



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

Wednesday, February 11, 2026 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: [Mayor and Council Regular Meeting - February 11, 2026](#)

Zoom:

<https://www.zoomgov.com/j/1611495963?pwd=JEjv6VKrHebt3BuMMg5IA9wQDuXvsj.1>

Meeting ID: 161 149 5963

Passcode: 328530

CALL TO ORDER: Mayor Mark Park called the meeting to order at 6:33 PM, welcoming everyone to the Englewood Cliffs Mayor and Council meeting on February 11, 2026.

FLAG SALUTE – Mayor Park led the flag salute and requested the assembly remain standing for two minutes of silence to acknowledge the passing of Joseph C. Pablo, a former elected officer, US veteran, and long-time public servant who dedicated nearly 50 years of service to the borough, and Richard Hussman Sr., who served as a volunteer fireman in Englewood Cliffs for over 25 years.

STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING ACT

Municipal Clerk read the compliance statement, confirming the meeting was called pursuant to the Open Public Meetings Act provisions, with proper notice provided to newspapers and posted at the municipal building.

The Municipal Clerk conducted roll call with all council members present except Councilman Koutroubas.

ROLL CALL

	Present	Absent
Mayor Park	X	
Councilwoman Biegacz	X	
Councilman Liang	X	
Councilman Patel	X	
Councilman Kapsaskis	X	
Councilman Lee	X	
Councilman Koutroubas		X

Administrator Chowdhury, Borough Attorney Ferrero, and department heads were also in attendance.

Absent:

Motioned to Excuse Absence of: Councilman Koutroubas

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							

PROCLAMATION

Mayor Park presented a proclamation honoring DPW Secretary Ms. Fran Marinuzzi for her 25 years of dedicated service to Englewood Cliffs. Borough Administrator Chowdhury read the proclamation, recognizing Marinuzzi as a lifelong resident whose deep community roots strengthened her passion for serving residents and employees. The proclamation praised her professionalism, institutional knowledge, and unwavering willingness to help, making her an invaluable member of the borough workforce. DPW Superintendent Mark Neville and Marinuzzi's family joined for a commemorative photo.

OATHS / APPOINTMENTS

RESOLUTION NO. 2026-77

RESOLUTION AMENDING RESOLUTION NO. 2026-17 AND AUTHORIZING THE APPOINTMENT OF RICHARD BUSA AS CHIEF FINANCIAL OFFICER FOR THE BOROUGH OF ENGLEWOOD CLIFFS FOR A PERIOD OF ONE YEAR

Motioned to Approve Resolution No. 2026-77

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							

RESOLUTION NO. 2026-78

RESOLUTION RESCINDING RESOLUTION NO. 2026-18 AND APPOINTING FIROZVI ASSOCIATES, INC. TO SERVE AS FINANCIAL CONSULTANT FOR THE BOROUGH OF ENGLEWOOD CLIFFS

Motioned to Approve Resolution No. 2026-78

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							

RESOLUTION NO. 2026-79

RESOLUTION RESCINDING RESOLUTION NO. 2026-18 AND APPOINTING FIROZVI ASSOCIATES, INC. TO SERVE AS TEMPORARY CHIEF FINANCIAL OFFICER FOR THE BOROUGH OF ENGLEWOOD CLIFFS FOR ONE YEAR THROUGH FEBRUARY 10, 2027

Motioned to Approve Resolution No. 2026-79

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							

RESOLUTION NO. 2026-80

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE TERMINATION OF RICHARD BUSA AS CHIEF FINANCIAL OFFICER AND RETUNING RICHARD BUSA TO THE POSITION OF ASSISTANT CHIEF FINANCIAL OFFICER THROUGH OCTOBER 17, 2028

Motioned to Approve Resolution No. 2026-80

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							

RESOLUTION NO. 2026-81

RESOLUTION APPOINTING CHRISTINE ROSADO AND JASON ROBINSON AS SENIOR

CAMP DIRECTORS FOR THE ENGLEWOOD
CLIFFS SUMMER CAMP PROGRAM

Motioned to Approve Resolution No. 2026-81

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							

DEPARTMENT HEAD REPORTS

a. Administration

Borough Administrator Chowdhury reported a productive month with significant administrative work completed for the new year, including professional services contracts and budget preparation. He announced the launch of a comprehensive notification system platform called "MyECliffs," available on Google and Apple Play stores. The system was piloted during the recent snowstorm and provides push notifications, email alerts, reverse 911, and text message blasts. The platform will also enable residents to accomplish municipal business efficiently and welcomes feedback for improvements.

b. Borough Attorney

Attorney Ferrero discussed several agenda items, including three ordinances related to affordable housing and a resolution authorizing execution of a consent order with Fair Share Housing. He explained these measures are necessary for certification of compliance and protection from further litigation and builders' remedies. Ferrero noted the affordable housing ordinance was based on a DCA model issued less than two weeks prior, which had been amended three times since release, requiring rapid completion by the March 15th deadline. Regarding ongoing matters, Ferrero reported that the 910-940 Sylvan Avenue applicant has sent a letter to the planning board seeking an extension due to a potential merger with the hospital. The matter remains within planning board jurisdiction, with discussion of escrow payment extensions expected. The Choppy application hearing has been postponed until April at Fair Share Housing's request due to current affordable housing round commitments. Ferrero detailed a significant tax appeal settlement for Conopco/Unilever at 800 Sylvan Avenue. The litigation centered on assessment discrepancies where two-thirds of the site was assessed as laboratory space despite not being used as such. The proposed settlement includes assessment reductions and a refund of \$283,166.64, with the property owner receiving a \$200,000 credit on future assessments. The borough's professionals highly recommend approval as being in the borough's best interest. Regarding Fifth Street improvements, Ferrero confirmed ongoing engineering work to develop final plans and cost estimates, after which assessment discussions with property owners will proceed.

c. Borough Engineer

David Carval from Fasteck Engineering reported working on an LRIG grant for tennis court upgrades at Johnson Park. Gilmore Engineering has submitted plans for emergency sewer

repairs along Hudson Terrace, with the first phase beginning soon and the second phase to be coordinated with council by the March meeting. The department also assisted residents with home applications and conducted plan reviews and inspections.

Carval discussed road improvement projects, noting plans to meet with DPW Superintendent Neville to select streets for yearly improvement projects and work on closing previous projects while moving forward with existing plans from previous engineers.

d. Finance / Tax

CFO reported the borough's annual debt statement showed debt percentage at just under 0.8%, well below the legal limit of 3.5% of average ratables. This represents approximately 22% of the allowable debt limit while maintaining major capital improvements. The borough has reserved approximately \$1.6 million for tax appeals over three years, using \$400,000, leaving a current balance of \$1.2 million. The tax appeal refunds will not negatively impact the budget or surplus. Budget sessions with department heads and the finance committee will begin soon.

e. Police

Chief Henkelman wished everyone celebrating a happy Ramadan and Lunar New Year, and thanked attendees at his installation dinner as Bergen County Police Chiefs Association president. He announced the borough will receive a \$2,902 body armor replacement grant, crediting Officer Ramis for the application work.

The chief reported successful resolution of a September high-end SUV theft case, with detectives identifying a suspect and issuing a criminal warrant after months of investigation. During the January 25th snowstorm that brought almost 16 inches, there were no major public safety issues, and he commended DPW Superintendent Neville and his staff for excellent storm response.

Chief Henkelman announced plans for community events, including expanding the New Jersey Motor Vehicle Commission mobile unit visits from one to two events in 2026 due to strong turnout.

The chief made an emotional appeal regarding Captain Keith Wicker, who is currently hospitalized with serious illness after battling brain cancer for 16 years. Wicker has served the community for over 25 years, ascending to second-highest ranking officer while maintaining exemplary service. The chief asked for prayers for Wicker and his family, including his wife Amy and young children Charlie and Paige.

f. OEM

OEM Director reported transitioning from Nixle to the MyECliffs app for emergency notifications, with website updates planned. The Hazard Mitigation Plan has been approved, ahead of schedule. State-level Assembly Bill 6075 regarding EMS coverage is pending at the governor's office, which may require all New Jersey municipalities to have some form of EMS coverage within the next few months.

g. Fire

On behalf of Chief Andrew Nikow, Borough Administrator reported fire department operations during recent severe weather, including response to a multi-alarm commercial structure fire in Palisades Park where the tower ladder truck and personnel operated for approximately 10 hours in near-zero temperatures. The department also conducted a high-angle rescue at the Palisades Interstate Park, working 6 hours on ice and snow-covered cliffs in 10-degree temperatures.

During the recent snowstorm, members maintained 24-hour standby operations and handled numerous weather-related emergencies including frozen pipes. The department is conducting focused training on firefighting operations in multifamily residential buildings and commercial structures. Two members will begin Bergen County Fire Academy basic training.

The report reminded residents that property owners are responsible for keeping fire hydrants clear of snow and ice, as department personnel spent considerable time clearing hydrants during recent storms. An upcoming pancake breakfast fundraiser is planned for March 22nd in partnership with the Parent Teacher Association.

h. Construction / Building / Housing

Construction Official Gino reported challenges during the cold weather and snowstorms, particularly with commercial buildings on Sylvan Avenue regarding snow removal compliance, noting that property owners seemed to have forgotten proper shoveling procedures after years without significant snow.

i. Department of Public Works

DPW Superintendent Mark Neville thanked the mayor for the proclamation honoring Fran Marinuzzi and reported working with Fastech Engineering on the 2025 road program completion and 2026 program planning. The Palisade Avenue project is nearing completion with only housekeeping tasks remaining due to cold weather delays.

Neville provided detailed weather response statistics: January 17th (2 inches), January 18th (3 inches), January 25th (16 inches), and February 7th (less than half inch). All storms were handled without accidents or injuries, crediting collaborative efforts with police and fire departments. The department assisted with routine maintenance, including a broken water pipe in a garage on Ash Street, and responded to two water main breaks on Irving Avenue and Mercer Avenue, both repaired by Veolia Water. An incident on Lori Drive initially thought to be a water main break was determined to be a residential sprinkler system that wasn't winterized.

j. Recreation

Borough Administrator reported on behalf of Recreation Director Dan Harvey that 124 students participated in the K-8 basketball program supported by a growing cheerleading partnership. Summer camp planning is underway with expanded programming and improved staffing model. The board of education has provided additional classroom space (from 3 to 7 classrooms) and extended the camp from 5 to 6 weeks, with gym access for the final week. The department is transitioning from Community Pass to Edmunds GovTech software for scheduling and program registration, creating a centralized system aligned with finance operations. The recreation department is partnering with Midberg Regional Health to deliver community health and wellness programs, including chronic disease management, fall prevention, and a new daytime walking program.

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	X				
Councilman Liang			X				
Councilman Patel	X		X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Ben Totten (PBA Local 45) presented an extensive statement on behalf of Englewood Cliffs Police Officers Association regarding health care coverage disputes for retiring officers. He detailed Captain Keith Wicker's 25-year career and battle with brain cancer, emphasizing contractual obligations for retiree health benefits. The PBA argued that the borough has historically honored negotiated terms and that changing contribution requirements violates past practice and affects current retirees and families.

Todd Coletta (Retired Lieutenant) supported the PBA position, stating he was one of the contract architects and that health care provisions remained unchanged from his 2013 retirement. He argued that Chapter 78 requirements shouldn't apply to existing contracts and that officers had already paid for benefits through salary concessions.

Jim Rice (Retired Sergeant) emphasized the health risks faced by department members, noting 15 officers who have had cancer, some fatal. He urged the council to consider the human impact of their decisions on officers who serve the community.

Michael (Retired Detective) highlighted Captain Wicker's contributions to the borough through DEA work that brought millions in asset forfeiture, helping fund officer hiring and equipment purchases. He emphasized the reciprocal relationship between officers and the community.

David Di Gregorio appealed directly to council members to make a motion honoring the contract immediately, stating it was the right thing to do morally and that legal technicalities shouldn't override conscience.

Melanie Simon supported finding a way to help Captain Wicker, noting the borough has funds for various purposes and should prioritize this need.

Councilman Luciano briefly expressed sympathy for Captain Wicker while shifting to other topics including Fifth Street assessments, 910-940 Sylvan Avenue escrow issues, and 800 Sylvan Avenue tax appeals.

Gloria Gregor paid tribute to Captain Wicker's character and service, then addressed affordable housing concerns about above-grade garages and settlement agreement precedents. She emphasized that new ordinances should serve the community's best interests rather than simply following previous settlement patterns. She also requested the overdue Sylvan Avenue

sewage report and asked for future town hall meetings to be properly advertised as public meetings for full council participation.

David Hill (Montvale, Retired Lieutenant) expressed concern about retroactive changes affecting retirees' planned finances, noting he has two children in college and planned retirement based on executed agreements.

Brian Murphy (Montvale, Retired Captain) requested reasonable resolution for all affected retirees while emphasizing support for Captain Wicker and his family.

Martin Gregor (resident) asked for clarification of the \$250,000 figure mentioned, its impact on average homeowner taxes, and potential legal penalties for continuing current payment practices.

Zahira Khan (Montvale, via Zoom) congratulated the borough on crescent lighting participation and connected Ramadan themes of fairness and accountability to the current situation, hoping for empathetic resolution.

Borough Administrator and Attorney Response: Borough Administrator Chowdhury acknowledged the PBA's courage in presenting their concerns and expressed sympathy for Captain Wicker's situation. He explained that the issue arose from Chapter 78 requirements not being negotiated in the current collective bargaining agreement. The law requires 35% contributions unless a different percentage is negotiated. He clarified that the borough has been attempting sidebar negotiations to avoid waiting for full contract negotiations, with offers made to significantly reduce the contribution percentage.

Chowdhury explained that equal treatment principles apply to all retirees, including current retirees with potential terminal illnesses. The labor attorney assured that spouse and children would continue receiving coverage in catastrophic situations, with only the contribution percentage in question. He emphasized the borough's desire to follow state law while being pragmatic, noting that past practices of approving separation agreements without proper legal and financial review had to be corrected.

Attorney Ferrero stated the matter is in legal proceedings with labor counsel guidance, involving Chapter 78 payment requirements. He suggested an executive session with labor counsel for the mayor and council to hear legal assessment and provide input on resolution preferences.

CFO provided additional context on the \$250,000 figure representing approximate 35% contribution from all retirees, translating to about \$95 per year impact on average households. The contribution percentages are tiered based on pension allowances, with 35% being the maximum. He reiterated that negotiated percentages could be significantly lower than 35%.

Borough Attorney Ferrero requested that affordable housing comments be heard first to allow Planner Michael Mistretta to respond before leaving for another meeting.

Affordable Housing Comments:

Councilman Luciano questioned whether the borough needs to proceed with affordable housing ordinances given that the Supreme Court has agreed to hear a New Jersey case, with the state attorney general's response due February 17th. He noted Justice Alito is from New Jersey and suggested the council might consider postponing action before March 11th.

Mary O'Shea (12 Irving Avenue) expressed concern about permitted accessory structures in the overlay zones, specifically structured multilevel parking garages. She noted the borough generally does not allow parking garages except for two existing ones (Unilever and another), and questioned why they should be permitted in these areas. O'Shea also complained about the short review period for the ordinances and requested more time for public input. She thanked DPW for improved snow plowing but noted a car remained parked on Third and Henry Streets throughout the storm without being ticketed.

Gloria Gregor emphasized concerns about above-grade garages, noting they obscure views and create light nuisances. She pointed out that LG's garage was specifically approved for that zone only, and such structures are not permitted elsewhere in town. Gregor advocated for discouraging below-grade garages along Sylvan Avenue due to topography concerns. She thanked Mistretta for incorporating resident requests, including Palisades protection and specific building height limitations.

Hamat Mehta (via Zoom) inquired about the Supreme Court case's impact on ordinance requirements and whether proceedings would be stayed if the Court grants relief. Planner Michael Mistretta responded that parking structure requirements were court-ordered for third-round overlay ordinances and were maintained for consistency with Fair Share Housing negotiations. He explained that eliminating mixed-use options while reducing building and impervious coverage requires maintaining parking structures for feasible development. The ordinances create a balance between different requirements. Attorney Ferrero clarified that there is no stay on current requirements, so all towns must proceed with present law compliance while awaiting any Supreme Court decision.

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

- January 14, 2026 Regular Meeting Minutes
- January 14, 2026 Closed/Executive Session Minutes

Motion to Approve Minutes

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							

PAYMENT OF VOUCHERS

RESOLUTION NO. 2026-82

RESOLUTION AUTHORIZING PAYMENT OF
VOUCHERS – FEBRUARY 2026 BILLS LIST

Motioned to Approve Resolution No. 2026-82 (Payment of Vouchers)

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							

ADOPTION OF ORDINANCES

Ordinance No. 2026-02

Motioned for the Second Reading of Ordinance No. 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 will 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

PUBLIC HEARING
(Privilege of the floor)

Motioned to Open the Public Hearing on Ordinance No. 2026-02

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							

No members of the public wished to be heard.

Motioned to Close the Public Hearing on Ordinance No. 2026-02

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 Adopt and Advertise Ordinance No. 2026-02

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							

Ordinance No. 2026-03

Motioned for the Second 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 will 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”

PUBLIC HEARING

(Privilege of the floor)

Motioned to Open the Public Hearing on Ordinance No. 2026-03

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							

No members of the public wished to be heard.

Motioned to Close the Public Hearing on Ordinance No. 2026-03

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							

Motioned to Adopt and Advertise Ordinance No. 2026-03

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz	X		X				
Councilman Liang			X				
Councilman Patel		XX	X				
Councilman Kapsaskis			X				

Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

INTRODUCTION OF ORDINANCES

Ordinance No. 2026-04

Motioned to Read the Ordinance Introduction / First Reading of Ordinance No. 2026-04
(Affordable Housing Ordinance – Fees, Set-Asides & UHAC Compliance)

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. 2026-04 by title:

ORDINANCE NO. 2026-04

AN ORDINANCE AMENDING SECTION 19
(AFFORDABLE HOUSING DEVELOPMENT FEES)
IN CHAPTER 30 (ZONING), OF THE CODE OF THE
BOROUGH OF ENGLEWOOD CLIFFS TO ADDRESS
THE REQUIREMENTS OF THE FAIR HOUSING ACT
(FHA) AS AMENDED, AND THE UNIFORM
HOUSING AFFORDABILITY CONTROLS (UHAC),
AS AMENDED, REGARDING COMPLIANCE WITH
THE BOROUGH'S AFFORDABLE HOUSING
OBLIGATIONS

**Motioned to Introduce and Advertise Ordinance No. 2026-04 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		X				
Councilman Patel			X				
Councilman Kapsaskis		X	X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Ordinance No. 2026-05

Motioned to Read the Ordinance Introduction / First Reading of Ordinance No. 2026-05
(Southern Sylvan Avenue Overlay Zone C & Affordable Housing Compliance)

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							

The clerk read Ordinance No. 2026-05 by title:

ORDINANCE NO. 2026-05

AN ORDINANCE TO ENACT SECTION 30-5.20 (SOUTHERN SYLVAN AVENUE OVERLAY ZONE C IN CHAPTER 30 (ZONING) OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO PROVIDE DISTRICT REGULATIONS FOR AN OVERLAY ZONE AND TO ADDRESS COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Motioned to Introduce and Advertise Ordinance No. 2026-05 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		X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

Ordinance No. 2026-06

Motioned to Read the Ordinance Introduction / First Reading of Ordinance No. 2026-06
(Southern Sylvan Avenue Overlay Zone D & Affordable Housing Compliance)

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		X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

The clerk read Ordinance No. 2026-06 by title:

ORDINANCE NO. 2026-06

AN ORDINANCE TO ENACT SECTION 30-5.19 (SOUTHERN SYLVAN AVENUE OVERLAY ZONE D IN CHAPTER 30 (ZONING) OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO PROVIDE DISTRICT REGULATIONS FOR AN OVERLAY ZONE AND TO ADDRESS COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Motioned to Introduce and Advertise Ordinance No. 2026-06 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		X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

AFFORDABLE HOUSING

RESOLUTION NO. 2026-83

RESOLUTION AUTHORIZING THE BOROUGH ATTORNEY TO EXECUTE A CONSENT ORDER FOR CONDITIONAL COMPLIANCE CERTIFICATION (AFFORDABLE HOUSING)

Motioned to Approve Resolution No. 2026-83

ROLL CALL

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

RESOLUTIONS

APPROVAL OF RESOLUTIONS - (CONSENT AGENDA)

2026 Professionals

RESOLUTION NO. 2026-84

APPOINTMENT OF MUNICIPAL RISK
MANAGEMENT CONSULTANT: AL
ALEXANDER AGENCY

RESOLUTION NO. 2026-85

APPOINTMENT OF BOROUGH COAH
ADMINISTRATIVE AGENT: TRIAD
ASSOCIATES

RESOLUTION NO. 2026-86

APPOINTMENT OF BOROUGH ELEVATOR
SUB-CODE CONTRACTOR: MUNICIPAL
INSPECTION CORPORATION

Tax Appeal Settlements

RESOLUTION NO. 2026-87

RESOLUTION AUTHORIZING THE
SETTLEMENT OF A TAX APPEAL FOR 333
SYLVAN AVENUE IN THE AMOUNT OF
\$36,519.00

RESOLUTION NO. 2026-88

RESOLUTION AUTHORIZING THE
SETTLEMENT OF A TAX APPEAL FOR 375
SYLVAN AVENUE IN THE AMOUNT OF
\$8,953.00

RESOLUTION NO. 2026-89

RESOLUTION AUTHORIZING THE
SETTLEMENT OF A TAX APPEAL FOR 385
SYLVAN AVENUE IN THE AMOUNT OF
\$8,202.00

RESOLUTION NO. 2026-90

RESOLUTION AUTHORIZING THE
SETTLEMENT OF A TAX APPEAL FOR 600
SYLVAN AVENUE IN THE AMOUNT OF
\$33,761.00

RESOLUTION NO. 2026-91

RESOLUTION AUTHORIZING THE
SETTLEMENT OF A TAX APPEAL FOR 474
SYLVAN AVENUE IN THE AMOUNT OF
\$1,165.00

RESOLUTION NO. 2026-92

RESOLUTION TO APPROVE THE
SETTLEMENT OF A TAX APPEAL FOR 800
SYLVAN AVENUE – CONOPCO, INC.

(UNILEVER) IN THE AMOUNT OF
\$483,166.64

Finance / Budget / Purchasing

RESOLUTION NO. 2026-93

RESOLUTION AUTHORIZING INCREASE IN
THE THRESHOLD FOR FIXED ASSETS
FROM \$1,000 TO \$5,000

Recreation

RESOLUTION NO. 2026-94

RESOLUTION AUTHORIZING THE
SUBMISSION OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
2026 LOCAL RECREATION IMPROVEMENT
GRANT PROGRAM APPLICATION

Miscellaneous

RESOLUTION NO. 2026-95

RESOLUTION CONCERNING ACCESSING
PUBLIC NOTICES FOR THE BOROUGH OF
ENGLEWOOD CLIFFS

MOTIONED TO APPROVE 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							

EXECUTIVE / CLOSED SESSION

RESOLUTION NO. 2026-96

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

Motion to Enter into Executive/Closed 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							

Motion 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							

Motioned to Approve Resolution No. 2026-97 to add Resolution No. 2026-97 to the agenda.

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							

Borough Administrator read Resolution No. 2026-97 authorizing Donald Burke, Esq. as special counsel to represent Mayor Park individually in the pending litigation, while Scott Salmon, Esq. continues representing the borough and remaining defendants.

Motioned to adopt Resolution No. 2026-97.

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							

OLD / NEW BUSINESS

No additional old or new business was presented.

ADJOURNMENT

MOTION TO ADJOURN MEETING

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							

MEETING ADJOURNED AT: 9:33PM

Respectfully submitted,

Beauty Nadim

Beauty Nadim, RMC/CMR
Borough Clerk