0005	ACTION RUBBER & INDUSTRIAL SUP	26-00741	05/26/26	HOSE	Open	151.25	0.00		
AMAZ0005	AMAZON CAPITAL SERVICES	26-00694	05/11/26	dpw supplies	Open	49.99	0.00		
		26-00711	05/13/26	dpw supplies	Open	723.23	0.00		
		26-00714	05/14/26	dpw supplies	Open	67.75	0.00		
		26-00716	05/14/26	pd supplies	Open	170.86	0.00		
		26-00728	05/26/26	deer protection for trees	Open	19.49	0.00		
		26-00729	05/26/26	printer ink building	Open	192.94	0.00		
		26-00733	05/26/26	wooden gavel	Open	27.97	0.00		
		26-00740	05/26/26	dpw supplies	Open	149.16	0.00		
		26-00746	05/26/26	borough coffee pods	Open	43.38	0.00		
		26-00830	06/03/26	PD HANDCUFFS	Open	100.50	0.00		
		26-00840	06/04/26	dpw walkie talkies	Open	309.00	0.00		
		26-00844	06/04/26	FIRE DEPT PRINTER	Open	547.92	0.00		
						<u>2,402.19</u>			
AMTEC005	AMTEC	26-00845	06/04/26	arbitrage calculation	Open	6,700.00	0.00		
ANDRE030	ANDRE SCRUBB	26-00841	06/04/26	pd academy gear reimbursement	Open	209.50	0.00		
AQUAC010	AQUA COOLERS, LLC	26-00745	05/26/26	may invoice	Open	230.31	0.00		
ATLAN015	ATLANTIC TOMORROW'S OFFICE	26-00794	06/01/26	STAPLES CARTRIDGE TYPE T	Open	100.00	0.00		
AUTOM010	AUTOMOTIVE BRAKE CO.	26-00759	05/28/26	A#38008/0 MAY INVOICES	Open	113.23	0.00		
AWARE005	AWARENESS PROTECTIVE CONSULTAN	26-00495	04/06/26	active shooter course	Open	1,100.00	0.00		
BCMUN015	B C MUNICIPAL CLERKS ASSOC	26-00819	06/02/26	ANNUAL MEMBERSHIP 2026	Open	300.00	0.00		
BORO0010	BORO OF DEMAREST PAYROLL	26-00713	05/13/26	5/15/26 PAYROLL	Clsd	241,889.34	0.00		
		26-00749	05/27/26	5/29/26 PAYROLL	Clsd	226,940.32	0.00		
						<u>468,829.66</u>			
BOROU095	BOROUGH OF ALPINE	26-00756	05/28/26	PD TRAFFIC CONTROL 5/27/26	Open	1,512.84	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
BROWN005	BROWN & BROWN	26-00709	05/12/26	annual renewal policy	Clsd	2,377.00	0.00		
BRUNO005	BRUNO ASSOCIATES, INC	26-00829	06/03/26	MAY SERVICES	Open	2,500.00	0.00		
CHASA005	CHASAN, LAMPARELLO, MALLON & C	26-00722	05/15/26	TAX APPEAL SERVICES APRIL	Open	1,356.70	0.00		
CHATH005	CHATHAM IRRIGATION	26-00695	05/11/26	spring svc irrigation system	Open	2,115.50	0.00		
		26-00715	05/14/26	IRRIGATION SYSTEM REPAIRS	Open	<u>462.50</u>	0.00		
						2,578.00			
CHIES005	CHIESA SHAHINIAN & GIANTOMASI	26-00766	06/01/26	LEGAL FEES	Open	37.50	0.00		
		26-00767	06/01/26	30 hardenburgh prof svcs	Open	37.50	0.00		
		26-00768	06/01/26	44 pine prof svcs	Open	112.50	0.00		
		26-00769	06/01/26	8 ROSS AVE PROF SERVICES	Open	487.50	0.00		
		26-00770	06/01/26	110 county rd prof svcs	Open	825.00	0.00		
		26-00771	06/01/26	32 BROOKSIDE PROF SVCS	Open	<u>37.50</u>	0.00		
						1,537.50			
CLEAR020	CLEARY GIACOBBE ALFIERI JACOBS	26-00706	05/11/26	Borough Attorney Retainer APR	Open	7,000.00	0.00		
COLLI010	COLLIERS ENGINEERING & DESIGN	26-00380	03/16/26	DEB0079 ORCHARD/WELLWOOD SVCS	Open	7,049.58	0.00		B
		26-00381	03/16/26	DEB0080 NJDOT BRENNER/EVERGREE	Open	4,825.55	0.00		B
		26-00423	03/24/26	DEB039 DAVIES ARB DAM TASK 1.0	Open	918.75	0.00		B
		26-00772	06/01/26	DEB0086 TIER A MS4 strm sewer	Open	5,696.25	0.00		
		26-00773	06/01/26	DEB0085 GENERAL ENGINEERING	Open	5,441.25	0.00		
		26-00774	06/01/26	DEB0082 WESTWOOD MITIGATION	Open	500.00	0.00		
		26-00775	06/01/26	DEB0075 TIER A MS4	Open	4,350.00	0.00		
		26-00776	06/01/26	DEB041 DPW COMPOST FACILITY	Open	33,207.90	0.00		
		26-00777	06/01/26	DEB001A GENERAL PLANNING	Open	1,864.47	0.00		
		26-00778	06/01/26	DEB005A HEFSP VACANT LAND ASSE	Open	615.96	0.00		
		26-00779	06/01/26	DEZ0052 30 HARDENBURGH	Open	362.50	0.00		
		26-00780	06/01/26	DEZ0058 110 COUNTY RD	Open	550.00	0.00		
		26-00781	06/01/26	DEZ0059 8 ROSS AVE	Open	1,385.00	0.00		
		26-00782	06/01/26	DEZ0060 75 ANDERSON AVE	Open	1,071.25	0.00		
		26-00783	06/01/26	DEP0227 44 PINE TERRACE	Open	1,788.75	0.00		
		26-00784	06/01/26	DEP0230 30 HARDENBURGH AVE	Open	340.00	0.00		
		26-00785	06/01/26	DEP0262 8 ROSS AVE	Open	1,350.05	0.00		
		26-00786	06/01/26	DEZ0060 75 ANDERSON AVE	Open	1,270.27	0.00		
		26-00787	06/01/26	DEP0164 95 COUNTY RD	Open	550.00	0.00		
		26-00789	06/01/26	DEP0266 40 MEADOW ST LLC	Open	811.25	0.00		
		26-00790	06/01/26	DEP0265 50 PINE TERRACE	Open	1,022.50	0.00		
		26-00791	06/01/26	DEP0264 56 MOUNTAIN VIEW RD	Open	811.25	0.00		
		26-00792	06/01/26	DEP0263 72 STEWART ST	Open	728.75	0.00		
		26-00793	06/01/26	DEP0259 16 JOHN ST	Open	895.00	0.00		
		26-00796	06/01/26	DEP0258 17 VAN HORN ST	Open	382.50	0.00		
		26-00797	06/01/26	DEP0257 17 CYPRESS PLACE	Open	1,151.25	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
COLLI010	COLLIERS ENGINEERING & DESIGN				Continued				
26-00798	06/01/26	DEP0253	67 CENTRAL AVE	Open	100.00	0.00			
26-00799	06/01/26	DEP0252	14 LAUREL RD	Open	190.00	0.00			
26-00800	06/01/26	DEP0244	292 COUNTY RD	Open	100.00	0.00			
26-00801	06/01/26	DEP0241	64 HIGHLAND AVE	Open	237.50	0.00			
26-00802	06/01/26	DEP0236	85 LAKE RD	Open	337.50	0.00			
26-00803	06/01/26	DEP0235	64 PRESCOTT ST	Open	337.50	0.00			
26-00805	06/02/26	DEP0231	11 EVERGREEN PLACE	Open	420.00	0.00			
26-00806	06/02/26	DEP0222	592 PIERMONT RD	Open	237.50	0.00			
26-00807	06/02/26	DEP0198	45 MEADOW STREET	Open	605.00	0.00			
26-00808	06/02/26	DEZ0055	29 JOHN ST	Open	100.00	0.00			
26-00809	06/02/26	DEZ0044	22 DRURY LANE	Open	237.50	0.00			
26-00813	06/02/26	DEP0163	95 COUNTY RD	Open	6,542.50	0.00			
26-00822	06/02/26	DEB041	DPW COMPOST FACILITY	Open	30,614.84	0.00			
26-00823	06/02/26	DEB0075	TIER A MS4	Open	4,160.00	0.00			
26-00824	06/02/26	DEB0082	WESTWOOD MITIGATION	Open	2,292.50	0.00			
26-00825	06/02/26	DEB0085	GENERAL ENGINEERING	Open	2,304.51	0.00			
26-00826	06/02/26	DEB0086	TIER A MS4 strm sewer	Open	4,045.00	0.00			
					<u>131,801.88</u>				
CROSS010	CROSSING GUARD SERVICES LLC								
26-00815	06/02/26	BOROHALL	MAY 2026	Open	16,643.09	0.00			
26-00816	06/02/26	NVRHS	MAY 2026	Open	2,970.04	0.00			
26-00817	06/02/26	LUTHERLEE	MAY 2026	Open	1,448.80	0.00			
					<u>21,061.93</u>				
DANIE030	DANIELLA GIACHETTI								
26-00842	06/04/26	pd academy gear reimbursement		Open	187.50	0.00			
DEBOR005	DEBORAH SENESE								
26-00747	05/26/26	return of remaining perf bond		Open	100.00	0.00			
DECAR005	DECARLO TREE MASTERS								
26-00611	04/24/26	TREE REMOVAL IN BOROUGH ROW		Open	1,550.00	0.00			
26-00795	06/01/26	EMERGENCY WORK		Open	7,740.00	0.00			
					<u>9,290.00</u>				
DELSPO05	DEL'S PEST ARREST INC								
26-00764	06/01/26	MAY SERVICE		Open	450.00	0.00			
DELTA005	DELTA DENTAL OF NJ INC								
26-00717	05/14/26	I#PM00000001286356 June 2026		Clsd	3,387.39	0.00			
DEMAR015	DEMAREST BOARD OF EDUCATION								
26-00750	05/27/26	JUNE TAX LEVY		Open	2,122,562.00	0.00			
DURIE010	DURIE LAWN MOWER & EQUIPMENT,								
26-00696	05/11/26	weed whacker heads & string		Open	98.95	0.00			
EBEMP005	EB EMPLOYEE SOLUTIONS, LLC								
26-00831	05/26/26	DIFFERENCE CARD MAY FEE		Clsd	2,081.30	0.00			

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
EBEMP005	EB EMPLOYEE SOLUTIONS, LLC				Continued				
	26-00832	05/31/26	MAY DIFF CARD EMPLOYEE BILLING	Clsd		<u>7,228.25</u>	0.00		
						9,309.55			
EMERS015	EMERSON POLICE DEPARTMENT								
	26-00757	05/28/26	PD TRAFFIC DETAIL	Open		1,600.00	0.00		
EQUIT005	EQUITABLE								
	26-00744	05/26/26	I#1886424 Jun2026 dtd 05/11/26	Clsd		1,774.60	0.00		
ESRI0005	ESRI								
	26-00701	05/11/26	RENEWAL FOR STORM WATER	Open		691.00	0.00		
FILEB005	FILEBANK, INC								
	26-00732	05/26/26	june storage	Open		1,245.34	0.00		
	26-00812	06/02/26	april storage	Open		<u>1,245.34</u>	0.00		
						2,490.68			
FINCH005	FINCH TURF								
	26-00821	06/02/26	service call and parts	Open		1,150.60	0.00		
FIREA005	FIRE AND SAFETY SVCS LTD								
	26-00645	05/01/26	Ladder Truck Repair	Open		438.38	0.00		
FIREF010	FIREFIGHTER ONE								
	26-00090	02/03/26	Hydro Testing SCBA	Open		2,469.80	0.00		
FRANK015	FRANK VISAGGIO								
	26-00762	05/29/26	chief's convention ac reimb.	Open		329.89	0.00		
GANGI005	GANGI JASON								
	26-00765	06/01/26	REIMB. FOR MEMORIAL DAY BBQ	Open		240.98	0.00		
GANNE005	GANNETT MEDIA CORP								
	26-00820	06/02/26	MAY POSTINGS	Open		85.52	0.00		
GENER015	GENERAL MEDICAL DEVICES, INC.								
	26-00804	06/02/26	AED Bag	Open		61.00	0.00		
GOTTA005	GOTTA GUY NJ LLC								
	26-00742	05/26/26	air quality testing	Open		1,505.00	0.00		
GREEN010	GREEN VALLEY GROUP, INC								
	26-00214	02/13/26	COMPOST FACILITY PROJ BLANKET	Open		315,363.72	0.00		B
HARTM005	HARTMAN EXCAVATING, LLC								
	26-00698	05/11/26	wood chips, mulch, topsoil	Open		1,490.00	0.00		
	26-00847	06/04/26	woodchips/mulch	Open		<u>900.00</u>	0.00		
						2,390.00			
HOMED005	HOME DEPOT								
	26-00753	05/28/26	A#6035 3226 4907 5680 5/7/26	Open		558.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
HOMET005	HOMETOWN HARDWARE	26-00700	05/11/26	APRIL INVOICES DPW	Open	610.41	0.00		
IMCLE005	I-M CLEANING, INC	26-00751	05/27/26	MAY 2026 CLEANING SERVICE	Open	2,600.00	0.00		
IDMME005	I.D.M. MEDICAL GAS CO.	26-00718	05/15/26	EMS Oxygen	Open	163.35	0.00		
INTER055	INTERMEDIA, INC	26-00710	05/11/26	monthly phone bill MAY	Clsd	833.48	0.00		
INTER040	INTERSTATE WASTE SERVICES	26-00699	05/11/26	I#12523933 Apr Waste&Recy	Open	49,966.54	0.00		
JPMON005	JP MONZO MUNICIPAL CONSULTING,	26-00724	05/19/26	Webinar 07-22 FY2027 NJ Budget	Open	50.00	0.00		
LARRY005	LARRY JACOB	26-00748	05/26/26	escrow return	Open	38,704.23	0.00		
LERCH005	LERCH VINCI & HIGGINS	26-00712	05/13/26	finance management services	Open	2,375.00	0.00		
LIFES005	LIFESAVERS INC	26-00636	04/29/26	DEFIBTECH LIEFLINE PACKAGE	Open	2,642.00	0.00		
MICHA085	MICHAEL GRECO	26-00850	06/04/26	food for pole workers reimb	Open	80.13	0.00		
MUNIC035	MUNICIPAL CAPITAL FINANCE	26-00846	06/04/26	contract payment #31	Open	415.00	0.00		
NICOK005	NICO KROSS	26-00843	06/04/26	pd academy gear reimbursement	Open	187.50	0.00		
NJDEP005	NJ DEPT OF HEALTH	26-00818	06/02/26	may dog license	Open	16.80	0.00		
NJSAC005	NJSACOP	26-00704	05/11/26	prep for promotion exam	Open	2,750.00	0.00		
		26-00758	05/28/26	seminar	Open	170.00	0.00		
						<u>2,920.00</u>			
NJSHB005	NJSHBP	26-00708	05/11/26	mar health charge	Clsd	57,940.21	0.00		
NJVPL005	NJV PLUMBING & HEATING	26-00727	05/20/26	Repair Fire House	Open	625.00	0.00		
ONECA005	ONE CALL CONCEPTS	26-00814	06/02/26	MAY SERVICE	Open	178.60	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
OPTIM005	OPTIMUM	26-00851	06/04/26	A#07802088748013 AMB6/1-6/30	Open	62.95	0.00		
PRECIO15	PRECISION MOWER & EQUIPMENT	26-00755	05/28/26	carburetor for blower	Open	110.00	0.00		
PUBLI005	PUBLIC SERVICE GAS & ELECTRIC	26-00735	05/26/26	A#6507085405 BORO 4/17-5/18	Clsd	127.17	0.00		
		26-00736	05/26/26	A#6739541701 DPW 4/17-5/18	Clsd	410.91	0.00		
		26-00834	06/03/26	A#6669427409 Fire 4/17-5/18	Open	258.51	0.00		
		26-00835	06/03/26	A#7764465909 Church4/17-5/18	Open	108.00	0.00		
		26-00836	06/03/26	A#6532685801 AMB 4/17-5/18	Open	107.70	0.00		
						<u>1,012.29</u>			
RFPRO005	RF PROPERTIES LLC	26-00810	06/02/26	escrow return 12 irene ct	Open	5,824.00	0.00		
RIVER015	RIVER DELL FLOWERS	26-00839	06/03/26	wreaths for memorial day	Open	384.95	0.00		
ROCKL005	ROCKLAND ELECTRIC CO.	26-00702	05/11/26	A#46060500009 129Hard 4/6-5/5	Clsd	98.97	0.00		
		26-00703	05/11/26	A#67930625370 OHard 4/3-5/3	Clsd	70.33	0.00		
		26-00726	05/21/26	A#08263-54000-0 May2026 Part#1	Clsd	10,837.61	0.00		
						<u>11,006.91</u>			
RUTGE030	RUTGERS THE STATE UNIVERSITY	26-00788	06/01/26	course registartion fee MG	Open	255.00	0.00		
STRYK005	STRYKER SALES (MEDICAL DIV)	26-00668	05/05/26	SMRT PAK	Open	2,853.76	0.00		
		26-00752	05/27/26	STRETCHER REPAIR AMB	Open	240.00	0.00		
						<u>3,093.76</u>			
SY6TR005	SY6 TRAINING LLC	26-00521	04/08/26	pd dept. bls training	Open	1,950.00	0.00		
TMOBI005	T-MOBILE	26-00734	05/26/26	A#990625644 4/21/26-5/20/26	Clsd	322.47	0.00		
TCTAO005	T.C.T.A OF BERGEN COUNTY	26-00723	05/19/26	2nd Annual Mtg June 11th 2026	Open	55.00	0.00		
TECHN005	TECHNICAL FIRE SERVICES INC	26-00691	05/08/26	Annual Pump Tests	Open	1,125.00	0.00		
THEST005	THE STANDARD INSURANCE CO	26-00849	06/04/26	P#001481980001 Jun2026 25Lives	Open	377.53	0.00		
TRAFF015	TRAFFIC SAFETY & EQUIPMENT	26-00697	05/11/26	street signs	Open	46.45	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type	
TRANS010	TRANSUNION RISK AND ALTERNATIV	26-00811	06/02/26	may billing	Open	120.00	0.00			
TREAS075	TREASURER STATE OF NEW JERSEY	26-00827	06/02/26	ID#301147400 Annual Strmwater	Open	1,050.00	0.00			
TURN0010	TURNOUT-UNIFORMS	26-00837	06/03/26	pd shirts, etc new hires	Open	455.94	0.00			
VERAL005	V.E. RALPH & SON, INC	26-00719	05/15/26	Medical Supplies	Open	85.83	0.00			
		26-00763	05/29/26	PD dynarex cold/hot pack	Open	<u>94.24</u>	0.00			
						180.07				
VALLE025	VALLEY PHYSICAN SERVICES	26-00705	05/11/26	DOT TESTING	Open	458.00	0.00			
VEOLI005	VEOLIA (SUEZ) WATER NEW JERSEY	26-00730	05/26/26	563Piermont water 4/10-5/11	Clsd	34.47	0.00			
VERIZ050	VERIZON	26-00848	06/04/26	A#156986386000196 5/28-6/27	Open	201.52	0.00			
VERIZ040	VERIZON (E911 2ND LINE)	26-00731	05/26/26	A#655938805000188 5/10-6/9	Clsd	258.35	0.00			
VERIZ055	VERIZON - DPW - INTERNET	26-00720	05/15/26	A#158015068000148 5/7-6/6	Clsd	78.67	0.00			
VERIZ045	VERIZON - FIRE -INTERNET	26-00833	06/03/26	VERIZON INTERNET	Open	422.63	0.00			
VERIZ010	VERIZON WIRELESS	26-00761	05/29/26	98249867300001 4/11-5/10	Open	420.13	0.00			
VERIZ025	VERIZON WIRELESS (FIRE)	26-00738	05/26/26	Verizon wireless Bill	Clsd	228.22	0.00			
VERME005	VERMEER NA	26-00721	05/15/26	chipper repair	Open	2,680.57	0.00			
		26-00754	05/28/26	clutch fork for chipper	Open	<u>198.23</u>	0.00			
						2,878.80				
VICTO005	VICTORIAS NURSERY	26-00743	05/26/26	1 weeping cherry tree	Open	225.00	0.00			
WEINE005	WEINER LAW GROUP	26-00707	05/11/26	SPECIAL COUNSEL AH MARCH	Open	2,847.00	0.00			
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Total Purchase Orders:		164	Total P.O. Line Items:		0	Total List Amount:		3,324,189.91	Total Void Amount:	0.00

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	6-01	2,786,001.42	0.00	0.00	2,786,001.42
	A-12	3,462.96	0.00	0.00	3,462.96
	C-04	423,527.93	0.00	0.00	423,527.93
	D-05	16.80	0.00	0.00	16.80
	M-06	41,051.73	0.00	0.00	41,051.73
	T-13	70,129.07	0.00	0.00	70,129.07
Total of All Funds:		<u>3,324,189.91</u>	<u>0.00</u>	<u>0.00</u>	<u>3,324,189.91</u>