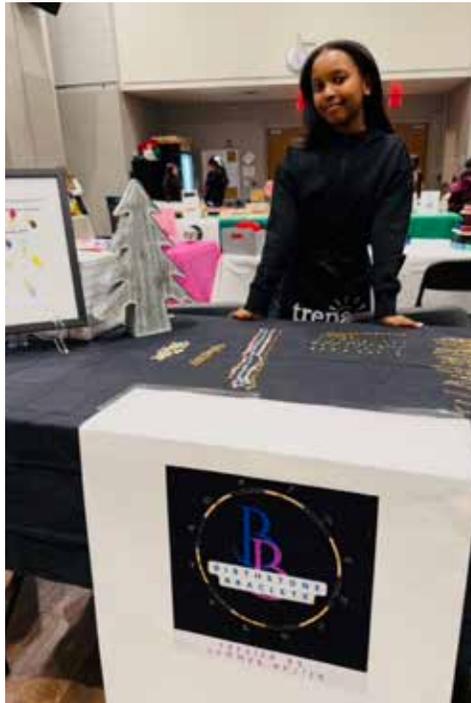


STROLL

Alpine



Alpine School Students Participate in TREPs

Hillary Ospina

I am Hillary.

I am a NJ Realtor ready to help you achieve all your Home Ownership Dreams. If you can dream it, you can have it!

My mission is to help you build Wealth through Real Estate.

This path is available to everyone. Whether you need help getting approved for your first home or you are ready to buy your dream home right now, I am here to help. More than that, I will help you leverage your current homes into a Real Estate Portfolio.



HILLARY OSPINA
REAL ESTATE

908-342-5884
hillary@srnjteam.com



SOCIAL

FORMAL

Atelier
ON THE HUDSON

The Atelier Ballroom is a waterfront multi-functional event space within the harborside district of Jersey City. The space boasts unparalleled views of the Manhattan Skyline along with an award-winning culinary team.

3 Second Street | Jersey City, NJ | 201-706-3299 | theateliernj.com



Premier Chauffeured Services in Over 1200 Cities

*Let us
Chauffeur
You!*



Servicing ALL Commercial Airports In The Tri-State Area
EWR | LGA | JFK | HPN | MMU | TEB

HEADQUARTERS:
TETERBORO, NJ

888.777.1820 PRESS 1 FOR RESERVATIONS

www.uniquetwoworldwide.com
reservations@uniquetwoworldwide.com

UNIQUE II
PROUDLY SUPPORTS



www.hhfdny.org

MENTION THIS AD
AND RECEIVE

\$50 Gift Card

EXPIRES 12/31/25



SCAN
HERE





NJ's 1st Boutique Medi Spa has moved to Englewood!

Their meticulous attention to detail, quality and luxury service led by their team of talented board-certified providers allows them to stand out in the aesthetic industry.

COSMETIC

- ◆ Botox
- ◆ Dermal Fillers
- ◆ PRP Injections

WELLNESS

- ◆ IV Vitamin Therapy
- ◆ B12 + CoQ10 Boosters
- ◆ Accupuncture

BEAUTY

- ◆ Laser Hair Removal
- ◆ Hair Restoration
- ◆ Lash Lifts & Tint

SKIN

- ◆ Hydrafacial
- ◆ Glass Facial
- ◆ Morpheus

15 S. Dean St, Englewood

201-944-1343

www.dripmedispa.com

@ drip_medispa

dripmedispa

LIVWELL

EMBRACE YOUR EVOLUTION



LIVWELL IS THE NEXT GENERATION OF HEALTH AND WELLNESS CLUBS

that combines upscale cafe/juice bar with private/group spa services, traditional gym/fitness/sport equipment classes, as well as innovative group and personal fitness. Livwell is creating an atmosphere of warmth and inclusivity that appeals to every age.



NEW MEMBERSHIPS:

201-733-3422 • livwellclubsnj.com • memberships@livwellclubsnj.com

SCAN ME



Residential and Commercial Electric



Certified & Insured
Any & All Electrical Services

201-588-5623



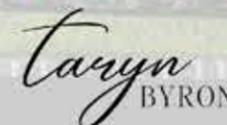
BERGEN COUNTY'S MOST EXCLUSIVE NEW TOWNHOME COMMUNITY

THE WOODLANDS

EMBRACE LUXURY, LIVE EXCEPTIONALLY

Discover The Woodlands—Situated amidst 15 serene wooded acres with breathtaking views of the esteemed Alpine Country Club, this exclusive, gated enclave of 24 newly constructed townhomes is perfectly appointed with resident clubhouse, fitness center and private pool. Here, luxury living and natural beauty come together in an unparalleled setting designed for those seeking the finest lifestyle.

THEWOODLANDSNJ.COM



corcoran
INFINITY
PROPERTIES

M: 732.362.1523 | O: 201.768.6868 | tarynbyron@gmail.com

©2024 CORCORAN GROUP LLC. ALL RIGHTS RESERVED. CORCORAN AND THE CORCORAN LOGO ARE REGISTERED SERVICE MARKS OWNED BY CORCORAN GROUP LLC. CORCORAN GROUP LLC FULLY SUPPORTS THE PRINCIPLES OF THE FAIR HOUSING ACT AND THE EQUAL OPPORTUNITY ACT. EACH FRANCHISE IS INDEPENDENTLY OWNED AND OPERATED. CORCORAN INFINITY PROPERTIES | 1018 CLOSTER DOCK ROAD, APLINE, NJ 07603. WWW.CORCORAN.COM

5.0 Google it



PRICE BEAT

H V A C



Bringing back normal prices



Price Beat_hvac

PriceBeatHVAC.com

Any time you have a problem Call 888-888-8512 or Email us at HateMyAcGuy@LovePriceBeat.com



ORA
WELLNESS

- Acupuncture
- Coaching
- Cryotherapy
- Massage
- Nutritionist
- Past Life Regressions
- Personal Training
- Physical Therapy
- Stretch
- Thermograms

Classes Offered

- Yoga
- Meditation
- Full Moon/New Moon Circles
- Women's Circles

Workshops

- Mala bracelets
- Vision Boards
- Feng Shui
- Crystal Grids
- Pendulum



5 Atwood Avenue, Tenafly, New Jersey 07670
info@oraintegrativewellness.com • 201-741-4196

PAUL MILLER

331 ROUTE 4, PARAMUS NJ 07652



ROLLS-ROYCE

MOTOR CARS

PARAMUS



Monday · 9:00 AM - 7:00 PM | Tuesday · 9:00 AM - 7:00 PM | Wednesday · 9:00 AM - 7:00 PM | Thursday · 9:00 AM - 7:00 PM
Friday · 9:00 AM - 6:00 PM | Saturday · 9:00 AM - 5:00 PM | Sunday · Closed

201-525-8001

PAUL MILLER

331 ROUTE 4, PARAMUS NJ 07652



BENTLEY

PARAMUS



Monday · 9:00 AM - 7:00 PM | Tuesday · 9:00 AM - 7:00 PM | Wednesday · 9:00 AM - 7:00 PM | Thursday · 9:00 AM - 7:00 PM
Friday · 9:00 AM - 6:00 PM | Saturday · 9:00 AM - 5:00 PM | Sunday · Closed

201.525.8000



strollmag.com

Delivering Neighborhood Connections
© 2025 The N2 Company, Inc.

PUBLISHER Aaron Klein
(201) 638-2218
Aaron.Klein@n2co.com

ASSISTANT PUBLISHER Kamni Marsh
strollalpine@gmail.com

PHOTOGRAPHER Andrew Fein

RESIDENT WRITERS Igor Beyder
Anna Brusco
Rosemarie Campi
Francesca Casagrande
Stephanie Dello Russo
Richard Incontro
Sami Dussin
Sharon Kurtz
Elliott Malone

SPECIAL CONTRIBUTOR Vanessa Barrera
The Alpine School

Follow us on Instagram @strollalpine

ALPINE LIVING

DISCLAIMER: This publication is also known as *Alpine Living*, is owned by The N2 Company, and is not affiliated with or sponsored by any club, developer, or homeowners association. Articles and advertisements in this publication and opinions expressed therein do not necessarily reflect the views of N2 but remain solely those of the author(s) or advertiser(s). The paid advertisements contained within this magazine are not endorsed or recommended by N2.

We're proud to showcase businesses that share our commitment to fostering local connections. When perusing our pages, keep an eye out for the "Local Sponsor" icon to identify articles highlighting these valuable partners. Please note that businesses profiled may have provided free products and / or services for the review.



IMPORTANT PHONE NUMBERS

911 Emergency
201-768-0881 Police/Fire
201-768-6942 Dept. of Public Works
201-666-4344 Buldo Carting (Garbage/Curbside Recycling)
201-784-1494 Alpine Postmaster
201-784-2900 Borough Hall
X219 Borough Clerk
X220 Tax Collector
X221 Tax Assessor
X222 Building Dept.
X224 Fire Official
X225 Municipal Court Clerk
X250 DPW

BOROUGH OF ALPINE 2025 CURBSIDE RECYCLING SCHEDULE CONTAINERS ONLY - NO GARBAGE BAGS

PAPER/CARDBOARD ONLY
Will be picked up 2nd & 4th Wednesdays

**COMMINGLED CANS, PLASTIC,
GLASS ONLY**
Will be picked up 1st & 3rd Wednesdays

JAN 08, 22
FEB 12, 26
MAR 12, 26
APR 09, 23
MAY 14, 28
JUN 11, 25
JUL 09, 23
AUG 13, 27
SEP 10, 24
OCT 08, 22
NOV 12, 26
DEC 10, 24
JAN 14, 28, 2026
WED, JAN 28, 2026

Feb. 05, 19
Mar. 05, 19
Apr. 02, 16
May 07, 21
Jun. 04, 18
Jul. 02, 16
Aug. 06, 20
Sep. 03, 17
Oct. 01, 15
Nov. 05, 19
Dec. 03, 17
Jan. 07, 21, 2026

All recyclable material must be placed at curbside the night before or not later than 6:00 AM on the morning of pickup.

NO RECYCLING PICK UP ON A 5th WEDNESDAY

USED CLOTHING BINS Clothing may be deposited in the bins on Hilltop Lane (entrance to the DPW & Swim Club). Electronic Items may be dropped off behind Borough Hall.

2025 PERSONAL DOCUMENT SHREDDING DAY May 03 9 AM-1 PM (rain or shine) Behind Borough Hall - Residents Only - Sponsored by BCUA

2025 HOUSEHOLD SPRING CLEANUP DATES
May 05 & May 06- South of Closter Dock Rd.
May 07 & May 08-North of Closter Dock Rd.

2025 BULDO CARTING SCHEDULE
Garbage pickup south side of Closter Dock Road - Monday & Thursday
Garbage pickup north side of Closter Dock Road - Tuesday & Friday
Holidays - New Years Day, Memorial Day, July 4, Labor Day, Thanksgiving, and Christmas. Pickup resumes next regular pickup day.

2025 AUTUMN LEAF COLLECTION
Leaf Collection starts October 10th
Advise Your Landscapers: Last Day for Residents to Put Leaves on Roadway is December 7th
No Brush Pickup October 3rd - May 1st

2025 HOUSEHOLD HAZARDOUS WASTE DISPOSAL DAYS
Call the BCUA hotline at 201-807-5825 or visit the bcua.org website for information, dates, and locations.

"THE TOWNE CENTRE" 695 ANDERSON AVENUE~CLIFFSIDE PARK~NJ

Welcome to the state-of-the-art surgical center and med spa. Valley aesthetics medical management group is the medi spa industry that is innovative, holistic, and specialized with a particular focus on regenerative medicine. VAMG is looking for entrepreneurial doctors, surgeons and collegial estheticians and other therapists whose main goal will be to treat their client population in collaboration with physicians using the latest in technology and cellular therapeutics at their disposal.

Contact us for leasing and pricing information

TERRIE O'CONNOR
COMMERCIAL



Linda DeSantis, Sales Associate
Residential-Commercial-Sales-Leasing
75 West Allendale Ave. Allendale, NJ 07401
M: 201-923-6095 • O: 201-825-0500



Client: Synthetic Lawns and Golf
Size: 1/4
Location: Standard

Client: No Mess No Stress
Size: 1/4
Location: Standard

SPONSOR INDEX

This section is here to give our readers easier access when searching for a trusted neighborhood partner to use. Get to know the businesses that make this magazine possible. Please support them in return and thank them if you get the chance!

ACUPUNCTURE & WELLNESS

Ora Wellness
(201) 741-4196

AESTHETICS, IV & WELLNESS

Drip Medispa
(201) 944-1343
DripMediSpa.com

AIRCRAFT CHARTER / MANAGEMENT

Air Craft Services Group
(973) 864-6200
JetASG.com

ARTIFICIAL TURF & PUTTING GREENS

Synthetic Lawns and Golf
(973) 796-7166
SyntheticLawnsAndGolf.US

BANQUETS AND CATERING

The Atelier
(917) 648-9108
TheAtelierNJ.com

BUILDER/DEVELOPER

Kamson Corp
(201) 871-1055
KamsonCorp.com

CAR DEALERS

Bentley Paramus
(201) 252-8000
BentleyParamus.com

Rolls Royce Motor Cars Paramus
(201) 252-8001
Rolls-RoyceMotorCarsParamus.com

CHILDREN'S PARTIES

The Slimee
(201) 477-8327
TheSlimee.com

CUSTOM CLOSETS, OFFICES & GARAGES

Closet Factory
(908) 322-8270
ClosetFactory.com

CUSTOM WINE CELLARS

Design Build Consultants, Inc.
(203) 984-9463
CustomWineCellars.com

DENTIST / GENERAL / COSMETIC / IMPLANTS

Dumont Dental Professionals
(201) 385-2849
DDPDentist.com

DOG TRAINING & BEHAVIOR

The Dog Element
(201) 252-7352
TheDogElement.com

ELECTRICAL CONTRACTOR

Triton Electrical
(201) 588-5623
TritonElectricalInc.com

ELECTRICIAN / GENERATORS / EV CHARGING

Charged Up Electric
(908) 935-7200
ChargedUpNJ.com

ELECTRICIAN/LIGHTING

K. Hanrahan Enterprises
(201) 644-0838
855FixLight.com

EVENT SERVICES

Metro Party Services
(551) 255-0889
MetroPartyServices.com

GUTTERS

LeafFilter
National Sponsor
(833) 380-2581
LeafFilter.com/StrollBloom

HEART & VASCULAR SPECIALISTS

New Jersey Heart & Vein
(973) 327-5000
NJHeartAndVein.com

HEATING, COOLING, PLUMBING, & ELECTRICAL

Air Group
(800) 545-1020

HOLISTIC HEALTH & WELLNESS

LivWell
(201) 733-3422
LivWellClubsNJ.com

HVAC SERVICES

Price Beat HVAC
(201) 206-8981
LovePriceBeat.com

INTERIOR DESIGN

Studio Jai
(516) 229-1353
StudioJaiHome.com

INTERIOR PLANT DESIGN & CARE

Moss Acres
(973) 980-8527
ThatMossPlace.com

LUXURY MALL/THEME-WATER PARKS/SKI SLOPE

American Dream
(833) 263-7326
AmericanDream.com

MEDICAL PRIMARY CARE AND SPECIALTIES

All Health Medical Group
(551) 309-3555
AllHealthMedGroup.com

PREMIER CHAUFFEURED SERVICES

Unique II Worldwide
(888) 777-1820
UniqueTwoWorldwide.com

PROFESSIONAL ORGANIZING

The White Label
(201) 491-1136
TheWhiteLabelNYC.com

PROFESSIONAL ORGANIZING SERVICES

No Mess No Stress
(561) 271-2927
NoMessNoStress.com

PROFESSIONAL ORGANIZING/UNPACKING

Done Neatly
(646) 983-5342
DoneNeatly.com

REAL ESTATE

Hillary Ospina - Signature Realty NJ
(908) 342-5884

Linda DeSantis

Maryanne Elsaesser
(551) 284-0175
CompassOfNJ.com

Prominent Properties Sotheby's
(201) 741-9939
ProminentProperties.com

Taryn Byron - Corcoran Properties
(732) 362-1523
TarynByron.com

RESTAURANT

Sofia
(201) 541-8530
SofiaEnglewood.com

ROOFING, SIDING, WINDOWS, REMODELING

Above Beyond
(908) 588-9575
AABRoof.com

SENIOR CARE SERVICES

Jewish Home Family
(201) 250-0524
JewishHomeFamily.org

SWIMMING POOL BUILDER

AquaSpace by Masterson Pools
(201) 642-4400
AquaSpaceByMasterson.com

TRANSPORTATION/LIMOS/PARTY BUS

BBZ Limosine & Livery Service
Jason Messinger
(201) 501-0615
BBZLimo.com

WELLNESS

Momentum Wellness
(973) 800-9358

There's *always* a solve!

Full Service Organizing
Home & Commercial
Decluttering & Downsizing
Move Management & Unpacking
Holiday Install & Takedown

DN
done neatly
DN

646-983-5342
@done.neatly
doneneatlyorganization.com

THE DOG ELEMENT

**Dog Training.
Dog Hiking.
Dog Smiling.**

Services
• Dog Training and
• Dog Hiking

201-272-7352
www.thedogelement.com
info@thedogelement.com

@thedogelement @lennyflek

From training to trails, where every wag leads to smiles.



Gorgeous Mediterranean Colonial

Gorgeous Mediterranean colonial offering top of the line construction and a four car garage on a private cul de sac in one of the nation's most prestigious zip codes. Major Renovation includes the addition of an inground pool, eight completely new bathrooms, a new custom kitchen, a new bedroom suite on the main level, a new office, new wine room, and much more! Schedule your private tour today!



CONTINUED →



Why Baby Teeth ARE Important!

Parents often ask me, “why do we need to treat this tooth if it’s a baby tooth? Won’t it fall out anyway?”

Primary teeth (also know as milk teeth or baby teeth) give our children their cute smile, but also allow them to chew, smile and speak. The first tooth typically erupts around the age of 6 months, and by 2.5 years of age most children have all 20 primary teeth.



And while these primary teeth do fall out, they serve a very important purpose and it’s essential to keep them healthy! Let’s discuss some of the reasons:

1. Primary teeth service as “place holders” for our permanent teeth as they grow inside the child’s jaw. They essentially guide our permanent teeth to the correct location. So we want to keep them healthy until it’s time for them to naturally exfoliate.
2. If we lose a primary tooth prematurely (such as due to an infection), it can result in shifting of teeth and impaction of the permanent teeth.
3. An infection from a primary tooth can damage the developing permanent tooth. Even worse, a dental infection whether from a primary tooth or permanent tooth) can travel to the brain and lead to dangerous consequences.
4. Dental pain can affect how your child eats and can affect their nutrition. In addition, dental pain can affect your child’s ability to concentrate in school and lead to missed school and work days.

Children can be just as self conscious as adults. By keeping their primary teeth healthy, we give them the opportunity to show the world their healthy smile!:)

DID YOU KNOW?

- By the time an embryo is 8 weeks old, there are already teeth buds that will develop into the primary teeth!
- Primary teeth have thinner enamel, making them more prone to decay.
- **Fun fact:** Elephants have 6 sets of molars during their lifetime. As each tooth wears out through grinding, another tooth moves forward to replace it.
- Another fun fact: Snails can have more than 25,000 teeth in their lifetime!

Dr. Yasemin Kilical practices in Toothville Pediatric Dentistry in Fort Lee, NJ. She is board certified (Diplomate) by the American Board of Pediatric Dentistry and a member of American Academy of Pediatric Dentistry. Dr. Kilical attended dental school at Columbia University and completed her Doctor of Dental Surgery in 2009. She lives in Alpine with her husband and three daughters.

Client: Prominent Properties Sotheby's
Size: 1/2
Location: Standard

GET SOLAR + HOME GENERATOR + NEW ROOF
FOR \$0 DOWN!

LEARN MORE

WWW.KHEINC.US

Call your Local Solar & Generator Experts for your **FREE QUOTE TODAY!**



K.H.E.
K. HANRAHAN
ENTERPRISES, INC.

📞 201-644-0838
SOLAR@855FIXLIGHT.COM

NJ Elec Lic: #6215a



Combatting the Winter Blues

BY DAVID FOLK, MD

IT IS KNOWN THAT the change in the season to the winter months comes with well-known mood and health implications. The “winter blues” is a term for the seasonal mood changes that occur in some, but not all, people as the days get shorter and the temperatures colder. The mood changes can vary but may range from being unhappy, more irritable than usual, or even can progress to a form of depression known as Seasonal Affective Disorder. So, what is the underlying reason for these issues and what can we do to combat them?

There is a correlation between the lack of sunlight and the winter blues. As the days get shorter, some people have significantly less exposure to natural sunlight throughout the winter days, especially if one rises early and returns home late. The sunlight is crucial as it plays an important role in making Vitamin D, also known as the sunshine vitamin, because the body creates it when the skin is directly exposed to sunlight. Not only are the days shorter in the winter months, but people tend to spend less time outdoors when the temperatures are colder. These factors contribute to the lower Vitamin D levels in many during the winter. Vitamin D can affect mood due to its relationship to serotonin—one of the brain’s neurotransmitters that affects mood,



happiness and the sense of well being. Because the brain contains receptors for Vitamin D in areas that control behavior, it is believed that it plays a role in regulating the normal serotonin production and function of these areas. It is important to understand that deficiency in Vitamin D is only one possible factor among many complex ones that play a role in regulating overall mood.

The good news is that there are concrete steps that can be taken to combat the winter blues. There are light therapies that mimic the natural sunlight, and these can possibly improve mood and well being. One’s primary care physician can check Vitamin D levels and, if abnormally low, one could take vitamin D supplements in consultation with the physician. If decreased energy is the problem, then engaging in more exercise can go a long way towards releasing feel-good hormones known as endorphins in addition to strengthening the joints and muscles. Also, despite the desire to stay indoors, it is important to socialize and engage in one’s typical activities and routines to combat feeling down.

Finally—and most importantly—remember that these problems are all seasonal and the warm sunny months are here!



As always, feel free to connect @drdavidfolk or www.drdavidfolk.com!



Plug In Today

- RESIDENTIAL
- COMMERCIAL
- EV CHARGING

REQUEST A FREE ESTIMATE

LIGHTING, SERVICE UPGRADES, GENERATORS, EV CHARGING STATIONS & MORE!



908-935-7200
WWW.CHARGEDUPNJ.COM
INFO@CHARGEDUPNJ.COM

WESTWOOD PRIMARY
223 Old Hook Road, Westwood, NJ 07675



PRIMARY CARE · CARDIOLOGY · OB-GYN
NEUROLOGY · WEIGHT LOSS · AESTHETICS

551-309-3555



WESTWOOD SPA
245 Old Hook Road, Westwood, NJ 07675



Alpine School Students Participate in TREPs

SUBMITTED BY MAUREEN MCCANN, SUPERINTENDENT/PRINCIPAL, ALPINE SCHOOL



ON DECEMBER 12, 2024, the sixth-grade students Alpine School participated in the TREPs Marketplace, an exciting entrepreneurial program designed to introduce young minds to the world of business. TREPs, short for “The Entrepreneurial Program,” is an initiative that provides students with hands-on experience in creating, marketing, and selling their own products. This program, which serves as their enrichment class, is led by Mrs. Anne Serekian, who plays a vital role in guiding students through every step of the business process.

Throughout the program, students gain valuable skills in product development, financial planning, branding, and customer engagement. Mrs. Serekian works closely with them to help refine their business ideas, create compelling marketing strategies, design effective advertisements, and perfect their sales presentations. In addition, she seeks out parents who own businesses to serve as mentors, offering real-world insights and advice. One of the most anticipated events of the program is “Shark Tank,” where students pitch their business ideas to a panel of real-life



This year's TREPs Marketplace was a tremendous success, with students showcasing an impressive variety of products, from handmade crafts and jewelry to unique food items and innovative gadgets.

CONTINUED →



entrepreneurs. This experience allows them to receive constructive critiques, improve their business models, and gain confidence in their presentation skills.

Leading up to the TREP's Marketplace, students work diligently to prepare their products and ensure they have everything needed for a successful sale. They develop logos, slogans, and promotional materials to attract customers and create a brand identity. Some even use social media and word-of-mouth marketing to generate excitement about their products before the event. The Marketplace itself is a bustling and energetic environment where students set up booths,

display their creations, and interact with customers, including fellow students, teachers, parents, and community members.

This year's TREP's Marketplace was a tremendous success, with students showcasing an impressive variety of products, from handmade crafts and jewelry to unique food items and innovative gadgets. Their creativity and entrepreneurial spirit were on full display as they engaged with customers and used their persuasive skills to make sales. Remarkably, all students sold out of their products before the Marketplace was even scheduled to close, highlighting the effectiveness of their preparation and business acumen.

CONTINUED →



Beyond just selling products, the TREP's program instills essential life skills such as teamwork, problem-solving, communication, and financial literacy. By participating, students learn the value of hard work, perseverance, and adaptability—qualities that will serve them well in any future career path. The experience not only boosts their confidence but also sparks an interest in entrepreneurship that may inspire them to pursue their own business ventures in the future.

The TREP's Marketplace at Alpine School is more than just a one-day event; it is an invaluable learning opportunity that empowers students to think creatively, take initiative, and develop a business mindset. Thanks to the dedication of Mrs. Serekian and the support of parents and local business owners, the sixth-grade students had an unforgettable experience that will have a lasting impact on their personal and academic growth. The overwhelming success of this year's Marketplace is a testament to their hard work, innovation, and enthusiasm, making it a highlight of the school year.



FLOOD DISCLOSURE LAW IN NEW JERSEY

BY ELLIOTT MALONE, ESQ., ALPINE RESIDENT

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level rise will meet or exceed 2.1 feet above 2000 levels, putting over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

In response to these increasing risks across the state, the New Jersey flood risk notification law was enacted on July 3, 2023. The law requires landlords and sellers of real property to make certain disclosures concerning known and potential flood risks.

Beginning March 20, 2024, every seller of real property must disclose specific flood risk information via a property condition disclosure statement before the purchaser becomes obligated under any property purchase contract, including:

- whether the property is located in *Federal Emergency Management Agency's (FEMA's) Special Flood Hazard Area or Moderate Flood Hazard Area* and
- actual knowledge concerning flood risks of the property.

Beginning March 20, 2024, every landlord must provide notice to prospective renters, including:

- whether the rental property is located in FEMA's Special Flood Hazard Area or Moderate Flood Hazard Area and
- actual knowledge that the rental premises or any portion of the rental premises, such as tenant parking spaces, have been subjected to flooding.

If your property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

Non-Compliance:

LEASES: In addition to fines of up to \$100 for each violation of the Truth-in-Renting Act, if a landlord fails to disclose that the property is located in the FEMA Special or Moderate Risk Flood Hazard Area, and a tenant subsequently becomes aware that the property is located in those areas, a tenant has a right to terminate the lease.

In addition, the tenant may pursue all legal remedies if flooding occurs that: (1) results in damage to the tenant's personal property; (2) affects the habitability of the leased premises; or (3) affects access to the leased premises.

Compliance with the Flood Disclosure Law is of the utmost importance for sellers and landlords of real property, not only for the protection of buyers and renters but also to protect themselves from the consequences of noncompliance.

SALES: The statute does not include express remedies available to a purchaser if a seller breaches its disclosure duties under the statute. However, as mentioned, the statute supplements the New Jersey Consumer Fraud Act (NJCFCA). A willful, knowing, or reckless violation of the NJCFCA could result in penalties of up to \$10,000 for the first offense and up to \$20,000 for each additional offense under an enforcement action commenced by the New Jersey Attorney General's Office. A seller could also be liable for treble damages and reasonable attorney fees and costs if a buyer decides to bring a civil lawsuit.

Courts have ruled that not every advertisement or sale of real estate falls within the scope of the NJCFCA and have declined to impose the NJCFCA remedies on the "non-professional, casual seller of real estate," albeit without expressly defining those terms. Notwithstanding the recognized limited construction of the NJCFCA's applicability to real estate transactions, the New Jersey Supreme Court has held that "the policies of New Jersey's consumer fraud act apply to commercial sellers of real estate and brokers engaged in such transactions." *Zaman v. Felton*, 219 N.J. 199, 223 (2014).

In sum, the unresolved conflict between the language of the NJCFCA, which appears to relate to all sales and advertising of real estate, and the recognition of the New Jersey Supreme Court that the NJCFCA is to be given a "limited construction" when applied to commercial real estate transactions, leaves many open questions relative to the ramifications for sellers who fail to make the new flood disclosures.

Compliance with the Flood Disclosure Law is of the utmost importance for sellers and landlords of real property, not only for the protection of buyers and renters but also to protect themselves from the consequences of noncompliance. It is particularly noteworthy that a landlord's failure to comply with the Flood Disclosure Law gives a tenant who later learns that he or she is renting property in a FEMA Special Flood Hazard Area or Moderate Risk Flood Hazard Area the right to terminate the lease immediately and recover the full amount of rental and other amounts paid in advance under the lease.

The New Jersey Department of Environmental Protection (NJDEP) provides a free Flood Risk Notification Tool that allows users to enter the parcel information for a property and receive a Flood Risk Notification via email. Additional information pertaining to the Flood Disclosure Law may be found on the NJDEP's website.



Elliott Malone, Esq.
Law Offices of Elliott Malone, Esq. LLC

Elliott Malone is an Alpine Resident and has a legal practice in Cresskill.

TANTRUM TACTICS

Handling Tantrums in Young Children: A Guide for Parents

Tantrums are a natural part of childhood development, typically occurring in children aged one to three years. They arise as young children learn to express their emotions but struggle with communication and impulse control. While tantrums can be frustrating, parents and caregivers can manage them effectively with patience, understanding, and consistency.

Understanding the Cause

Tantrums often stem from frustration, fatigue, hunger, overstimulation, or a desire for independence. Recognizing these triggers can help caregivers anticipate and prevent outbursts before they escalate.

Preventing Tantrums

Prevention is key to minimizing tantrums. Ensuring children are well-rested, fed, and engaged in age-appropriate activities reduces frustration. Providing clear expectations and structured routines helps children feel secure. Additionally, offering limited choices, such as, "Do you want to wear the red shirt or the blue one?" fosters independence and reduces power struggles.

If the tantrum is attention-seeking, avoid giving in to unreasonable demands, as this may reinforce the behavior. Instead, provide comfort and wait for the child to calm down before discussing their emotions.



Managing Tantrums Effectively

When a tantrum occurs, staying calm is crucial. Reacting with anger or frustration may escalate the situation. Instead, acknowledge the child's feelings by saying, "I understand you're upset," while maintaining a composed demeanor. If the tantrum is attention-seeking, avoid giving in to unreasonable demands, as this may reinforce the behavior. Instead, provide comfort and wait for the child to calm down before discussing their emotions.

For tantrums caused by frustration, gently guiding the child toward alternative solutions helps them develop coping skills. Encouraging deep breaths, using a calm voice, and modeling emotional regulation set a positive example. In situations where the child is at risk of harming themselves or others, removing them from the environment and allowing time to cool down is necessary.

Teaching Emotional Regulation

Helping children identify and express their emotions in healthy ways can reduce tantrums over time. Reading books about feelings, using simple language to label emotions, and encouraging verbal expression help

young children develop emotional intelligence. Praise and reinforcement for positive behaviors also play a significant role in shaping their responses.

Conclusion

Handling tantrums requires patience, consistency, and a proactive approach. By understanding the triggers, preventing common causes, and responding calmly, caregivers can help children navigate their emotions while fostering emotional resilience. Over time, children will develop better communication skills and self-regulation, leading to fewer tantrums and a more harmonious environment for both child and caregiver.



Natalie Perez, an Alpine Resident, bilingual (English & Spanish) speaker. Holds a BA in Psychology and a certification as a Montessori Early Childhood Educator. Happily

married with two, young children and loves traveling.

Looking for a Unique Birthday Party? Bring Science and Fun Together with a SLIMEE Party!



Celebrate Like a Scientist with SLIMEE Birthdays!

- Every child gets suited up to feel like a true Slimee scientist complete with lab coats and glasses!
- Dedicated Slime Expert
- Personalized with Beads, Charms & Glitter
- Take-Home Slimee Containers
- Stress-Free Set-Up & Clean-Up
- Packages for Every Budget!



SLIMEE On-the-Go: We Bring the Party to You!

- Off-Site Birthday Parties at Your Home or Venue

Beyond Birthdays!

- Schools-Out Programs
- Private Field Trips and Play Dates
- Special Themed and Holiday Slime Events
- Summer Camps with Science and Fun



SAVE 10% OFF Any Party Package with Promo Code ALPINE10

The Slimee
Westfield Garden State Plaza, Paramus, NJ.
@theslimeeofficial

201.477.8327
meg@theslimee.com
www.theslimee.com



Interior Design Services
hello@studiojaihome.com
516.229.1353

Scan the QR code or visit
studiojaihome.com



Transporting your most precious cargo since 1989.

www.jetasg.com — 917.346.8305



Management — Jet Card — Charter — Maintenance — Jet Sales
Teterboro / Belmar / White Plains / Farmingdale / Naples / Sarasota / Burbank / Appleton / Chicago

Photo credit: @lindapordonphotography for @tsgbergencounty



Even if you buy a home “as is” without hiring a home inspector and then later discover a defect, all is not lost. A professional may be able to review the seller’s disclosure and testify as to what the seller knew or should have known about.

Home Inspections

BY ELLIOT MALONE, ALPINE RESIDENT

Home inspections are a key part of the homebuying process. Home inspections are generally not required in New Jersey, but highly recommended. There is no law or other legal requirement that says home buyers must have a property inspection when purchasing a property.

Still, a professional and thorough inspection is a worthwhile investment. Especially when you consider that they generally only cost a few hundred dollars. By having the house professionally inspected, you will gain valuable insight into its current condition.

A home inspection is a thorough, but non-invasive, evaluation of the property’s overall condition. The American Society of Home Inspectors (ASHI) defines it as “an objective visual examination of the physical structure and systems of a house, from the roof to the foundation.” The primary objective here is to assess the condition of the property.

A home inspection will help you uncover any significant defects in the house before you buy it. They will look for a solid roof, foundation, structure, plumbing, HVAC, and electrical systems in good working order, a dry basement, a properly insulated attic, and good drainage away from the house, among other critical features.

The results of a home inspection can help you decide whether to ask the seller to make repair or cover the cost of repairs.

When a New Jersey seller makes his sales contract “as is” it means that the seller wants to transfer (or sell) the property in its current condition with existing defects, and will not make repairs, improvements, or price concessions.

Regardless of the fact that a house is being sold “as is” the buyer still has the right to conduct an inspection. Most real estate contracts contain a home inspection contingency clause. This clause allows buyers to cancel a contract if there are issues identified

by a home inspector that the parties cannot agree to resolve.

It is important to always perform a home inspection before moving forward with the purchase. Buying a property “as is” simply means that the seller will likely not repair or give a credit for items identified in the home inspection report. However, the report will give the buyer good insight into the condition of the house and help them decide whether they can accept the property in its current condition.

Some additional tests you might want to consider when purchasing a property:

- Termite Inspections
- Radon Testing
- Swimming Pool Inspections
- Sewer Line Inspections: using a camera to inspect the underground sewer line
- Level 2 Chimney Inspections: this is an in-depth inspection of the chimney, including using a camera to inspect the internal liner
- Mold/Air Quality Tests
- For older homes, an Oil Tank Sweep (used to find underground oil tanks) may be needed.

Even if you buy a home “as is” without hiring a home inspector and then later discover a defect, all is not lost. A professional may be able to review the seller’s disclosure and testify as to what the seller knew or should have known about. The professional may find evidence that the seller made misrepresentations or concealed relevant information from you. Even the seller of an “as is” home may be held liable for misrepresentation or concealment.

When selecting a home inspector, a recommendation from a reliable source is one of the best methods for finding a good home inspector.

In New Jersey, the top three Home Inspector Associations are NACHI (National Association of Certified Home Inspectors), NJ-ALPHI (New Jersey-Association of Licensed Professional Home Inspectors) and ASHI (American Society of Home Inspectors.) All three are recognized by the state and authorized by the state to conduct courses providing continuing educational credits required for home inspectors to maintain their license.

The inspectors that belong to one or more of these organizations are usually serious and knowledgeable inspectors familiar with the latest equipment and methods of conducting a home inspection. This is not to say that an inspector that belongs to one of these associations is automatically a good inspector so due diligence should be conducted and it is always a good idea to ask for copies of the inspector’s prior reports to see the quality of their work.

Here are some recent sales in the area during December 2024 (from NJMLS):

ALPINE: 2 Sales
9 Haring Lane \$1,160,000
20 Audrey Urban Court \$3,410,000

CRESSKILL: 7 Sales ranging from \$645,000 to \$1,530,000
243 Highland Street \$645,000
61 Monroe Avenue \$900,000
411 12th Street \$1,530,000

DEMAREST: 2 Sales
15 Edward Street \$800,000
142 Pine Terrace \$3,750,000

ENGLEWOOD CLIFFS: 8 Sales ranging from \$1,415,000 to \$3,169,000
260 Center Street \$1,415,000
11 Ellington Place \$1,845,000
15 Stephen Drive \$3,169,000

TENAFLY: 8 Sales ranging from \$880,000 to \$3,600,000
174 Jefferson Avenue \$880,000
286 Tenafly Road \$2,200,000
157 Highwood Avenue \$3,600,000

UPPER SADDLE RIVER: 8 Sales ranging from \$975,000 to \$1,885,000
12 Echo Ridge Road \$975,000
24 Gristmill Lane \$1,500,000
11 Cobblestone Drive \$1,885,000

Elliott Malone
Alpha Global Realty, LLC



Elliott Malone is an Alpine resident and runs a real estate research and marketing firm.



**WE GO
ABOVE & BEYOND
CUSTOMER EXPECTATIONS**

Specializing in
James Hardie
Slate
Shake
Spanish Tile



Roofing | Siding | Windows

CALL US TODAY
908-588-9575 | aabroof.com



THE WOODLANDS BERGEN COUNTY'S MOST EXCLUSIVE NEW TOWNHOME COMMUNITY
A COLLECTION OF 24 TOWNHOMES DEMAREST, NJ | INQUIRE FOR PRICING
EXCLUSIVE SALES & MARKETING BY TARYN BYRON

Taryn BYRON
BROKER ASSOCIATE
LICENSED IN NJ & NY

PLATINUM LEVEL
NEW JERSEY REALTORS
Circle of Excellence
Sales Award
2023

**BERGEN COUNTY'S
TOP REAL ESTATE AGENTS
2024**

**TOP 1%
BERGEN COUNTY
REALTORS**

cell: **732.362.1523**
tarynbyron@gmail.com

©2024 CORCORAN GROUP, LLC. ALL RIGHTS RESERVED. CORCORAN AND THE CORCORAN LOGO ARE REGISTERED SERVICE MARKS OWNED BY CORCORAN GROUP, LLC. CORCORAN GROUP, LLC WILL SUPPORT THE PRINCIPLES OF THE FAIR HOUSING ACT AND THE EQUAL OPPORTUNITY ACT. EACH FRANCHISE IS INDEPENDENTLY OWNED AND OPERATED. TOP % BASED ON THIRD PARTY DATA. COLLECTION SERVICE: DATA24

A broker aligned with your level of *excellence*



**Improve your health:
Aquatic Therapy at the Jewish Home**

Warm water exercise can enhance recovery, increase flexibility, improve balance and so much more. From mobility issues to neuromuscular diseases, aquatic therapy can help you get stronger and build your endurance. Exercise in our therapy pools benefits body as well as mind and spirit. Come find out how aquatic therapy can help you move better and feel better!



CENTER FOR REHAB EXCELLENCE
10 Link Drive, Rockleigh, New Jersey, 07647
For more information, please call 551-217-7895
or email Rehab@JewishHomeFamily.org

Corporate Event Staffing
Bartenders · Servers
Wedding Event Staffing
Engagement Party Staffing
Mixologists · Captains/Host



551-255-0889
info@metropartyservices.com
metropartyservices.com



SPRING DECLUTTER FOR A FRESH AND STYLISH HOME

BY SAMI DUSSIN,
ALPINE RESIDENT

Spring is the perfect time to refresh your home, clear out the clutter, and create a clean, comfortable space ready for some change on seasonal interior design updates. A thorough spring cleaning not only makes your home look and feel better but also sets the stage for new decor choices that embrace the brightness and warmth of the season.

Declutter and Organize

Start by decluttering each room. Donate or discard items you no longer need. Organizing and storage your winter belongings helps create a sense of space, making it easier to incorporate new design elements.

Deep Cleaning Essentials

After decluttering, focus on deep cleaning tasks. Dust and wipe down all surfaces, including baseboards, light fixtures, and ceiling fans. Wash windows to allow natural light to brighten your space. Clean carpets, rugs, and upholstery to remove allergens and revive your interiors. Don't forget to freshen up high-traffic areas like the kitchen and bathroom by sanitizing, and organizing cabinets.



CONTINUED →



Clean the air

It is important to replace your air filters clean your HVAC system. It is one of the most important, but overlooked, parts of spring cleaning. You want to make sure that your air remains clean, so upgrade your standard filter to one with a higher MERV rating. It is more effective in catching smaller particles that could trigger an allergy or asthma attack.

Prepare for Interior Design Changes

Once your home is clean, you can start planning for interior updates. Swap out heavy winter curtains for lightweight, airy fabrics. Replace dark cushions and throws with pastel or fun and lighter patterns. Introduce fresh flowers and plants to bring a natural, vibrant touch to your home. Consider rearranging furniture to create a more open, inviting layout that reflects the energy of spring.

A well-cleaned and refreshed home provides the perfect foundation for any interior design changes.

By embracing spring cleaning, you can create a healthier, more comfortable space that is ready for a stylish seasonal transformation.



Xoxo,
Sami Dussin



Sami Dussin is an Alpine Resident trained in Architecture, Urban Design and Interior Design.

Home is where our stories are written. Let's be creative!

YOUR CLOSET IS A CANVAS

Reinspire

closetfactory

the art of organization

Call for a free Virtual or Hybrid Design Consultation and estimate today!

(908) 322-8270

www.closetfactory.com

©2020 Closet Factory, All rights reserved. LP #151807-0300



WALK-IN CLOSET

CLOSETS • GARAGES • HOME OFFICES • ENTERTAINMENT CENTERS • WALL BEDS • WALL UNITS • LAUNDRY ROOMS • PANTRIES • CRAFT ROOMS • MUD ROOMS • WINE ROOMS



LIVE MOSS SUPPLY CO. & BIOPHILIC DESIGN STUDIO

MOSS ACRES

SOOTHING THE SENSES SINCE 2001

CREATING SPACES THAT
Breathe, Thrive, and Inspire.

Let us help you discover the allure of biophilic design both indoors and out.



James Fucetola
FOUNDER

785 Totowa Rd. Totowa, NJ
ThatMossPlace.com • 973.518.3089
Jim@mossacres.com

FROM OUR HEARTS, TO YOURS

Helping to Build a Healthy Community



Compassionate and Cutting-Edge Cardiac Care for Optimal Heart Health

Echocardiography Carotid Disease Stress Testing
Peripheral Artery Disease Rhythm Monitoring

Dr. Joseph A. Daibes, DO
855 Valley Road Suite 112B
Clifton, NJ 07013

(973) 327-5000
njheartandvein.com



New Jersey
Heart and Vein



Maybe it's time to stop dreaming.

A one stop shop for your backyard remodel



AQUASPACE

BY **Masterson Pools**

Custom Concrete
& Vinyl Pools

Renovations • Pavilions • Pool Houses
Fireplaces • Landscaping • Masonry • Site Work



Scan the QR code below
to book your consultation.

201.642.4400 • aquaspacebymasterson.com



AMERICAN DREAM.

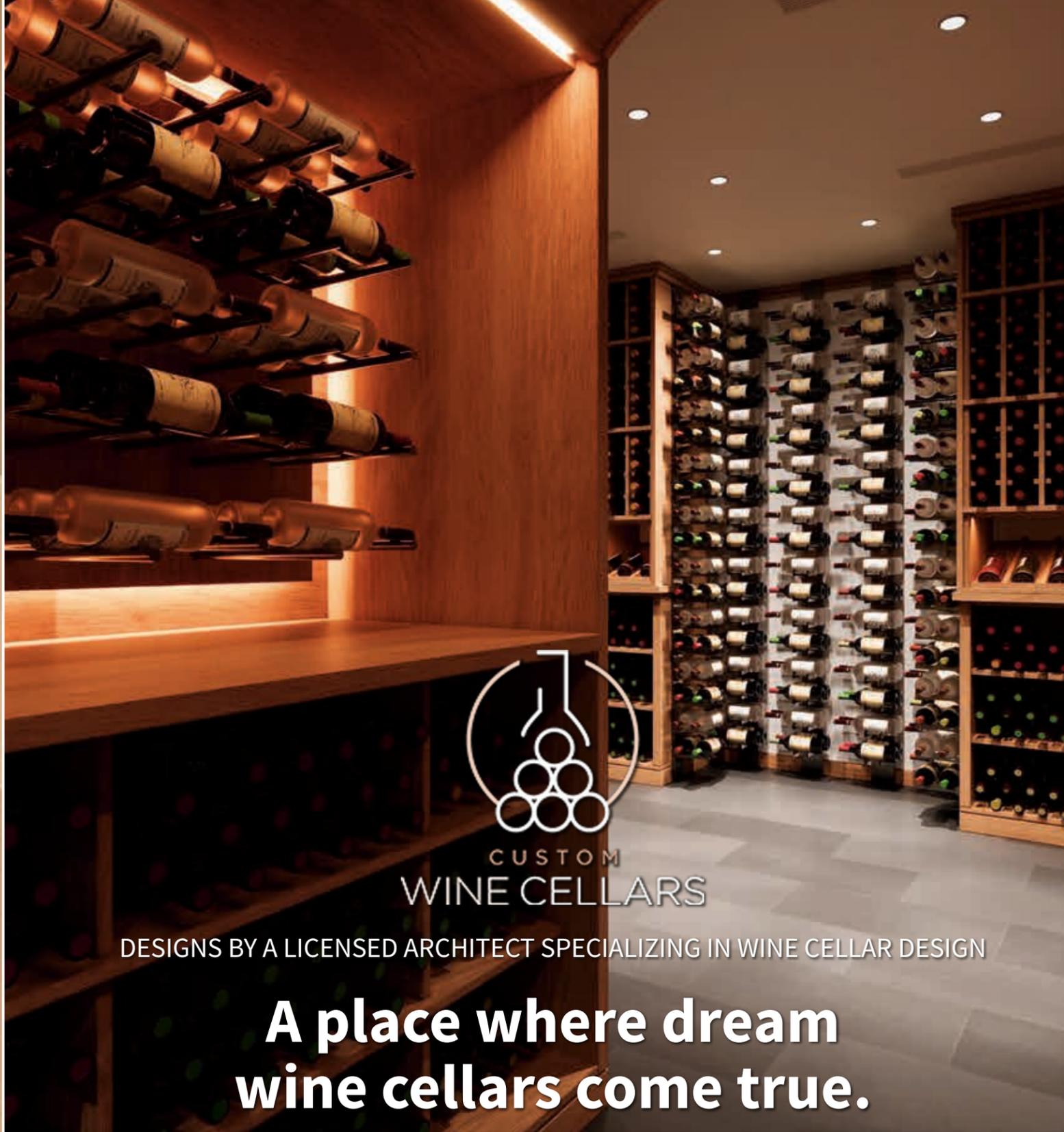
Dream the Runway

*Experience the Next Level
of Shopping & Dining*

The Avenue

Alexander Wang
Anne Fontaine
Amouage
Balenciaga
Canada Goose
Carpaccio Ristorante
Cartier
Couture Kids
Dolce & Gabbana
EP Yaying
Ferrari
Hermès
Johnny Was
Jonathan Adler
Mulberry
Rolex
Saint Laurent
Saks Fifth Avenue
Tiffany & Co.
Watches of Switzerland
Zadig & Voltaire

Opening Soon:
Gentle Monster
Gucci
TimeVallée
and more...



CUSTOM
WINE CELLARS

DESIGNS BY A LICENSED ARCHITECT SPECIALIZING IN WINE CELLAR DESIGN

A place where dream wine cellars come true.

Quality Second to None.

Seamless Integration of Technology, Craftmanship, Design & Engineering

203-984-9463 • customwinecellars.com



Meet
MARYANNE ELSAESSER
 Lead of the Home Navigators Team

Maryanne Elsaesser is the team lead of The Home Navigators at Compass RE in Ridgewood. She earned her real estate license in 1985 and became a full-time realtor in 2008. Known for her strategic planning and problem-solving skills, she has built a reputation as a “brilliant negotiator” with a talent for understanding people. Her dedication places her among the top 1% of brokers in the country, and her clients appreciate her personalized approach, often stating she makes them feel like her only client. Maryanne excels in contract negotiation and maximizing profit in transactions.

She is a long-time resident of Wyckoff, where she enjoys outdoor activities like hiking, kayaking, and pickleball. Cooking creative meals for family and friends is another passion. Her family includes her husband, John, and children—Connor and his wife Gianna (both in healthcare), Cole (a CPA), and Olivia (an executive recruiter). They all adore their four-year-old Beagle, Rebel. The family

shares a love for Long Beach Island, new restaurants, and traveling, especially to Europe and the Caribbean.

As a first-generation American, Maryanne was raised to appreciate the opportunities and freedoms of the U.S. Her father was a developer, which helped shape her passion for real estate. She started her career at LBI Realty in Beach Haven, NJ, and now thrives at Compass in Ridgewood. She describes Compass as a dream workplace, where agents are valued as clients and provided with the tools they need to succeed. She feels surrounded by intelligent, supportive colleagues who push her to be better every day.

The Home Navigators Team consists of experienced real estate advisors: Mat Chapman, Rhonda Battifarano, Michele Kowal, Michael Donohue, Kathleen Duffy, Kirsten Aires, Jenna DeMarco-Vergano, and transaction coordinator/paralegal Debra Vierno. This dynamic team combines strengths in negotiation, sales, marketing, and sports to provide a comprehensive approach to real estate.



Unlike many agents, they prioritize their clients’ needs first, ensuring transparency, honest communication, and strategic collaboration.

Headquartered in Bergen County and serving Passaic and Morris counties, The Home Navigators are among New Jersey’s top real estate teams. While specializing in the luxury market, they also assist first-time home buyers and renters. Their expertise extends to sports and entertainment, where they represent athletes and celebrities nationwide, offering tailored solutions for their unique real estate needs.

Their core philosophy is treating clients like family. Unlike many

agents, they prioritize their clients’ needs first, ensuring transparency, honest communication, and strategic collaboration. They excel at handling complex contracts and guiding clients through the emotional process of buying or selling a home. Many clients become lifelong friends, and even those moving out of state continue to seek their guidance. With strategic partners nationwide, they facilitate seamless state-to-state moves while focusing primarily on Bergen, Passaic, and Morris counties.

For Maryanne, the best part of real estate is the relationships she builds. She values community and believes in always acting with integrity, stating, “Always behave in a way that you can sleep in peace.”

CONTACT INFORMATION:
Email: maryanne.elsaesser@compass.com
Mobile: (551) 206-9264
Address: 1 Franklin Ave, Ridgewood, NJ 07450
License #: 0999975



LEFKES

ESTIATORIO



TAKE A JOURNEY TO THE MEDITERRANEAN

Lefkes emerges from Lefkes Santorini and Athens taking guests on a Mediterranean journey of flavors, offering a uniquely diverse cuisine. Inspired by traditional Greek classics combined with a modern twist, Lefkes offers the finest cuisine sourced from top purveyors and local farms.



www.lefkesnj.com | 495 Sylvan Avenue, Englewood Cliffs | @lefkesnj | (201) 408-4444



MOMENTUM
WELLNESS

20+ Years Experience
Outstanding Results



ACHIEVE
HEAL.
FLOURISH

Specializing in providing exclusive Concierge Service (we come to your home, office, or any setting of your choice) and a personalized self-improvement plan to improve your health, relationships, career goals, parenting, overall life satisfaction, or any goals you choose.



Gary Pignatello MSW, Ph.D.
Director
973-714-9433
Momentumahf.com
momentumwellness4@gmail.com



STAY COOL THIS SEASON

SCHEDULE YOUR AC TUNE-UP & SAFETY CHECK TODAY!



OUR MAINTENANCE PROTECTION PLAN ENSURES THE COMFORT OF YOUR HOME AND FAMILY.









973.929.2080

LOCAL FAMILY OWNED AND OPERATED SINCE 1965 AIRGROUPLLC.COM

Unlocking Bergen County

THE HIDDEN GEMS OF RESIDENTIAL AND COMMERCIAL REAL ESTATE

The future of Bergen County:
Emerging trends in Real Estate investment

BY SANDRA GARCIA, ALPINE RESIDENT –
COMPASS REAL ESTATE



AS A SEASONED REALTOR with over twenty years in the real estate investment industry, I've seen firsthand the transformative potential of strategic investments. Today, I want to highlight the exciting future of Bergen County and why now is the ideal time to invest in this vibrant region.

Bergen County, located in New Jersey, has long been a desirable area due to its proximity to New York City and its unique suburban appeal. However, emerging trends are set to reshape its real estate landscape, offering lucrative opportunities for investors.

Smart Homes and Sustainable Living

One of the most significant trends is the growing demand for smart homes and sustainable living. Buyers are increasingly seeking properties that integrate technology and minimize environmental impact. Homes equipped with smart technology, energy-efficient appliances, and sustainable materials are in high demand. As an investor, focusing on these features can yield substantial returns.

Mixed-Use Developments

Mixed-use developments, which combine residential, commercial, and recreational spaces, are gaining popularity in Bergen County. These vibrant communities offer the convenience of amenities such as shops, restaurants, and parks within walking distance. Investing in mixed-use properties diversifies your portfolio and taps into the growing demand for integrated living spaces.

Transportation Infrastructure Expansion

Transportation infrastructure is crucial in real estate investment, and Bergen County is poised for significant improvements. Planned expansions of highways and public transportation systems will enhance accessibility, attracting more residents and businesses. Investors should monitor areas slated for

infrastructure development, as these locations often see increased demand and rising property values.

Suburban Workspaces

The shift towards remote work has redefined traditional office environments, and Bergen County is capitalizing on this trend. Suburban workspaces offering flexible office solutions closer to home are becoming popular. As businesses accommodate remote and hybrid work models, investing in commercial properties catering to this demand presents a lucrative opportunity.

Community and Lifestyle Focus

Today's buyers are investing in a lifestyle, not just a home. Bergen County's emphasis on community, quality of life, and recreational opportunities makes it an attractive destination. From picturesque parks and trails to a vibrant cultural scene, the county offers a rich tapestry of experiences. Investors prioritizing properties in areas with strong community engagement and lifestyle amenities will be at the forefront of this trend.

In conclusion, Bergen County is on the brink of a real estate renaissance. The convergence of smart technology, mixed-use developments, improved infrastructure, suburban workspaces, and lifestyle-focused living presents a wealth of opportunities for investors. As someone who has navigated the real estate landscape for over two decades, I can confidently say that the future of Bergen County is bright, and the time to invest is now.

Whether you're a seasoned investor or just beginning your real estate journey, Bergen County offers a promising horizon. Embrace these emerging trends to secure your financial future and contribute to the vibrant growth of this remarkable region. The future is here, and it's time to seize it.

The Most Advanced Gutter Protection.
Backed by a Lifetime Warranty.

AS SEEN ON TV

LeafFilter
GUTTER PROTECTION

LET THE PROS HANDLE IT!
A LIFETIME OF CLOG-FREE GUTTERS-GUARANTEED!

1. WE CLEAN CLOGGED GUTTERS
2. WE SEAL + ALIGN GUTTERS
3. WE INSTALL LEAFFILTER

CALL TO SCHEDULE YOUR FREE INSPECTION **833-380-2581**

20% OFF PLUS **10% OFF**
Your Entire Purchase* Seniors & Military

LeafFilter.com/StrollBloom | Promo: 554

See 04/23/2025 *See Representative for full warranty details. *Promotional offer includes 20% off plus an additional 10% off for qualified veterans and/or seniors. One coupon per household. No collection estimate valid for 1 year. AZ 85002AZ, CA 91607CA, IL 60606IL, IN 46204IN, IA 52242IA, ID 83702ID, MD 21084MD, MI 48106MI, MN 55405MN, MO 64108MO, NC 27603NC, NY 10001NY, OH 43215OH, OR 97006OR, PA 19104PA, SC 29605SC, TN 37203TN, TX 75201TX, VA 22031VA, WI 53202WI, WY 82001WY. © 2025 LeafFilter, Inc. All rights reserved.

Stainless Steel Micromesh

LIFETIME WARRANTY



FARM TO TABLE ITALIAN STEAKHOUSE & LOUNGE

offering elevated plates & creative cocktails



CREATING ELEVATED AND ORGANIZED SPACES CATERED TO YOUR *lifestyle*

THE WHITE LABEL
Professional Home Organization

thewhitelabelnyc.com
rebecca@thewhitelabelnyc.com
(201) 491-1136

Client: Dumont Dental Professionals
Size: 1/4
Location: Standard

Serving lunch & dinner seven days a week

201-541-8530
sofiaenglewood.com

36 Engle Street
Englewood

COMPASS SPORTS ENTERTAINMENT

Access to a database of luxury furnished rentals and off-market listings nationwide.

A successful track record working with industry gatekeepers-managers, advisors, lawyers-and an in-depth grasp of the nuances of celebrity transactions.

Targeted advertising to a discreet audience matched with in-person communications.

Proprietary technology to inform and enhance the client experience.

Discover your next property discretely with my expert guidance throughout the country. Let's discuss your needs.



Maryanne Elsaesser

M: 551-206-9264

O: 551-284-0175

E: Maryanne.Elsaesser@Compass.com

1 Franklin Ave Suite 2 & 3
Ridgewood, NJ 07450



Compass RE is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.