



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

Thursday, February 19, 2026 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: <https://youtube.com/live/ImWg-xVoA0s?feature=share>

Zoom: <https://www.zoomgov.com/j/1601885157?pwd=dNEBuyr4RqFZarkiIowYXPTBP4aHVx.1>

Meeting ID: 160 188 5157
Passcode: 243607

CALL TO ORDER: Mayor **Mark Park** called the Special Meeting of the Mayor and Council to order at **7:19 PM**. The Mayor noted that the meeting had been scheduled for **6:30 PM**, but began later than planned.

FLAG SALUTE – All present participated in the **Pledge of Allegiance**.

STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING ACT

Borough Administrator **Intashan Chowdhury** read the required statement of compliance.

This meeting was called pursuant to the provisions of the Open Public Meetings Act P.L. 1975, Ch. 231. Notice of this Special Meeting was sent to The Star Ledger, *The Record*, and *The Herald News* on February 17, 2026, subject to the 48-hour transmittal requirement, posted on the bulletin board in the Municipal Building and has remained continuously posted as the required notices under the Statute. Copies of the above-mentioned notice are available to the public and on file in the Office of the Municipal Clerk. This special meeting is called to address the items set forth on the agenda below.

Present:

- Councilwoman **Biegacz**
- Councilman **Liang**
- Councilman **Patel**
- Councilman **Kapsaskis**
- Councilman **Lee**
- Councilman **Koutroubas**

Also present:

- Mayor **Mark Park**

- Borough Attorney **Robert Ferraro**
- Borough Administrator **Intashan**

The meeting was conducted in a hybrid format, with participation both in person and via Zoom, and was live streamed on YouTube.

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

Lieutenant Gregory Romano, representing the Englewood Cliffs Police Officers Association, addressed the Council regarding retiree health care contributions. He expressed appreciation for the Council's support of health care coverage for Captain Wicker's family and discussed past contract negotiations related to retiree health benefits. Lieutenant Romano stated that officers made significant concessions during prior contract negotiations in order to preserve these benefits and urged the Council to honor the agreements previously negotiated.

Mary O'Shea, 12 Irving Avenue, spoke regarding the overlay zones for Zones C and D. She expressed opposition to mixed-use development in these zones, citing concerns about additional parking requirements, impervious coverage, and existing water drainage issues. Ms. O'Shea advocated for the version of the ordinances that removed mixed-use development and encouraged the Council to consider the long-term impact of zoning decisions.

A **resident (name not provided)** spoke in support of the police officers regarding their negotiated health care benefits, noting the risks associated with police service and encouraging the Council to reach a fair resolution.

Carol McMorrow, former Council member and former Borough Administrator, addressed the Council regarding the historical context of police contract negotiations. She described the 2011 interest arbitration award and subsequent contract negotiations that, according to her understanding, preserved post-retirement medical benefits for police officers. Ms. McMorrow noted the concessions made by officers in prior negotiations and emphasized the importance of honoring previously negotiated agreements.

Mrs. Gregor, speaking via Zoom, addressed concerns regarding the affordable housing overlay ordinances and the Borough's housing plan. She noted improvements made to earlier versions of the ordinances but expressed concern about the reintroduction of mixed-use development and potential impacts on traffic, infrastructure, and schools.

Mr. Gregor, also speaking via Zoom, commented on the Borough's fourth round affordable housing calculations and raised concerns regarding mixed-use development and housing unit projections associated with the overlay zones.

Borough Planner Michael Mastretta, speaking via Zoom, responded to several of the public comments. Mr. Mastretta clarified that communications with Fair Share Housing Center were conducted through the Borough Attorney and explained that the Borough's Fourth Round Housing Plan, adopted in June 2025, includes provisions permitting mixed commercial and residential redevelopment for certain sites. He further clarified calculations related to the Borough's 329-unit affordable housing obligation and associated credits.

Following public comment,

Borough Attorney Robert Ferraro addressed the Council regarding matters related to police retirement benefits. Mr. Ferraro noted that an interest arbitration proceeding was currently pending and explained that the Borough does not discuss individual employee retirement matters publicly due to privacy considerations. He further noted that applicable case law distinguishes between service retirement and disability retirement in connection with Chapter 78 health benefit contribution requirements.

Motion to Close the Public Hearing

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							

REINTRODUCTION OF ORDINANCES

Ordinance No. 2026-05

Motioned to Read the Ordinance Reintroduction / 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		
Councilman Liang	X		X				
Councilman Patel		X	X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas			X				
Mayor Park							

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

ORDINANCE NO. 2026-05

ORDINANCE TO ENACT § 30-5.19 (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 Reintroduce 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				
Councilman Liang	X		X				
Councilman Patel		X	X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas			X				
Mayor Park							

Ordinance No. 2026-06

Motioned to Read the Ordinance Reintroduction / 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				
Councilman Liang		X	X				
Councilman Patel	X		X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas			X				
Mayor Park							

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

ORDINANCE NO. 2026-06

AN ORDINANCE TO ENACT § 30-5.20 (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 Reintroduce 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				
Councilman Liang	X		X				
Councilman Patel		X	X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas			X				
Mayor Park							

EXECUTIVE / CLOSED SESSION

RESOLUTION NO. 2026-98

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

Motioned to Enter into Executive/Closed Session

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		X				
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas			X				
Mayor Park							

OLD / NEW BUSINESS

There was no new or old business

ADJOURNMENT

MOTIONED TO ADJOURN MEETING

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							

MEETING ADJOURNED AT: 9:33PM

Respectfully submitted,

Beauty Nadim

Beauty Nadim, RMC/CMR
Borough Clerk

The meeting minutes were done from audio/video recording.