



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

Wednesday, April 8, 2026 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: https://youtube.com/live/CGFS6it0_V8?feature=share

Zoom: <https://www.zoomgov.com/j/1617079601?pwd=Won12ViZnfpKiLE5tjga3cSOr2aGMA.1>
Meeting ID: 161 707 9601
Passcode: 842099

CALL TO ORDER: Mayor Mark Park called the meeting to order at 6:34 PM.

FLAG SALUTE – The Flag Salute was conducted.

STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING ACT

Municipal Clerk Beauty Nadim read the statement confirming adequate notice of the meeting was provided in accordance with the Open Public Meetings Act. Legal notices were published in the *Star Ledger*, *Record*, and *Herald News* on January 5, 2026, and posted on January 9, 2026.

Statement of Compliance for Bergen County Open Space Application Public Hearing:

The Clerk read the compliance statement for the public hearing regarding the Bergen County Open Space Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund grant application.

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 present were Mayor Park, Borough Attorney Ferraro, Borough Administrator Chowdhury, Borough Engineer Garval, Police Chief Henkelman, and department heads.

Absent:

Motioned to Excuse Absence of: Councilman Koutroubas

ROLL CALL

COUNCIL MEMBER	MOTIONED	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							

CORRESPONDENCE AND COMMUNICATIONS

Borough Administrator Chowdhury announced that Municipal Clerk Beauty Nadim received a certificate of recognition from the Bergen County Municipal Clerks Association for five years of service.

Mayor Park recognized the passing of Joanne Henkelman and Orel Bellari and extended condolences. The Council observed a moment of silence.

Mayor Park also congratulated Borough Administrator Chowdhury on his recent engagement.

BERGEN COUNTY OPEN SPACE / TRUST FUND MUNICIPAL PROGRAM GRANT:

PRESENTATION: Administrator Chowdhury outlined the Borough's pursuit of grant funding for the renovation of the Whittie field tennis courts. The Borough is coordinating applications with both NJDCAL and Bergen County Open Space funding.

Engineer Garval presented a conceptual plan including resurfacing, striping, installation of nets, and fencing replacement, with an estimated cost of \$665,000. The plan allows for dual tennis and pickleball use.

Discussion included lease negotiations with CNBC, which are required to meet bonding requirements.

Governing Body Comments:

Councilman Kapsaskis inquired whether provisions would be included to accommodate pickleball, noting the sport's growing popularity and that tennis courts can be readily adapted for such use.

Borough Engineer Mr. Garval responded that the proposed design can accommodate pickleball through double striping, as has been done in other projects. He explained that courts may be striped for both tennis and pickleball while retaining standard tennis nets, or configured based on community preference, with some courts designated for one use or the other. He noted that these decisions would be finalized during the design phase and that the modifications are straightforward and easily implemented.

Councilman Liang inquired whether the project is dependent on the lease renegotiation and whether the status of the lease negotiations would impact the bonding schedule.

Borough Administrator Chowdhury responded that the project is partially dependent on the lease renegotiation. He explained that, upon award of grant funding, the Borough would be required to bond upfront for the project; however, bonding cannot proceed until the lease negotiations with CNBC are finalized. He noted that discussions are ongoing and the Borough is currently awaiting a response.

Borough Engineer Garval responded that, to his understanding, the bonding process is not immediately impacted, as the Borough is currently only submitting the application. He noted that a 15-year lease commitment will be required, but there is still time before the applicable deadline. He explained that the current action is preliminary in nature and limited to presenting the project and submitting grant applications, similar to the NJDCA LRIG process. No formal action has been taken to appropriate funds at this time. The Borough is seeking to secure grant funding first and will establish a project timeline thereafter. Mr. Garval further stated that the Bergen County Open Space application requires a public presentation and input as part of the submission process, and that the County uses this information as part of its evaluation of the application.

Councilman Lee inquired about the current condition of the tennis courts, noting his prior use of the facility and stating that while one court appeared to be in poor condition, the remaining courts were generally in better condition based on his past observations. He compared the facility to other county and municipal courts he has used and noted that, in his view, one court was significantly worse than others, although his assessment was based on conditions from the previous year. He further commented on typical seasonal impacts on outdoor courts, including water accumulation and freeze-thaw conditions, and questioned whether underlying drainage or base conditions could result in recurring cracking despite resurfacing efforts.

Borough Engineer Garval responded that the proposed rehabilitation would include removal of the existing asphalt surface, typically approximately three inches depending on existing conditions. He explained that once asphalt becomes cracked, deterioration accelerates over time, necessitating full replacement of the surface. He stated that the project would involve installing new asphalt, and that if the subsurface is found to be in poor condition, it would also be repaired; however, in many cases the subsurface remains sound and only the asphalt layer requires replacement. He further noted that the final painted surface is not structural but serves for appearance and playability. Mr. Garval added that properly installed asphalt surfaces typically have a lifespan of approximately 10 to 20 years, resulting in a durable and improved court condition for future use.

PUBLIC HEARING / COMMENT (5 Minutes) –

(Privilege of the floor)

Motioned to Open the Public Hearing for Bergen County Open Space Application

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							

Public Comments:

Martin Geiger

Mr. Geiger inquired about the project estimate, specifically asking where engineering and ancillary fees were included and whether such costs were considered soft costs, noting that soft costs are typically approximately 10 percent of the project budget. He further asked whether engineering or related professionals are compensated if the grant application is not approved.

Mr. Geiger also referenced the requirement for a 15-year lease commitment, noting prior discussion among officials and stating his understanding that the Borough does not currently own the tennis courts. He inquired whether obtaining a 15-year lease is a condition of receiving the grant, including for both the current and prior grant submissions.

He further stated that, in his understanding, the grant application primarily requires permission for the Borough to proceed with construction. He noted that if the total project cost is approximately \$665,000 plus an estimated 10 percent in soft costs, and anticipated grant funding exceeds \$500,000, he questioned why the Borough could not consider paying the remaining balance from operating capital or capital funds rather than issuing bonds.

Mr. Geiger additionally stated that the Borough typically maintains sufficient cash on hand and that fronting several hundred thousand dollars in project costs with expected reimbursement is not uncommon in other municipal projects. He indicated that this approach could be feasible in certain circumstances.

He further stated that, if a 15-year lease cannot be secured from the current property owner, it may still be possible to proceed with the tennis court renovation in a manner that would still provide public benefit and continued use of the facility.

Borough Administrator

The Borough Administrator responded that the requirement referenced pertains only to the bonding process. He further explained that while use of cash on hand could be considered if available, that was not the case. He stated that many grant programs, including NJDCA funding, typically require municipalities to front project costs and subsequently seek reimbursement, using an approximate estimate of \$600,000 as an example.

The Borough Administrator further noted that, ideally, if the Chief Financial Officer determines that sufficient funds are available within the operating budget, that could present an alternative option for consideration. He stated that the matter could be further discussed.

The Chief Financial Officer

The Chief Financial Officer responded that, once the grant is awarded and final project costs and grant amounts are known, the Borough will evaluate the appropriate funding mechanism to cover any remaining balance. He stated that this determination would be made at a later stage.

The CFO further explained that the lease term is relevant to bonding requirements, noting that while a 15-year lease may be required for bonding, the Borough could still proceed with the project if there is reasonable assurance of continued use of the tennis courts for a number of years, even if the full lease term has not yet been finalized.

Carin Geiger

Carin Geiger

Ms. Geiger inquired about the project vendors and suggested that pavement work should not be undertaken. She further asked about the requirements for use by residents and suggested that priority access should be given to Borough residents.

Borough Administrator Response:

The Borough Administrator responded that the Borough has established a fee schedule and operational framework to prioritize resident access, with discretion provided to the Recreation Director in managing facility use and allocations. He explained that the Borough has structured its policies to ensure resident priority in facility access, including through permits and programming historically managed by the Recreation Department.

He further stated that the Borough's prior ordinance revisions in the fall addressed compliance requirements for grant eligibility while preserving operational discretion for the Recreation Director to manage access for resident groups and established programs. He noted that while some facilities historically operated with key fob or open-access systems, current procedures allow continued administrative control consistent with grant requirements and municipal policy. The Borough Administrator added that these adjustments place the Borough in a stronger position to pursue grant funding, as the updated policies align with applicable grant program requirements. He further stated that an opt-out clause or early termination of access agreements is a concern that should be addressed to ensure that capital improvements are not undermined by premature loss of facility access, noting that such issues could negatively impact the value of municipal investments.

Dan Dubelman

Mr. Dubelman stated that he is both a Borough resident and the Recreation Director, and noted his prior participation in competitive sports and recreational programming. He explained that the Borough's long-term vision for the tennis courts is to bring the facilities in line with the overall standards and "brand" of Englewood Cliffs, enhancing community amenities while also creating potential revenue opportunities through structured programming and reservations.

He stated that the goal is to move toward a more reservation-based system that allows both residents and the Borough greater control over court usage and scheduling. He further noted that improved facilities would enhance community value and may provide opportunities for increased revenue generation.

Mr. Dubelman added that while the current facilities remain usable and functional in a limited capacity, the proposed improvements would significantly enhance the quality and management of the courts.

Motioned to Close the Public Hearing for Bergen County Open Space Application

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							

RESOLUTION NO. 2026-121

**RESOLUTION ENDORSING THE BERGEN COUNTY
OPEN SPACE TRUST FUND APPLICATION**

Motioned to Approve Resolution No. 2026-121

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	X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

DEPARTMENT HEAD REPORTS

a. Administration

Administrator Chowdhury reserved his report and thanked the Council for their well wishes.

b. Borough Attorney

Attorney Ferraro reported on ongoing litigation matters, including progress in federal court and upcoming hearings.

c. Borough Engineer

Engineer Garval reported on:

- Floyd Street NJDOT project (low bid received)
- Laurie Drive grant and bonding
- 2026 roadway resurfacing program
- Sewer repair initiatives and contractor bidding

d. Finance

The CFO reported ongoing budget workshops, with introduction anticipated in May.

e. Police Department

Chief Henkelman provided updates on investigations, inspections, staffing, and upcoming events. He also acknowledged recent personal loss and departmental support.

f. Office of Emergency Management (OEM)

The OEM Director submitted Hazard Mitigation Plan materials. No further report.

g. Fire Department

The Fire Chief reported on mutual aid responses, training activities, and upcoming July 4th planning. Community events were also highlighted.

h. Building Department

The Building Official reported increased property values and discussed drainage solutions for residential properties.

i. Department of Public Works (DPW)

DPW reported on stormwater work, pothole repairs, community events, and upcoming recycling programs.

j. Recreation Department

Director Dubelman reported strong program participation, financial improvements, and upcoming initiatives, including community events and system upgrades.

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							

Martin Geiger

Mr. Geiger reiterated concerns previously raised by members of the Governing Body regarding the lack of a visual map or plan identifying proposed roadway resurfacing locations and sanitary and stormwater sewer repair areas. He stated that he believed the stormwater and sewer repair program was approximately \$2.4 million and referenced prior reports, noting that Boswell Engineering completed the initial investigation, while Gilmore Engineers prepared the design plans for the recommended repairs.

Mr. Geiger requested clarification regarding the status and source of the engineering reports, noting that the Boswell report was issued in June 2024 and referenced previously released materials. He also inquired about the total roadway mileage in the Borough and was advised that there are approximately 22 road miles.

Mr. Geiger further commented on pothole reporting procedures, questioning why residents are required to report roadway defects rather than municipal crews or other Borough personnel identifying them during routine operations. He referenced specific roadway conditions, including a recurring rough or uneven surface area at the intersection of Route 9W northbound and Middlesex Avenue, and requested that it be added to the Borough's repair list.

Mr. Geiger continued with questions regarding park conditions at Whitty Field, specifically the grassy area between Johnson Avenue and the park sidewalk. He noted that while improvements have been made since the park's opening, the area does not yet appear fully established and asked whether it will eventually be restored to a grass surface.

Mr. Geiger also inquired about the status of the park water fountain, asking whether it had been reconnected.

Additionally, Mr. Geiger referenced a prior Council action to relocate a veterans' sign at Veterans Park and noted that, as of his most recent observation, the sign had not yet been moved. He asked whether the relocation was still planned.

Response (Administration):

It was stated that the grass at Whitty Field is expected to continue to establish over time. The water fountains have been replaced with water bottle filling stations.

Regarding the Veterans Park sign, it was confirmed that relocation remains planned and will be completed in conjunction with future landscaping and planting improvements.

Response (Councilwoman Biegacz):

Councilwoman Biegacz responded to Mr. Geiger regarding the inquiry about cameras in the park, stating that the matter had been discussed. She clarified that, following the incident, direction was given to obtain quotes for review concerning the potential installation of cameras.

Carin Geiger:

Ms. Geiger raised several concerns regarding recent Borough actions and ongoing projects. She questioned the removal of an existing plaque at Whitty Field and the installation of a new plaque, stating that this action was not publicly discussed and expressing concern that it removed historical recognition of prior governing body members and past renovations. She requested clarification as to who authorized the change.

Ms. Geiger also commented on Resolution No. 131, expressing concern that the proposed funding amount may be insufficient to meaningfully review multiple departments and that the associated RFQ lacked specificity regarding scope and objectives. She suggested the Borough reconsider and better define the initiative.

She inquired about the status of the Route 9W sewer study and related funding, noting prior reports and the absence of recent updates. She also requested public access to the Phase 1 sewer project report and reiterated the need for clearer planning tools, such as maps identifying roadway and sewer projects.

Ms. Geiger further questioned tree-related services, suggesting the Borough consider additional evaluation through a competitive RFQ process. She asked about the status of a pending escrow item not reflected on the bills list.

Lastly, Ms. Geiger commented on the relocation of memorial stones from the park, noting that prior discussions contemplated retaining them within the park as part of a memorial walkway. She expressed concern regarding their potential relocation and emphasized the importance of preserving their historical context.

Response (Borough Administrator):

The Borough Administrator thanked Ms. Geiger for her comments and provided clarification on several items. He stated that the Borough previously issued a Request for Proposals (RFP) for arborist and environmental services as part of the professional services packet in the fall,

noting that Concord was the sole respondent. He further explained that on-call tree removal services are being bid separately due to costs in prior years exceeding the statutory bid threshold, necessitating a formal procurement process.

Regarding the NJDCA grant program, he explained that it is a new initiative under the Local Efficiency Achievement Program (LEAP), with a maximum award of \$100,000. He noted that the Borough has applied for the grant and that awards are anticipated around June 1. He clarified that the authorization resolutions allow the Borough to prepare and proceed with necessary steps, such as drafting specifications, but do not indicate that contracts have been awarded or work commenced.

The Borough Administrator further explained that the intent of the grant is to conduct municipal management, enhancement, and efficiency studies across selected departments. He noted that the scope of work will align with the grant requirements and that any future RFP will include qualifications tailored to the specific departments under review, requiring appropriate expertise in each respective field. He added that similar studies have been conducted by other municipalities and that the Borough is positioning itself to proceed efficiently should grant funding be awarded.

Response (Borough Engineer Garval):

Mr. Garval responded that the Borough currently has separate maps identifying the proposed roadway improvements and the Phase 1 sanitary sewer improvement areas. He noted that there does not appear to be any immediate overlap between the two. He further stated that a combined map displaying both projects can be prepared and presented at a future Council meeting for clarity.

Response (Borough Administrator):

The Borough Administrator clarified that Ms. Geiger was referring to the development of a comprehensive digital GIS mapping system that integrates roadway, sewer, and other infrastructure data into a single platform. He stated that the Borough has already funded and initiated this effort, with the goal of consolidating all relevant infrastructure information into one centralized database for improved planning and analysis.

He noted that this system is intended to include historical and current data to assist in evaluating roadway and utility conditions. He further acknowledged that additional steps may be required to incorporate all sewer mapping data, particularly from prior studies.

The Borough Administrator added that the Borough has requested underlying data and materials from previous reports, including those related to the Route 9W sewer study, in order to integrate them into the system; however, not all requested information has yet been received.

Public Comment (Zoom)

Carol McMorrow:

Ms. McMorrow stated that she had several questions based on prior discussions and documents obtained through an OPRA request submitted on March 5. She explained that her request sought records related to building conditions at the municipal facility located at Tenaflly Road (Tencon Terrace), including environmental reports, testing data, RFQs, and invoices for police locker installations.

Ms. McMorrow referenced a 2021 Colliers report and expressed concern regarding a notation indicating that insulation in a plenum area was observed but not sampled, questioning who

directed that testing not be conducted and whether the plenum system impacts other areas of the building.

She also referenced a 2023 environmental report recommending lead wipe testing due to the presence of a gun range and inquired whether such testing had been performed. Additionally, she raised questions regarding police lockers purchased in 2021 that she stated were not installed, as well as a subsequent rejection of renovation bids in 2022, which she understood to be related to asbestos concerns.

Ms. McMorrow questioned whether asbestos or other hazardous materials had been identified, what remediation actions, if any, had been taken, and whether building occupants and the public had been properly informed. She emphasized concerns regarding potential long-term health impacts for employees, former employees, and the public.

Finally, Ms. McMorrow requested clarification regarding a recent PEOSHA inspection, asking whether any hazardous conditions were identified, whether air and environmental testing had been conducted, what corrective measures were taken, and whether any areas of the building were restricted or required public notice. She noted the importance of transparency regarding public health and safety matters.

Response (Borough Administrator)

The Borough Administrator thanked Ms. McMorrow for her questions and provided a detailed response regarding the PEOSHA inspection and related environmental concerns at the municipal facility. He stated that, following the recent inspection and exit conference conducted last week, representatives from the State of New Jersey and union representatives were present and that the discussion was productive. He noted that all parties were provided with the same information that had been made available through prior OPRA requests. He reported that initial air quality testing conducted during the inspection indicated acceptable conditions, with no immediate concerns identified. He added that minor maintenance items related to HVAC systems and cleaning were identified and were being addressed by the Department of Public Works.

With respect to asbestos, the Borough Administrator stated that asbestos is present within portions of the building but emphasized that it is not hazardous when properly contained and undisturbed. He further stated that lead testing associated with the gun range was conducted and that the Borough is awaiting formal results from the State of New Jersey, along with recommendations for any additional remediation or consultant services if needed.

He noted that the Police Chief has temporarily closed the firing range as a precaution while results and recommendations are pending and that appropriate corrective actions will be taken based on the findings, in coordination with finance and procurement requirements.

Regarding prior renovation and locker room work, the Borough Administrator stated that bid submissions were previously rejected due to insufficient funding for asbestos abatement requirements. He indicated that the Borough continues to possess the previously procured lockers and that capital funding has been set aside and may be supplemented in future bond ordinances to address facility improvements as needed.

He concluded by stating that the Borough remains committed to addressing any identified issues and ensuring appropriate follow-up based on state findings. He offered to continue discussions with Ms. McMorrow and the Police Chief outside of the meeting to provide further clarification and stated that additional information will be shared once formally received from the State.

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

- February 11, 2026 Regular Meeting Minutes
- February 11, 2026 Closed/Executive Session Meeting Minutes
- February 19, 2026 Special Meeting Minutes
- March 11, 2026 Regular Meeting Minutes

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

RESOLUTION NO. 2026-122

RESOLUTION AUTHORIZING PAYMENT OF
VOUCHERS – APRIL 2026 BILLS LIST

Motioned to Approve Resolution No. 2026-122 (Payment of Vouchers)

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							

ADOPTION OF ORDINANCES

Ordinance No. 2026-07

MOTIONED for the Second 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	X				
Councilman Liang			X				
Councilman Patel			X				
Councilman Kapsaskis	X		X				
Councilman Lee			X				
Councilman Koutroubas							X
Mayor Park							

The clerk 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

PUBLIC HEARING
(Privilege of the floor)

Motioned to Open the Public Hearing on Bond Ordinance No. 2026-07

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 Bond Ordinance No. 2026-07

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							

MOTIONED to Adopt and Advertise Bond Ordinance No. 2026-07

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. 2026-08

MOTIONED for the Second 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 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

PUBLIC HEARING
(Privilege of the floor)

Motioned to Open the Public Hearing on Bond Ordinance No. 2026-08

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							

Public Comments:

Chief Nikow:

Chief Nikow inquired about the impact of rising construction material costs, specifically noting that asphalt and related materials have significantly increased in price due to fluctuations in oil costs. He asked whether there are contingencies in place to account for potential cost increases or whether the scope of the project could be adjusted to mitigate such risks. He expressed concern regarding possible cost overruns at the time of construction if material prices continue to rise.

Response (Borough Administrator):

The Borough Administrator responded that, with respect to cost escalation concerns, the Borough participates in the Riverside Cooperative purchasing program administered by Northvale. He stated that the Borough submitted its project quantities and, following review with the Borough Engineer and DPW Superintendent, the projected costs are currently within budget and came in slightly below initial estimates. He noted that the Borough is now proceeding with procurement and project assignment.

He further explained that the Borough Engineer incorporated a contingency buffer into the project estimates to account for market volatility and potential increases in construction material costs, including asphalt. He added that similar considerations were applied to other projects, such as the Laurie Drive improvements, to mitigate risk associated with fluctuating economic conditions.

The Borough Administrator concluded that the Riverside Cooperative project is within acceptable cost parameters and that the Laurie Drive project is anticipated to be fully grant funded, thereby minimizing financial exposure to the Borough.

Motioned to Close the Public Hearing on Bond Ordinance No. 2026-08

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							

Motioned to Adopt and Advertise Ordinance No. 2026-08

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							

INTRODUCTION OF ORDINANCE(S)

None

RESOLUTIONS

APPROVAL OF RESOLUTIONS - (CONSENT AGENDA)

Grant Application

RESOLUTION NO. 2026-123

RESOLUTION AUTHORIZING BOROUGH OF
ENGLEWOOD CLIFFS NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
2026 MERP GRANT PROGRAM

OEM

RESOLUTION NO. 2026-124

RESOLUTION ADOPTING THE BERGEN
COUNTY MULTI-JURISDICTIONAL
HAZARD MITIGATION PLAN

Health Benefits

RESOLUTION NO. 2026-125

RESOLUTION APPOINTING EB
EMPLOYEE SOLUTIONS, LLC, DBA THE
DIFFERENCE CARD TO PROVIDE
HEALTH REIMBURSEMENT ACCOUNT
(HRA) SERVICES IN CONNECTION WITH
THE NEW JERSEY STATE HEALTH
BENEFITS PROGRAM HIGH-DEDUCTIBLE
HEALTH PLAN OPTION FOR THE
BOROUGH OF ENGLEWOOD CLIFFS

Engineering Services

RESOLUTION NO. 2026-126

RESOLUTION AUTHORIZING FASTECH CONSULTING ENGINEERS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR CONSTRUCTION INSPECTION AND ADMINISTRATION SERVICES TO THE BOROUGH OF ENGLEWOOD CLIFFS IN SUPPORT OF NJDOT FY 23/24 MUNICIPAL AID PROJECT FOR THE RECONSTRUCTION OF FLOYD STREET AS SET FORTH IN THE GRANT APPLICATIONS IN AN AMOUNT NOT TO EXCEED \$23,040.00

RESOLUTION NO. 2026-127

RESOLUTION AUTHORIZING FASTECH CONSULTING ENGINEERS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR CONSTRUCTION INSPECTION AND ADMINISTRATION SERVICES TO THE BOROUGH OF ENGLEWOOD CLIFFS IN SUPPORT OF 2026 ROAD PAVING PROGRAM AND ASSOCIATED WORK VIA THE RIVERSIDE CO-OP IN AN AMOUNT NOT TO EXCEED \$69,320.00

RESOLUTION NO. 2026-128

RESOLUTION AUTHORIZING FASTECH CONSULTING ENGINEERS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR PREPARATION OF CONSTRUCTION PLANS AND SPECIFICATIONS SUITABLE FOR PUBLIC BIDDING, GET NEW JERSEY DEPARTMENT OF TRANSPORTATION APPROVAL, RECOMMENDATION AND AWARD OF CONTRACT AS WELL AS CONSTRUCTION INSPECTION AND ADMINISTRATION SERVICES TO THE BOROUGH OF ENGLEWOOD CLIFFS IN SUPPORT OF NJ DOT FY 26 MUNICIPAL AID PROJECT FOR RESURFACING OF LAURIE DRIVE AS SET FORTH IN THE GRANT APPLICATIONS IN AN AMOUNT NOT TO EXCEED \$63,920.00

Shade Tree

RESOLUTION NO. 2026-129

RESOLUTION DEVELOPING A WOODLAND GARDEN IN THE FORESTED AREA OF

JOHNSON PARK (END OF FLOYD STREET)
USING PRIMARY UNDERSTORY PLANT
MATERIAL AND MATURE TREE PRUNING
TECHNIQUES THROUGH VOLUNTEER
SERVICES OF SHADE TREE COMMISSION
IN PARTNERSHIP WITH THE DEPARTMENT
OF PUBLIC WORKS

RESOLUTION NO. 2026-130

RESOLUTION ESTABLISHING A
BEAUTIFICATION INITIATIVE TO PLANT
SHADE AND FLOWERING TREES IN THE
BOROUGH RIGHT-OF-WAYS IN FALL 2026
UTILIZING DEDICATED FUNDING AND
NEW GRANT OPPORTUNITIES PROVIDED
BY THE NEW JERSEY URBAN FORESTRY
PROGRAM

Procurement (RFPs-RFOs/Bids/Competitive Contracting)

RESOLUTION NO. 2026-131

RESOLUTION AUTHORIZING THE
ADVERTISEMENT OF A REQUEST FOR
QUALIFICATIONS AND PROPOSALS FOR
COMPREHENSIVE EVALUATIONS OF THE
MUNICIPAL POLICE DEPARTMENT,
MUNICIPAL COURT, FINANCE OFFICE AND
DEPARTMENT OF PUBLIC WORKS,
CONTINGENT UPON RECEIPT OF A
MUNICIPAL ENHANCEMENT REVIEW
PROGRAM (MERP) GRANT AWARD FROM
THE NEW JERSEY DEPARTMENT OF
COMMUNITY AFFAIRS

RESOLUTION NO. 2026-132

RESOLUTION AUTHORIZING THE
ADVERTISEMENT OF BIDS FOR ON-CALL
TREE REMOVAL SERVICES

RESOLUTION NO. 2026-133

RESOLUTION AWARDED A FAIR AND
OPEN AWARD TO D&L PAVING
CONTRACTORS INC. FOR 25-08 - FLOYD
STREET ROADWAY IMPROVEMENTS
PHASE 2

RESOLUTION NO. 2026-134

RESOLUTION AUTHORIZING THE
ADVERTISEMENT OF BIDS FOR PHASE 1

OF BOROUGH-WIDE SANITARY SEWER
IMPROVEMENTS

Raffle License

RESOLUTION NO. 2026-135

RESOLUTION APPROVING RAFFLE
LICENSE ID# 491-5-25954 TENAFLY
NATURE CENTER

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							

OLD / NEW BUSINESS

**MOTIONED TO ADD ON AGENDA AND ENTER EXECUTIVE SESSION PURSUANT
TO RESOLUTION 2026-136 FOR POLICE AND SECURITY MATTERS**

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							

MOTIONED TO EXIT EXECUTIVE SESSION

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							

**MOTIONED TO
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: 9:30PM

Respectfully submitted,

Beauty Nadim

Beauty Nadim, RMC/CMR
Borough Clerk

DRAFT