



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

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

YouTube: <https://youtube.com/live/YLLEf3b8PBY?feature=share>

Zoom: <https://www.zoomgov.com/j/1611939917?pwd=wymUYL7kcF2FbfPoIjcgoM6UbnSbJe.1>

Meeting ID: 161 193 9917
Passcode: 821170

CALL TO ORDER: Mayor Mark Park called the meeting to order at 6:31 PM and led the flag salute.

STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING ACT

Borough Clerk read the required statement confirming the meeting was called pursuant to the Open Public Meetings Act, with proper notice given to newspapers and posted at the municipal building.

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	

Also were present: Borough attorney Mr. Ferraro, Borough Administrator and department heads

Absent:

Motioned to Excuse Absence of: Councilman Patel

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							

OATHS / APPOINTMENTS

Resignations

RESOLUTION NO. 2026-99

RESOLUTION ACCEPTING THE RESIGNATION
OF WILLIAM MCGUIRE AS PART-TIME FIRE
SUBCODE OFFICIAL AND FIRE INSPECTOR

Motioned to Approve Resolution No. 2026-99

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							

RESOLUTION NO. 2026-100

RESOLUTION ACCEPTING THE RESIGNATION
OF EDRIN DEVA AS FULL-TIME DEPARTMENT
OF PUBLIC WORKS LABORER

Motioned to Approve Resolution No. 2026-100

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							

Appointments

RESOLUTION NO. 2026-101

RESOLUTION APPOINTING RICHARD HESS AS
PART-TIME FIRE SUBCODE OFFICIAL AND
FIRE INSPECTOR AT AN ANNUAL SALARY OF
\$25,000.00

Motioned to Approve Resolution No. 2026-101

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							

RESOLUTION NO. 2026-102

RESOLUTION APPOINTING PETER
MCCAFFERTY AS FULL-TIME DEPARTMENT
OF PUBLIC WORKS LABORER AT AN ANNUAL
STARTING SALARY OF \$43,000.00 IN
ACCORDANCE WITH THE INTERNATIONAL
BROTHERHOOD OF TEAMSTERS LOCAL 97
COLLECTIVE BARGAINING AGREEMENT

Motioned to Approve Resolution No. 2026-102

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							

DEPARTMENT HEAD REPORTS

Administration - Administrator Chowdhury reported on technology initiatives including the redevelopment of the municipal website, transition to Quick Copper desktop system, launch of the My EC Cliffs mobile application with emergency alerts, and migration to SDL platform. The new systems are designed to improve resident services and provide unified digital experience. He noted successful delivery of OEM alerts during recent snow events and highlighted two bond ordinances for road resurfacing projects scheduled earlier in the year for more efficient work scheduling. The Floyd Street project, previously awarded NJDOT funding, will proceed to bid advertisement this week. Open space discussions continue with CNBC regarding tennis court facilities while pursuing grant opportunities. The annual audit will commence earlier this year per auditor recommendation.

Borough Attorney - Attorney Ferraro reported the Chaffee application will likely resume in April with dates to be posted on the borough website. Several lawsuit settlements are proposed on tonight's agenda reflecting the council's commitment to fiscally responsible resolution of older litigation. Three affordable housing ordinances are presented to maintain conditional certification pursuant to the consent order and housing element fair share plan.

Borough Engineer - Engineer reported Floyd Street NJDOT municipal aid project specifications are nearly complete with bid opening scheduled for April 1st and award required by end of April. Two bond ordinances are presented for the 2026 roadway project and Lori Drive improvements. The town received \$108,000 from NJDOT for Lori Drive improvements. Discussions with NJ Transit regarding bus services for Sylvan Avenue north of East Palisades are ongoing, with plans to contact Rockland Coaches about increased service. Applications have been submitted for East Bayview Avenue resurfacing grants and coordination with DPW on stormwater sensitive locations is planned.

Finance - CFO noted the bond ordinances and transfer of appropriation reserves resolution for moving funds between budget line items. The finance committee held its first productive budget meeting Monday, with department head meetings scheduled over the next two weeks and formal

budget introduction expected at the April meeting. The 2025 audit will begin by end of March or early April, expected to conclude by end of April or early May.

Police - Chief Henkelman thanked the Mayor for the moment of silence for Captain Wicker, who served 25 years and had tremendous community impact as evidenced by the extraordinary attendance at his wake services. During the February 22-23 blizzard, most residents obeyed the travel ban with few summonses issued, though towing services were overwhelmed. The Chief has attended briefings regarding the Iran conflict with no known threats to New Jersey or Englewood Cliffs. Extra traffic was noted due to planned Palisades Interstate Parkway closures for bridge repairs. Upcoming events include the Rubin Run on May 10th and Gran Fondo bike race on May 17th. Plans are underway for DMV mobile unit return and the Woody Clinic. Lieutenant Ron Waltz was commended for completing a challenging command and leadership course.

OEM - Director reported a preliminary damage assessment of approximately \$80,000 for the recent storm was sent to state OEM, including costs for police, fire, DPW, and school district services. The assessment will be amended to final costs in 1-2 months. Due to current Iran situation, municipalities must update emergency responder medication stockpile plans for biological events, with paperwork expected within a week.

Fire - Chief Nikow reported the February blizzard required 36-hour firehouse staffing with no incidents. A significant SUV fire at the 910-940 complex was quickly controlled with assistance from neighboring departments, though building evacuation was challenging as occupants were reluctant to leave. Vehicle damage to the firehouse monument and flagpole is being expedited through insurance. Planning is underway for significant public safety operations July 1-9 due to multiple simultaneous regional events including World Cup, Topsail, and air shows. The annual pancake breakfast partnership with Englewood Cliffs PTA will benefit the Class of 2026 eighth grade graduation activities.

Building - Construction activity is picking up as snow has melted and thawed. A demonstration for affordable housing apartment management is planned. The housing market appears to be improving with houses starting to sell again after a recent lull.

DPW - Superintendent Neville offered condolences to the Wicker family and police department. He thanked the council for Resolution 102 regarding McCafferty's appointment, noting the needed assistance, and wished Diva well in future endeavors. The February 22-23 blizzard dropped approximately 28 inches requiring coordinated efforts with all departments. An energy audit was completed with PSE&G showing optimistic equipment upgrade qualifications. Vehicle damage to the fire department memorial totaled approximately \$12,000 with contractors beginning repairs. Two 2005 vehicles requiring replacement are included in tonight's bond ordinances. Parks will reopen next month with anticipation for spring growth.

Recreation - Director reported termination of the community pass contract in favor of streamlined operations through new Edmunds software, allowing compliant camp employment processing. Spring programs including tennis, soccer, and basketball tots have launched. Work continues on the June 19th FIFA watch party and RFP development for the concession stand to be operational by April 11th baseball season start. Collaboration with the health department on fall prevention events is planned.

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

Lieutenant Geigery Romano of the Englewood Cliffs Police Officers Association spoke regarding retiree health care contributions, stating the borough administrator's claims about not following state law since 2011 are incorrect. He provided personal background of 25 years service and scheduled December 2025 retirement that was delayed due to denial of negotiated health insurance benefits. He requested the opportunity to present documentation showing these benefits were negotiated and preserved through meaningful concessions. He also asked when Captain Wicker's family would receive resolution memorializing their medical benefits due to disability pension case law requirements.

Andrew Nikow,

Is a resident, urged the governing body to respect police officers and work cooperatively to resolve the health benefits dispute without additional legal costs, emphasizing the police department's importance to community safety and property values.

Martin Geiger, resident, questioned why Mr. Mistretta hasn't presented on the important new ordinance, requested disclosure of savings amounts for the Mura and McMorro settlements, inquired about the four-month delay in authorizing the Lori Drive grant application, asked who prepared the bond ordinances and about specific cost items including police traffic director and construction management, questioned street selection criteria and coordination with the Boswell sewage report, and noted typographical errors in various documents.

Miss Gasconsales, resident, thanked DPW for snow removal and pathway cleaning to the dog run. She requested additional dog waste stations along Floyd Street, proper signage for ordinance enforcement, and speed limit enforcement measures including electronic signs and speed traps due to excessive speeding throughout town, particularly during off-peak hours.

Motioned to Close the Public Hearing

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							

Attorney Ferraro responded to settlement questions, noting the Mura demand was originally about \$200,000 settled for \$56,750, and McMorrow demand was around \$220,000 plus additional threatened billings, representing substantial reductions. He advised that police health care discussions should not occur in public due to current litigation and grievance proceedings. Administrator Chowdhury addressed several questions about grant applications, road selection criteria, and construction management, noting the engineering firm provides construction oversight and traffic detail costs are included for transparency. He explained the systematic approach to road analysis and selection based on multiple factors including condition, drainage, traffic patterns, and budget constraints.

APPROVAL OF MINUTES

- February 19, 2026 Closed/Executive Session (Special Meeting)

Motioned to Approve Minutes

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							

PAYMENT OF VOUCHERS

Councilwoman Biegacz questioned several bill list items including school custodial payments and DPW repair costs. She noted the ongoing school district agreement negotiations and inquired about \$22,477 in repairs and \$4,840 in tire costs, expressing concern about equipment replacement timing. Superintendent Neville explained the repairs covered five pump stations requiring constant operation and maintenance. CFO clarified the \$488,354 Joint Insurance Fund payment covers property casualty, general liability, workers compensation, and equipment coverage with an annual cost of approximately \$1,000,000.

RESOLUTION NO. 2026-103 RESOLUTION AUTHORIZING PAYMENT OF VOUCHERS – MARCH 2026 BILLS LIST

Motioned to Approve Resolution No. 2026-103 (Payment of Vouchers)

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							

ADOPTION OF ORDINANCES

Ordinance No. 2026-04

Motion for the Second 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		X				
Councilman Patel							X
Councilman Kapsaskis			X				
Councilman Lee			X				
Councilman Koutroubas			X				
Mayor Park							

The clerk will 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

PUBLIC HEARING

(Privilege of the floor)

Motioned to Open the Public Hearing on Ordinance No. 2026-04

The Borough Attorney opened the floor to the public. There being no objection from the Governing Body, the public portion proceeded.

No members of the public wished to be heard.

Motioned to Close the Public Hearing on Ordinance No. 2026-04

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 Adopt and Advertise Ordinance No. 2026-04

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							

Ordinance No. 2026-05

Motion for the Second 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				
Councilman Patel							X
Councilman Kapsaskis	X		X				
Councilman Lee			X				
Councilman Koutroubas			X				
Mayor Park							

The clerk will 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

PUBLIC HEARING

(Privilege of the floor)

Motioned to Open the Public Hearing on Ordinance No. 2026-05

Borough attorney just opened the floor to public and governing body didn't oppose.

Councilman Lee extensively questioned the ability to later modify FAR and impervious coverage requirements, citing AI research suggesting increases are possible but decreases could

result in lawsuits if economically infeasible for developers. Mr. Mistretta explained that any modifications would require review by Fair Share Housing Center and must go through proper authorization processes. He detailed the constraints of the amended Fair Housing Act's "look back" provision requiring increased density when prior mechanisms were unsuccessful, explaining the increase from 19 to 20 units per acre. The discussion covered cost generative measures restrictions and the plan's technical achievement of 57.5% of the fourth round obligation with two overlay zones.

Mrs. Geiger criticized the repetitive nature of ordinance presentations and questioned the "technically" qualified statement regarding meeting obligations, arguing the borough has already met 100% of its obligation when considering existing affordable housing units.

She questioned whether any modifications were made to the model ordinance for Englewood Cliffs. Mr. Mistretta responded that modifications were primarily filling in blanks for municipality-specific information with minimal substantive changes, noting the state may release an updated version in the future.

Mr. Mistretta explained this ordinance addresses longstanding resident concerns about flooding and lack of impervious coverage requirements in business zones. The ordinance establishes maximum impervious coverage and floor area ratio standards for B-1, B-2, B-3, and B-4 zones to control building mass and address localized flooding issues documented by residents. He emphasized the need for consistency between overlay zones and underlying zones, noting current regulations allow unlimited impervious coverage. The ordinance includes climate resiliency provisions requiring stormwater management systems that credit only 50% of impervious coverage, compelling developers to create more green space and protect neighboring residents from water runoff.

Motioned to Close the Public Hearing on Ordinance No. 2026-05

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 Adopt and Advertise Ordinance No. 2026-05

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							

Ordinance No. 2026-06

Motion for the Second 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				
Councilman Patel							X
Councilman Kapsaskis	X		X				
Councilman Lee			X				
Councilman Koutroubas			X				
Mayor Park							

The clerk will 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

PUBLIC HEARING
(Privilege of the floor)

Motioned to Open the Public Hearing on Ordinance No. 2026-06

Borough attorney just opened the floor to public and governing body didn't oppose.

Mr. Geiger questioned why the council doesn't engage an affordable housing expert attorney, noting contradictions in Mr. Mistretta's statements about defending ordinances while introducing new restrictions. He inquired about the HESPA amendment process and reiterated the need for specialized legal expertise.

Mrs. Geiger raised infrastructure concerns about underground utilities requirements along the county-controlled 9W corridor, questioning the practical implementation for developers given the borough's limited control over county roads.

Mr. Mistretta responded that the underground utilities provision encourages developers to explore opportunities for utility improvements where possible, even if requiring coordination with state or county authorities, as part of comprehensive development planning.

Attorney Ferraro addressed his affordable housing experience, noting significant involvement with multiple municipalities' affordable housing plans while acknowledging he doesn't claim expert status.

Motioned to Close the Public Hearing on Ordinance No. 2026-06

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 Adopt and Advertise Ordinance No. 2026-06

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				
Councilman Koutroubas	X		X				
Mayor Park							

AFFORDABLE HOUSING

RESOLUTION NO. 2026-104

RESOLUTION ADOPTING AN AFFIRMATIVE
MARKETING PROCESS FOR THE
ADMINISTRATION OF MARKETING
AFFORDABLE HOUSING UNITS

Motioned to Approve Resolution No. 2026-104

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							

RESOLUTION NO. 2026-105

RESOLUTION OF THE BOROUGH COUNCIL OF
THE BOROUGH OF ENGLEWOOD CLIFFS
APPROVING A FOURTH ROUND AFFORDABLE
HOUSING TRUST FUND SPENDING PLAN AND
REQUESTING COURT APPROVAL OF THE
SPENDING PLAN

Motioned to Approve Resolution No. 2026-105

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							

INTRODUCTION OF ORDINANCES

Ordinance No. 2026-07

Motioned to Read the Ordinance Introduction / First Reading of Bond Ordinance No. 2026-07

(Laurie Drive Improvements Phase 1 – NJ DOT MA 2026)

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 Bond Ordinance No. 2026-07 by title:

ORDINANCE NO. 2026-07

A BOND ORDINANCE TO AUTHORIZE THE IMPROVEMENT OF LAURIE DRIVE (FROM ROBERTS ROAD TO JOHNSON AVENUE) IN, BY AND FOR THE BOROUGH OF ENGLEWOOD CLIFFS, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$380,000 TO PAY THE COST THEREOF, TO APPROPRIATE A STATE GRANT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS

Councilwoman Biegacz. sought clarification on the \$380,000 total project cost versus the \$109,000 state grant, with Administrator Chowdhury explaining the NJDOT provides 75% funding upfront with remainder reimbursed upon project completion

Motioned to Introduce and Advertise Ordinance No. 2026-07 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. 2026-08

Motioned to Read the Ordinance Introduction / First Reading of Bond Ordinance No. 2026-08

(2026 Road Resurfacing and Drainage Improvement Program – Riverside Co-Op)

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 Bond Ordinance No. 2026-08 by title:

ORDINANCE NO. 2026-08

A BOND ORDINANCE TO AUTHORIZE THE 2026 ROAD RESURFACING AND DRAINAGE IMPROVEMENT PROGRAM IN, BY AND FOR THE BOROUGH OF ENGLEWOOD CLIFFS, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$750,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS

Motioned to Introduce and Advertise Ordinance No. 2026-08 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				
Councilman Lee			X				
Councilman Koutroubas			X				
Mayor Park							

Ordinance No. 2026-09

Motioned to Read the Ordinance Introduction / First Reading of Ordinance No. 2026-09

(Ordinance Establishing Schedule of Bulk Requirements – Impervious Coverage and Floor Area Ratio Standards)

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. 2026-09 by title:

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE BOROUGH OF ENGLEWOOD CLIFFS, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING SUBSECTION 30-6.1 OR ATTACHMENT 1 (SCHEDULE A - SCHEDULE OF REGULATIONS) AND SUBSECTION 30-2 (DEFINITIONS) OF CHAPTER 30 (ZONING) OF *THE MUNICIPAL CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS* TO ESTABLISH AN IMPERVIOUS COVERAGE) STANDARD IN THE B-1 OFFICE DISTRICT, B-2 LIMITED BUSINESS DISTRICT, B-3 SPECIAL RETAIL DISTRICT, B-4 RESTRICTED COMMERCIAL DISTRICT, RESIDENTIAL ASSISTED LIVING DISTRICT, I INSTITUTIONAL DISTRICT AND P-1 PUBLIC ZONE AND A FLOOR AREA RATIO (FAR) STANDARD IN THE B-1 OFFICE DISTRICT, B-2 LIMITED BUSINESS DISTRICT, B-3 SPECIAL RETAIL DISTRICT,

AND B-4
RESTRICTED COMMERCIAL DISTRICT

Motioned to Introduce and Advertise Ordinance No. 2026-09 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				
Councilman Lee			X				
Councilman Koutroubas			X				
Mayor Park							

RESOLUTIONS

APPROVAL OF RESOLUTIONS - (CONSENT AGENDA)

2026 Professionals

RESOLUTION NO. 2026-106

APPOINTMENT OF BOROUGH PUBLIC DEFENDER: KEVIN C. CORRISTON, ESQ. OF BRESLIN AND BRESLIN, P.A.

Litigation Settlements

RESOLUTION NO. 2026-107

RESOLUTION APPROVING ENTRY INTO SETTLEMENT AGREEMENT (KRANJAC)

RESOLUTION NO. 2026-108

RESOLUTION APPROVING ENTRY INTO SETTLEMENT AGREEMENT (MURA)

RESOLUTION NO. 2026-109

RESOLUTION APPROVING ENTRY INTO SETTLEMENT AGREEMENT (MCMORROW)

Technology

RESOLUTION NO. 2026-110

RESOLUTION AUTHORIZING THE ADVERTISEMENT OF REQUEST FOR PROPOSALS (RFP) FOR THE DIGITIZATION AND SCANNING OF BOROUGH RECORDS AND FILES, INCLUDING DOCUMENT PREPARATION, IMAGING, INDEXING, AND QUALITY ASSURANCE SERVICES

Department of Public Works

RESOLUTION NO. 2026-111

RESOLUTION AUTHORIZING THE PURCHASE OF A 2027 WESTERN STAR 47X CAB AND CHASSIS FOR THE DEPARTMENT OF PUBLIC WORKS (ROLL-OFF TRUCK) FROM HUDSON COUNTY MOTORS THROUGH THE BERGEN COUNTY COOPERATIVE PRICING SYSTEM (CONTRACT BC-BID-24-06) IN AN AMOUNT NOT TO EXCEED \$178,632.00, APPROPRIATED FROM CAPITAL IMPROVEMENT BOND ORDINANCE NO. 2025-10

RESOLUTION NO. 2026-112

RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF A PALFINGER AMERICAN ROLLOFF ARH-75-22 CABLE HOIST AND ACCESSORIES FOR THE DEPARTMENT OF PUBLIC WORKS (ROLL-OFF TRUCK) FROM CLIFFSIDE BODY CORP. THROUGH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE (CONTRACT #23/24-04) IN AN AMOUNT NOT TO EXCEED \$111,443.00, APPROPRIATED FROM CAPITAL IMPROVEMENT BOND ORDINANCE NO. 2025-10

RESOLUTION NO. 2026-113

RESOLUTION AUTHORIZING THE PURCHASE OF A 2027 WESTERN STAR 47X CAB AND CHASSIS FOR THE DEPARTMENT OF PUBLIC WORKS (DUMP TRUCK) FROM HUDSON COUNTY MOTORS THROUGH THE BERGEN COUNTY COOPERATIVE PRICING SYSTEM (CONTRACT BC-BID-24-06) IN AN AMOUNT NOT TO EXCEED \$146,918.00, APPROPRIATED FROM CAPITAL IMPROVEMENT BOND ORDINANCE NO. 2025-10

RESOLUTION NO. 2026-114

RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF DUMP BODY EQUIPMENT INCLUDING BODY, SIDE STEP, REAR APRON, STONE SHIELDS, TARP, BODY LIGHTING, CHAMPION U860 UNDERBODY HOIST AND ACCESSORIES FOR THE DEPARTMENT OF PUBLIC WORKS (DUMP TRUCK) FROM CLIFFSIDE BODY CORP. THROUGH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE (CONTRACT #23/24-04) IN AN AMOUNT NOT TO EXCEED \$63,418.00, APPROPRIATED FROM CAPITAL IMPROVEMENT BOND ORDINANCE NO. 2025-10

Park and Recreation

RESOLUTION NO. 2026-115

RESOLUTION AUTHORIZING THE ADVERTISEMENT OF REQUEST FOR PROPOSALS (RFP) FOR A CONCESSION OPERATOR FOR THE CONCESSION STAND AT WITTE FIELD LOCATED WITHIN JOHNSON PARK

Tax Court Judgements

RESOLUTION NO. 2026-116

RESOLUTION AMENDING RESOLUTION NO. 25-84 TO INCLUDE FREEZE ACT TAX CREDITS FOR TAX YEARS 2022 AND 2023 IN CONNECTION WITH THE SETTLEMENT OF A TAX APPEAL FOR BLOCK 601, LOT 12.03 (10 MARTIN COURT) IN THE TOTAL UPDATED AMOUNT OF \$1,412.80

RESOLUTION NO. 2026-117

RESOLUTION AMENDING RESOLUTION NO. 25-85 TO INCLUDE FREEZE ACT TAX REFUNDS FOR TAX YEARS 2021 AND 2022 IN CONNECTION WITH THE SETTLEMENT OF A TAX APPEAL FOR BLOCK 411, LOT 8 (52 SHERWOOD ROAD) IN THE TOTAL UPDATED AMOUNT OF \$3,398.00

RESOLUTION NO. 2026-118

RESOLUTION AMENDING RESOLUTION NO. 25-207 TO INCLUDE FREEZE ACT TAX REFUNDS FOR TAX YEARS 2020 AND 2021 IN CONNECTION WITH THE SETTLEMENT

OF A TAX APPEAL FOR BLOCK 310 LOT 15
(264 ASH STREET) IN THE TOTAL
UPDATED AMOUNT OF \$5,185.02

RESOLUTION NO. 2026-119

RESOLUTION AUTHORIZING A TAX
COURT JUDGMENT REFUND IN
CONNECTION WITH THE SETTLEMENT OF
A TAX APPEAL FOR BLOCK 1106, LOT 15
(24 LAURIE DRIVE) IN THE TOTAL
AMOUNT OF \$3,658.64

Finance

RESOLUTION NO. 2026-120

RESOLUTION AUTHORIZING TRANSFER
OF APPROPRIATION RESERVES FOR 2025
MUNICIPAL BUDGET

MOTIONED TO APPROVE CONSENT AGENDA

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							

EXECUTIVE / CLOSED SESSION

RESOLUTION NO. 2026-121

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

The Governing Body did not enter into Executive Session.

OLD / NEW BUSINESS

There were no Old or New business.

ADJOURNMENT

MOTIONED TO ADJOURN MEETING

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							

MEETING ADJOURNED AT: 9:02 PM

Respectfully submitted,

Beauty Nadim

Beauty Nadim, RMC/CMR
Borough Clerk

DRAFT