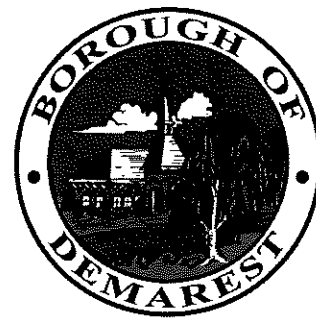


**BOROUGH OF DEMAREST**  
**PLANNING BOARD**  
**REORGANIZATION MEETING AGENDA**  
Wednesday, January 8, 2025 @ 7:30 PM  
**118 Serpentine Road, Demarest, NJ 0762**



1. **CALL TO ORDER**
2. **PUBLIC ANNOUNCEMENT OF MEETING**

**Sunshine Law Statement:** 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 publication of the date, time and place of this annual Reorganization meeting in in the Record and Star Ledger on January 17, 2024, notice posted at Borough Hall, on the Borough website was filed in the office of the Borough Clerk.

3. **FLAG SALUTE**

4. **SWEARING IN OF THE 2025 PLANNING BOARD APPOINTMENTS:**  
 Daryl Fox, Class III, Term Expiring: 12/31/2025

5. **ROLL CALL**

- |  |   |
|--|---|
| <input type="checkbox"/> Ted Alevrontas  | <input type="checkbox"/> Mayor Brian Bernstein  |
| <input type="checkbox"/> Jodi Brenner    | <input type="checkbox"/> Councilwoman Daryl Fox |
| <input type="checkbox"/> Fatemah Mamdani | <input type="checkbox"/> Lynn Paulison          |
| <input type="checkbox"/> James Tabacchi  | <input type="checkbox"/> Mary Lynn Hamilton     |

6. **ELECTION OF OFFICERS:**  
**CHAIR**

The Secretary calls for a nomination for the Chair of the Board for the year 2025 from among the Class IV members.

\_\_\_\_\_ nominates \_\_\_\_\_ for Chair of the Board.  
 Seconded by \_\_\_\_\_ to confirm.

The Secretary asks if there are any other nominations.

\_\_\_\_\_ nominates \_\_\_\_\_ for Chair of the Board.  
 Seconded by \_\_\_\_\_ to confirm.

<b>BOARD MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Chair takes their seat in the center and continues the meeting.

**VICE CHAIR**

The Chair calls for a nomination for the Vice Chair of the Board for the year 2025 from among the Class IV members.

\_\_\_\_\_ nominates \_\_\_\_\_ for Vice Chair of the Board.  
 Seconded by \_\_\_\_\_ to confirm.

The Chair asks if there are any other nominations.

\_\_\_\_\_ nominates \_\_\_\_\_ for Vice Chair of the Board.  
 Seconded by \_\_\_\_\_ to confirm.

BOARD MEMBER	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**BOARD PROFESSIONAL APPOINTMENTS:**

Resolution PB-001-25 – Appoint Planning Board Engineer \_\_\_\_\_

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution PB-002-25 – Appoint Planning Board Planner \_\_\_\_\_

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**7. APPROVAL OF 2025 MEETING DATES**

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**REGULAR MEETING OF THE PLANNING BOARD**

**8. APPROVAL OF MINUTES:**

Motion to approve the minutes of the Regular Meeting; August 7, 2024

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion to approve the minutes of the Special Meeting; December 19, 2024

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**9. RESOLUTIONS:**

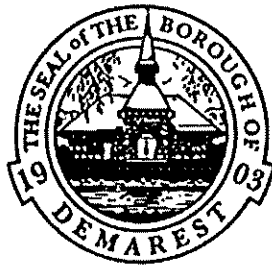
**10. NEW/CONTINUING APPLICATIONS:**

**11. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS**

**12. PUBLIC COMMENT PERIOD**

**13. ADJOURNMENT**

*NEXT MEETING – TBD*



**OATH OF OFFICE**  
**DEMAREST PLANNING BOARD**

I, **DARYL FOX**, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey, and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people.

I do further solemnly swear (or affirm) that I will faithfully, impartially, and justly, perform all of the duties of the office of **CLASS III BOARD MEMBER OF THE PLANNING BOARD OF THE BOROUGH OF DEMAREST**, according to the best of my abilities, so help me God.

---

**Daryl Fox, Councilwoman**

Sworn to and subscribed before me  
this \_\_\_ day of \_\_\_\_\_ 2025

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**Brian Bernstein, Mayor of the  
Borough of Demarest**

**RESOLUTION OF THE DEMAREST PLANNING BOARD**  
**RESOLUTION NO. PB-001-25**  
**JANUARY 8, 2025**

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**APPOINTMENT OF THE 2025 PLANNING BOARD ENGINEER**

**WHEREAS**, the Borough of Demarest Planning Board (Board) is in need of professional engineering services; and

**WHEREAS**, \_\_\_\_\_  
 \_\_\_\_\_  
 has submitted a proposal to perform such services; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 *et seq.*) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

**WHEREAS**, the Board finds that it would be in the best interests of the Borough of Demarest Planning Board to award a contract for such services to \_\_\_\_\_  
 \_\_\_\_\_  
 based on their experience pursuant to N.J.S.A. 19:44A-20.5 as a "Fair and Open" contract as defined therein; and

**WHEREAS**, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2025 Temporary Budget and 2025 Budget of the Borough of Demarest;

**NOW, THEREFORE BE IT RESOLVED**, by the Board of the Borough of Demarest Planning Board that \_\_\_\_\_  
 \_\_\_\_\_  
 be retained to provide professional engineering services for the Borough of Demarest Planning Board for a term commencing January 1, 2025, for 1 year or until a successor is appointed, and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board

Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Demarest; and

**BE IT FURTHER RESOLVED**, that \_\_\_\_\_,  
\_\_\_\_\_ ,  
be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and

**BE IT FURTHER RESOLVED** that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and Borough Clerk and are available for public inspection.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Planning Board Chair

\_\_\_\_\_  
Attest: Michael Greco, Board Secretary

**RESOLUTION OF THE DEMAREST PLANNING BOARD**  
**RESOLUTION NO. PB-002-25**  
**JANUARY 8, 2025**

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**APPOINTMENT OF THE 2025 PLANNING BOARD PLANNER**

**WHEREAS**, the Borough of Demarest Planning Board (Board) is in need of professional Planning services; and

**WHEREAS**, \_\_\_\_\_  
 \_\_\_\_\_,  
 has submitted a proposal to perform such services; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 *et seq.*) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

**WHEREAS**, the Board finds that it would be in the best interests of the Borough of Demarest Planning Board to award a contract for such services to \_\_\_\_\_,  
 \_\_\_\_\_,  
 based on their experience pursuant to N.J.S.A. 19:44A-20.5 as a "Fair and Open" contract as defined therein; and

**WHEREAS**, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2025 Temporary Budget and 2025 Budget of the Borough of Demarest;

**NOW, THEREFORE BE IT RESOLVED**, by the Board of the Borough of Demarest Planning Board that \_\_\_\_\_,  
 \_\_\_\_\_,  
 be retained to provide professional planning services for the Borough of Demarest Planning Board for a term commencing January 1, 2025, for 1 year or until a successor is appointed, and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an

Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Demarest; and

**BE IT FURTHER RESOLVED**, that \_\_\_\_\_,  
\_\_\_\_\_ ,  
be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and

**BE IT FURTHER RESOLVED** that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and Borough Clerk and are available for public inspection.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Planning Board Chair

\_\_\_\_\_  
Attest: Michael Greco, Board Secretary

**RESOLUTION OF THE DEMAREST PLANNING BOARD**  
**RESOLUTION NO. PB-003-25**  
**JANUARY 8, 2025**

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ANNUAL NOTICE OF THE 2025 PLANNING BOARD MEETING DATES**

**WHEREAS**, the Borough of Demarest Planning Board (Board) is required to designate a meeting schedule for the year of 2025; and

**WHEREAS**, The Borough of Demarest shall post the adopted meeting schedule in the Borough's two official news papers.

**NOW, THEREFORE BE IT RESOLVED**, In compliance with the Open Public Meetings Act, Public Law 1975, Chapter 231, N.J.S.A. 10:4-18 et seq., below is the annual schedule of regular meetings of the Demarest Planning Board to be held on the 1st Wednesday of the month at 7:30 pm.

The meeting location will be at the Demarest Borough Hall, 118 Serpentine Road Demarest, New Jersey 07627

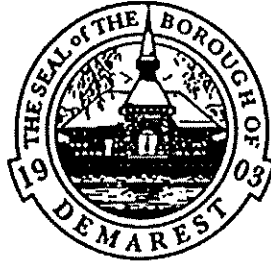
**2025 MEETING DATES:**

- Wednesday, February 5<sup>th</sup>, 2025
- Wednesday, March 5<sup>th</sup>, 2025
- Wednesday, April 3<sup>rd</sup>, 2025
- Wednesday, May 7<sup>th</sup>, 2025
- Wednesday, June 4<sup>th</sup>, 2025
- Wednesday, July 2<sup>nd</sup>, 2025
- Wednesday, August 6<sup>th</sup>, 2025
- Wednesday, September 3<sup>rd</sup>, 2025
- Wednesday, October 1<sup>st</sup>, 2025
- Wednesday, November 5<sup>th</sup>, 2025
- Wednesday, December 3<sup>rd</sup>, 2025

Dated: \_\_\_\_\_

\_\_\_\_\_  
 Planning Board Chair

\_\_\_\_\_  
 Attest: Michael Greco, Board Secretary



**Borough of Demarest  
Planning Board Meeting  
MINUTES**

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**August 7, 2024**

**7:30 PM**

**DEMAREST BOROUGH HALL**

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

**CALL TO ORDER**

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

**FLAG SALUTE**

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

**ROLL CALL**

**MEMBERS PRESENT:** Mayor Brian Bernstein, Jodi Brenner, Councilwoman Daryl Fox, Fatemah Mamdani, Lynn Paullison, Marian Hayden

**MEMBER(S) ABSENT:** Theodore Alevrontas, James Tabacchi, Youngsam Yu, Mary Hamilton

**ALSO PRESENT:** Michael Greco – Secretary, Douglas Bern – Attorney

**APPROVAL OF MINUTES**

**RESOLUTIONS**

**Area in Need of Redevelopment Determination Resolution**

Chair Hayden stated that the resolution was not ready and would be on the next agenda.

**NEW/CONTINUING APPLICATIONS**

**PB 24-001 – Woodlands Holding Inc.**

The application was heard by the Planning Board. The below people gave testimony and or asked questions of the professionals.

- John Schepisi, the applicant's attorney
- Mike Hubschman, the applicant's engineer
- Bob Zampolin, the applicant's architect
- Elias Sidique, 9 Apple Tree, member of the public
- Justin Orlando, president of Alpine Country Club
- Shawn Melamed, 59 Duane Lane, member of the public

During the meeting the board asked the applicant's professionals questions on the proposed plan. The questions and topics discussed were;

- The Entrance Gate
- The Bridge and the Lighting on the Bridge
- Retaining wall sizes and the properties grading
- Changes in elevations in the roadway
- Drainage Calculations
- The need for variances
- Site Grading, and the Garden walls and a need for safety railings
- Generators and the AC Units and their impact. The cycle times and when they would take place
- The Conservation Easement and returning it to the way it was before construction
- The shapes of the buildings and the changes in the plan
- The location of each building and their shift
- The merging of two buildings

The board found that several conditions would be required for approval of the application and that the applicant would return at the following meeting with updated plans reflecting the conditions imposed. The plans would include a landscaping plan, and all these plans would be subject to the review and approval of the Board Engineer and the Board Planner. Below is a list of conditions imposed;

1. The entry cul-de-sac roadway known as Duane Lane extension is to be dedicated to the Borough after construction and approval of all improvements by the Borough Engineer.
2. All heights of the proposed buildings shall comply with the zone height restriction and should be no taller than 37 feet in height.
3. Applicant shall add evergreen trees at least 12 feet tall trees at planting with sufficient density southeast of the pool area to provide a barrier of at least 12 ft in height and which shall be depicted on a revised landscaping plan subject to the Board Planner's review and approval.
4. The conservation area which may be disturbed during the course of construction shall be restored to the condition that existed prior to construction and such restoration shall be documented and submitted to the Board's engineer for review and approval.
5. The Developer's Agreement by and between the Borough, the Planning Board and the applicant shall be amended to provide the foregoing, if deemed necessary.
6. Applicant shall file a revised site plan reflecting all final modifications and it shall be a condition precedent to the issuance of any additional building permits and/or Certificate(s) of Occupancy for the proposed improvements.
7. Applicant shall comply with Mr. Chelius' review letters as well as further compliance with the oversight and requirements of the engineering consultant for the Borough during the construction phase, as field conditions may warrant.
8. Sheet 4 of the Site Plans shall be revised to eliminate the pillar sign and change the monument sign letter height from 12 to 14 inches.
9. The generators on site will exercise for a maximum of five minutes per week and said exercise schedule shall be staggered. A schedule should be provided for review and approval. No testing shall occur before 8:00 am or after 6:00 pm Once approved this could be included in the HOA documents.
10. A landscape plan schedule shall be submitted for review and approval by the Board Planner. Said landscape plan shall only enhance the prior Board approved landscape plan; no plants will be eliminated.
11. The condominium association will indemnify the Borough of Demarest and it's Planning Board from any lawsuits, damages, and claims arising from residents and/or their guests, invitees or occupants being injured by golf balls. The condominium shall name the Borough of Demarest and it's Planning Board as an additional insured, if obtainable.
12. All retaining walls and garden walls on the site will be constructed as shown on the Site Plans.
13. The Site Plans shall be revised to depict all required safety guardrails and/or required safety handrails.
14. The Site Plans shall be revised to depict the location and sign detail for the conservation easement signs.

15. The Applicant shall prepare a building condition comparison to illustrate any changes in the shape and size of the buildings since the prior Board approval. This analysis shall include an updated building coverage calculation and demonstrate compliance with the height limitation.
16. The landscape plans shall be revised to add evergreen trees along the south side of Duane Lane west of the bridge.
17. The Site Plans shall be revised to reflect any modifications to grading. Elevations related to stormwater infrastructure, roadway profiles, bridge cross sections, utilities and any associated details should be revised accordingly.
18. The Site Plans shall be revised to reflect light poles on the southern side of the Duane Lane Bridge. The lighting plan shall be revised to include adjusted illumination intensities along Duane Lane substantially similar to those depicted in the original approval. Details shall be provided of the same.
19. The Site Plans shall be revised to include the locations of pins and signage delineating the limits of the conservation easement. Details of any signs shall be provided.
20. The Applicant’s Engineer shall submit a revised drainage report for review and approval accounting for all proposed changes in impervious coverage and any revisions to grading and/or drainage patterns.
21. All fire hydrants shall be tested and approved by the Fire Department and Water Company prior to issuance of a CO or dedication of the road.
22. All fees, costs, bonds, and escrows shall be paid when due or becoming due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
23. All representations made by Applicant, or its Agents shall be deemed conditions of this approval and any misrepresentations by Applicant contrary to the representations made before the Board shall be deemed a violation of this approval.
24. The action of the Board in approving this application shall not relieve the Applicant of responsibility for any damages caused by this project, nor does the Board, and the Borough or its reviewing professionals and agencies, accept any responsibility for design of the proposed improvement or for any damages that may be caused by this development.
25. Applicant shall comply with all applicable federal, state, regional, county, and local rules, regulations, and requirements.
26. This approval is conditioned upon the truthfulness of the testimony of the Applicant and Applicant’s witnesses. In the event that said testimony is found to be false, this approval may be voidable and may be nullified by the Planning Board.

For more detailed information on the hearing please review the official Court Reporter Transcript.

A motion was made to approve the applications with the conditions set forth by the board and the professionals by Councilwoman Fox and was seconded by Ms. Brenner.

On roll call, the vote was recorded as follows

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

*Motion passed*

**NEW/OLD BUSINESS**

**PUBLIC COMMENT PERIOD – CORRESPONDENCE**

**ADJOURNMENT**

With no further business presented, a motion to adjourn the meeting was made by: Ms. Paulison and seconded by Mayor Bernstein.

All in Favor – Motion Passed

The meeting was adjourned at 9:56 PM.

Respectfully Submitted,  
Michael Greco  
Planning Board Secretary

DRAFT