



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

WEDNESDAY, SEPTEMBER 9, 2026 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: <https://youtube.com/live/OI8mLY-txwU?feature=share>

Zoom: <https://www.zoomgov.com/j/1654310471?pwd=OmoucPkt75RYZtuJKnJ7lssN3EfFEL.1>

Meeting ID: 165 431 0471

Passcode: 777730

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

- **Palisades Interstate Park Commission** – Submitted legal notification that an application for Coastal General Permit 10 will be submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the replacement of the existing bulkhead on the site (Block 1403, Lots 1, 1.01 & 1.05). No further action is required. However, the complete permit application package can be reviewed at the Municipal Clerk's Office or at the Department's Trenton Office. The DEP welcomes comments and any information that may be provided concerning the proposed development and site within 15 calendar days of receiving the letter.
- **Bergen County Open Space Trust Fund** – Submitted a public hearing notice that on Thursday, October 1, 2026, the Bergen County Open Space Trust Fund Public Advisory Committee will conduct a public hearing on the proposed funding allocations for the Trust Fund's 2026 Funding Round in the County Commissioner Public Meeting Room on the 5th Floor of the County Administration Building, One Bergen County Plaza, Hackensack, NJ.

PROCLAMATION

- **Honoring Nisha Liana Evangelista and The TeenSpace**: Recognizing Bergen County Academies junior Nisha Liana Evangelista, founder of The TeenSpace, a youth-led nonprofit promoting mental and emotional well-being through creative expression and peer support. The organization has impacted more than 4,000 young people, established 30+ chapters, and brought its mission locally through youth programming and educational materials at the Englewood Cliffs Summer Camp.

PRESENTATION

None

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

- August 12, 2026 Regular Meeting
- August 12, 2026 Executive Session

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. 2026-223

**RESOLUTION AUTHORIZING PAYMENT OF
VOUCHERS – SEPTEMBER 2026 BILLS LIST**

Motion to Approve Resolution No. 2026-223 (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. 2026-15

Motion for the Second Reading of Ordinance No. 2026-15

(Bamboo Regulations)

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. 2026-15 by title:

ORDINANCE NO. 2026-15

AN ORDINANCE ADOPTING REGULATIONS FOR
THE PLANTING, GROWING AND/OR
CULTIVATING OF BAMBOO

Motion to Accept Amendments of Ordinance No. 2026-15

(Fire Prevention)

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							

PUBLIC HEARING

(Privilege of the floor)

Motion to Open the Public Hearing on Ordinance No. 2026-15

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. 2026-15

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 Amended Ordinance No. 2026-15

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. 2026-16

Motion for Introduction and First Reading of Ordinance No. 2026-16

(Certificate of Zoning Compliance)

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. 2026-16 by title:

ORDINANCE NO. 2026-16

AN ORDINANCE TO REPEAL A PORTION OF SECTION 9-17 OF THE BOROUGH CODE ENTITLED “CERTIFICATE OF CONTINUED OCCUPANCY” AND ADOPTING SECTION 30-18 OF THE BOROUGH CODE ENTITLED “CERTIFICATE OF ZONING COMPLIANCE FOR RESALE, RENTAL, OR TRANSFER OF TITLE”

Motion to Introduce and Advertise Ordinance No. 2026-16 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. 2026-17

Motion for Introduction and First Reading of Ordinance No. 2026-17

(Residential Stormwater Management Regulations)

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. 2026-17 by title:

ORDINANCE NO. 2026-17

AN ORDINANCE TO AMEND AND
SUPPLEMENT CHAPTER 30 OF THE
REVISED GENERAL ORDINANCES OF THE
BOROUGH OF ENGLEWOOD CLIFFS,
ENTITLED “ZONING,” TO ESTABLISH
RESIDENTIAL REDEVELOPMENT AND
DRAINAGE MITIGATION REQUIREMENTS

Motion to Introduce and Advertise Ordinance No. 2026-17 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

None

APPROVAL OF RESOLUTIONS - (CONSENT AGENDA)

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

RESOLUTION NO. 2026-224

RESOLUTION AUTHORIZING AN AWARD TO QUICK COPPER TECHNOLOGIES FOR THE PURCHASE OF INTERNET AND VOIP SERVICES IN THE AMOUNT OF \$19,752.48 FOR VOIP AND \$12,768.00 FOR INTERNET FOR A ONE (1) YEAR TERM

RESOLUTION NO. 2026-225

RESOLUTION EXTENDING AWARD OF CC# 25-02 FOR GRANT WRITING CONSULTANT COMPETITIVE CONTRACT TO MILLENIUM STRATEGIES IN A FAIR AND OPEN MANNER

RESOLUTION NO. 2026-226

RESOLUTION EXTENDING AWARD OF CC# 25-04 FOR INFORMATION TECHNOLOGY CONSULTANT COMPETITIVE CONTRACT TO QUIKTEKS INC. IN A FAIR AND OPEN MANNER

RESOLUTION NO. 2026-227

RESOLUTION AWARDED A FAIR AND OPEN AWARD TO YOUR WAY CONSTRUCTION FOR BID #26-07 – LAURIE DRIVE TO ROBERTS ROAD REPAVING PROJECT – PHASE ONE (NJ DOT FUNDED)

RESOLUTION NO. 2026-228

RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 TO MODIFY THE CONTRACT FOR THE PROJECT KNOWN AS THE FLOYD STREET ROADWAY IMPROVEMENTS PHASE 2 WITH D&L PAVING CONTRACTORS INC FOR AN ADDITIONAL \$6,256.00 MAKING THE NEW AMOUNT NOT TO EXCEED \$176,423.35

Personnel

RESOLUTION NO. 2026-229

RESOLUTION AUTHORIZING PAYMENT OF ACCRUED LEAVE BENEFITS TO CAPTAIN KEITH WICKER OF THE ENGLEWOOD CLIFFS POLICE DEPARTMENT

Shared Services

RESOLUTION NO. 2026-230

RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE COUNTY OF BERGEN FOR THE PROVISION OF HIGH-SPEED FIBER OPTIC INTERNET SERVICE AT THE ENGLEWOOD CLIFFS POLICE DEPARTMENT, COUNCIL CHAMBERS, AND MUNICIPAL COURT LOCATED AT 10 KAHN TERRACE

RESOLUTION NO. 2026-231

RESOLUTION AUTHORIZING THE BOROUGH OF ENGLEWOOD CLIFFS TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE COUNTY OF BERGEN FOR ANIMAL CONTROL SERVICES FOR 2027-2030

Engineering / Tax Collector

RESOLUTION NO. 2026-232

RESOLUTION AUTHORIZING THE APPROVAL OF THE EXCESS SEWER USERS RATE OF \$3.1905 PER 1000 GALLONS FOR 2026 BILLING

Recreation

RESOLUTION NO. 2026-233

RESOLUTION AUTHORIZING THE BOROUGH TO ENTER INTO A CONTRACT WITH TRIPLE A TENNIS LLC TO PROVIDE TRAINING AND INSTRUCTION AS PART OF THE BOROUGH'S RECREATION PROGRAM

RESOLUTION NO. 2026-234

RESOLUTION ADOPTING RULES AND REGULATIONS FOR THE USE OF THE BOROUGH'S TENNIS COURTS

MOTION TO APPROVE CONSENT AGENDA (RESOLUTIONS No. 2026-224 THROUGH 2026-234)

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							

MAYORAL APPOINTMENTS

MAYORAL APPOINTMENT TO THE SHADE TREE COMMISSION

(Does Not Require Council Consent)

<u>Board</u>	<u>Name</u>	<u>Position</u>	<u>Term Expires</u>
Shade Tree Commission	Anthony Fiorino	Member	12/31/2026

EXECUTIVE (CLOSED) SESSION

RESOLUTION NO. 2026-235

RESOLUTION AUTHORIZING TO ENTER INTO
EXECUTIVE / CLOSED SESSION FOR MATTERS
PERTAINING TO ATTORNEY-CLIENT PRIVILEGE,
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:_____