



**REGULAR MEETING MINUTES OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF ENGLEWOOD CLIFFS**

Wednesday, January 14, 2026 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: <https://youtube.com/live/5RB5qyzfGj8?feature=share>

Zoom: <https://www.zoomgov.com/j/1602836474?pwd=2u5FRHB85Oq26xrms1hbofjRq6fIe.1>

Meeting ID: 160 283 6474

Passcode: 994466

Call to Order

Mayor Mark Park called the Regular Meeting of the Mayor and Council to order at 6:30 p.m. on January 14, 2026.

Flag Salute

The Pledge of Allegiance was led by Mayor Park.

Statement of Compliance with the Open Public Meetings Act

The Borough Clerk read the statement confirming compliance with the Open Public Meetings Act. Notice of this meeting was sent to *The Star Ledger*, *The Record*, and *The Herald News* on January 5, 2026, published on January 9, 2026, and posted on the municipal bulletin board.

Roll Call

Present were: Mayor Park, Councilwoman Biegacz, Councilman Liang, Councilman Patel, Councilman Kapsaskis, Councilman Lee

Absent: Councilman Koutroubas

Also present were Borough Attorney Mr. Ferraro, Borough Administrator Mr. Chowdhury, Acting Chief Financial Officer Mr. Busa, Financial Consultant Mr. Firozvi and department heads.

Proclamation

Mayor Park presented a proclamation recognizing the Japanese Children's Society, Inc. International Award-Winning Double Dutch Team for their outstanding performance at an international competition held in December. The team achieved one championship title, two second-place finishes, and one fourth-place finish across four divisions. A representative thanked the Mayor and Council and expressed pride in representing Englewood Cliffs internationally.

Correspondence

None.

Presentations

Matt Watkins, Ace Telecom Consulting presented an overview of the Borough's telecommunications assets and opportunities. He reported that the existing cell tower on Borough property generates approximately \$375,000 annually in lease revenue from Verizon, AT&T, and T-Mobile. Key points included:

- The tower produces unusually high revenue compared to industry standards.
- AT&T's lease expires in one year and they are seeking a rent reduction.
- The consultant suggested exploring the potential sale of an easement under the tower, estimated at \$8–10 million based on market conditions.
- Industry projections indicate macro-site revenue may become less predictable in 15–20 years as carriers transition to new technologies.
- A new tower could potentially be constructed elsewhere to replace some ongoing revenue.

Residents stated their views about selling a profitable asset and some questioned replacing reliable annual revenue with a one-time payment. Concerns were also raised regarding possible new tower locations and impacts near Samsung headquarters and residential neighborhoods.

Administrator Chowdhury and Telecommunications Consultant clarified points and stated that a follow-up meeting would be scheduled in approximately two weeks and that the presentation would be posted on the Borough website.

Department Head Reports

Administration – Borough Administrator Intashan Chowdhury

Reported on shared services agreements with the County and Fort Lee Public Library. He advised that website and workflow improvements are underway and should be completed in the coming weeks. He further stated that procurement will begin for projects funded under the December capital ordinance.

Borough Attorney – Robert Ferraro, Esq.

- CFI (Cioffi) Site: In contact with opposing counsel; expects a new filing to be received and posted once available.
- Fair Share Housing: Fair Share requested another extension. Attorney Ferraro expects comments by next week. Revisions will be reviewed by the Planning Board, with ordinances anticipated for introduction in February and adoption in March.

Borough Engineer – Fastech Engineering

Introduced himself and reported on transition activities. Updates included:

- Sewer line emergency repair (Phase 0) expected to commence shortly.
- 2025 Water Resurfacing Project completed.
- NJDOT grant projects for Floyd Street and Hudson Terrace progressing.

Councilwoman Biegacz asked about Fifth Street. It was noted that design is complete, but funding and special assessment mechanisms remain to be established.

Finance / Tax

Financial Consultant Mr. Firozvi reported year-end close-out is underway and preliminary figures will be available at the next meeting. Budget discussions for 2026 will follow.

Police

Chief William Henkelman Reported that:

- The department will return unexpended funds from 2025.
- An unclaimed \$52,000 grant from 2021 for body-worn cameras was identified.
- Winter burglaries were limited to one incident.
- December 26 snowstorm was handled without incident.
- A detour on Palisade Avenue is in place for county drainage work.
- Toy Drive partnership with Girl Scouts was successful.
- Junior Police Academy graduation occurred January 7.
- Officers Lyon and Sullivan graduated from the Police Academy and are in field training.

Councilwoman Biegacz questioned vehicle maintenance practices. The Chief explained the use of a Cadillac dealer due to warranty history and OEM parts.

OEM Coordinator

Lt. Tracy Reported on:

- World Cup planning at MetLife Stadium.
- Monitoring short-term rentals.
- Pending legislation (A6075) regarding EMS coverage.
- Flood insurance and NFIP certification.
- FirstNet reliability during outages.

Fire Department

Chief Nikow Reported:

- First electric vehicle extrication (Tesla).
- One-year extension on firefighting foam ban.
- Aging radio network concerns.
- Community food drive and upcoming pancake fundraiser on March 22.

Construction / Building / Housing

Mr. Tessaro discussed a passive flood barrier system for homes with back-pitched driveways that activates without electricity.

Department of Public Works

Mr. Neville reported:

- Leaf collection: 6,087 yards under budget.
- Snow events handled without incident.
- Christmas tree pickup ongoing.
- Palisade Avenue stormwater project expected to last 8–10 days.

Recreation

Mr. Dubelman reported on new software implementation, camp planning, and basketball participation (approximately 120 total participants).

PUBLIC HEARING / COMMENT (5 Minutes) –
(Privilege of the floor)

Motioned to Open the Public Hearing

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz			X				
Councilman Liang	X		X				
Councilman Patel		X	X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Public Comment

Glen Luciano

Mr. Luciano expressed concerns regarding several agenda resolutions related to indemnification and the construction of a fence over sewer easements. He questioned whether Council members fully understood what they were voting on and requested clarification regarding the purpose of the fence and the related sewer easement matters.

Mr. Luciano further raised concerns regarding the Fair Share Housing development on Hudson Terrace, stating that the vehicles observed at the site appeared inconsistent with the intent of affordable housing. He alleged that residents of Englewood Cliffs were not benefitting from the housing and referenced an individual who was reportedly denied eligibility due to income. He urged the Mayor and Council to investigate the matter and ensure that affordable housing requirements are being administered legitimately.

Additionally, Mr. Luciano addressed proposed telecommunications ordinances and facilities, expressing concern over long-term revenue agreements and tower placement. He recommended that restrictions be included in any ordinance to require minimum distances from residential areas and between towers, citing similar measures adopted in Harrington Park. He urged the governing body to consider such limitations to protect residents while still allowing appropriate development.

Martin Geiger

Mr. Geiger raised several concerns during public comments. He questioned a resolution authorizing a closed session that referenced “pending litigation” without specifying the particular matters to be discussed, noting that prior practice included identifying the litigation. He also expressed concern regarding the HESPA and affordable housing ordinances, stating that despite prior public hearings where residents objected to setbacks, buffers, mixed-use development, and housing density, it was unclear how or when public input would be addressed before upcoming deadlines.

Additionally, Mr. Geiger asked about the process by which Council members discuss items on the consent agenda, particularly how non-agenda committee members are informed, and who determines when public hearings are scheduled and whether additional hearings are held.

He further noted the lack of updates on the Route 9W sewer camera study authorized by a prior Council in June 2023, referencing potential significant costs associated with sewer replacement. Lastly, he expressed ongoing concern about flooding issues previously raised by residents at hearings in 2024 and requested updates on the status of those matters.

Mary O'Shea

Ms. O'Shea expressed several concerns during public comments. She urged Council members who chair committees to regularly report to residents on committee activities and emphasized the need for public work sessions so residents can observe Council discussions on matters before they are voted on, including topics such as telecommunications and other presentations.

She also raised concerns about the condition of certain roadways, specifically noting potholes near Sherwood Road and nearby streets at Hudson Terrace, and requested temporary or permanent repairs. Ms. O'Shea questioned the proposed ordinance related to the Shade Tree Commission, expressing opposition to its possible disbandment, citing the Commission's long history, volunteer service, and contributions to the Borough, and asked how responsibilities would be handled under the Environmental Commission.

Additionally, she commented on an ordinance addressing public urination and suggested requiring portable restroom facilities at construction and demolition sites to address related issues.

Carin Geiger

Ms. Gieger raised multiple concerns during public comment. She objected to proposed fees associated with private flood mitigation efforts, stating that residents undertaking mitigation measures should not be burdened with additional costs such as attorney review and registration fees. She questioned the rationale for uniform legal fees for indemnification agreements and suggested the need for a clearer, more reasonable fee structure.

Ms. Gieger echoed prior comments opposing the proposed changes to the Shade Tree Commission, emphasizing its long-standing effectiveness and volunteer service, and questioned the rationale for shifting responsibilities to the Environmental Commission, which she stated has been inactive. She also expressed concern regarding affordable housing ordinances, noting that a committee to review the ordinances was previously promised due to significant public comment but has not been formed, despite an approaching March deadline.

Additionally, Ms. Gieger requested clarification on the new Fort Lee Library contract and any changes included, and reiterated concerns about the lack of Council discussion during meetings, stating that residents wish to hear Council members' deliberations and reasoning. She asked for updates regarding escrow payments and reassessments related to certain developments, including rental properties. She questioned the necessity of an ordinance addressing public urination and defecation, stating she was unaware of any significant issues warranting such legislation. Ms. Gieger also raised concerns regarding the proposed telecommunications matters, questioning the need for additional meetings and cautioning against selling municipal assets without thorough consideration, citing past examples where retaining assets proved beneficial.

John Merrillick

Mr. Merrillick raised concerns regarding a large Borough-planted tree located in front of his property, stating that due to its size, lean, and impact on drainage, it poses a potential hazard to his home. He requested that the tree be removed, noting that such action would serve as a form of property protection similar to other flood mitigation efforts undertaken by the Borough.

Councilman Lee inquired whether Mr. Merrillick had filed an application with the Building Department. Mr. Merrillick responded that he had not, and Councilman Lee advised him to submit an application to the Building Department for review.

Andrew Nikow

Mr. Nikow inquired about the useful service life of the existing antenna and asked whether the Borough bears any liability related to the antenna, noting questions regarding ownership between the Borough and Verizon. He specifically asked what liability or risk the Borough may face in the event of a failure, damage, or act of God affecting the existing antenna currently in use.

There were no members of the public participating via Zoom who wished to speak.

Borough Attorney Mr. Ferraro

Mr. Ferraro responded to questions raised by Mr. Luciano and Ms. Gregor as follows:

- Mr. Ferraro explained that the hold harmless agreements referenced are related to drainage easements and fences located along those easements. These agreements are authorized by a previously adopted resolution of the Mayor and Council, which establishes the required fee. An additional amount referenced is the recording fee, as the agreements are recorded to provide notice to future property owners. While the documents are similar in form, each agreement requires individual review specific to the property involved.
- In response to questions regarding closed session matters, Mr. Ferraro stated that the legal matters to be discussed include the Luciano lawsuit, Officer Mura lawsuit, Kranjac lawsuit, Wunsch lawsuit, and a claim by Stone and Maganani for legal fees.
- Mr. Ferraro clarified that the public urination ordinance originated at the request of the Police Department, through the Borough Administrator, and was not initiated by the Mayor and Council. The ordinance was prepared by counsel and presented to the Agenda Committee based on that request.
- Addressing questions about how agenda items and resolutions are developed, Mr. Ferraro explained that resolutions arise from various sources, including negotiations led by the Borough Administrator (such as the Fort Lee Library agreement, which is expiring and under review), shared service agreements proposed by the County, financial matters requiring action by the CFO, and requests from the Planning Board. All agenda items are discussed at agenda meetings, distributed in advance for review,

and Council members are encouraged to raise questions with the Borough Administrator or during the public meeting.

Mr. Ferraro concluded that this is the standard process by which matters are brought before the Mayor and Council for consideration.

Borough Administrator Mr. Chowdhury

Mr. Chowdhury addressed several questions and provided the following clarifications:

- Regarding the Shade Tree Commission, Mr. Chowdhury explained that due to the Environmental Commission being dormant and state statutes granting broader authority to Environmental Commissions, the intent is to consolidate the Shade Tree Commission's functions into the Environmental Commission. This would result in one volunteer board rather than two, allowing for greater flexibility and coordination with the Planning Board, Zoning Officer, and municipal staff. Existing Shade Tree Commission volunteers would be transferred to the Environmental Commission. This approach has been implemented in other municipalities and is intended to better utilize limited resources. The proposal would be subject to public hearing and Council action before adoption.
- Concerning the Fort Lee Public Library agreement, Mr. Chowdhury reported that the proposed contract is a three-year agreement. The terms are as follows: Year 1 – \$185,000; Year 2 – \$200,000; and Year 3 – \$225,000. He noted that the overall increase averages approximately 3.33% over the three years. The agreement maintains all existing services and provides Englewood Cliffs residents with access equivalent to Fort Lee residents, including online subscriptions and programs within the BCCLS system. Negotiations were conducted to ensure continuity of services beginning July 1, following the expiration of the prior agreement.
- Mr. Chowdhury confirmed that the public urination and defecation ordinance was requested by the Police Department in order to provide officers with the necessary enforcement authority, particularly in situations where no ordinance currently exists.
- With respect to telecommunications and cell tower matters, Mr. Chowdhury stated that the Borough is taking a proactive approach by engaging a telecommunications consultant to review options, including potential 5G regulations and the future of existing assets. He emphasized that this process is intended to protect the Borough's interests, explore possible opportunities, and avoid reactive decision-making. The matter will continue to be discussed, with additional public hearings planned in a town-hall style format to allow for community input.

Mr. Chowdhury concluded by thanking the Mayor and Council, Borough professionals, and the telecommunications consultant for their efforts, and noted that further discussion on specific technical questions would be addressed so the meeting could proceed with the remainder of the agenda.

Remarks by Matt Watkins, Ace Telecom Consulting

Mr. Matt Watkins of Ace Telecom Consulting thanked the Borough Administrator and stated that his assessment accurately reflected the intent of the review. He emphasized that Ace Telecom does not advocate for or against any particular action, but instead provides the Borough with an objective overview of current market conditions so the governing body can determine what is in Borough's best interest. He noted that he remains open to reviewing differing expert opinions and revising the analysis if warranted.

In response to a question regarding the useful life of a cell tower, Mr. Watkins stated that he is not a structural engineer and therefore could not provide a definitive answer. Based on his professional experience, he has observed towers being replaced in as little as 15 years, while others constructed in the early 1980s remain in service. He explained that tower longevity depends on numerous factors, including weather conditions, soil and foundation integrity, type of structure, construction quality, and materials used. He added that a structural or foundation analysis would be more appropriate for determining the remaining life of a specific tower, but generally, an entity investing in tower construction would likely expect a lifespan of approximately 40 to 50 years.

The Borough Administrator thanked Mr. Watkins and clarified that Ace Telecom Consulting was initially engaged to evaluate the possibility of adding an additional tenant to the existing tower and to begin that review process. He noted that this evaluation included market changes such as DISH selling its spectrum to AT&T, which affected potential opportunities.

The Borough Administrator explained that Mr. Watkins' role includes reviewing carrier activity, antenna upgrades, and communications from providers such as AT&T and Verizon, to ensure the Borough's interests are protected and that appropriate compensation is secured through escrow where applicable. He further stated that Mr. Watkins was retained to conduct a comprehensive audit of the Borough's telecommunications assets and provide informed feedback to guide decision-making.

He added that once it became clear that additional tenancy was not feasible, alternative options were explored. The Borough Administrator also noted that AT&T has requested a reduction in rent, and that the information provided by Mr. Watkins presents the full picture needed for the Borough to evaluate its options and make future decisions.

Motioned to Close the Public Hearing

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz	X		X				
Councilman Liang			X				
Councilman Patel		X	X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Approval of Minutes

Motioned to approve the January 4, 2026 Sine Die and Reorganization Meeting Minutes.

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz		X	X				
Councilman Liang			X				
Councilman Patel	X		X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Payment of Vouchers

Motion to approve Resolution No. 2026-59 (January Bills List).

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz			X				
Councilman Liang	X		X				
Councilman Patel		X	X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Ordinances

Adoption: None.

Introduction:

Ordinance No. 2026-01 (Shade Tree Commission)

Motioned to Read the Introduction / First Reading of Ordinance No. 2026-01

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz			X				
Councilman Liang	X		X				
Councilman Patel		X	X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

The clerk read Ordinance No. 2026-01 by title:

ORDINANCE NO. 2026-01

AN ORDINANCE AMENDING SECTION 2-8 OF THE BOROUGH CODE “SHADE TREE COMMISSION” AND TO AMEND SECTIONS 9, 15, 30, AND ST1, TO ABOLISH THE SHADE TREE COMMISSION AND PLACE POWERS OF THE SHADE TREE COMMISSION WITHIN THE AUTHORITY OF THE BOROUGH’S ENVIRONMENTAL COMMISSION

Motioned to table Ordinance No. 2026-01 (Shade Tree Commission)

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz	X		X				
Councilman Liang			X				
Councilman Patel			X				
Councilman Kapsaskis			X				
Councilman Lee		X	X				
Councilman Koutroubas							X
Mayor Park							

Motioned to Read the Ordinance Introduction / First Reading of Ordinance 2026-02
(Establishing Tax Map Revision Fees for Development Approvals)

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz			X				
Councilman Liang		X	X				
Councilman Patel			X				
Councilman Kapsaskis	X		X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

The clerk read Ordinance No. 2026-02 by title:

ORDINANCE NO. 2026-02

AN ORDINANCE AMENDING CHAPTER 15 OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO ESTABLISH TAX MAP REVISION FEES FOR SUBDIVISION AND SITE PLAN APPROVALS

Motioned to Introduce and Advertise Ordinance No. 2026-02 for Public Hearing in Accordance with the law.

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz			X				
Councilman Liang			X				
Councilman Patel	X		X				
Councilman Kapsaskis		X	X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

**Motioned to Read the Ordinance Introduction / First Reading of Ordinance No. 2026-03
(Public Urination and Defecation)**

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz		X	X				
Councilman Liang			X				
Councilman Patel			X				
Councilman Kapsaskis	X		X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

The clerk read Ordinance No. 2026-03 by title:

ORDINANCE NO. 2026-03

AN ORDINANCE TO ADD CHAPTER 26 OF THE
BOROUGH CODE ENTITLED “PUBLIC URINATION
AND DEFECATION”

**Motion to Introduce and Advertise Ordinance No. 2026-03 for Public Hearing in Accordance
with the law.**

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz		X	X				
Councilman Liang			X				
Councilman Patel			X				
Councilman Kapsaskis			X				
Councilman Lee	X		X				
Councilman Koutroubas							X
Mayor Park							

Resolutions

Motioned to Approve Resolutions 2026-60 through 2026-74 by consent agenda.

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz		X	X				
Councilman Liang			X				
Councilman Patel			X				
Councilman Kapsaskis	X		X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

MAYORAL APPOINTMENTS

Planning Board and Board of Health appointments were announced. Standing committee assignments were adjusted and approved.

Motioned to Approve Mayoral Appointments To Various Boards

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz	X		X				
Councilman Liang			X				
Councilman Patel			X				
Councilman Kapsaskis		X	X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

EXECUTIVE / CLOSED SESSION

RESOLUTION NO. 2026-75

RESOLUTION AUTHORIZING TO ENTER INTO
EXECUTIVE / CLOSED SESSION FOR MATTERS
PERTAINING TO PENDING LITIGATION

Motioned to Approve Resolution No. 2026-75

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz		X	X				
Councilman Liang	X		X				
Councilman Patel			X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Motioned to Exit Executive / Closed Session and Return to Open Session

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz			X				
Councilman Liang	X		X				
Councilman Patel			X				
Councilman Kapsaskis		X	X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Upon return:

Motioned to Add Resolution No. 2026-76 on the agenda

RESOLUTION NO. 2026-76

**RESOLUTION AUTHORIZING
SETTLEMENT OF LAWSUIT**

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz		X	X				
Councilman Liang	X		X				
Councilman Patel			X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Motioned to Approve Resolution No. 2026-76

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz		X	X				
Councilman Liang	X		X				
Councilman Patel			X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Old / New Business

None.

Adjournment

Motioned to Adjourn Meeting

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz	X		X				
Councilman Liang		X	X				
Councilman Patel			X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

MEETING ADJOURNED AT: 9:54PM

Respectfully submitted,

Beauty Nadim

Beauty Nadim, RMC/CMR
Borough Clerk