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

TUESDAY, NOVEMBER 10, 2026 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: https://youtube.com/live/Rr8DpNM576U?feature=share

Zoom: https://www.zoomgov.com/j/1651269735?pwd=JtDoko0WmT1n7qre3lpXz5qE4kaiGp.1
Meeting ID: 165 126 9735
Passcode: 150670

CALL TO ORDER: Mayor Mark Park will call the meeting to order at 6:30 PM.

FLAG SALUTE –

STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING ACT

Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act P.L. 1975, Ch. 231, setting forth the time, date, place and purpose of this Public Meeting through a legal notice published in *The Star Ledger, The Record*, and *The Herald News* on January 5, 2026 and published on January 9, 2026, posted on the bulletin board in the Municipal Building and has remained continuously posted as the required notices under the Statute. Notice has also been made available on the Borough's official website in accordance with applicable law, including P.L. 2025, c.72. Copies of the above-mentioned notice are available to the public and on file in the office of the Municipal Clerk.

ROLL CALL

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

Absent:

Motion to Excuse Absence of: _____

ROLL CALL

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

CORRESPONDENCE, COMMUNICATIONS AND REQUESTS

- **Correspondence from Palisades Interstate Park Commission** - dated October 1, 2026, to help raise awareness of common sources of stormwater pollution and to encourage simple, practical steps to prevent contaminants from entering waterways to protect the Hudson River and natural resources.

PROCLAMATION

None

PRESENTATION

- 2026 Best Practices Inventory – Chief Financial Officer and Borough Administrator

DEPARTMENT HEAD REPORTS

- **Administration –**
- **Borough Attorney –**
- **Borough Engineer-**
- **Finance / Tax –**
- **Police -**
- **OEM –**
- **Fire -**
- **Construction / Building / Housing –**
- **Department of Public Works –**
- **Recreation-**

PUBLIC HEARING / COMMENT (5 Minutes) –
(Privilege of the floor)

Motion to Open the Public Hearing

ROLL CALL

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

Motion to Close the Public Hearing

ROLL CALL

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

APPROVAL OF MINUTES

- October 14, 2026 Regular Meeting

Motion to Approve Minutes

ROLL CALL

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

PAYMENT OF VOUCHERS

RESOLUTION NO. 2026-247 RESOLUTION AUTHORIZING PAYMENT OF VOUCHERS – NOVEMBER 2026 BILLS LIST

Motion to Approve Resolution No. 2026-238 (Payment of Vouchers)

ROLL CALL

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

ADOPTION OF ORDINANCE(S)

Ordinance No. 2026-18

Motion for the Second Reading of Ordinance No. 2026-18

(Amended Overlay Zone C Ordinance)

ROLL CALL

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

The clerk will read Ordinance No. 2026-18 by title:

ORDINANCE NO. 2026-18 AN ORDINANCE TO AMEND § 30-5.19 (SOUTHERN SYLVAN AVENUE OVERLAY ZONE C) IN CHAPTER 30 (ZONING) OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO ESTABLISH MAXIMUM BUILDING HEIGHT STANDARDS, MINIMUM COMMERCIAL SPACE REQUIREMENTS FOR MIXED-USE DEVELOPMENT, AND DEFINITIONS FOR "COMMERCIAL USE" AND "MIXED-USE DEVELOPMENT" IN THE SOUTHERN SYLVAN AVENUE OVERLAY ZONE C IN COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

PUBLIC HEARING
(Privilege of the floor)

Motion to Open the Public Hearing on Ordinance No. 2026-18

ROLL CALL

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

Motion to Close the Public Hearing on Ordinance No. 2026-18

ROLL CALL

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

Motion to Adopt and Advertise Ordinance No. 2026-18

ROLL CALL

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

Ordinance No. 2026-19

Motion for the Second Reading of Ordinance No. 2026-19
(Amended Overlay Zone D Ordinance)
ROLL CALL

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

The clerk will read Ordinance No. 2026-19 by title:

ORDINANCE NO. 2026-19 AN ORDINANCE TO AMEND § 30-5.20 (SOUTHERN SYLVAN AVENUE OVERLAY ZONE D) IN CHAPTER 30 (ZONING) OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO ESTABLISH MAXIMUM BUILDING HEIGHT STANDARDS, MINIMUM COMMERCIAL SPACE REQUIREMENTS FOR MIXED-USE DEVELOPMENT, AND DEFINITIONS FOR "COMMERCIAL USE" AND "MIXED-USE DEVELOPMENT" IN THE SOUTHERN SYLVAN AVENUE OVERLAY ZONE D IN COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

PUBLIC HEARING
(Privilege of the floor)

Motion to Open the Public Hearing on Ordinance No. 2026-19
ROLL CALL

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

Motion to Close the Public Hearing on Ordinance No. 2026-19
ROLL CALL

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

Motion to Adopt and Advertise Ordinance No. 2026-19

ROLL CALL

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

INTRODUCTION OF ORDINANCE(S)

Ordinance No. 2026-20

Motion for Introduction and First Reading of Ordinance No. 2026-20

(2026 Various Capital Improvements)

ROLL CALL

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

The clerk will read Ordinance No. 2026-20 by title:

ORDINANCE NO. 2026-20

A BOND ORDINANCE PROVIDING AN APPROPRIATION OF $1,100,000 FOR VARIOUS CAPITAL IMPROVEMENTS AND ACQUISITIONS IN AND FOR THE BOROUGH OF ENGLEWOOD CLIFFS, COUNTY OF BERGEN, NEW JERSEY, AND AUTHORIZING THE ISSUANCE OF $1,045,000 IN BONDS OR NOTES OF THE BOROUGH TO FINANCE A PORTION OF THE APPROPRIATION

Motion to Introduce and Advertise Ordinance No. 2026-20 for Public Hearing in Accordance with the law.

ROLL CALL

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

Ordinance No. 2026-21

Motion for Introduction and First Reading of Ordinance No. 2026-21
(Revised Film Permit Ordinance – Film Ready NJ)
ROLL CALL

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

The clerk will read Ordinance No. 2026-21 by title:

ORDINANCE NO. 2026-21 AN ORDINANCE REPEALING AND REPLACING SECTION 4-8 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF ENGLEWOOD CLIFFS ENTITLED "COMMERCIAL AND MOVIE FILMING"

Motion to Introduce and Advertise Ordinance No. 2026-21 for Public Hearing in Accordance with the law.
ROLL CALL

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

RESOLUTIONS

OATHS / APPOINTMENTS

RESOLUTION NO. 2026-248 RESOLUTION AUTHORIZING THE APPOINTMENT OF EDWARD BROCKINGTON AS A VOLUNTEER FIREFIGHTER FOR THE ENGLEWOOD CLIFFS FIRE DEPARTMENT

MOTION TO APPROVE RESOLUTION NO. 2026-248
ROLL CALL

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

APPROVAL OF RESOLUTIONS - (CONSENT AGENDA)

Procurement (RFPs-RFQs/Bids/Competitive Contracting/Co-Operative)

RESOLUTION NO. 2026-249	RESOLUTION AUTHORIZING THE EMERGENCY PROCUREMENT OF GOODS AND SERVICES NECESSARY FOR THE RELOCATION OF THE ENGLEWOOD CLIFFS POLICE DEPARTMENT HEADQUARTERS
RESOLUTION NO. 2026-250	RESOLUTION AUTHORIZING AN AMENDMENT TO RESOLUTION NO. 2026-196 REGARDING THE CONTRACT WITH FOVEONICS DOCUMENT SOLUTIONS FOR DIGITIZATION OF RECORDS THROUGH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY (ESCNJ) COOPERATIVE CONTRACT NO. 65MCESCCPS/ESCNJ 25/26-40
RESOLUTION NO. 2026-251	RESOLUTION AUTHORIZING AN AMENDATORY CONTRACT AND APPROVING CHANGE ORDER NO. 1 TO THE PROFESSIONAL SERVICES CONTRACT WITH VERDANTAS LLC FOR LICENSED SITE REMEDIATION PROFESSIONAL ENGINEERING SERVICES RELATED TO THE DEPARTMENT OF PUBLIC WORKS OIL TANK REMOVAL PROJECT, INCREASING THE CONTRACT BY $11,500 FOR A REVISED TOTAL CONTRACT AMOUNT NOT TO EXCEED $53,000

Personnel

RESOLUTION NO. 2026-252	RESOLUTION APPOINTING EB EMPLOYEE SOLUTIONS, LLC, DBA THE DIFFERENCE CARD TO PROVIDE HEALTH REIMBURSEMENT ACCOUNT (JIRA) SERVICES IN CONNECTION WITH THE NEW JERSEY STATE HEALTH BENEFITS PROGRAM IDGH-DEDUCTIBLE HEALTH PLAN OPTION FOR THE BOROUGH OF ENGLEWOOD CLIFFS

Engineering

RESOLUTION NO. 2026-253 RESOLUTION APPROVING FASTECH CONSULTING ENGINEERS PROPOSAL TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR WATERSHED ASSESSMENT REPORT AND ASSOCIATED WORK REQUIRED BY NJDEP AS PART OF MS4 PERMIT TO IMPROVE WATER QUALITY AND REDUCE FLOODING IN AN AMOUNT NOT TO EXCEED $87,200

Litigation

RESOLUTION NO. 2026-254 RESOLUTION AUTHORIZING THE ASSIGNMENT OF CLEARY GIACOBBE ALFIERI JACOBS LLC, AS PREVIOUSLY APPOINTED SPECIAL COUNSEL, TO REPRESENT THE BOROUGH OF ENGLEWOOD CLIFFS IN CHALLENGING THE 2027 TABLE OF EQUALIZED VALUATIONS ISSUED BY THE NEW JERSEY DIVISION OF TAXATION (RATIO CHALLENGE)

Affordable Housing

RESOLUTION NO. 2026-255 RESOLUTION AUTHORIZING THE BOROUGH ATTORNEY TO EXECUTE A CONSENT ORDER FOR FINAL COMPLIANCE CERTIFICATION (AFFORDABLE HOUSING)

MOTION TO APPROVE CONSENT AGENDA (RESOLUTIONS NO. 2026-249 THROUGH 2026-255)
ROLL CALL

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

EXECUTIVE (CLOSED) SESSION

RESOLUTION NO. 2026-256 RESOLUTION AUTHORIZING TO ENTER INTO EXECUTIVE / CLOSED SESSION FOR MATTERS PERTAINING TO PERSONNEL, PENDING LITIGATION, AND LEGAL CLAIMS

Motion to Enter into Executive/Closed Session
ROLL CALL

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

OLD / NEW BUSINESS

ADJOURNMENT

MOTION TO ADJOURN MEETING
ROLL CALL

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

MEETING ADJOURNED AT:_____