

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS  
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION  
RESOLUTION NO. 2026-89**

**TITLE: RESOLUTION TO APPROVE THE SETTLEMENT OF A TAX  
APPEAL FOR 385 SYLVAN AVENUE IN THE AMOUNT OF  
\$8,202.00**

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**WHEREAS**, the Mayor and Council of the Borough of Englewood Cliffs have been advised of the proposed settlement of a property Tax Appeal filed by 385 SYLVAN AVE LLC. (herein the Tax Appeal) under Docket Numbers: 5565-2021, 5787-2022, 4224-2023, 3600-2024, and 2845-2025 ; and

**WHEREAS**, the subject property consists of one parcel located at Block 412 Lot 6 and is more known as 385 Sylvan Avenue, on the tax assessment map of the Borough; and

**WHEREAS**, the Governing Body has been advised as to the merits of the subject Tax Appeal settlement by legal counsel and the Borough tax assessor; and

**WHEREAS**, the proposed Tax Appeal settlement components are set forth in the attached Schedule A hereto and made a part hereof; and

**WHEREAS**, it is in the best interest of the Borough to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove; and

**WHEREAS**, the Tax Assessor has been consulted with and is in agreement with the settlement; and

**WHEREAS**, the judgment will result in a refund in the amount of \$8,202.00; and

**WHEREAS**, the Chief Financial Officer has certified the availability of funds; and

**WHEREAS**, the line-item appropriation is GL Account No. 6-01-250-004 – Reserve Tax Appeals

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Englewood Cliffs, that the settlement of the aforesaid Tax Appeal be finalized in accordance with the enclosed Schedule A; and


**BE IT FURTHER RESOLVED** that with respect to same, the Mayor, Borough Administrator, Borough Attorney and /or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purpose set forth in this Resolution.

**BE IT FURTHER RESOLVED** that the Judgment is accepted, and the Finance and Tax offices are instructed to take the necessary steps to refund and/or credit the account.


**CERTIFICATION**

I hereby certify that this resolution, consisting of 2 page(s) was adopted at a Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held this 11th day of February 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz		✓	✓			
Liang			✓			
Patel			✓			
Kapsaskis	✓		✓			
Lee			✓			
Koutroubas						✓
Mayor Park						


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**Mark Park**  
 Mayor  
  


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**Beauty Nadim, RMC/CMR**  
 Municipal Clerk

## SCHEDULE A

- A. The terms of the aforesaid tax appeal settlement for the property located at Block 412, Lot 6, shall consist of the following:

2021- WITHDRAWN

2022- WITHDRAWN

2023- WITHDRAWN

2024- WITHDRAWN

2025- Reduction from \$2,981,200.00 to \$2,717,000.00

2026- Reduction from \$2,981,200.00 to \$2,550,000.00

**MEMO**

TO: MAYOR & COUNCIL  
FROM: KARL J. NORGAARD, ESQ.  
DATE: JANUARY 12, 2026  
RE: 385 SYLVAN AVE, LLC V. BOROUGH OF ENGLEWOOD CLIFFS,  
BLOCK 412; LOT 6 (385 Sylvan Avenue)

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Dear Mayor & Council,

I have provided you with a Resolution to approve the Settlement of a tax appeal known as 385 SYLVAN AVE, LLC V. BOROUGH OF ENGLEWOOD CLIFFS. The appeals were filed for the following years: 2021, 2022, 2023, 2024, and 2025. This agreement was reached with the input of tax assessor, Sarah Holbig, as well as the Borough's appraisal firm Integra Realty Resources.

The parties have agreed to a reduction in assessment as follows:

2021- WITHDRAWN  
2022- WITHDRAWN  
2023- WITHDRAWN  
2024- WITHDRAWN  
2025- Reduction from \$2,981,200.00 to \$2,717,000.00  
2026- Reduction from \$2,981,200.00 to \$2,550,000.00

The refund will be in the amount of \$8,202.00.

If you have any questions, please contact the undersigned or Ms. Holbig directly.

Karl J. Norgaard, Esq.