BOROUGH OF

Englewood Cliffs

NEW JERSEY

Communication, Correspondence, and Requests

PALISADES INTERSTATE PARK COMMISSION
P.O. Box 155 Alpine, New Jersey 07620
Phone: (201) 768-1360 ♦ Web: njpalisades.org
Palisades Interstate Park Commission

Steven R. Shallop
Superintendent

October 1, 2026

Subject: Help Protect the Hudson River from Stormwater Pollution

Dear Community Partner:

The Palisades Interstate Park Commission is reaching out to our neighboring municipalities, businesses, and property owners to help protect the Hudson River and the natural resources that make our region such a special place to live, work, and visit.

The purpose of this advisory is to raise awareness of common sources of stormwater pollution and encourage simple, practical steps to prevent contaminants from entering our waterways. The actions taken at your facilities and properties can make a meaningful difference in protecting local streams, wetlands, the Hudson River, and the wildlife and recreational areas that depend on clean water.

Storm drains are designed to carry rainwater and snowmelt runoff. Unlike sanitary sewer systems, stormwater generally flows into nearby waterways without treatment. As a result, pollutants that enter a storm drain can travel directly into the environment.

One concern is an *illicit connection*—an unauthorized connection or discharge that allows wastewater or other non-stormwater flows to enter the storm sewer system. Examples include wastewater from sinks, floor drains, vehicle washing, industrial activities, or sanitary sewer lines.

Other common sources of stormwater pollution include:

- Oil, fuel, grease, and automotive fluids;
- Paints, solvents, detergents, and cleaning chemicals;
- Wash water from vehicles, equipment, and buildings;
- Sanitary wastewater discharged into storm drains;
- Litter, leaves, grass clippings, and other yard waste; and
- Sediment, concrete washout, and construction debris.

What can your organization do?

We encourage you to review your property's practices and drainage systems and take the following precautions:

- Store and dispose of waste properly, and keep dumpsters covered and in good condition.
- Clean up spills promptly and prevent oils, chemicals, and other contaminants from reaching storm drains.
- Ensure vehicle, equipment, and building wash water is managed and discharged appropriately.
- Keep storm drain inlets, catch basins, and surrounding areas clear of debris.

HELP PROTECT OUR WATERWAYS!

PALISADES INTERSTATE PARK STORMWATER ORDINANCES

DISPOSE OF TRASH PROPERLY



- Use designated trash and recycling receptacles.
- Never leave litter, food waste, or other debris behind.
- Help keep parks, overlooks, and picnic areas clean for everyone.

DO NOT FEED WILDLIFE



- Feeding wildlife can harm animals and disrupt natural behavior.
- Leftover food and waste can be carried into storm drains and waterways.

PICK UP PET WASTE



- Always pick up and properly dispose of pet waste.
- Pet waste contains bacteria and pollutants that can wash into waterways during rainstorms.

ONLY RAIN DOWN THE DRAIN



- Never dump trash, oil, chemicals, paint, sewage, or other pollutants into storm drains or waterways.
- Stormwater drains directly to local waterways without treatment.

ILLICIT CONNECTIONS & ILLEGAL DUMPING PROHIBITED



- Do not allow any pipe, hose, or connection to discharge pollutants into the storm drainage system.
- Report suspicious discharges, unusual odors, discolored water, or illegal dumping to Park Police (201) 768-6001.

BOROUGH OF

Englewood Cliffs

NEW JERSEY

Ordinances

BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY

ORDINANCE NO. 2026-18

TITLE: **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**

(SOUTHERN SYLVAN AVENUE OVERLAY ZONE C ORDINANCE - BLOCK 617, LOTS 6 AND 13-17)

WHEREAS, the Borough of Englewood Cliffs (the "Borough" or "Englewood Cliffs") filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action ("DJ Action") pursuant to N.J.S.A. 52:27D-301 et seq. (the "Fair Housing Act") on January 30, 2025; and

WHEREAS, the DJ Action incorporated Resolution #25-27 adopted by the Borough Council on January 28, 2025, which committed to the Borough's Fourth Round affordable housing obligations as a Present Need of zero (0) units and a Prospective Need of three hundred twenty-nine (329) units as calculated by the Department of Community Affairs ("DCA"), which no party appealed, and committed to the adoption of a Fourth Round Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1 et seq., the Borough of Englewood Cliffs Planning Board adopted the Fourth Round HEFSP, dated June 2025, on June 26, 2025; and

WHEREAS, the Fourth Round HEFSP was endorsed by the Borough Council by Resolution No. 25-142 on June 27, 2025 and was filed on June 30, 2025; and

WHEREAS, Fair Share Housing Center ("FSHC") filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's Fourth Round HEFSP on August 29, 2025; and

WHEREAS, the Borough and FSHC agreed to amicably resolve the issues set forth in the challenge through a Consent Order filed on January 27, 2026 ("Consent Order"), which further clarified the Borough's compliance mechanisms and conditions for achieving compliance certification for the Fourth Round; and

WHEREAS, the Borough Council authorized the Borough Attorney to execute the Consent Order via Resolution No. 2026-83 on February 11, 2026; and

WHEREAS, in accordance with the Consent Order and the Borough's Fourth Round HEFSP, the Borough committed to addressing a portion of its Fourth Round Unmet Need obligation through the creation of an overlay zone ("Southern Sylvan Avenue Overlay Zone C") for the properties located at 510 Sylvan Avenue, 516 Sylvan Avenue, 520 Sylvan Avenue, 530 Sylvan Avenue, 540 Sylvan Avenue, and 550 Sylvan Avenue, identified as Block 617, Lots 6 and 13-17 on the Borough tax maps, which shall permit a maximum density of 20 dwelling units per acre with a required minimum 20% affordable housing set-aside for multi-family residential development or a maximum density of 24 dwelling units per acre with a required minimum 20% affordable housing set-aside for mixed-use development; and

WHEREAS, per the Consent Order and the Borough's Fourth Round HEFSP, and in accordance with the deadline established by the Fair Housing Act to adopt all implementing ordinances by March 15, 2026, the Borough established the Southern Sylvan Avenue Overlay Zone C via Ordinance No. 2026-05, which was adopted by the Borough Council on March 11, 2026; and

WHEREAS, on April 9, 2026, FSHC filed an extension request for further review and comment regarding the Borough's implementing ordinances adopted in accordance with the March 15, 2026 deadline established by the Fair Housing Act; and

WHEREAS, as part of achieving Fourth Round compliance certification and to further clarify the regulations of Southern Sylvan Avenue Overlay Zone C in response to comments provided by FSHC, the Borough seeks to amend the provisions of the Southern Sylvan Avenue Overlay Zone C to establish maximum building height standards, minimum commercial space requirements for mixed-use development, and definitions for "commercial use" and "mixed-use development;"

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Englewood Cliffs in the County of Bergen, State of New Jersey as follows:

Section 1. § 30-5.19 (Southern Sylvan Avenue Overlay Zone C) in Chapter 30 (Zoning) of the Code of the Borough of Englewood Cliffs is hereby amended to read as follows:

§ 30-5.19 SOUTHERN SYLVAN AVENUE OVERLAY ZONE C.

§ 30-5.19.1 Purpose.

a. To implement the Consent Agreement between the Borough of Englewood Cliffs and Fair Share Housing Center dated January 27, 2026 (Docket No. BER-L-775-25) by permitting Block 617, Lot 6 (516 Sylvan Avenue), Block 617, Lot 13 (550 Sylvan Avenue), Block 617, Lot 14 (540 Sylvan Avenue), Block 617, Lot 15 (530 Sylvan Avenue), Block 617, Lot 16 (520 Sylvan Avenue), and Block 617, Lot 17 (510 Sylvan Avenue) to be developed with inclusionary multi-family residential development or mixed-use development based upon the standards set forth herein.

b. This section establishes the Southern Sylvan Avenue Overlay Zone C, which shall be applied, as shown in the attached map as Attachment A, in the following areas:[1]

    1. Southern Sylvan Avenue Overlay Zone C shall consist of the area located along Sylvan Avenue, northeast of Palisade Avenue and southwest of Demarest Avenue, which is comprised of the existing B-4 and R-B Zoning Districts. The Overlay Zone shall apply only to the following properties: Block 617, Lot 6 (516 Sylvan Avenue), Block 617, Lot 13 (550 Sylvan Avenue), Block 617, Lot 14 (540 Sylvan Avenue), Block 617, Lot 15 (530 Sylvan Avenue), Block 617, Lot 16 (520 Sylvan Avenue), and Block 617, Lot 17 (510 Sylvan Avenue).

[1] *Attachments on file in the Borough offices.*

c. The Southern Sylvan Avenue Overlay Zone C shall permit a maximum density of 20 dwelling units per acre with a required minimum 20% affordable housing set-aside for rental and/or for-sale units in multi-family residential development or a maximum density of 24 units per acre with a required minimum 20% affordable housing set-aside for rental and/or for-sale units in mixed-use development. No affordable unit shall be age-restricted.

d. Definitions. The following terms, as used in this section, shall have the following meanings:

AVERAGE FINISHED GRADE

Shall mean the average finished grade of a building or structure measured at intervals of ten (10) feet along each exterior wall of the building or structure, i.e. the sum of the results of such finished grade measurements, divided by the number of such measurements.

BUILDING COVERAGE

Shall mean that portion of a lot covered by the largest floor area of all structures, both principal and accessory.

BUILDING HEIGHT, ACCESSORY BUILDING OR STRUCTURE

Shall mean the measurement from the average finished grade to the midpoint of the roof for pitched roofs and the highest point of the roof deck for flat roofs, for any accessory buildings or structures.

BUILDING HEIGHT, MULTI-FAMILY DWELLING, TOWNHOUSE OR STACKED TOWNHOUSE

Shall mean the measurement of the vertical distance from the average finished grade to the highest point of the roof deck which intersects the building's exterior walls.

COMMERCIAL USE

Shall mean an establishment used for any of the following activities and in compliance with the minimum floor area requirement under § 30-5.19.3.d of the Borough Code: retail, restaurant, office, or personal and professional services (which shall include services related to personal financial, technical, and other daily needs to individual consumers, including but not limited to salons and beauty shops, dry cleaners, tailors, shoe repair, banks and financial service institutions, print and express ship stores, tax preparation, insurance and real estate agent offices, and private tutoring and test prep centers). Drive throughs shall not be permitted for any commercial use.

DWELLING, MULTI-FAMILY

Shall mean a building containing three (3) or more dwelling units, including units that are located one over another, where entranceways, hallways, basements, attics, storage areas, heating systems, yards and similar services in the building may be individual, shared in common, or in combination.

ELEVATION ABOVE MEAN SEA LEVEL

Shall be defined as a measure of the vertical distance of a location in reference to the mean sea level (MSL) based on the National Geodetic Vertical Datum of 1929 (see the NOAA, National Geodetic Survey website: https://www.ngs.noaa.gov/datums/vertical/national-geodetic-vertical-datum-1929.shtml)

MIXED-USE DEVELOPMENT

Shall mean a building consisting of both inclusionary multi-family residential uses and one (1) or more commercial use in accordance with the standards and definitions set forth herein. For any mixed-use development, all commercial uses shall be located on the ground floor underneath inclusionary multi-family residential uses. No residential dwelling units shall be permitted on the ground floor or underneath any commercial use.

MULTI-FAMILY FLOOR AREA RATIO

Shall mean the area of all floors of multi-family buildings, including spaces within multi-family buildings used for off-street parking or loading.

STORY

Shall mean the portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling or roof next above it.

§ 30-5.19.2 **Permitted Uses.**

a. Principal permitted uses:
    1. Multi-family residential uses provided at a maximum residential density of twenty (20) dwelling units per acre, and where a minimum twenty percent (20%) affordable housing set-aside shall be required in accordance with applicable Borough Ordinances.
    2. Mixed-use development provided at a maximum residential density of twenty-four (24) dwelling units per acre, and where a minimum twenty percent (20%) affordable housing set-aside shall be required in accordance with applicable Borough Ordinances.
    3. Existing principal permitted uses of the underlying zone(s) are not modified or affected by the establishment of this overlay zone.

b. Permitted accessory uses and structures. The following uses and structures shall be permitted:
    1. Amenities ancillary to multi-family residential, such as lobbies, fitness centers, storage areas for the residents of the multi-family buildings, and common area meeting rooms for the residents of the building.
    2. Active and passive outdoor recreation areas.
    3. Common indoor open space areas.
    4. Parking spaces, driveways, structured multi-level parking garages provided that any structured parking is limited to the first floor of any multi-family or mixed-used building and is enclosed with the same building materials and finishes used for the main portion of the principal building.
    5. Refuse and recycling building and/or structure.
    6. Stationary generators.
    7. Fences and walls.
    8. Signage.
    9. HVAC equipment and utility cabinets/controllers.
    10. Temporary construction trailers, temporary sales trailer, and/or temporary sales office through final project Certificate of Occupancy.
    11. Any use or structure that is customarily incidental and subordinate to the principal

use of land or building located on the same lot subject to Planning Board approval.

c. Conditional Uses: All conditional uses permitted in the underlying zone(s) shall continue to be conditional uses.
d. The following uses are specifically prohibited in this zone:
    1. Standalone garages.
    2. All prohibited uses in the underlying zone(s) zone shall be prohibited.

§ 30-5.19.3 **Area, Yard and Bulk Requirements.**

a. Refer to Attachment 1 - Schedule of Regulations in Chapter 30 (Zoning) for the underlying schedule of bulk requirements, as applicable, for the B-4 (Restricted Commercial) and R-B (Residential Single Family) Districts.
b. Maximum Density:
    1. Multi-Family Residential Development: 20 dwelling units/acre.
    2. Mixed-Use Development: 24 dwelling units/acre.
c. Maximum Building Height:
    1. 35 feet/3 stories.
d. Minimum Commercial Space for Mixed-Use Development:
    1. A minimum of twenty percent (20%) of the gross floor area of any mixed-use development shall be designed and maintained for occupancy by a commercial use as permitted and defined herein.

§ 30-5.19.4 **Affordable Housing Requirements.**

a. Affordable units provided shall be constructed, administered, and monitored in conformance with the requirements of amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), UHAC (N.J.A.C. 5:80-26.1 et seq.), N.J.A.C. 5:99, and the Borough's affordable housing regulations per Sections 30-19, 30-19A, and 30-19B in Chapter 30 of the Ordinances of the Borough of Englewood Cliffs.

§ 30-5.19.5 **Off-Street Parking, Parking Design, and Circulation Requirements.**

a. All off-street parking and loading areas shall conform to the provisions of Borough Code.
b. The minimum parking requirement shall be 1.7 spaces per dwelling unit.
c. Off-street parking may be located in surface parking areas and/or within a building as established herein.
d. Tandem spaces (where one parking space is located directly behind or in front of another parking space) where each space comprising the tandem is to be designated for use by a single unit, each space comprising the tandem shall each be counted as a separate and distinct space with each being credited towards compliance with the RSIS parking requirement.

e. All vehicular ingress and egress driveways shall extend from Sylvan Avenue. No driveways, curb cuts, or other vehicular access points shall be permitted onto any residential side street.

§ 30-5.19.6 **Buffer and General Landscaping Requirements.**

a. Buffer requirements shall be provided for all multi-family development as required for non-residential uses in the underlying zone under the provisions of Borough Code § 30-7.10.
b. The front yard setback area along Sylvan Avenue shall be landscaped with a mixture of deciduous and evergreen trees and shrubs and lawn areas coordinated with any stormwater management facilities.
c. Any development that fronts the Palisades Interstate Parkway shall specifically provide adequate screening along any setback from the Palisades Interstate Parkway so as to protect its scenic quality and take other mitigating actions to protect the view from the Palisades Interstate Parkway.
d. In addition to the provisions in the Borough Code, all buffers shall comply with the following standards:
    1. Only natural materials may be used.
    2. Trees shall be evergreen, hardy, or other similar tall trees and vegetation at least six to eight feet in height and two inches in caliper when planted and be of a species common to the area.
    3. No structure, storage of materials or parking of vehicles shall be permitted in a buffer area.
    4. The standards for the location and design of buffer areas are intended to provide flexibility in order to provide effective buffers.
    5. The location and design of buffers shall consider the use and scale of the portion of the property being screened; the distance between the use and the adjoining property line; and differences in elevations.
    6. The preservation of all natural wooded tracts and rock outcroppings shall be an integral part of all site plans and may be calculated as part of the required buffer area, provided that the growth is of a density and the area has sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an appropriate tone for an effective buffer, said plantings may be required.
e. Landscaping Requirements.
    1. A landscape plan prepared by a landscape architect licensed in the State of New Jersey shall be submitted and shall include details for all decorative features. The plan shall identify proposed trees, shrubs, ground cover, and other landscaping elements. When existing natural growth is proposed to remain, the Applicant shall include in the plans the proposed methods to protect existing trees and growth during and after construction.

2. Landscaping plans shall be professionally drawn and conform to the design principles described herein with a goal to mitigate visual intrusion of any development upon the Palisades.
3. Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design creating a pleasing site character which mitigates the impact of structures.
4. Landscaping shall be used to accent and complement buildings. For example, where appropriate, groupings of tall trees to break up long, low buildings and lower planting for taller buildings.
5. Provide a variety and mixture of landscaping. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage.
6. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing a variety of landscape material, including but not limited to landscaped fencing, shrubbery, lawn area, ground cover, and trees. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage. The use of coniferous and/or deciduous trees native to the area shall be used to lessen the visual impact for the structures and paved areas.
7. All plant material shall consist of native landscape plantings.
8. Local soil conditions and water availability shall be considered in the choice of landscaping.
9. Assure that no aspect of the landscape design inhibits access to the development by emergency vehicles.
10. Applicant shall maintain and enhance any visual buffers of the new development from the vantage points referenced in the required Professional Viewshed Survey.
11. All development applications shall also comply with the landscaping requirements in the Borough Ordinances.

§ 30-5.19.7 **Building and Architectural Standards.**

a. The preservation of the viewshed of the Palisades is a critically important aesthetic and scenic design consideration. The Applicant shall demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.
b. Buildings shall be designed with each of a building's facade being of similar importance and shall have a base, middle and top. Building facades may be articulated both horizontally and vertically. Architectural devices such as providing

string courses, cornices and sub-corniced, raised parapets, and/or horizontally differentiating surface treatments may be used to aid articulation and transitions. Bay windows and projections at each facade may also be used to create varied articulation in the design.

c. Upper level facades shall be articulated to provide architectural interest. Frontages shall have at least one window appropriately proportioned per structural bay. Building designs may utilize various types of materials and material changes for facade articulation. The intent of this required articulation is to create interesting and varied building facades such that the building facades do not read as uniform or continuous slabs along the streetscape.

d. Exterior facade materials may consist of, but not limited to, masonry brick veneer, manufactured cast stone veneer, precast sills and bands, fiber cement siding panels, accent composite metal panels, composite wood panels and similar materials. Exterior materials may further include windows, PVC trim, and architectural metal canopies.

e. Windows shall be double-glazed and vinyl- or metal-cased in all residential portions of the building. Differentiated glazing treatment and building materials may be used at the lobby entrance and other feature areas.

f. All mechanical equipment shall be set back a minimum of 10 feet from the edge of any roof or raised parapet. If equipment is not screened by a parapet, it shall be otherwise screened such that it is not visible from eye-level on adjacent public streets.

g. Elevator overrides, egress stair towers, and/or rooftop projections (excluding mechanical equipment) measuring greater than 5 feet in height shall be clad with materials which do not contrast with the materials used on the upper level of the building facade.

h. All building elevations shall be constructed to the same level of architectural interest, design and use of building materials.

§ 30-5.19.8 **Refuse and Recycling Requirements.**

a. Adequate facilities shall be provided for the handling of garbage, recycling, and other refuse by providing and maintaining a screened enclosure, a separate building, or an interior area within the multi-family dwelling where all trash and refuse containers shall be stored while awaiting pickup.

b. A refuse and recycling building that is appropriately sized for the development shall be provided at a minimum of 5 square feet forunit.

§ 30-5.19.9 **Palisades Scenic Integrity Protection.**

a. The Preservation of the viewshed of the Palisades is a critically important aesthetic and scenic consideration. The Palisades Scenic Integrity Protection standards require

the Applicant to demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.

b. The Developer shall provide studies, reports and testimony demonstrating that any proposed development meets the height limitations for this overlay zone and complies with the standards of this section.
c. Notwithstanding any other requirement of the Borough Code, no application shall be deemed complete unless the Developer has provided a copy of the application and plans to the Executive Director of the Palisades Interstate Park Commission.
d. Additionally, Applicant will demonstrate that the proposed development will avoid adversely affecting the scenic integrity of the Palisades Interstate Parkway.
e. Maximum Building Elevation:

Block	Lot	ASL Maximum
617	6	376'
617	13	378'
617	14	381'
617	15	381'
617	16	378'
617	17	374'

§ 30-5.19.10 **Infrastructure Improvements.**

a. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground, to the extent such underground service is commercially reasonable, available and permitted by the applicable utility companies, and in all events, shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.
b. The Borough has not prepared utility, roadway or traffic studies on the existing conditions, capacity, or reports on upgrades required to support the proposed development. As directed by the Borough Engineer and/or Board Engineer, the Developer shall provide utility, roadway and traffic studies evaluating the existing conditions, capacity and details of any necessary upgrades required to support the proposed development. The Developer shall be responsible for contributing towards any infrastructure upgrades in accordance with the Municipal Land Use Law (MLUL).

§ 30-5.19.11 **Green Building Standards.**

a. All development shall incorporate green building design practices consistent with the New Jersey Green Building Manual or equivalent national standards.
b. Site and building design shall promote energy efficiency, water conservation, indoor environmental quality, and sustainable material use through:
    1. Energy-efficient lighting and HVAC systems;
    2. Use of renewable energy sources, including solar photovoltaic or solar thermal systems;
    3. Low-impact development strategies such as pervious paving and rain gardens;
    4. Water-efficient landscaping utilizing native and drought-tolerant species; and
    5. Recycling and reuse of construction materials when able.
c. Green roofs or rooftop vegetation are encouraged for stormwater management.
d. Developers shall include Green Building plans outlining compliance measures as part of the site plan application.

§ 30-5.19.12 **Climate Resiliency.**

a. Development shall incorporate climate adaptation and resiliency strategies consistent with N.J.A.C. 7:8 (Stormwater Management) and the Borough's Stormwater Management Ordinances. In computing pre-construction stormwater runoff, the design engineer shall consider that no more than 50 percent of the existing impervious surface is impervious. For the purposes of this calculation, all other surfaces shall be considered as wood in good condition.
b. Projects shall evaluate vulnerabilities to localized flooding, extreme heat, and severe weather events and incorporate mitigation measures such as:
    1. Risen floor elevations above FEMA base flood elevations where applicable;
    2. On-site stormwater detention, infiltration features and other non-structural measures to minimize and mitigate localized flooding;
    3. Use of flood-tolerant landscaping and tree canopy for cooling, shade, and reforestation to mitigate stormwater runoff and flooding;
    4. Backup power and grid-ready infrastructure to maintain systems during outages.
c. All development applications shall include a Climate Resiliency Assessment demonstrating how the proposed development addressed projected climate impacts and enhances resilience.

Section 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Englewood Cliffs, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Englewood Cliffs are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 4. The Borough Clerk is directed to give notice at least ten days prior to hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Englewood Cliffs for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.

Section 7. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

Introduction and First Reading:
October 14, 2026

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Second and Final Reading of Ordinance Adoption:
November 10, 2026

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

_____
Mark Park, Mayor

This Ordinance was duly passed on second and final reading by the Council of the Borough of Englewood Cliffs at a meeting held on November 10, 2026.

_____
Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY

ORDINANCE NO. 2026-19

TITLE: 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

(SOUTHERN SYLVAN AVENUE OVERLAY ZONE D ORDINANCE - BLOCK 130, LOTS 22-25; BLOCK 313, LOTS 1-3; BLOCK 314, LOTS 10-15; AND BLOCK 411, LOTS 16-23)

WHEREAS, the Borough of Englewood Cliffs (the "Borough" or "Englewood Cliffs") filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action ("DJ Action") pursuant to N.J.S.A. 52:27D-301 et seq. (the "Fair Housing Act") on January 30, 2025; and

WHEREAS, the DJ Action incorporated Resolution #25-27 adopted by the Borough Council on January 28, 2025, which committed to the Borough's Fourth Round affordable housing obligations as a Present Need of zero (0) units and a Prospective Need of three hundred twenty-nine (329) units, which no party appealed, and committed to the adoption of a Fourth Round Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1 et seq., the Borough of Englewood Cliffs Planning Board adopted the Fourth Round HEFSP, dated June 2025 on June 26, 2025; and

WHEREAS, the Fourth Round HEFSP was endorsed by the Borough Council by Resolution No. 25-142 on June 27, 2025 and was filed on June 30, 2025; and

WHEREAS, Fair Share Housing Center ("FSHC") filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's Fourth Round HEFSP on August 29, 2025; and

WHEREAS, the Borough and FSHC agreed to amicably resolve the issues set forth in the challenge through a Consent Order filed on January 27, 2026 ("Consent Order"), which further clarified the Borough's compliance mechanisms and conditions for achieving compliance certification for the Fourth Round; and

WHEREAS, the Borough Council authorized the Borough Attorney to execute the Consent Order via Resolution No. 2026-83 on February 11, 2026;

WHEREAS, in accordance with the Consent Order and the Borough's Fourth Round HEFSP, the Borough committed to addressing a portion of its Fourth Round Unmet Need obligation through the creation of an overlay zone ("Southern Sylvan Avenue Overlay D") for the properties located at 50 Sylvan Avenue, 100 Sylvan Avenue, 120 Sylvan Avenue, 140 Sylvan Avenue, 120 Charlotte Place, 110 Charlotte Place, 300 Sylvan Avenue, 150 Sylvan Avenue, 180 Sylvan Avenue, 210 Sylvan Avenue, 250 Sylvan Avenue, 270 Sylvan Avenue, 440 Sylvan Avenue, 400 Sylvan Avenue, 380 Sylvan Avenue, 360 Sylvan Avenue, 8 Rose Avenue, 340 Sylvan Avenue, 111 Charlotte Place, and 330 Sylvan Avenue, identified as Block 130, Lots 22-25, Block 313, Lots 1-3, Block 314, Lots 10-15, and Block 411, Lots 16-23 on the Borough tax maps, which shall permit a maximum density of 20 dwelling units per acre with a required minimum 20% affordable housing set-aside for multi-family residential development or a maximum density of 24 dwelling units per acre with a required minimum 20% affordable housing set-aside for mixed-use development; and

WHEREAS, per the Consent Order and the Borough's Fourth Round HEFSP, and in accordance with the deadline established by the Fair Housing Act to adopt all implementing ordinances by March 15, 2026, the Borough established the Southern Sylvan Avenue Overlay Zone D via Ordinance No. 2026-06, which was adopted by the Borough Council on March 11, 2026; and

WHEREAS, on April 9, 2026, FSHC filed an extension request for further review and comment regarding the Borough's implementing ordinances adopted in accordance with the March 15, 2026 deadline established by the Fair Housing Act; and

WHEREAS, as part of achieving Fourth Round compliance certification and to further clarify the regulations of Southern Sylvan Avenue Overlay Zone D in response to comments provided by FSHC, the Borough seeks to amend the provisions of the Southern Sylvan Avenue Overlay Zone D to establish maximum building height standards, minimum commercial space requirements for mixed-use development, and definitions for "commercial use" and "mixed-use development;"

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Englewood Cliffs in the County of Bergen, State of New Jersey as follows:

Section 1. § 30-5.20 (Southern Sylvan Avenue Overlay Zone D) in Chapter 30 (Zoning) of the Code of the Borough of Englewood Cliffs is hereby amended to read as follows:

§ 30-5.20 SOUTHERN SYLVAN AVENUE OVERLAY ZONE D

§ 30-5.20.1 Purpose.

a. To implement the Consent Agreement between the Borough of Englewood Cliffs and Fair Share Housing Center dated January 27, 2026 (Docket No. BER-L-775-25) by permitting Block 130, Lot 22 (50 Sylvan Avenue), Block 130, Lot 23 (100 Sylvan Avenue), Block 130, Lot 24 (120 Sylvan Avenue), Block 130, Lot 25 (140 Sylvan Avenue), Block 313, Lot 1 (120 Charlotte Place), Block 313, Lot 2 (110 Charlotte Place), Block 313, Lot 3 (300 Sylvan Avenue), Block 314, Lot 10 (150 Sylvan Avenue), Block 314, Lot 11 (180 Sylvan Avenue), Block 314, Lot 12 (210 Sylvan Avenue), Block 314, Lot 13 (250 Sylvan Avenue), Block 314, Lot 14 (270 Sylvan Avenue), Block 314, Lot 15 (270 Sylvan Avenue), Block 411, Lot 16 (440 Sylvan Avenue), Block 411, Lot 17 (400 Sylvan Avenue), Block 411, Lot 18 (380 Sylvan Avenue), Block 411, Lot 19 (360 Sylvan Avenue), Block 411, Lot 20 (8 Rose Avenue), Block 411, Lot 21 (340 Sylvan Avenue), Block 411, Lot 22 (111 Charlotte Place), and Block 411, Lot 23 (330 Sylvan Avenue) to be developed with inclusionary multi-family residential development or mixed-use development based upon the standards set forth herein.

b. This section establishes the Southern Sylvan Avenue Overlay Zone D, which shall be applied, as shown in the attached map as Attachment A, in the following areas:[1]

    1. Southern Sylvan Avenue Overlay Zone D shall consist of the area located along Sylvan Avenue, northeast of Van Nostrand Avenue and southwest of Sherwood Avenue, which is only comprised of the existing B-2 Zoning District and shall only apply to the following properties: Block 130, Lot 22 (50 Sylvan Avenue), Block 130, Lot 23 (100 Sylvan Avenue), Block 130, Lot 24 (120 Sylvan Avenue), Block 130, Lot 25 (140 Sylvan Avenue), Block 313, Lot 1 (120 Charlotte Place), Block 313, Lot 2 (110 Charlotte Place), Block 313, Lot 3 (300 Sylvan Avenue), Block 314, Lot 10 (150 Sylvan Avenue), Block 314, Lot 11 (180 Sylvan Avenue), Block 314, Lot 12 (210 Sylvan Avenue), Block 314, Lot 13 (250 Sylvan Avenue), Block 314, Lot 14 (270 Sylvan Avenue), Block 314, Lot 15 (270 Sylvan Avenue), Block 411, Lot 16 (440 Sylvan Avenue), Block 411, Lot 17 (400 Sylvan Avenue), Block 411, Lot 18 (380 Sylvan Avenue), Block 411, Lot 19 (360 Sylvan Avenue), Block 411, Lot 20 (8 Rose Avenue), Block 411, Lot 21 (340 Sylvan Avenue), Block 411, Lot 22 (111 Charlotte Place), and Block 411, Lot 23 (330 Sylvan Avenue)

[1] *Attachments on file in the Borough offices.*

c. The Southern Sylvan Avenue Overlay Zone D shall permit a maximum density of 20 dwelling units per acre with a required minimum 20% affordable housing set-aside for rental and/or for-sale units in multi-family residential development or a maximum density of 24 units per acre with a required minimum 20% affordable housing set-aside for rental and/or for-sale units in mixed-use development. No affordable unit shall be age-restricted.

d. Definitions. The following terms, as used in this section, shall have the following meanings:

AVERAGE FINISHED GRADE

Shall mean the average finished grade of a building or structure measured at intervals of ten (10) feet along each exterior wall of the building or structure, i.e. the sum of the results of such finished grade measurements, divided by the number of such measurements.

BUILDING COVERAGE

Shall mean that portion of a lot covered by the largest floor area of all structures, both principal and accessory.

BUILDING HEIGHT, ACCESSORY BUILDING OR STRUCTURE

Shall mean the measurement from the average finished grade to the midpoint of the roof for pitched roofs and the highest point of the roof deck for flat roofs, for any accessory buildings or structures.

BUILDING HEIGHT, MULTI-FAMILY DWELLING, TOWNHOUSE OR STACKED TOWNHOUSE

Shall mean the measurement of the vertical distance from the average finished grade to the highest point of the roof deck which intersects the building's exterior walls.

COMMERCIAL USE

Shall mean an establishment used for any of the following activities and in compliance with the minimum floor area requirement under § 30-5.20.3.d of the Borough Code: retail, restaurant, office, or personal and professional services (which shall include services related to personal financial, technical, and other daily needs to individual consumers, including but not limited to salons and beauty shops, dry cleaners, tailors, shoe repair, banks and financial service institutions, print and express ship stores, tax preparation, insurance and real estate agent offices, and private tutoring and test prep centers). Drive throughs shall not be permitted for any commercial use.

DWELLING, MULTI-FAMILY

Shall mean a building containing three (3) or more dwelling units, including units that are located one over another, where entranceways, hallways, basements, attics, storage areas, heating systems, yards and similar services in the building may be individual, shared in common, or in combination.

ELEVATION ABOVE MEAN SEA LEVEL

Shall be defined as a measure of the vertical distance of a location in reference to the mean sea level (MSL) based on the National Geodetic Vertical Datum of 1929 (see the NOAA, National Geodetic Survey website: https://www.ngs.noaa.gov/datums/vertical/national-geodetic-vertical-datum-1929.shtml)

MIXED-USE DEVELOPMENT

Shall mean a building consisting of both inclusionary multi-family residential uses and one (1) or more commercial use in accordance with the standards and definitions set forth herein. For any mixed-use development, all commercial uses shall be located on the ground floor underneath inclusionary multi-family residential uses. No residential dwelling units shall be permitted on the ground floor or underneath any commercial use.

MULTI-FAMILY FLOOR AREA RATIO

Shall mean the area of all floors of multi-family buildings, including spaces within multi-family buildings used for off-street parking or loading.

STORY

Shall mean the portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling or roof next above it.

§ 30-5.20.2 **Permitted Uses.**

a. Principal permitted uses:
    1. Multifamily residential uses provided at a maximum residential density of twenty (20) dwelling units per acre, and where a minimum twenty percent (20%) affordable housing set-aside shall be required in accordance with applicable Borough Ordinances.
    2. Mixed- use development provided at a maximum residential density of twenty-four (24) dwelling units per acre, and where a minimum twenty percent (20%) affordable housing set-aside shall be required in accordance with applicable Borough Ordinances.
    3. Existing principal permitted uses of the underlying zone(s) are not modified or affected by the establishment of this overlay zone.
b. Permitted accessory uses and structures. The following uses and structures shall be permitted:
    1. Amenities ancillary to multi-family residential, such as lobbies, fitness centers, storage areas for the residents of the multi-family buildings, and common area meeting rooms for the residents of the building.
    2. Active and passive outdoor recreation areas.
    3. Common indoor open space areas.
    4. Parking spaces, driveways, structured multi-level parking garages provided that any structured parking is limited to the first floor of any multifamily or mixed-used building and is enclosed with the same building materials and finishes used for the main portion of the principal building.
    5. Refuse and recycling building and/or structure.
    6. Stationary generators.
    7. Fences and walls.
    8. Signage.
    9. HVAC equipment and utility cabinets/controllers.
    10. Temporary construction trailers, temporary sales trailer, and/or temporary sales office through final project Certificate of Occupancy.
    11. Any use or structure that is customarily incidental and subordinate to the principal use of land or building located on the same lot subject to Planning Board approval.
c. Conditional Uses: All conditional uses permitted in the underlying zone(s) shall continue to be conditional uses.
d. The following uses are specifically prohibited in this zone:
    1. Standalone garages.
    2. All prohibited uses in the underlying zone(s) zone shall be prohibited.

§ 30-5.20.3 **Area, Yard and Bulk Requirements.**

a. Refer to Attachment 1 - Schedule of Regulations in Chapter 30 (Zoning) for the underlying schedule of bulk requirements, as applicable, for the B-2 (Limited Business) District.
b. Maximum Density:
    1. Multi-Family Residential Development: 20 dwelling units/acre.
    2. Mixed-Use Development: 24 dwelling units/acre.
c. Maximum Building Height:
    1. 35 feet/3 stories.
d. Minimum Commercial Space for Mixed-Use Development:
    1. A minimum of twenty percent (20%) of the gross floor area of any mixed-use development shall be designed and maintained for occupancy by a commercial use as permitted and defined herein.

§ 30-5.20.4 **Affordable Housing Requirements.**

a. Affordable units provided shall be constructed, administered, and monitored in conformance with the requirements of amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), UHAC (N.J.A.C. 5:80-26.1 et seq.), N.J.A.C. 5:99, and the Borough's affordable housing regulations per Sections 30-19, 30-19A, and 30-19B in Chapter 30 of the Ordinances of the Borough of Englewood Cliffs.

§ 30-5.20.5 **Off-Street Parking, Parking Design, and Circulation Requirements.**

a. All off-street parking and loading areas shall conform to the provisions of Borough Code.
b. The minimum parking requirement shall be 1.7 spaces per dwelling unit.
c. Off-street parking may be located in surface parking areas and/or within a building as established herein.
d. Tandem spaces (where one parking space is located directly behind or in front of another parking space) where each space comprising the tandem is to be designated for use by a single unit, each space comprising the tandem shall each be counted as a separate and distinct space with each being credited towards compliance with the RSIS parking requirement.
e. All vehicular ingress and egress driveways shall extend from Sylvan Avenue. No driveways, curb cuts, or other vehicular access points shall be permitted onto any residential side street.

§ 30-5.20.6 **Buffer and General Landscaping Requirements.**

a. Buffer requirements shall be provided for all multi-family development as required for non-residential uses in the underlying zone under the provisions of Borough Code § 30-7.10.
b. The front yard setback area along Sylvan Avenue shall be landscaped with a mixture of deciduous and evergreen trees and shrubs and lawn areas coordinated with any stormwater management facilities.
c. Any development that fronts the Palisades Interstate Parkway shall specifically provide adequate screening along any setback from the Palisades Interstate Parkway so as to

protect its scenic quality and take other mitigating actions to protect the view from the Palisades Interstate Parkway.

d. In addition to the provisions in the Borough Code, all buffers shall comply with the following standards:
    1. Only natural materials may be used.
    2. Trees shall be evergreen, hardy, or other similar tall trees and vegetation at least six to eight feet in height and two inches in caliper when planted and be of a species common to the area.
    3. No structure, storage of materials or parking of vehicles shall be permitted in a buffer area.
    4. The standards for the location and design of buffer areas are intended to provide flexibility in order to provide effective buffers.
    5. The location and design of buffers shall consider the use and scale of the portion of the property being screened; the distance between the use and the adjoining property line; and differences in elevations.
    6. The preservation of all natural wooded tracts and rock outcroppings shall be an integral part of all site plans and may be calculated as part of the required buffer area, provided that the growth is of a density and the area has sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an appropriate tone for an effective buffer, said plantings may be required.

e. Landscaping Requirements.
    1. A landscape plan prepared by a landscape architect licensed in the State of New Jersey shall be submitted and shall include details for all decorative features. The plan shall identify proposed trees, shrubs, ground cover, and other landscaping elements. When existing natural growth is proposed to remain, the Applicant shall include in the plans the proposed methods to protect existing trees and growth during and after construction.
    2. Landscaping plans shall be professionally drawn and conform to the design principles described herein with a goal to mitigate visual intrusion of any development upon the Palisades.
    3. Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design creating a pleasing site character which mitigates the impact of structures.
    4. Landscaping shall be used to accent and complement buildings. For example, where appropriate, groupings of tall trees to break up long, low buildings and lower planting for taller buildings.
    5. Provide a variety and mixture of landscaping. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage.
    6. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing a variety of landscape material, including but not limited to landscaped fencing, shrubbery, lawn area, ground cover, and trees. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage. The use of coniferous and/or deciduous trees native to the area shall be used to lessen the visual impact for the structures and paved areas.
    7. All plant material shall consist of native landscape plantings.

8. Local soil conditions and water availability shall be considered in the choice of landscaping.
9. Assure that no aspect of the landscape design inhibits access to the development by emergency vehicles.
10. Applicant shall maintain and enhance any visual buffers of the new development from the vantage points referenced in the required Professional Viewshed Survey.
11. All development applications shall also comply with the landscaping requirements in the Borough Ordinances.

§ 30-5.20.7 **Building and Architectural Standards.**

a. The preservation of the viewshed of the Palisades is a critically important aesthetic and scenic design consideration. The Applicant shall demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.
b. Buildings shall be designed with each of a building's facade being of similar importance and shall have a base, middle and top. Building facades may be articulated both horizontally and vertically. Architectural devices such as providing string courses, cornices and sub-corniced, raised parapets, and/or horizontally differentiating surface treatments maybe be used to aid articulation and transitions. Bay windows and projections at each facade may also be used to create varied articulation in the design.
c. Upper level facades shall be articulated to provide architectural interest. Frontages shall have at least one window appropriately proportioned per structural bay. Building designs may utilize various types of materials and material changes for facade articulation. The intent of this required articulation is to create interesting and varied building facades such that the building facades do not read as uniform or continuous slabs along the streetscape.
d. Exterior facade materials may consist of, but not limited to, masonry brick veneer, manufactured cast stone veneer, precast sills and bands, fiber cement siding panels, accent composite metal panels, composite wood panels and similar materials. Exterior materials may further include windows, PVC trim, and architectural metal canopies.
e. Windows shall be double-glazed and vinyl- or metal-cased in all residential portions of the building. Differentiated glazing treatment and building materials may be used at the lobby entrance and other feature areas.
f. All mechanical equipment shall be set back a minimum of 10 feet from the edge of any roof or raised parapet. If equipment is not screened by a parapet, it shall be otherwise screened such that it is not visible from eye-level on adjacent public streets.
g. Elevator overrides, egress stair towers, and/or rooftop projections (excluding mechanical equipment) measuring greater than 5 feet in height shall be clad with materials which do not contrast with the materials used on the upper level of the building facade.

h. All building elevations shall be constructed to the same level of architectural interest, design and use of building materials.

§ 30-5.20.8 **Refuse and Recycling Requirements.**

a. Adequate facilities shall be provided for the handling of garbage, recycling, and other refuse by providing and maintaining a screened enclosure, a separate building, or an interior area within the multi-family dwelling where all trash and refuse containers shall be stored while awaiting pickup.
b. A refuse and recycling building that is appropriately sized for the development shall be provided at a minimum of 5 square feet for unit.

§ 30-5.20.9 **Palisades Scenic Integrity Protection.**

a. The Preservation of the viewshed of the Palisades is a critically important aesthetic and scenic consideration. The Palisades Scenic Integrity Protection standards require the Applicant to demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.
b. The Developer shall provide studies, reports and testimony demonstrating that any proposed development meets the height limitations for this overlay zone and complies with the standards of this section.
c. Notwithstanding any other requirement of the Borough Code, no application shall be deemed complete unless the Developer has provided a copy of the application and plans to the Executive Director of the Palisades Interstate Park Commission.
d. Additionally, Applicant will demonstrate that the proposed development will avoid adversely affecting the scenic integrity of the Palisades Interstate Parkway.
e. Maximum Building Elevation:

Block	Lot	ASL Maximum
130	22	411'
130	23	407'
130	24	411'
130	25	408'
313	1	380'
313	2	336'
313	3	291'
314	10	406'
314	11	398'
314	12	389'
314	13	379'
314	14	372'

314	15	367'
411	16	395'
411	17	398'
411	18	406'
411	19	395'
411	20	385'
411	21	385'
411	22	390'
411	23	378'

§ 30-5.20.10 **Infrastructure Improvements.**

a. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground, to the extent such underground service is commercially reasonable, available and permitted by the applicable utility companies, and in all events, shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.

b. The Borough has not prepared utility, roadway or traffic studies on the existing conditions, capacity, or reports on upgrades required to support the proposed development. As directed by the Borough Engineer and/or Board Engineer, the Developer shall provide utility, roadway and traffic studies evaluating the existing conditions, capacity and details of any necessary upgrades required to support the proposed development. The Developer shall be responsible for contributing towards any infrastructure upgrades in accordance with the Municipal Land Use Law (MLUL).

§ 30-5.20.11 **Green Building Standards.**

a. All development shall incorporate green building design practices consistent with the New Jersey Green Building Manual or equivalent national standards.

b. Site and building design shall promote energy efficiency, water conservation, indoor environmental quality, and sustainable material use through:
    1. Energy-efficient lighting and HVAC systems;
    2. Use of renewable energy sources, including solar photovoltaic or solar thermal systems;
    3. Low-impact development strategies such as pervious paving and rain gardens;
    4. Water-efficient landscaping utilizing native and drought-tolerant species; and
    5. Recycling and reuse of construction materials when able.

c. Green roofs or rooftop vegetation are encouraged for stormwater management.

d. Developers shall include Green Building plans outlining compliance measures as part of the site plan application.

§ 30-5.20.12 **Climate Resiliency.**

a. Development shall incorporate climate adaptation and resiliency strategies consistent with N.J.A.C. 7:8 (Stormwater Management) and the Borough's Stormwater Management Ordinances. In computing pre-construction stormwater runoff, the design engineer shall consider that no more than 50 percent of the existing impervious surface is impervious. For

the purposes of this calculation, all other surfaces shall be considered as wood in good condition.

b. Projects shall evaluate vulnerabilities to localized flooding, extreme heat, and severe weather events and incorporate mitigation measures such as:
    1. Risen floor elevations above FEMA base flood elevations where applicable;
    2. On-site stormwater detention, infiltration features and other non-structural measures to minimize and mitigate localized flooding;
    3. Use of flood-tolerant landscaping and tree canopy for cooling, shade, and reforestation to mitigate stormwater runoff and flooding;
    4. Backup power and grid-ready infrastructure to maintain systems during outages.
c. All development applications shall include a Climate Resiliency Assessment demonstrating how the proposed development addressed projected climate impacts and enhances resilience.

Section 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Englewood Cliffs, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Englewood Cliffs are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 4. The Borough Clerk is directed to give notice at least ten days prior to hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Englewood Cliffs for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.

Section 7. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

Introduction and First Reading:
October 14, 2026

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Second and Final Reading of Ordinance Adoption:
November 10, 2026

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

_____
Mark Park, Mayor

This Ordinance was duly passed on second and final reading by the Council of the Borough of Englewood Cliffs at a meeting held on November 10, 2026.

_____
Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

BOROUGH OF ENGLEWOOD CLIFFS

BERGEN COUNTY, NEW JERSEY

ORDINANCE NO. 2026-20

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

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the "Improvements") are hereby authorized to be undertaken by the Borough of Englewood Cliffs, New Jersey (the "Borough") as general improvements. For the said Improvements there is hereby appropriated the amount of $1,100,000, such sum includes the sum of $55,000 as the down payment (the "Down Payment") required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the "Local Bond Law"). The Down Payment is now available by virtue of provision in one or more previously adopted budgets for down payments for capital improvement purposes.

SECTION 2:

In order to finance the cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of $1,045,000 pursuant to the provisions of the Local Bond Law (the "Bonds"). In anticipation of the issuance of the Bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding $1,045,000 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

SECTION 3:

(a) The Improvements authorized and the purposes for which obligations are to be issued, the estimated cost of each Improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each Improvement and the period of usefulness of each Improvement are as follows:

Improvements	Appropriation and Estimated Cost	Estimated Maximum Amount of Bonds or Notes	Period of Usefulness
1. Acquisition of new additional or replacement equipment and machinery and new automative vehicles, including but not limited to snow plow and 4x4 trucks (one of which has a gross vehicle weight rating in excess of 15,000 pounds) for the Department of Public Works.]	$200,000	$190,000	8.05 Years
2. Undertaking of the Borough Records Digitization Project, Phase II, including all work and materials necessary therefor and incidental thereto.	200,000	190,000	5 Years
3. Undertaking of the removal of underground fuel storage tanks and replacement with above ground tanks at the Department of Public Works yard, including all work and materials necessary therefor and incidental thereto.	100,000	95,000	15 Years
4. Undertaking of various improvements to municipal buildings and facilities, including all work and materials necessary therefor and incidental thereto.	500,000	475,000	15 Years
5. Acquisition of radio upgrade equipment and cylinder and valve assembly for the Fire Department.	100,000	95,000	5 Years
TOTAL	**$1,100,000**	**$1,045,000**	

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is $1,045,000.

(c) The estimated cost of the Improvements is $1,100,000 which amount represents the initial appropriation made by the Borough.

SECTION 4:

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive

evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses and are capital improvements or properties that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the Improvements, within the limitations of the Local Bond Law, and according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 11 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by $1,045,000 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding $155,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time by the Borough as contributions in aid of financing the purposes described in Section 3 of this Ordinance shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is $1,045,000.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Introduction and First Reading:
November 10, 2026

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Second and Final Reading of Ordinance Adoption:
December 16, 2026

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

_____
Mark Park, Mayor

This Ordinance was duly passed on second and final reading by the Council of the Borough of Englewood Cliffs at a meeting held on December 16, 2026.

_____
Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

BOROUGH OF ENGLEWOOD CLIFFS

BERGEN COUNTY, NEW JERSEY

ORDINANCE NO. 2026-21

TITLE: AN ORDINANCE REPEALING AND REPLACING SECTION 4-8 OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS ENTITLED "COMMERCIAL AND MOVIE FILMING"

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs recognize that commercial and motion picture filming may provide economic and cultural benefits to the Borough; and

WHEREAS, the Mayor and Council further recognize the necessity of establishing reasonable regulations governing filming activities that utilize public property or otherwise materially affect public safety, traffic, pedestrian access, or municipal services; and

WHEREAS, the Mayor and Council desire to establish a clear and efficient permitting process that protects the public health, safety and welfare, respects constitutionally protected expressive activities, and minimizes unnecessary burdens upon property owners and filming applicants;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

SECTION I

Section 4-8 of the Code of the Borough of Englewood Cliffs, entitled "Commercial and Movie Filming," is hereby repealed in its entirety and replaced with the following:

§ 4-8 COMMERCIAL AND MOVIE FILMING

4-8.1 Definitions

(a) **Filming** - The taking of still or motion pictures either on film or videotape or similar recording medium, for commercial or educational purposes intended for viewing on television, in theaters, major linear broadcast network or streaming platforms, or for institutional uses. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the borough.

(b) **News stories** - the reporting or summarizing of information concerning an event that has either recently taken place or of a current event of general interest, including, but not limited to, features commonly known as newscasts, news bulletins, and news anthology programs.

(c) MAJOR MOTION PICTURE Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following: NBCUniversal, including Peacock; Warner Bros. Discovery, including New Line Cinema, HBO, DC Studios and Castle Rock Entertainment; Paramount Pictures, including Miramax, MTV Films, Showtime, Skydance, Dreamworks and Nickelodeon Movies; Walt Disney Studios, including 20th Century Studios, Searchlight Pictures, Hulu and Marvel Studios; Sony Pictures, including Columbia Pictures, Screen Gems and Tristar Pictures; Amazon MGM Studios; Netflix Studios; A24; any film for which the budget is at least $20,000,000; or any recurrent weekly television series programming.

4-8.2 Permit Required; Issuance

(a) No person or organization shall film or permit filming on public or on private property where such filming involves the use of public property for the operation, placement or temporary storage of vehicles or equipment utilized in such filming, including, but not limited to, any temporary structure, barricade or device intended to restrict or block off pedestrian or vehicular traffic, without first having obtained a permit from the office of the Borough Clerk, which permit shall set forth the approved location of such filming and the approved duration of such filming by specific reference to day or dates. Said permit must be readily available for inspection by Borough officials at all times at the site of the filming.

(b) Permits shall be obtained in the office of the Borough Clerk and the application for a permit shall be in a form approved by the Borough Clerk and shall be accompanied by a fee as set forth herein, or as may hereafter be established by Ordinance.

If the filming does not take place on the dates specified in this permit due to inclement weather, or for other good causes, the Borough Clerk may issue a new permit at no additional fee.

4-8.3 Conditions for Issuance of a Permit

No permit shall be issued for filming within the Borough of Englewood Cliffs unless the applicant for such permit:

(a) Provides liability insurance coverage for bodily injury of not less than $2,000,000 per person, property damage of not less than $500,000 per person and aggregate coverage for both bodily injury and property damage, per occurrence, of not less than $2,500,000;

(b) Specifies in writing that the Borough of Englewood Cliffs will be indemnified and held harmless from any liability or damages resulting from the filming.

(c) Obtains the written permission of the owners where the filming takes place on private property;

(d) Agrees to comply with all lawful directives issued by the Englewood Cliffs Police Department, Fire Department and other departments where deemed necessary, and to reimburse the Borough of Englewood Cliffs for any police, fire or other Borough personnel, according to agreed upon public safety plan;

(e) The posting of a cash bond in the amount of $2,000, running in favor of the Borough and protecting and ensuring that the location utilized will be left after filming in a satisfactory condition, free of debris, rubbish and equipment and that due observance of all Borough ordinances, laws and regulations will be followed and any costs incurred by the Borough are paid. Within ten days of the completion of the filming, the Borough will return the bond if there has been no damage to public property or public expense caused by the filming.

The holder shall avoid any interference with previously scheduled activities upon public lands and limit, to the extent possible, any interference with normal public activity on such public lands. Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or affect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three days prior to the requested shooting date and be informed that

objections may be filed with the Borough Clerk, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service of notification to adjacent owners shall be submitted to the Borough Clerk within two days of the requested shooting date:

(f) Obtain the written approval, after an appropriate investigation, of the Police Department of the Borough of Englewood Cliffs.

4-8.4 Regulations.

(a) Filming shall be permitted between 7:00am to 9:00pm (camera wrap) and crew wrap at 10:00pm, Monday through Sunday. Night filming restrictions shall only apply to a Project with exterior filming. Exterior filming in residential zones outside of the aforementioned hours shall be approved in the permit to be granted in accordance with § 3 herein.

(b) Filming shall, at all times, be conducted in such a manner as to minimize the inconvenience or discomfort to adjoining property owners. The permittee shall avoid any interference with previously scheduled activities upon public lands and limit, to the extent possible, any interference with normal public activity on such public lands.

(c) The holder of permit shall take all reasonable steps to minimize the creation and spread of debris and rubbish during filming and shall be responsible for removing all equipment, debris and other rubbish from the filming location upon completion of filming or the expiration of the permit, whichever comes first. Should the holder of the permit fail to remove all equipment, debris and other rubbish within the time period specified, the Borough may remove same at the expense of the applicant, and the applicant shall reimburse the borough for the cost thereof.

(d) The applicant shall notify the Borough Clerk at least 72 hours before filming in order to give the Clerk sufficient opportunity to notify the affected departments so that they may have an authorized representative inspect the site and take such other measures as may be necessary to protect public health, safety or welfare.

(e) The holder of the permit shall comply with all lawful directives issued by any municipal agency and comply with all other applicable laws. When, in the discretion of the chief of Police, or his designee, the presence of police, fire or code enforcement personnel are required in connection with the filming, the applicant shall reimburse the Borough for the cost of such personnel.

(f) The holder of the permit shall not conduct filming in such a manner as to preclude access to adjoining properties from the public street without the express written consent of any property owner affected thereby.

(g) Vehicles used in connection with the filming, including vehicles of personnel associated with such filming shall be parked off the public right of way to the maximum extent possible. Vehicles should not be parked so as to encroach upon private property without the express written consent from the owner or occupant thereof. Vehicles parked in the public right of way shall comply with all applicable parking and traffic regulations. Vehicles parked or located in violation hereof may be towed by the Borough and the cost thereof shall be reimbursed to the Borough by the applicant.

(h) The holder of the permit shall not suffer or permit any lights used in connection with the filming to shine directly into any windows upon any other property, nor suffer or permit any noise in excess of the limitation specified in the Borough's noise ordinance. In the event of a violation hereof, the borough may abate such violation, and charge the cost thereof to the applicant, who shall reimburse the Borough for such cost.

4-8.5 Denial and revocation of permits

The Borough Clerk shall refuse to issue a permit whenever he determines on the basis of objective facts and after a review of the application and a report thereon by the Police Department and by other agencies involved with the proposed filming site, that filming at the location and/or time set forth in the application would violate any law or ordinance or would unreasonably interfere with the public's use of public land, unreasonably interfere with the use and enjoyment of adjoining properties, unreasonably impede the free flow or vehicular or pedestrian traffic or otherwise endanger the public's health, safety or welfare. The Borough Clerk shall revoke a permit whenever he determines, on the basis of objective facts, that the Applicant has violated any of the Regulations as contained in Section 4-7.4 hereof, or ascertain that any of the requirements or conditions contained in Section 4-7.3 were untrue or have become violated since the issuance of the permit.

4-8.6 Appeal

Any person aggrieved by a decision of the Borough Clerk granting, denying or revoking a permit may appeal to the Borough Council. The Council shall hear the appeal at the next regularly scheduled public meeting of the Borough Council.

4-8.7 Waivers

The Borough Clerk may authorize a waiver of any of the requirements or limitations of this Ordinance if the Clerk determines that that a waiver thereof may be granted without endangering the public health, safety and welfare. In determining whether to issue a waiver, the Clerk shall consider the following factors: (1) Potential traffic congestion at the location. (2) The applicant's ability to remove the applicant's vehicles and equipment from the public streets or other public property. (3) The extent to which the applicant is requesting restrictions on the use of public streets or public parking facilities during filming. (4) The nature of the filming, including whether filming will take place indoors or outdoors, and the proposed hours for filming. (5) The extent to which the filming may affect adjoining and nearby property owners and occupants. (6) The Borough's prior experience with the applicant, if any.

4-8.8 Fees

The fee schedule for permits authorized under this Ordinance shall be as follows:

(a) Basic film permit application fee with four or more business days advance notice of the first day of filming: $100

(b) Basic film permit application fee with three or less business days advance notice of the first day of filming: $250

(c) Basic film permit application fee for nonprofits and student films: $25

(d) Daily film permit for Public Property:

(i) film and television projects with a budget under $20,000,000: $150

(ii) film and television projects with a budget over $20,000,000: $500

(e) Daily firm permit for private property only : No fee charged by the Borough

(f) Street closures: $1,000 per day.

(g) Filming on county, state, or federal property when the production has the relevant agency's permit and does not use municipal services or obstruct public access: No municipal fee.

4-8.9 Exemptions.

The provisions of this ordinance relating to the requirements for and the issuance of permits shall not apply to the filming of news stories, provided, however, that such filming shall comply with the following regulations:

(a) In residential zones, such filming shall, to the extent possible, occur only Monday through Friday between the hours of 8:00 a.m. and 7:00 p.m. or sundown, whichever is earlier;

(b) Such filming shall be conducted in such a manner to minimize the inconvenience or discomfort to adjoining activities or normal public activities upon public lands;

(c) Such filming shall be conducted so as to minimize the creation and spread of debris and rubbish during filming, and, upon the completion of the filming, those conducting the filming shall remove all equipment, debris and other rubbish from the filming location;

(d) To the extent practical, advance notification shall be furnished to the Borough Clerk of such filming;

(e) Such filming shall comply with all lawful directives issued by the Englewood Cliffs Police Department;

Such filming shall be conducted in such a manner as not to preclude access to adjoining properties from the public streets or to encroach upon adjoining property without the express written permission from the owner and occupant thereof;

(f) Vehicles used in connection with the filming, including vehicles of personnel associated with such filming, shall be parked off the public right of way to the maximum extent possible. Vehicles should not be parked so as to encroach upon private property without the express written consent from the owner or occupant thereof. Vehicles parked in public right of way shall comply with all applicable parking and traffic regulations. Vehicles parked or located in violation hereof may be towed by the Borough and the cost thereof shall be reimbursed to the Borough by the owner thereof.

(g) Lights used in connection with the filming shall not shine directly into any window upon other property nor shall any noise from the filming extend across property lines in excess of the limitations specified in the Borough's noise ordinance.

4-8.10 Penalty

Any person violating any part of this ordinance shall be subject to a fine not to exceed $500.00 or imprisonment for a term not to exceed ninety (90) days, or both.

Section II

All Ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistencies.

Section III

If any sentence, section, clause or other portion of this Ordinance or the application thereof to any person or circumstance shall for any reason be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this ordinance.

Section IV

This Ordinance shall take effect immediately upon passage and publication as required by law.

Introduction and First Reading:
November 10, 2026

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Second and Final Reading of Ordinance Adoption:
December 16, 2026

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

_____
Mark Park, Mayor

This Ordinance was duly passed on second and final reading by the Council of the Borough of Englewood Cliffs at a meeting held on December 16, 2026.

_____
Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

BOROUGH OF

Englewood Cliffs

NEW JERSEY

Payment of Vouchers
November 2026
Bills List

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

RESOLUTION
RESOLUTION NO. 2026-247

TITLE: **RESOLUTION AUTHORIZING PAYMENT OF VOUCHERS – NOVEMBER 2026 BILLS LIST**

WHEREAS, claims have been submitted to the Borough of Englewood Cliffs in the following amounts under various funds of the borough:

Current Fund Appropriations	194,763.01
Escrow Trust	40,990.88
Capital	194,612.20
Animal Trust	1.20
School Tax	1,597,744.10
Salaries & Wages (10-09-2026)	647,221.82
Salaries & Wages (10-23-2026)	276,571.36
Debt Service – Notes Interest	239,979.99
Health Benefits Active (October)	133,233.80
Health Benefits Retires (October)	82,223.00
TOTAL	**$3,407,341.36**

WHEREAS, above claims have been listed and summarized in the attached Bills List Report, and the corresponding vouchers have been reviewed and approved by the department head, council liaison, finance committee, and/or the chief financial officer; and

WHEREAS, the Chief Financial Officer has determined that the funds have been properly appropriated for such purposes and are available in the Borough of Englewood Cliffs, and that the claims specified on the schedule attached hereto, following examination and approval by the finance committee, be paid and checks issued; accordingly, and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs that the claims totaling **$3,407,341.36** and ratified respectively.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 10th day of November 2026.

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

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

BOROUGH OF ENGLEWOOD CLIFFS — Total Total:40,990.88 — **Records Printed** 12

Cash Expenditures - Summaries

Sorted By 11/01/26 - 11/30/26 Account 16- - - - -

Select By 16-9999-99-9999-
Bank 0 - 999999 # 0 - 9999999999
Opr - zzz

Date	Chk Num	Po Number	Vendor	Total
11/10/26	21514	24815	COLLIERS ENGINEERING & DESI	235.00
11/10/26	21515	24816	BARTZOS, CATHERINE	1,000.00
11/10/26	21516	24817	JUNG, KHULLIP	500.00
11/10/26	21517	24818	THE ESTATE OF LUCY PALESTRO	10,000.00
11/10/26	21518	24819	THE ESTATE OF LUCY PALESTRO	5,000.00
11/10/26	21519	24820	STRATEGIC PROPERTIES INC.	544.30
11/10/26	21520	24821	STRATEGIC PROPERTIES INC.	1,000.00
11/10/26	21521	24822	THE ESTATE OF LUCY PALESTRO	21,219.08
11/10/26	21522	24811	COLLIERS ENGINEERING & DESI	742.50
11/10/26	21523	24812	FASTECH CONSULTING ENGINEER	250.00
11/10/26	21524	24813	FASTECH CONSULTING ENGINEER	125.00
11/10/26	21525	24814	FASTECH CONSULTING ENGINEER	375.00

End of report.

Total Total:40,990.88

P.O. Type: All Print Alpha, Revenue, & G/L Accounts: Y Open: N Void: N Paid: Y
Format: Detail without Line Item Notes Held: N Aprv: N Rcvd: N
Range: 5-First to 6-zz-zz-zzz-zzz Bid: Y State: Y Other: Y Exempt: Y
Rcvd Batch Id Range: First to Last Paid Date Range: 10/22/26 to 10/22/26 Include Non-Budgeted: Y
Vendors: All
Department Page Break: No Subtotal CAFR: No Subtotal Department: No

Account / P.O. Id Item Vendor	Description / Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01- -900-000	REFUNDS PRIOR YEAR REVENUES							
26-00787 1 ZIMAT005 ZIMATORE, CARLO & DONNA	REFUND ESCROW TREE BOND	1,200.00	P 5305	10/22/26	10/22/26	10/22/26	REFUND TREEBOND	
6-01-20-130-201	Financial Admin Office Operations							
26-00774 1 STAPL005 STAPLES CORP.	OFFICE SUPPLIES	64.93	P 5302	10/20/26	10/22/26	10/22/26	6075528661	
6-01-22-195-206	Construction Code Software Maint Support							
26-00182 10 USBAN010 U.S. BANK NATIONAL ASSOCIATION	NOV CONST.CODE SCAN LEASE	460.35	P 5304	09/14/26	10/22/26	10/22/26	592894471	B
6-01-23-220-202	Employee Dental Benefits							
26-00177 12 DELTA005 DELTA DENTAL PLAN OF N.J.	NOV EMPLOYEE DENTAL INSURANCE	6,537.77	P 5300	09/14/26	10/22/26	10/22/26	PM1337608	B
6-01-25-240-201	Police Office Operations							
26-00154 26 STAPL005 STAPLES CORP.	SEPT POLICE OFFICE SUPPLIES	125.63	P 5301	09/02/26	10/22/26	10/22/26	6074365837	B
26-00154 27 STAPL005 STAPLES CORP.	SEPT POLICE OFFICE SUPPLIES	55.99	P 5301	10/07/26	10/22/26	10/22/26	6074909082	B
26-00154 28 STAPL005 STAPLES CORP.	SEPT POLICE OFFICE SUPPLIES	42.24	P 5301	10/07/26	10/22/26	10/22/26	6074909085	B
26-00154 29 STAPL005 STAPLES CORP.	SEPT POLICE OFFICE SUPPLIES	139.86	P 5301	10/07/26	10/22/26	10/22/26	6076197051	B
		363.72						
6-01-25-240-203	Police Professional Services							
26-00755 1 TMOBI010 TMOBILE USA INC.	CELL AREA DUMP	350.00	P 5303	10/06/26	10/22/26	10/22/26	L2609220045	
6-01-25-240-206	Police Departmental Supplies							
26-00740 1 ATTMO005 AT&T MOBILITY NATL ACCTS, LLC	TOWER / AREA SEARCH REQUEST	220.00	P 5298	09/29/26	10/22/26	10/22/26	645626	
6-01-31-440-202	Cell Phone							
26-00772 1 ATTMO010 AT&T MOBILITY II, LLC	JULY & AUG PATROL CAR IPADS	188.96	P 5299	10/20/26	10/22/26	10/22/26	10042026	
Fund Total:		9,385.73						
Year Total:		9,385.73						

Account P.O. Id	Item	Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
Total Charged Lines:	11	Total List Amount:	9,385.73	Total Void Amount:	0.00						

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	6-01	9,385.73	0.00	0.00	9,385.73
Total Of All Funds:		9,385.73	0.00	0.00	9,385.73

P.O. Type: All Print Alpha, Revenue, & G/L Accounts: Y Open: N Void: N Paid: Y
Format: Detail without Line Item Notes Held: N Aprv: N Rcvd: N
Range: 5-First to 6-zz-zz-zzz-zzz Bid: Y State: Y Other: Y Exempt: Y
Rcvd Batch Id Range: First to Last Paid Date Range: 11/04/26 to 11/04/26 Include Non-Budgeted: Y
Vendors: All
Department Page Break: No Subtotal CAFR: No Subtotal Department: No

Account / P.O. Id Item Vendor	Description / Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-20-100-201	Administration Office Operations							
26-00797 2 STAPL005 STAPLES CORP.	OFFICE SUPPLIES	32.23	P	5312 10/30/26	11/04/26	11/04/26	6077345609	
6-01-20-100-207	Administration Postage & Copier Leases							
26-00169 6 QUADI005 QUADIIENT, INC.	OCT-JAN 27 POSTAGE LEASE-BAL.	23.91	P	5310 09/14/26	11/04/26	11/04/26	Q2597804	B
6-01-20-130-201	Financial Admin Office Operations							
26-00797 1 STAPL005 STAPLES CORP.	OFFICE SUPPLIES	101.97	P	5312 10/30/26	11/04/26	11/04/26	6077440534	
6-01-25-240-204	Police Equipment Purchase & Maintenance							
26-00168 6 QUADI010 QUADIENT FINANCE USA INC	SEPT POSTAGE	1,003.00	P	5311 09/09/26	11/04/26	11/04/26	3025656	B
6-01-26-290-206	Streets Roads Shop Supplies							
26-00109 13 HOMED005 HOME DEPOT CREDIT SERVICES INC	OCT DPW MATERIALS & SUPPLIES	1,432.67	P	5307 09/29/26	11/04/26	11/04/26	VARIOUS	B
6-01-31-430-201	Electricity & Gas							
26-00133 20 PSEG0005 P S E & G	OCT BORO ELECTRIC & GAS	8,464.71	P	5309 10/05/26	11/04/26	11/04/26	VARIOUS	B
6-01-31-440-201	Telephone							
26-00112 12 NEWHO005 NEW HORIZON COMMUNICATION CORP	NOV EMERGENCY PHONE LINES	1,007.46	P	5308 10/07/26	11/04/26	11/04/26	C191077	B
26-00136 16 VERIZ005 VERIZON	SEPT-NOV PHONE	193.55	P	5315 10/07/26	11/04/26	11/04/26	957239943000130	B
		1,201.01						
6-01-31-440-202	Cell Phone							
26-00175 17 ATTMO010 AT&T MOBILITY II, LLC	OCT DPW CELL PHONES	1,120.56	P	5306 09/30/26	11/04/26	11/04/26	10042026	B
26-00175 18 ATTMO010 AT&T MOBILITY II, LLC	NOV DPW CELL PHONES	1,120.94	P	5306 11/04/26	11/04/26	11/04/26	11042026	B
26-00175 19 ATTMO010 AT&T MOBILITY II, LLC	OCT PD CELL PHONES	1,421.52	P	5306 11/04/26	11/04/26	11/04/26	10042026	B
26-00175 20 ATTMO010 AT&T MOBILITY II, LLC	NOV PD CELL PHONES	1,493.15	P	5306 11/04/26	11/04/26	11/04/26	11042026	B
		5,156.17						

Account / P.O. Id	Item	Vendor	Description / Item Description	Amount	Stat	Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-31-440-203			Internet & Television								
26-00122	18	TIMEW005	SPECTRUM ENTERPRISE / OCT BORO INTERNET & TV SVC	502.67	P	5313	09/30/26	11/04/26	11/04/26	1539018090726	B
6-01-31-445-201			Water Utility								
26-00135	26	VEOLI005	VEOLIA WATER NJ / SEPT BOROUGH WATER UTILITY	335.32	P	5314	02/10/26	11/04/26	11/04/26	VARIOUS	B
26-00135	27	VEOLI005	VEOLIA WATER NJ / OCT BOROUGH WATER UTILITY	1,031.73	P	5314	10/29/26	11/04/26	11/04/26	VARIOUS	B
				1,367.05							
			Fund Total:	19,285.39							
			Year Total:	19,285.39							

Total Charged Lines: 15 Total List Amount: 19,285.39 Total Void Amount: 0.00

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	6-01	19,285.39	0.00	0.00	19,285.39
Total Of All Funds:		19,285.39	0.00	0.00	19,285.39

P.O. Type: All Print Alpha, Revenue, & G/L Accounts: Y Open: N Void: N Paid: N
Format: Detail without Line Item Notes Held: N Aprv: N Rcvd: Y
Range: 5-First to 6-zz-zz-zzz-zzz Bid: Y State: Y Other: Y Exempt: Y
Rcvd Batch Id Range: First to Last Encumbrance Date Range: First to 12/31/26 Include Non-Budgeted: Y
Vendors: All
Department Page Break: No Subtotal CAFR: No Subtotal Department: No

Account / P.O. Id Item Vendor	Description / Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-20-100-201	Administration Office Operations							
26-00130 15 WBMAS005	W.B. MASON CO. INC / OCT BOROUGH WATER SERVICE	127.70	R	09/30/26	11/04/26		VARIOUS	B
6-01-20-100-203	Administration Professional Services							
26-00176 11 CONCO005	CONCORD MUNICIPAL CONSULT.LLC / OCT CONSULTING SERVICES	4,334.00	R	10/09/26	11/04/26		10-2026	B
26-00176 12 CONCO005	CONCORD MUNICIPAL CONSULT.LLC / OCT TURF/TREE CULTURAL ADJ	1,105.00	R	11/01/26	11/04/26		10-2026	B
26-00181 12 THECA005	THE CANNING GROUP, LLC / NOV QPA SERVICES	833.33	R	09/24/26	11/04/26		ENGLE 2026-11	B
26-00806 1 THEFR010	THE FRIERSON GROUP, LLC / OCT PIO SERVICES	1,450.00	R	11/03/26	11/04/26		10/2026	
		7,722.33						
6-01-20-100-213	Administration Legal Advertisement							
26-00170 9 NOJER005	USA TODAY MEDIA CORP / OCT LEGAL ADVERTISEMENTS	45.76	R	08/03/26	11/04/26		0007930677	B
6-01-20-130-202	Financial Admin Professional Development							
26-00605 1 RUTGE025	RUTGERS CTR FOR GOVERNMENT SRV / PREPERATION OF AFS-CMFO COURSE	1,300.00	R	07/28/26	11/04/26		97298	
26-00606 1 RUTGE025	RUTGERS CTR FOR GOVERNMENT SRV / CMFO- ACCOUNTING REVIEW	700.00	R	07/28/26	11/04/26		97299	
		2,000.00						
6-01-20-140-201	Information Technology							
26-00173 12 QUIKT005	QUIKTEKS, LLC / NOVEMBER IT SERVICES	3,300.00	R	10/05/26	11/04/26		MSP-43457	B
26-00773 1 QUIKT005	QUIKTEKS, LLC / DUO SECURITY SUBSCRIPTIONS	2,736.00	R	10/20/26	11/04/26		43373	
		6,036.00						
6-01-20-150-203	Tax Assessment Professional Services							
26-00775 1 MCNER005	MCNERNEY & ASSOCIATES, INC. / SEPT APPRAISAL SERVICE	750.00	R	10/20/26	11/04/26		2026-286	
6-01-20-155-201	Legal Services General & COAH							
26-00041 11 BRUNO005	BRUNO AND FERRARO / OCT LEGAL SERVICES-CERT MAIL	1,150.45	R	09/30/26	11/04/26		10/29/2026	B
26-00041 12 BRUNO005	BRUNO AND FERRARO / OCT LEGAL SERVICES	10,000.00	R	10/30/26	11/04/26		OCT-2026	B
26-00042 23 KINGM005	KING, MOENCH, HIRNIAK & MEHTA / SEP LEGAL SERVICES	2,857.45	R	10/13/26	11/04/26		97388	B
26-00044 15 JARDI005	JARDIM, MEISNER AND SUSSER, PC / SEP LEGAL SERVICES WUNSCH	5,719.00	R	10/13/26	11/04/26		54469	B

Account / P.O. Id	Item	Vendor	Description / Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-20-155-201			Legal Services General & COAH Continued							
26-00044	16	JARDI005	JARDIM, MEISNER AND SUSSER, PC SEP LEGAL SERVICES OPRA	322.50	R	11/04/26	11/04/26		54516	B
26-00058	7	CLARK005	CLARKE CATON HINTZ CORP. JUL APPOINTED COURT MASTER	1,046.50	R	08/07/26	11/04/26		95890	B
26-00058	8	CLARK005	CLARKE CATON HINTZ CORP. AUG APPOINTED COURT MASTER	759.00	R	11/04/26	11/04/26		96342	B
26-00807	1	TRENK005	TRENK ISABEL SIDDIQI&SHAHDANIA LEGAL SVCS-DAVID DIGREGORIO	1,839.25	R	11/04/26	11/04/26		1609	
				23,694.15						
6-01-20-155-202			Legal Services Labor							
26-00043	11	CLEAR005	CLEARY GIACOBBE ALFIERI JACOBS OCT LEGAL SERVICES LABOR	5,548.00	R	10/13/26	11/07/26		171103	B
6-01-20-165-201			Engineering Servies General							
26-00047	9	FASTE005	FASTECH CONSULTING LLC SEP ENGINEERING SERVICES	2,187.50	R	09/04/26	11/04/26		202610434	B
26-00047	10	FASTE005	FASTECH CONSULTING LLC OCT ENGINEERING SERVICES	2,000.00	R	10/09/26	11/04/26		202611451	B
				4,187.50						
6-01-22-195-201			Construction Code Office Operations							
26-00770	1	INTER015	INTERNATIONAL CODE COUNCIL INC ICC CODE BOOKS	701.58	R	10/19/26	11/04/26		ICC02368665	
26-00796	1	INTER015	INTERNATIONAL CODE COUNCIL INC ICC CODE BOOKS	253.50	R	10/30/26	11/04/26		102329102	
				955.08						
6-01-25-240-203			Police Professional Services							
26-00663	1	STATE025	STATE OF NEW JERSEY OFFICER RANDOM DRUG SCREENING	135.00	R	08/25/26	11/04/26		INV-000702	
6-01-25-240-204			Police Equipment Purchase & Maintenance							
26-00152	12	AGLIN005	AGL INHALATION THERAPY CO.INC. SEPT POLICE MEDICAL OXYGEN	147.30	R	09/08/26	11/04/26		0010222728	B
26-00410	1	GOOSE005	GOOSETOWN COMMUNICATIONS. WHELEN E1000 SIREN REPLACEMENT	2,485.00	R	04/16/26	11/04/26		185222	
26-00603	1	ATLAN010	ATLANTIC TACTICAL INC. AMMO	16,914.73	R	07/28/26	11/04/26		INV75-000037970	
26-00721	1	TRAFF005	TRAFFIC SAFETY SERVICE LLC SIGN BOARD PIXEL DISPLAY CARD	647.00	R	09/16/26	11/04/26		INV12345	
				20,194.03						
6-01-25-240-205			Police Vehicle Maintenance							
26-00151	12	GOODY005	GOODYEAR AUTO SERVICE CORP. AUG POLICE VEHICLE TIRES	280.29	R	08/17/26	11/04/26		0000082006	B
26-00151	14	GOODY005	GOODYEAR AUTO SERVICE CORP. SEPT POLICE VEHICLE TIRES	147.10	R	08/31/26	11/04/26		0000082335	B
26-00157	35	CLIFF010	CLIFF'S EDGE AUTOMOTIVE, INC. OCT VEH.MAINTENANCE-THERMOSTAT	599.46	R	10/05/26	11/04/26		1261	B
26-00768	1	GTCAR005	GT CAR WASH INC. CAR WASH	124.80	R	10/15/26	11/04/26		299	
26-00769	1	CERTI005	CERTIFIED SPEEDOMETER SERV.INC VEHICLE CALIBRARIONS	495.00	R	10/19/26	11/04/26		26624	
26-00786	1	CADIL005	CADILLAC OF ENGLEWOOD CLIFFS VEH 260 REPLACED BATTERY CABLE	270.47	R	10/21/26	11/04/26		11275	
				1,917.12						

Account / P.O. Id	Item	Vendor	Description / Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-25-240-206			Police Departmental Supplies							
26-00759	1	ENGLE010	ENGLEWOOD CLIFFS BD OF EDUCAT. 2027 YEAR BOOK AD	160.00	R	10/08/26	11/04/26		261015	
6-01-25-240-207			Police Fixed Costs & Lease Agreements							
26-00156	14	GOOSE005	GOOSETOWN COMMUNICATIONS. OCT POLICE NETWORK EQUIPMENT	123.75	R	10/05/26	11/04/26		188841	B
6-01-25-255-202			Fire Professional Development							
26-00776	1	CIOFF005	CIOFFI, MICHAEL FD CONVENTION REIMBURSEMENT	536.00	R	10/20/26	11/04/26		VARIOUS	
26-00777	1	DRIMO005	DRIMONES, GEORGE FD CONVENTION REIMBURSEMENT	536.00	R	10/20/26	11/04/26		VARIOUS	
26-00778	1	DIPAS005	DIPASQUALE, DINO FD CONVENTION REIMBURSEMENT	311.00	R	10/20/26	11/04/26		8369,5067	
26-00779	1	RADCL005	RADCLIFFE, JAMES FD CONVENTION REIMBURSEMENT	268.00	R	10/20/26	11/04/26		38835	
26-00780	1	DRIMO015	DRIMONES,CHRISTIAN FD CONVENTION REIMBURSEMENT	536.00	R	10/20/26	11/04/26		VARIOUS	
26-00781	1	LARAI020	LARAIA, RICHARD FD CONVENTION REIMBURSEMENT	536.00	R	10/20/26	11/04/26		9/18-9/20/2026	
26-00782	1	VRIS0005	VRISIOTIS, NIKKO FD CONVENTION REIMBURSEMENT	536.00	R	10/20/26	11/04/26		92074EE025623	
26-00783	1	HODGE005	HODGE, ALYSSA FD CONVENTION REIMBURSEMENT	536.00	R	10/20/26	11/04/26		MULTIPLE	
26-00784	1	REGAN005	REGAN, TIMOTHY FD CONVENTION REIMBURSEMENT	536.00	R	10/20/26	11/04/26		9/17-9/20/2026	
26-00785	1	RADOI005	RADOIAN,ANNMARIE FD CONVENTION REIMBURSEMENT	536.00	R	10/20/26	11/04/26		9/17-9/20/2026	
				4,867.00						
6-01-25-255-204			Fire Equipment Purchase & Maintenance							
26-00150	3	WITME005	WITMER PUBLIC SAFETY GROUP INC AUG FD EQUIPMENT & GEARS	310.00	R	07/16/26	11/04/26		INV949535	B
26-00150	4	WITME005	WITMER PUBLIC SAFETY GROUP INC AUG FD EQUIPMENT & GEARS	150.00	R	10/20/26	11/04/26		INV952738	B
26-00410	2	GOOSE005	GOOSETOWN COMMUNICATIONS. WHELEN E1000 SIREN REPLACEMENT	2,485.00	R	04/16/26	11/04/26		185222	
				2,945.00						
6-01-25-255-205			Fire Vehicle Maintenance							
26-00439	1	AAAEM005	AAA EMERGENCY SUPPLY CO. INC CALIBRATION SERVICE	1,149.00	R	04/30/26	11/04/26		0075315-IN	
6-01-26-290-203			Streets Roads Professional Services							
26-00131	16	UNIFI005	UNIFIRST CORPORATION OCT DPW UNIFORM CLEANING	650.30	R	09/29/26	11/04/26		1180676834	B
26-00131	17	UNIFI005	UNIFIRST CORPORATION OCT DPW UNIFORM CLEANING	325.15	R	10/20/26	11/04/26		1180679158	B
26-00771	1	TRION005	TRIONAID ASSOCIATES INC. EMPLOYEE DOT TESTING	99.00	R	10/20/26	11/04/26		123535	
26-00794	1	DAVID005	DAVID WEBER OIL COMPANY 5W/30 55 G DRUM	1,008.36	R	10/28/26	11/04/26		581739	
				2,082.81						
6-01-26-290-205			Streets Roads Vehicle Maintenance							
26-00107	3	FOLEY005	FOLEY, INCORPORATED BOLTS/NUTS-FILTER KITS-EDGE	2,180.54	R	10/01/26	11/04/26		0889726	B
26-00127	23	UNITE005	UNITED MOTOR PARTS, INC. OCT AUTO PARTS SUPPLIES	417.88	R	10/01/26	11/04/26		2821417	B

Account / P.O. Id	Item	Vendor	Description / Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-26-290-205			Streets Roads Vehicle Maintenance Continued							
26-00127	24	UNITE005	UNITED MOTOR PARTS, INC. / OCT AUTO PARTS SUPPLIES	739.98	R	10/30/26	11/04/26		2823798	B
				3,338.40						
6-01-26-290-208			Streets Roads Traffic & Street Supplies							
26-00120	5	SHERW005	SHERWIN-WILLIAMS CO, INC. / DPW STREET LINE PAINT	32.61	R	09/01/26	11/04/26		6142-5	B
26-00791	1	SILVE005	SILVER MASON INC. / BLACKTOP PATCH	82.50	R	10/26/26	11/04/26		381209	
				115.11						
6-01-26-290-209			Streets Roads Compost Site & Recycling							
26-00113	19	ORGAN005	ORGANIC RECYCLING, INC.-NY / OCT COMPACTED MIXED LOAD	949.75	R	10/01/26	11/04/26		356225	B
6-01-26-310-203			Buildings Grounds Professional Services							
26-00104	11	TRIST005	EXCEL PEST SERVICES / OCT DPW PEST CONTROL SERVICE	259.56	R	09/25/26	11/04/26		2393894	B
26-00121	13	SLADE005	SLADE ELEVATOR INC. / ANNUAL CAT 1 ELEVATOR INSPECT.	1,556.50	R	10/05/26	11/04/26		INV-22085-X3Z9	B
26-00789	1	DOORW005	MINER LTD, DBA / SERVICE ON BAY DOOR/COMMUNITY	686.00	R	10/22/26	11/04/26		172304	
				2,502.06						
6-01-26-310-204			Buildings Grounds Equipment Purch/Maint.							
26-00111	16	MATER005	MATERA'S NURSERY AND GARDEN / SEPT SOD FOR FIELD	1,406.00	R	10/01/26	11/04/26		396716	B
26-00758	1	GATES005	GATES FLAG & BANNER INC. / FLAGS	713.50	R	10/08/26	11/04/26		5680242	
26-00792	1	VICTO005	VICTORIA'S NURSERY / TOP SOIL/ MULCH OTHER INV	70.00	R	10/26/26	11/04/26		472988	
26-00792	2	VICTO005	VICTORIA'S NURSERY / TOP SOIL/ MULCH OTHER INV	35.00	R	10/26/26	11/04/26		472246	
26-00792	3	VICTO005	VICTORIA'S NURSERY / TOP SOIL/ MULCH OTHER INV	3,939.46	R	10/26/26	11/04/26		472046	
26-00792	4	VICTO005	VICTORIA'S NURSERY / TOP SOIL/ MULCH OTHER INV	105.00	R	10/26/26	11/04/26		472424	
26-00795	1	KUIKE005	KUIKEN BROTHERS COMPANY / CEILING TILES	227.56	R	10/29/26	11/04/26		GF-2591656	
				6,496.52						
6-01-28-375-203			Parks Playgrounds Professional Services							
26-00161	9	ENGLE010	ENGLEWOOD CLIFFS BD OF EDUCAT. / SEPT GYM USE & CUSTODIAN	1,273.87	R	08/20/26	11/04/26		261001	B
26-00790	1	WITSO005	WIT SOCCER LLC / FALL SOCCER REGISTRATIONS	25,965.00	R	10/22/26	11/04/26		3002257	
26-00793	1	SSRTI005	SSR TIMING LLC / 5K TIMING/CHIP BALANCE	105.70	R	10/27/26	11/04/26		002312	
26-00798	1	NICKS005	NICK'S COMPLETE / 5K RACE DIRECTOR	1,259.50	R	10/30/26	11/04/26		264	
26-00799	1	HARLE015	HARLEY, RICKY / BASKETBALL TRYOUTS,ADMIN	2,600.00	R	10/30/26	11/04/26		10/2026	
26-00803	1	TRIPL015	TRIPLEATENNIS LLC / TENNIS CLINICS	2,160.00	R	11/01/26	11/04/26		TAT-2026-001	
26-00805	1	PASCA010	PASCACK PRESS/N.VALLEY PRESS / 5K AND VETERANS DAY ADS	448.00	R	11/03/26	11/04/26		47165	
26-00805	2	PASCA010	PASCACK PRESS/N.VALLEY PRESS / 5K AND VETERANS DAY ADS	448.00	R	11/03/26	11/04/26		47263	

Account / P.O. Id	Item	Vendor	Description / Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-28-375-203			Parks Playgrounds Professional Services Continued							
26-00805	3	PASCA010	PASCACK PRESS/N.VALLEY PRESS — 5K AND VETERANS DAY ADS	284.00	R	11/03/26	11/04/26		47388	
				34,544.07						
6-01-31-440-201			Telephone							
26-00184	10	QUICK005	QUICK COPPER COMMUNICATIONS — FEB PHONE/INTERNET SVC	3,124.61	R	07/02/26	11/04/26		32492	B
26-00184	11	QUICK005	QUICK COPPER COMMUNICATIONS — MAR PHONE/INTERNET SVC	3,437.91	R	10/29/26	11/04/26		33008	B
26-00184	12	QUICK005	QUICK COPPER COMMUNICATIONS — AUG PHONE/INTERNET SVC	2,766.50	R	10/29/26	11/04/26		36142	B
26-00184	13	QUICK005	QUICK COPPER COMMUNICATIONS — SEPT PHONE/INTERNET SVC	2,906.44	R	10/29/26	11/04/26		36762	B
26-00184	14	QUICK005	QUICK COPPER COMMUNICATIONS — OCT PHONE/INTERNET SVC	2,958.00	R	10/29/26	11/04/26		37349	B
26-00184	15	QUICK005	QUICK COPPER COMMUNICATIONS — PHONE/INT. SVC 1 TIME CREDIT	750.00-	R	10/29/26	11/04/26		10/27/2026	B
				14,443.46						
6-01-31-450-201			Fire Hydrants Service							
26-00134	12	VEOLI010	VEOLIA WATER NJ — NOV BOROUGH FIRE HYDRANTS	8,483.85	R	10/05/26	11/04/26		10/31-11/30/26	B
6-01-31-460-201			Vehicle Fuel Gasoline & Diesel							
26-00125	31	TAYLO010	TAYLOR OIL COMPANY — TANK RENTAL FEES	200.00	R	10/07/26	11/04/26		509810	B
26-00125	32	TAYLO010	TAYLOR OIL COMPANY — TANK RENTAL FEES	200.00	R	10/08/26	11/04/26		510264	B
26-00125	33	TAYLO010	TAYLOR OIL COMPANY — OCT FUEL UNLEADED	1,244.57	R	10/08/26	11/04/26		508392	B
26-00125	34	TAYLO010	TAYLOR OIL COMPANY — OCT FUEL UNLEADED	1,651.14	R	10/08/26	11/04/26		533933	B
26-00125	35	TAYLO010	TAYLOR OIL COMPANY — OCT FUEL UNLEADED	594.66	R	10/26/26	11/04/26		530956	B
26-00125	36	TAYLO010	TAYLOR OIL COMPANY — OCT FUEL UNLEADED	1,911.61	R	10/26/26	11/04/26		551226	B
26-00125	37	TAYLO010	TAYLOR OIL COMPANY — OCT FUEL UNLEADED	378.11	R	10/26/26	11/04/26		558048	B
26-00125	38	TAYLO010	TAYLOR OIL COMPANY — OCT FUEL UNLEADED	1,583.90	R	10/26/26	11/04/26		570814	B
26-00125	39	TAYLO010	TAYLOR OIL COMPANY — OCT FUEL UNLEADED	2,339.45	R	10/29/26	11/04/26		573384	B
				10,103.44						
6-01-43-490-203			Municipal Court Professional Services							
26-00788	1	SOLSI005	SOL'S INTERPRETING SERVICES — OCTOBER COURT INTERPRETER	475.00	R	10/22/26	11/04/26		10/1,10/15/26	
			Fund Total:	166,091.89						
			Year Total:	166,091.89						
C-04-24-011-000			2024-11: Floyd Street Reconstruction							
26-00061	1	DLPAV005	D & L PAVING CONTRACTORS INC — FLOYD STREET RECONSTRUCTION	176,432.20	R	11/07/26	11/07/26		FINAL PAYMENT	

Account / P.O. Id	Item	Vendor	Description / Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
C-04-25-009-000			2025-09: Sewer Improvements Phase I							
26-00055	4	FASTE005	FASTECH CONSULTING LLC — SANITARY SEWER IMPROVEMENTS	18,180.00	R	01/01/26	11/04/26		202611460	B
			Fund Total:	194,612.20						
			Year Total:	194,612.20						
T-12- -500-000			ANIMAL LICENSE TRUST ACCOUNT							
26-00190	9	NJDEP020	NJ DEPT OF HEALTH & SENIOR SVC OCT STATE ANIMAL LICENSE FEES	1.20	R	09/02/26	11/04/26		10/1-10/31/2026	B
			Fund Total:	1.20						
			Year Total:	1.20						

Total Charged Lines: 100 Total List Amount: 360,705.29 Total Void Amount: 0.00

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	6-01	166,091.89	0.00	0.00	166,091.89
	C-04	194,612.20	0.00	0.00	194,612.20
	T-12	1.20	0.00	0.00	1.20
Total Of All Funds:		360,705.29	0.00	0.00	360,705.29

BOROUGH OF

Englewood Cliffs

NEW JERSEY

Oath and Appointment

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

RESOLUTION
RESOLUTION NO. 2026-248

TITLE: RESOLUTION AUTHORIZING THE APPOINTMENT OF EDWARD BROCKINGTON AS A VOLUNTEER FIREFIGHTER FOR THE ENGLEWOOD CLIFFS FIRE DEPARTMENT

WHEREAS, The Englewood Cliffs Fire Department has recommended the appointment of **Edward Brockington** as an active member of the Englewood Cliffs Volunteer Fire Department; and

WHEREAS, the Fire Chief has interviewed, vetted and recommended the applicant.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Englewood Cliffs does hereby approve the membership of **Edward Brockington** as an active member of the Englewood Cliffs Volunteer Fire Department.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 10th day of November 2026.

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

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

BOROUGH OF

Englewood Cliffs

NEW JERSEY

Consent Agenda Resolutions

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

RESOLUTION
RESOLUTION NO. 2026-249

TITLE: RESOLUTION OF THE BOROUGH OF ENGLEWOOD CLIFFS, COUNTY OF BERGEN, STATE OF NEW JERSEY, AUTHORIZING THE EMERGENCY PROCUREMENT AND RELOCATION OF THE ENGLEWOOD CLIFFS POLICE DEPARTMENT

WHEREAS, the Borough of Englewood Cliffs required emergency relocation due to environmental building hazards identified in the building; and

WHEREAS, due to identified environmental hazards, the Borough has taken steps to relocate operations as an emergent action, including emergency procurement in accordance with N.J.S.A. 40A:11-6; and

WHEREAS the below listed emergency procurement has been initiated:

VENDOR	**AMOUNT**	**PROJECT DESCRIPTION**
Goosetown Communications	18,000.00	Police Radios and Dispatch
Quikteks	17,000.00	Phone and Network Lines
Maco Office	10,000.00	Furniture, Desks, Chairs, Etc.
Old to New Remodeling	4,000.00	Dispatch Area 2nd Floor
Shaws Complete Security	22,000.00	Locks and Key Access
A1 Electric, Heating, Air Conditioning	14,000.00	HVAC Boro Ductwork
Climate Plus	15,000.00	Community Building HVAC
Vendor to be Determined	25,000.00	Miscellaneous Contingencies
Vendor to be Determined	75,000.00	Generator PD Line Extension
Total Estimated Costs	**$200,000.00**	

; and

WHEREAS the New Jersey Local Publics Contract Law N.J.S.A.40A:11-6 allows for procurement of goods and services without public bidding when deemed necessary by the Municipalities Chief Executive Officer; and

WHEREAS Emergencies are authorized under the New Jersey Budget Law at N.J.S.A. 40A:4-46; and

WHEREAS, the Chief Financial Officer certifies funding is available in the amount of $200,000.00 in Bond Ordinance # 2025-10.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

1. That the administrator and/or the CFO are authorized to procure from listed vendors to initiate and assist in the relocation of the Englewood Cliffs Police Department, in the total amount not to exceed **$200,000.00.**

2. All vendors will be paid upon satisfactory receipt of all certifications as required by New Jersey law of business registration, public works contract law and all related procurement requirements.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 10th day of November 2026.

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

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

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

RESOLUTION
RESOLUTION NO. 2026-250

TITLE: **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**

WHEREAS the Borough of Englewood Cliffs awarded through resolution R# 2026-196, digitization of records utilizing ESCNJ Contract ESCNJ 25/26-40, duly authorized under law to extend contract pricing to local units, per N.J.A.C. 5:34-7.1 et. seq.; and

WHEREAS the Borough awarded the sum of $190,244.50; and

WHEREAS, the Borough has requested under ESCNJ Contract 25/26-40 for added work to digitize certain borough hall records in an addition amount of $109,755.50, for a new contract price of $300,000.00, consistent with cooperative contract.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Englewood Cliffs, hereby amends resolution of award R#2026-196, amending the scope of services and authorizing the added work in the amount of $109,755.50, for a total contract price of $300,000.00, to Foveonics under ESCNJ Contract 25/26-40.

BE IT FURTHER RESOLVED that the Chief Financial Officer shall certify that sufficient funds are available for the additional amount of $50,400.00 in the following line-item appropriation:
Line Item: **Bond Ord No. 2025-10: C-04-25-010-002**

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 10th day of November 2026.

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

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

Pricing

Unit Pricing for Digitization of DPW

Identified 32 **Boxes**
(calculating at 2650 images *per 1 cubic foot /small bankers' box*)

Service	Unit Pricing	Units	Total
Pickup and Delivery	$2.00	40	$40
Boxing and Labeling	$21.00	31	$ 651
Preparation of Files	$21.00	204	$ 4,284
Imaging of Files Large Format	$0.95	N/A	$ N/A
Imaging of Files Small Format	$0.05	106000	$ 5,300
Indexing of Files	$0.20	20012	$ 4,002.40
Quality Assurance	$21.00	78	$ 1,638
Searchable PDF	$0.02	106000	$ 2,120
	ONE TIME DIGITIZATION CHARGE	***Total***	***$ 18,035.40***

Per Year Storage $7.5 a gig times (6) x 12 months = $ 540

Unit Pricing for Digitization of Fire Prevention

Identified 8 Shelves / 24 Boxes **3 Boxes per Shelving** (calculating at 2650 images *per 1 cubic foot /small bankers' box*)

Service	Unit Pricing	Units	Total
Pickup and Delivery	$2.00	24	$ 48
Boxing and Labeling	$21.00	19	$ 399
Preparation of Files	$21.00	122	$ 2,562
Imaging of Files Large Format	$0.95	N/A	$ N/A
Imaging of Files Small Format	$0.05	63600	$ 3,180
Indexing of Files	$0.20	12012	$ 2,402.40
Quality Assurance	$21.00	47	$ 987
Searchable PDF	$0.02	63600	$ 1,272
	ONE TIME DIGITIZATION CHARGE	***Total***	***$ 10,850.40***

Per Year Storage $7.5 a gig times (5) x 12 months = $ 450

Unit Pricing for Digitization of Police Department

Identified 85 Small boxes within cabinets
in Records room with Blue tape
(calculating at 2650 images *per 1 cubic foot /small bankers box*)

Service	Unit Pricing	Units	Total
Pickup and Delivery	$2.00	85	$ 170
Boxing and Labeling	$21.00	85	$ 1785
Preparation of Files	$21.00	425	$ 8925
Imaging of Files Large Format	$0.95	N/A	$ N/A
Imaging of Files Small Format	$0.05	225250	$ 11,262.50
Indexing of Files	$0.20	45527	$ 9105.40
Quality Assurance	$21.00	170	$ 3570
Searchable PDF	$0.02	225250	$ 4505
	ONE TIME DIGITIZATION CHARGE		***Total $ 39,322.90***

Per Year Storage $7.5 a gig times (11) x 12 months = $ 990

Pricing

Unit Pricing for Digitization of Planning Department

161 Boxes = **42 Small** pre boxed Iron Mtn 800 Sylvan Litigation
32 Boxes Large Banker Boxes = **64 Small boxes** per inventory sheet / shelved, **43 Small** within cabinets on left wall, 6 Large Bankers boxes = **12 Small boxes** (calculating at 2650 images *per 1 cubic foot /small banker's box*)

Service	Unit Pricing	Units	Total
Pickup and Delivery	$2.00	161	$ 322
Boxing and Labeling	$21.00	158	$ 3,318
Preparation of Files	$21.00	792	$ 16,632
Imaging of Files Large Format	$0.95	21687	$ 20,602.65
Imaging of Files Small Format	$0.05	404963	$ 20,248.15
Indexing of Files	$0.20	80500	$ 16,100
Quality Assurance	$21.00	317	$ 6,657
Searchable PDF	$0.02	426650	$ 8,533
	ONE TIME DIGITIZATION CHARGE		***Total $ 92,412.80***

Per Year Storage $7.5 a gig times (27) x 12 months = $ 2430

Per Year $ Software $200 per Agency Wide Repository (1) x 12 Months = $ N/A

All / any boxes may be charged a monthly $5.00 per box/cubic foot, or $12.50 per bin (15"x 28"), for archival storage fees. Charges will begin 60 days from the final invoice date. The Foveonics team will assist in providing information associated with destruction authorization forms to be submitted to the state.

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

RESOLUTION
RESOLUTION NO. 2026-251

TITLE: **RESOLUTION AUTHORIZING AN AMENDATORY CONTRACT AND APPROVING CHANGE ORDER NO. 1 FOR THE PROJECT KNOWN AS #26-194 – AWARDING A PROFESSIONAL SERVICE CONTRACT TO VERDANTAS LLC FOR LICENSED SITE REMEDIATION PROFESSIONAL ENGINEERING SERVICES RELATED TO THE ENGLEWOOD CLIFFS OIL TANK REMOVAL AT DEPARTMENT OF PUBLIC WORKS FOR AN ADDITIONAL $11,500.00, FOR A NEW CONTRACT AMOUNT NOT TO EXCEED $53,000.00**

WHEREAS, the Borough of Englewood Cliffs awarded a professional service contract to Verdantas LLC for Licensed Site Remediation Professional (LSRP) services related to the Englewood Cliffs oil tank removal at the Department of Public Works, in the original contract amount of $41,500.00 by way of Resolution No. 2026-194; and

WHEREAS, during the course of the remediation work, additional environmental investigation is required, including the installation of ten (10) soil borings and the collection and sampling of soil from those borings; and

WHEREAS, this additional work is necessary to support the ongoing site remediation activities and satisfy applicable New Jersey Department of Environmental Protection requirements; and

WHEREAS, Verdantas LLC has submitted a proposal for the additional services, resulting in an increase of $11,500.00 to the original contract amount; and

WHEREAS, the revised total contract amount, including the additional services, shall not exceed $53,000.00; and

WHEREAS, the Borough desires to authorize Change Order No. 1 and modify the contract with Verdantas LLC accordingly; and

WHEREAS, the Chief Financial Officer shall certify that sufficient funds are available for the additional amount of $11,500.00 in the following line-item appropriation:
Line Item: **Bond Ord No. 2025-10: C-04-26-007-003**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that Change Order No. 1 for #26-194 – Awarding a professional services contract to Verdantas LLC for Licensed Site Remediation Professional Services related to the Englewood Cliffs Oil Tank removal at the Department of Public Works for an additional cost of $11,500 is hereby approved, resulting in a new total amended contract amount of $53,000.00.

BE IT FURTHER RESOLVED, that the Mayor and other appropriate Borough officials are authorized to execute all documents necessary to effectuate this Resolution.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 10th day of November 2026.

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

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

verdantas

57 Fourth Street
Somerville, New Jersey 08876
+1 908-218-0066

October 14, 2026

Mr. Mark Neville
Borough of Englewood Cliffs, Department of Public Works
342 Hudson Terrace
Englewood Cliffs, NJ 07632
MNeville@englewoodcliffsnj.org

Change Order #2 (replaces 8/31/26 CO #1)- Revision 1
342 Hudson Terrace, Englewood Cliffs
Block 412, Lot 3
Environmental Consulting Services – Soil Borings and Temporary Well Installation and Sampling
Verdantas Project No: 49734
Date of Existing Agreement: 6/30/2026

On behalf of the Borough of Englewood Cliffs (Client, Borough), Verdantas observed the removal of the 4,000-gallon No. 2 diesel fuel Underground Storage Tank (UST) and 4,000-gallon gasoline UST between 9/8/2026 and 9/9/2026, in accordance with the Scope of Work in our approved proposal dated 6/30/2026.

Our original Scope of Work for the closure and removal of the two USTs included the collection of post-excavation soil samples and was based on the assumption that groundwater would not be encountered during excavation activities and did not anticipate that the USTs would be surrounded by as much stone backfill material as was present. During UST removal, groundwater was observed in the excavation at approximately 2 feet below ground surface (bgs). Due to site conditions, confirmation soil samples could not be collected at the time of tank removal as originally planned. Consequently, the sampling approach must be revised to include the advancement of soil borings for soil sample collection and the completion of a groundwater investigation to evaluate potential impacts to groundwater associated with the former USTs.

Based on the Site conditions during the tank removal, Verdantas presents this change order for the installation and sampling of a temporary well; this change order also includes a scope of work to collect the required post excavation soil samples by a different method than proposed in the original proposal. This Change Order (#2) replaces the Change Order (#1) we submitted on August 31, 2026.

Scope of Work:

Alternate Post Excavation Soil Sampling

Between 9/8/2026 and 9/11/2026, both USTs, supply and return piping, and the fuel dispenser were removed by Fairfield. The USTs each measured approximately 5 feet diameter by 24 feet long. Gravel and stone backfill was present throughout the entire excavation from historical excavation activities in this area, including the sidewalls and base (down to approximately 7.5 feet bgs). The original Scope of

Work included the collection of several excavation base and sidewall soil samples, however no soil was present to sample without extending the excavation significantly. Following the UST removal, the stone was placed back in the excavation and supplemented with additional clean gravel.

Verdantas will work with a licensed driller, retained by the Borough. to install approximately ten soil borings around the UST excavation, outside of the extents of backfill material. Similar to the soil sampling plan in the original scope of work, two soil samples will be collected from each boring for laboratory analysis. Soil samples will be collected from 6" above the depth that groundwater was observed during the tank removal (1.5-2 feet bgs) and from the UST invert depth (7.5-8 feet bgs). Soil borings will also be installed within the excavation area and advanced below the excavation depth to determine if soil is present between the UST invert and bedrock, since this was unable to be determined using the excavator during tank removal. If soil is encountered, ten UST centerline samples will be collected from soil directly beneath backfill.

Samples will be analyzed for Extractable Petroleum Hydrocarbons (EPH), Volatile Organic Compounds (VOC+15), and Tertiary Butyl Alcohol (TBA). Additional soil volume will be collected for further contingency analysis for naphthalene and 2-methylnapthalene, and/or Synthetic Precipitation Leaching Procedure (SPLP) analysis, as needed, in accordance with regulatory and guidance documents. Soil analytical results will be compared to the New Jersey Department of Environmental Protection (NJDEP) Soil Remediation Standards (SRS) and Migration to Ground Water SRS (MGWSRS).

Soil will be field screened with a calibrated photo-ionization detector (PID) and visually observed for the presence of contamination. While specific sampling depths are proposed to address UST closure, the collection of additional soil samples may be necessary if evidence of a discharge is observed in other locations/at other depths.

Groundwater Investigation

Groundwater was observed at approximately 2 feet bgs in the area of the two USTs and was pumped out and properly disposed of offsite at a licensed facility during excavation.

Per the NJDEP Technical Guidance for Investigation of Underground Storage Tank Systems (UST Guidance), a groundwater investigation is required if evidence of a discharge is observed and groundwater is present in or within two feet below the UST excavation. The UST Guidance also requires groundwater sampling in the event of an altered soil sampling approach. Although no significant petroleum sheen was observed on the water and no observations indicating a significant release were observed during UST removal, due to a tank test that showed a potential issue with the 4,000-gallon No. 2 diesel fuel UST at the facility, and the lack of accessible centerline and sidewall soil, a groundwater investigation will be necessary in order to complete the Site Investigation (SI).

Following the collection of soil samples (Task 1), one of the soil borings located outside of the UST excavation and within 10 feet in the suspected downgradient direction of the UST excavation (east-southeast) will be converted into a temporary well point by the licensed driller retained by the Borough. At least three well volumes of water will be purged from the temporary well, after which a groundwater

sample will be collected by disposable Teflon-lined bailer. The sample will be submitted to a certified laboratory to be analyzed for VOC+15 via Selective Ion Monitoring (SIM) including 1,2,4-Trimethylbenzene, TBA, and Semivolatile Organic Compounds (SVOC+15) via SIM. Field and Trip Blanks QA/QC samples will also be collected. Groundwater analytical results will be compared to the NJDEP Groundwater Quality Standards (GWQS) and NJDEP Groundwater Screening Level (GWSL). A calibrated water quality meter will be utilized to collect field parameters during purging. Following completion of sampling, the temporary well will be removed and the boring will be backfilled with soil cuttings.

Note that if groundwater is found to be impacted, the Annual Remediation Fee (ARF) will be revised to add the additional media fee. The annual fee of an additional $1,655 will be invoiced directly to the Borough by NJDEP.

Groundwater Results Reporting

The findings of the groundwater investigation will be included in the UST SI Report, including any recommended follow-up activities, if applicable.

Assumptions: The assumptions in the original authorization are also applicable to this Scope of Work, These costs assume that work will be performed under the following additional assumptions.

- The drilling subcontractor will be retained by the Borough.
- This change order assumes the temporary well installation and sampling will be able to be conducted in up to two (2) field days.
- Call for utility-markout (UMO) through the New Jersey One Call service will be performed by the drilling subcontractor retained by the Borough.
- No waste characterization or disposal is included as part of this scope.
- No site restoration, besides backfilling boring holes, is included.
- No other tasks are included as part of this change order.

A summary of the estimated additional costs associated with the implementation of the tasks described above is provided below. This authorization request includes management, groundwater laboratory analysis, 1-2 days of drilling and Verdantas oversight, and supplemental reporting time to incorporate the groundwater investigation activities.

Task	Original 6/30/2026 Authorization	Additional Verdantas Labor Authorization Request in this Change Order	Adjusted Verdantas Budgets After this Change Order*
Task 1: Coordination and Project Management	$ 7,500	$ 3,000	$ 10,500
Task 2: Concrete Characterization	$ 3,000	$ -	$ 3,000
Task 3: Field Oversight & Soil Sampling	$ 13,000	$ 1,250	$ 14,250
Task 4: Soil and Groundwater Laboratory Analysis	$ 5,000	$ 750	$ 5,750
Task 5: Data Analysis and Reporting	$ 13,000	$ 5,000	$ 18,000
Task 6: Groundwater Investigation	$ -	$ 1,500	$ 1,500
Total Cost:	$ 41,500	$ 11,500	$ 53,000

*Note that our proposal includes only Professional Services. Drilling costs will be included in a separate proposal from the drilling subcontractor directly to the Borough.

This Scope will be invoiced based upon:

Time and Materials (Rate Schedule attached)	☑
Fixed Fee	☐
Other	☐

Payment terms shall be made as follows:

According to the Existing Agreement	☑
As a Retainer	☐
Other	☐

This Scope is hereby accepted.

	VERDANTAS LLC	Borough of Englewood Cliffs DPW
BY:	Alison Kokorsky, LSRP	
TITLE:	Senior Project Manager	
SIGNATURE:		
DATE:	10/14/2026	

VERDANTAS NORTHEAST AREA (MA, NY/NJ)
2026 STANDARD BILLING RATE SCHEDULE

verdantas

Professional Services	Hourly Rate
Senior Consultant I	$255.00
Senior Consultant II	$266.00
Senior Consultant III	$284.00
Senior Consultant IV	$315.00
Project Manager I	$190.00
Project Manager II	$200.00
Project Manager III	$208.00
Senior Project Manager I	$230.00
Senior Project Manager II	$246.00
Staff Engineer/Scientist I	$148.00
Staff Engineer/Scientist II	$163.00
Staff Engineer/Scientist III	$174.00
Scientist/Engineer I	$190.00
Scientist/Engineer II	$200.00
Scientist/Engineer III	$208.00
Senior Scientist/Engineer I	$230.00
Senior Scientist/Engineer II	$246.00

Support	Hourly Rate
Administrative/Project Controls Staff I	$98.00
Administrative/Project Controls Staff II	$129.00
Technician I	$93.00
Technician II	$101.00
Technician III	$117.00
Senior Technician	$125.00
Professional Technician	$177.00
Construction Representative I	$110.00
Construction Representative II	$120.00
Construction Representative III	$130.00
Senior Construction Representative	$140.00

Survey	Hourly Rate
Staff Surveyor I	$125.00
Staff Surveyor II	$146.00
Staff Surveyor III	$162.00
Surveyor	$182.00
Senior Surveyor	$219.00
Survey Crew Member	$94.00
Survey Crew Chief	$125.00
Survey Crew	$219.00

CAD/GIS/Data Management	Hourly Rate
Project Designer	$146.00
Senior Project Designer	$162.00
CAD Designer I	$125.00
CAD Designer II	$141.00
CAD Technician I	$110.00
CAD Technician II	$125.00
CAD Technician III	$130.00
GIS Technician I	$110.00
GIS Technician II	$125.00
GIS Analyst I	$130.00
GIS Analyst II	$141.00
Senior GIS Analyst	$162.00
Data Manager	$146.00
Senior Data Manager	$162.00

Notes

1. Standard Billing Rates: Our standard billing rates are reviewed no less than annually and may be adjusted at those times.
2. Expert Testimony: Litigation, expert witness, and all other legal and court related appearances will be billed at twice the standard fee schedule rate. There is a minimum eight-hour charge per day and a minimum overall fee of $2,000 per case.
3. Higher Hourly Rates: Certain services, such as emergency/rapid response consulting, may be subject to higher hourly billing rates as agreed upon on a project-specific basis.
4. Overtime: Overtime for time worked on a project exceeding 8 hours per day, Holidays, and/or Sundays will be billed at 1.5 times the standard rate or as agreed upon on a project-specific basis.
5. Field Equipment and Supplies: Field equipment and in-house supplies will be billed at fixed unit prices, subject to periodic updates.
6. Subcontractors and Project Expenses: All project-related expenses are chargeable at cost plus 10% or in accordance with the specific project agreement. Subcontractor charges, costs of rental of specialized equipment, and any other costs not associated with normal overhead are billed at cost plus 15% or in accordance with the specific project agreement.
7. Mileage: The mileage for personal vehicles will be billed at the current United States Internal Revenue Service reimbursement rate.
8. General Terms and Conditions: Please refer to the Verdantas General Terms and Conditions for further details.

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

RESOLUTION
RESOLUTION NO. 2026-252

TITLE: 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

WHEREAS, the Mayor and Council as appropriate is an agency of the Borough of Englewood Cliffs and is subject to certain requirements of the Local Public Contracts Law; and

WHEREAS it is the Borough's intention to offer our employees the opportunity to enroll in NJD/HDHigh + Difference Card with a fully funded Health Reimbursement Account in the amount of $12,500 for each employee regardless of level of coverage (single, member/spouse, parent/child and family) to be effective January 1, 2027 and

NOW THEREFORE BE IT RESOLVED THAT:

1. The EB Employee Solutions, LLC, dba as The Difference Card (hereinafter the VENDOR) with a business address of 200 Business Park Drive, Suite 311, Armonk, NY 10504 is appointed to provide HRA Services for the period January 1, 2027 through December 31, 2027.

BE IT FURTHER RESOLVED THAT: All associated fees due to the VENDOR will be paid by the Borough directly to the VENDOR.

BE IT FURTHER RESOLVED THAT: the Borough is hereby authorized to execute contracts between the Borough and the VENDOR set forth in this resolution with terms and conditions as required by the Borough.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 10th day of November 2026.

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

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

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

RESOLUTION
RESOLUTION NO. 2026-253

TITLE: **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**

WHEREAS, the Borough of Englewood Cliffs("Borough") recognizes the need of contracting for professional engineering services for the Watershed Assessment Report required as Phase 2 of the Watershed Improvement Plan; and

WHEREAS, Fastech Consulting Engineers. ("Fastech") has submitted a proposal dated November 4, 2026, to provide professional engineering services for the Watershed Assessment Report required as Phase 2 of the Watershed Improvement Plan; and

WHEREAS, the fee for these services shall not exceed $87,200.00, to be invoiced in accordance with the authorizing resolution;

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough to authorize said services to meet the requirements established by New Jersey Department of Environmental Protection (NJDEP).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that:

1. The Borough hereby authorizes Fastech Consulting Engineers to provide professional engineering services for the Watershed Assessment Report required as Phase 2 of the Watershed Improvement Plan, in an amount not to exceed $87,200.00.
2. The Mayor and Borough Clerk are authorized to execute any and all documents necessary to effectuate this authorization.
3. This resolution shall take effect immediately.

BE IT FURTHER RESOLVED, that the Chief Finance Officer of the Borough of Englewood Cliffs has certified that sufficient uncommitted funds are available in an amount not to exceed $87,200.00 under the following line-item appropriation:
Bond Ord No. 2025-04: C-04-25-004-001

BE IT FURTHER RESOLVED, that the Mayor and other appropriate Borough officials are authorized to execute all documents necessary to effectuate this Resolution.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 10th day of November 2026.

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

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

Fastech
Consulting
Engineers

November 4th, 2026

Intashan Chowdhury, MPA
Borough Administrator
Borough of Englewood Cliffs
482 Hudson Terrace
Englewood Cliffs, NJ 07632

RE: Watershed Improvement Plan Phase 2 – Watershed Assessement Report
Borough of Englewood Cliffs
Bergen County, New Jersey
Our File No. ECNJ-26-0271

Dear Mr. Chowdhury:

In accordance with your request, this letter shall serve as our proposal for the preparation phase 2 of the Watershed Improvement Plan as required by New Jersey Department of Environmental Protection (NJDEP) to develop Watershed Assessment Report.

The Borough of Englewood Cliffs along with all other municipalities in the State of New Jersey must prepare a Watershed Improvement Plan as part of the NJDEP Municipal Stormwater Management Program. Phase 1 of this Plan is to prepare the Watershed Inventory Report. Phase 2 of this plan is to prepare the Watershed Assessment Report.

The following is an outline of the scope of the work, the scope of our professional services, and the estimated fee for our design and construction inspection services.

SCOPE OF WORK

The scope of this project consists of development of Phase 2 requirements of New Jersey Department of Environmental Protection (NJDEP) for the development of Watershed Improvements Plan for all the municipalities in New Jersey.

SCOPE OF PROFESSIONAL SERVICES

Fastech will perform the following engineering services as they relate to the preparation of the Watershed Inventory Report and Watershed Assessment Report for the Watershed Improvement Plan. The contents noted below have been obtained from Section H of the Tier A Municipal Stormwater General Permit, which authorizes the discharge of stormwater from small municipal separate storm sewer systems (MS4):

WATERSHED ASSESSMENT REPORT

Fastech will prepare and submit to the Department the Watershed Assessment Report, as the second of the Watershed Improvement Plan with the items listed below:

1. Generate all subwatershed based on HUC 14 boundary maps
2. The Area associated with each TMDL for waters that lie within or bordering the municipality;

3. The Area associated with each water quality impairment for waters that lie within or bordering the municipality;
4. General watershed assessment
5. Assessment of each subwatershed (repeated per HUC 14)
6. Pollutant load estimates
7. Identify specific water quality improvement projects for the Borough.
8. Describe how planned actions address the applicable TMDL reductions.
9. Identify potential funding sources and a project schedule.
10. Release the draft plan for public review and comment.

FEE PROPOSAL

Fastech Consulting Engineers will perform the services outlined in the proposal for an estimated total lump sum fee of:

Not to exceed $87,200.00

The billing will be based on our hourly rate in effect at the time the work is performed.

ITEMS NOT INCLUDED IN THE ENGINEERING FEE

The following items are not anticipated to be required and are therefore excluded:

1. Soil Erosion and Sediment Control Plan Certification
2. Permit Fees
3. New Jersey Department of Environmental Protection Permits
4. Right-of-way and/or Easement Plans or Descriptions
5. Structural Plans (Including Retaining Walls)

Additional work above and beyond what is outlined in the proposal will be performed as authorized by the Borough and will be billed at the hourly rate schedule in file with the Borough.

Thank you for the opportunity to submit this proposal. We look forward to providing the Borough of Engelwood Cliffs with our engineering services and to the successful completion of this project. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Farah Gilani

Fastech Consulting Engineers
Farah Gilani P.E., P.P., CME
President

Fastech
Consulting
Engineers

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

RESOLUTION
RESOLUTION NO. 2026-254

TITLE: 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)

WHEREAS, the Borough of Englewood Cliffs (Borough), deems it in the best interest of the Borough to challenge Table of Equalization Valuations promulgated by the Director of the Division of Taxation for 2027 tax year on October 1, 2026 (informally known as ratio challenge), and to formally assign the Borough's legal representation to its approved outside counsel; and

WHEREAS, the Governing body deems it to be in the best interest to appoint the law office of Cleary Giacobbe Alfieri Jacobs LLC, Esq. as special counsel to represent the Borough in the matter at rates previously approved in its resolution appointing special counsel for 2026, and

WHEREAS, the law office of Cleary Giacobbe Alfieri Jacobs LLC has been approved to represent the Borough as special counsel at the rate of $185 per hour for all attorneys and $100 per hour for paralegals and law clerks; and

WHEREAS, the Chief Financial Officer has certified that there are funds available for services of the Law Office of Cleary Giacobbe Alfieri Jacobs LLC as aforesaid under the following line-item appropriation:
Legal Services OE: 6-01-20-155-200

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Englewood Cliffs, that the law office of Cleary Giacobbe Alfieri Jacobs LLC is hereby authorized to represent the Borough in the aforesaid matter.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 10th day of November 2026.

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

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

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

RESOLUTION
RESOLUTION NO. 2026-255

TITLE: RESOLUTION AUTHORIZING THE BOROUGH ATTORNEY TO EXECUTE A CONSENT ORDER FOR FINAL COMPLIANCE CERTIFICATION (AFFORDABLE HOUSING)

WHEREAS, the Borough of Englewood Cliffs (the "Borough" or "Englewood Cliffs") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 30, 2025; and

WHEREAS, the Court entered an order on May 5, 2025 setting the Borough's Fourth Round fair share obligations as a Present Need of zero (0) units and a Prospective Need of three hundred twenty-nine (329) units, which no party appealed, and ordering the Borough to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Borough having filed its HEFSP on June 30, 2025; and

WHEREAS, FSHC having filed a letter pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's HEFSP on August 29, 2025, seeking additional information and documentation before the HEFSP may be approved by the Program and trial court; and

WHEREAS, no other interested party filed a challenge or any other communication; and

WHEREAS, FSHC has proposed a consent order, attached hereto as Exhibit "A" in order to resolve all the Borough's Fair Share Obligations for the Fourth Round; and

WHEREAS, the proposed consent order is consistent with the Borough's HEFSP; and

WHEREAS, it is in the best interests of the Borough to execute the proposed Consent Order.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Englewood Cliffs, that the Borough Attorney is hereby authorized to execute and deliver the proposed Consent Order on behalf of the Borough.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 10th day of November 2026.

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

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

Fair Share Housing Center
510 Park Boulevard
Cherry Hill, New Jersey 08002
P: 856-665-5444
F: 856-663-8182
Attorneys for Fair Share Housing Center
By: Ariela Rutbeck-Goldman, Esq. (Bar# 209022016)
arielarutbeck@fairsharehousing.org

In the Matter of the Application of the Borough of Englewood Cliffs, County of Bergen.	SUPERIOR COURT OF NEW JERSEY Law Division, Bergen County Docket No. BER-L-775-25 **CIVIL ACTION** **(Mount Laurel)** **Consent Order Final Compliance Certification (N.J.S.A. 52:27D-304(q))**

THIS MATTER having come before the Court via the joint request of the Borough of Englewood Cliffs (the "Borough" or "Englewood Cliffs") via counsel Robert A Ferraro, Esq., as well as Fair Share Housing Center ("FSHC"), via counsel Ariela Rutbeck-Goldman, Esq. (on behalf of Fair Share Housing Center), seeking a certification of compliance with the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) ("FHA"); and

WHEREAS, the Borough having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 30, 2025; and

WHEREAS, the Borough having filed an adopted Fourth Round Housing Element and Fair Share Plan ("HEFSP") on June 30, 2025, and FSHC having filed a challenge to same on August 29, 2025; and

WHEREAS, the above-named parties having previously presented a consent order to the

Court which was entered on February 18, 2026, and which consent order is incorporated herein by reference (the "February 2026 Consent Order"); and

WHEREAS, the Borough having filed its implementing ordinances and resolutions on March 12, 2026; and

WHEREAS, the Borough previously adopted a spending plan, but inadvertently did not file the spending plan, which filing will be made within 30 days of the granting of this certificate of compliance; and

WHEREAS, the Borough having adopted amendments to its implementing ordinances and resolutions on November 10, 2026, and having filed same on November 11, 2026; and

WHEREAS, FSHC having reviewed the Borough's filing in accordance with the February 2026 Consent Order and confirmed that the Borough has complied with the terms outlined in the February 2026 Consent Order; and

WHEREAS, no other interested party filed a challenge or any other communication; and

WHEREAS, the Court having reviewed the Borough's Fourth Round HEFSP, attachments, and implementing ordinances and resolutions, incorporating therein any changes from the Court's prior order(s) and determined that they meet the "objective standard" and are in compliance with the FHA and the Mount Laurel doctrine so long as the conditions set forth in this order are met; and

WHEREAS, the Court incorporates the Court's prior orders and for good cause shown:

IT IS on this _____ day of _____, 2026, **ORDERED** as follows:

1. The Borough's Fourth Round HEFSP, attachments, and applicable implementing ordinances and resolutions, collectively referenced at SCHEDULE-1 hereto as

Exhibit P-1 through Exhibit P-10 (inclusive) and herein as the "Implementing Ordinances & Resolutions", are hereby admitted into evidence and entered into the record.

2. Subject to the satisfaction of the conditions of this order and the deadlines established therein, the Borough of Englewood Cliffs' Fourth Round HEFSP (Exhibit P-1) is hereby approved and deemed to meet the "objective standard" pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) of complying with the FHA and the Mount Laurel doctrine, and the Borough is hereby granted a Compliance Certification as to its Rehabilitation Obligation ("Present Need"), its Prior Round Obligation (1987-1999), its Third Round Obligation (consisting of both its Gap Obligation for 1999-2015 and its Prospective Need Obligation for 2015-2025), and its Fourth Round Prospective Need Obligation pursuant to the FHA, the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1, et seq.) ("UHAC"), applicable Council on Affordable Housing (hereinafter "COAH") substantive rules, and Mount Laurel case law, including the New Jersey Supreme Court's Mount Laurel IV decision.

3. The Borough's Compliance Certification shall remain in effect for ten (10) years beginning on July 1, 2025 and ending on June 30, 2035, and during this ten (10) year period the Borough shall have repose from exclusionary zoning litigation, including, but not limited to, Builder's Remedy lawsuits, as provided for in the FHA. The Borough's Compliance Certification shall remain subject, however, to revocation or other order of the Court that does or may hereafter issue, on notice of motion to the Borough and all interested parties and good cause shown, at any time during the pendency of the Fourth Round Housing cycle.

4. As per the Borough's Fourth Round HEFSP and earlier court orders, the Borough's Present Need Obligation is zero (0), the Borough's Prior Round Obligation (1987-1999) is two hundred nineteen (219), the Borough's Third Round Obligation (1999-2025) is three hundred sixty-five (365), and the Borough's Fourth Round Prospective Need Obligation (2025-2035) is three hundred twenty-nine (329).
5. The Borough does not have a Present Need Obligation to address in the Fourth Round.
6. The Borough's Prior Round Obligation of two hundred nineteen (219) and the Borough's Third Round Obligation of three hundred sixty-five (365) resulted in a combined Prior Round and Third Round New Construction Obligation ("Combined Obligation") of five hundred eighty-four (584). The Borough adjusted the Combined Obligation by preparing a vacant land adjustment ("VLA"), which established a Realistic Development Potential ("RDP") of one hundred eighty-seven (187) for the Prior Round and Third Round. The Township has satisfied its Prior Round and Third RDP through two hundred five and a half (205.5) units/credits as follows:

MECHANISM	TYPE/ TENURE	UNITS	BONUS	STATUS
Hudson Terrace/Michaels Development/ "Cliffs on Hudson" (Municipally Sponsored 100% Affordable Project) *(Block 514, Lots 4 & 5; Block 513, Lots 5 & 7, and approximately 0.25-acre vacated portion of Clendinen Place)*	Family Rental	65		Complete
New LG / North Woods (Inclusionary Project) *(+/- 3.5-acre portion of Block 207, Lot 6)*		12		Zoned
800 Sylvan Avenue (Inclusionary Project) *(Block 910, Lot 1)*	Family Rental	90		Under Construction

Total Units and Bonus Credits	**167**	**38.5[1]**	
	205.5		

7. The Borough has addressed its Prior Round and Third Round Unmet Need Obligation of three hundred seventy-eight and a half (378.5), calculated by subtracting the two hundred five and a half (205.5) units and bonus credits satisfying the Borough's Prior Round and Third Round RDP from the Combined Obligation of five hundred eighty-four (584), as follows:

MECHANISM	TYPE/ TENURE	UNITS	STATUS
Hudson Terrace Overlay Zone *(Block 412, Lots 2-10; Block 512, Lots 1-7; Block 513, Lots 1-4 & 6; Block 514, Lots 1-3; Block 515, Lots 1 & 3)* *+/- 16.2 acres* *Residential option: 19 du/ac & 20% set-aside* *Mixed-use option: 24 du/ac & 20% set-aside*	Family	Residential: 62 Mixed-Use: 78	Zoned

[1] The Borough and FSHC will support a provision in the final judgement of compliance and repose that provides that the Borough shall be entitled to apply to the court to adjust its RDP to increase the RDP after approval of the 800 Sylvan Avenue project, as described in paragraph 14.a, the approval of the CFI site, as described below in paragraph 14.b., and/or any other subsequent approval of an inclusionary or 100% affordable housing project that would otherwise address the unmet need, provided any such approval is final and not subject to further appeal. The RDP adjustment shall provide that 20% of the total number of units approved shall be added to the RDP and the sites shall be removed from the unmet need, and its rental bonus cap shall be adjusted so that twenty-five percent (25%) of the increased RDP shall be eligible for rental bonus credits and the site(s) shall be removed from unmet need. However, pursuant to N.J.A.C. 5:93-5.15(d) there are circumstances wherein a municipality may lose granted rental bonuses if approvals lapse or a project is abandoned. Under no circumstance shall the Borough be relieved of any of its responsibilities and obligations under this Agreement as a result of any claim for additional rental bonus credits pursuant to this subparagraph and/or as a result of an increase to the RDP pursuant to this subparagraph. (Paragraph 13.d of the Settlement Agreement between the Borough of Englewood Cliffs and FSHC, dated October 8, 2020.

East Palisades Overlay Zone *(Block 502, Lots 1-10; Block 506, Lots 1-6; Block 612, Lots 5-9 & 22-23; Block 615, Lots 10-12; Block 616, Lots 19-20; Block 617, Lots 1 & 18)* *+/- 9.97 acres* *Residential option: 19 du/ac & 20% set-aside* *Mixed-use option: 24 du/ac & 20% set-aside*		Family	Residential: 38 Mixed-Use: 48	Zoned
B-3 Zone District Overlay Zone *(Block 127, Lot 20.01; Block 131, Lots 1 & 5; Block 132, Lots 1, 2, 3, & 6; Block 134, Lots 2-4, 6 & 7; Block 201, Lots 1-14; Block 205, Lots 1-4; Block 206, Lots 1-3 & 26)* *+/- 7.965 acres* *Residential option: 19 du/ac & 20% set-aside* *Mixed-use option: 24 du/ac & 20% set-aside*		Family	Residential: 31 Mixed-Use: 39	Zoned
Northern Sylvan Avenue Corridor Inclusionary Overlay – A (OL-A) Zone	*1. 910 Sylvan Avenue (Block 1201, Lot 8 & Lot 9.01): +/- 22.3 acres* *2. 910-920 Sylvan Avenue (Block 1201, Lot 9.03): +/- 9.295 acres* *3. 930-940 Sylvan Avenue (Block 1201, Lot 9.04): +/- 10.457 acres* *23 du/ac & 20% set-aside*	Family	194	Zoned
	Remainder of 800 Sylvan Avenue site (Portion of Block	Family	36	Zoned

	910, Lot 1) *+/- 8 acres* *22.5 du/ac & 20% set-aside*			
Northern Sylvan Avenue Corridor Inclusionary Overlay – B (OL-B) Zone	*980 Sylvan Avenue (Block 1202, Lot 2)* *+/- 6.009 acres* *7.5 du/ac & 20% set-aside*	Family	9	Zoned
	1000 Sylvan Avenue (Block 1202, Lot 2.01) *+/- 5.46 acres* *Family option: 8.5 du/ac & 20% set-aside* *Age-restricted option: 13.5 du/ac & 20% set-aside*	Family or Age-Restricted	Residential: 10 Age-Restricted: 15	Zoned
Inclusionary Age-Restricted Housing Overlay – 3 (IARHO-3) Zone ("Sisters of Peace Site") *(Block 1302, Lot 5)* *+/- 12.7 acres* *6 du/ac & 20% set-aside*		Age-Restricted	16	Zoned

8. The Borough's Fourth Round Prospective Need Obligation is three hundred twenty-nine (329). The Borough adjusted the Fourth Round Prospective Need Obligation by preparing a VLA, which established an RDP of ten (10) for the Fourth Round. The Borough will satisfy its Fourth Round RDP through twelve and a half (12.5) units/credits as follows:

MECHANISM	TYPE/ TENURE	UNITS	BONUS	STATUS
Cioffi Site (Inclusionary Project) *(Block 201, Lots 10-14; Block 205, Lots 1, 2, & 4)*	Family Rental	10	2.5 (Bonus Credits per N.J.S.A. 52:27D-311(k)(6))	Court Recommendation of Site Plan Approval
Total Units and Bonus Credits		**10**	**2.5**	
		12.5		

9. The Borough has addressed its Fourth Round Unmet Need Obligation of three hundred sixteen and a half (316.5), calculated by subtracting the twelve and a half (12.5) units and bonus credits satisfying the Borough's Fourth Round RDP from the Fourth Round Prospective Need Obligation of three hundred twenty-nine (329), as follows:

MECHANISM	TYPE/ TENURE	UNITS	BONUS	STATUS
Southern Sylvan Avenue Overlay Zone C *(Block 617, Lots 6 and 13-17)* *+/- 2.7935 acres* *Residential option: 20 du/ac & 20% set-aside* *Mixed-use option: 24 du/ac & 20% set-aside*	Family	Residential: 11 Mixed-Use: 14		Zoned
Southern Sylvan Avenue Overlay Zone D *(Block 130, Lots 22-25; Block 313, Lots 1-3; Block 314, Lots 10-15; Block 411, Lots 16-23)* *+/- 41.38 acres* *Residential option: 20 du/ac & 20% set-aside*	Family	Residential: 166 Mixed-Use: 199		Zoned

Mixed-use option: 24 du/ac & 20% set-aside				

10. The Borough and FSHC agree that following conditions remain to be met as conditions of Compliance Certification:

11. The Borough's Compliance Certification shall be subject to required ongoing monitoring as follows:

- The Borough by February 15, 2026, and annually thereafter, agrees to electronically enter data into the AHMS system of the Department of Community Affairs with a detailed accounting of all development fees and any other payments into its affordable housing trust fund that have been collected including residential and non-residential development fees, along with the current balance in the municipality's affordable housing trust fund as well as trust funds expended, including purposes and amounts of such expenditures, in the previous year from January 1st to December 31st.
- The Borough by February 15, 2026, and annually thereafter, shall provide the Department of Community Affairs with an up-to-date municipal status report based on its collection and publication of information concerning the number affordable of housing units actually constructed, construction starts, certificates of occupancy granted, and the start and expiration dates of deed restrictions. With respect to units actually constructed, the information shall specify the characteristics of the housing, including housing type, tenure, affordability level, number of bedrooms, date and expiration of affordability controls, and whether occupancy is reserved for families, senior citizens, or other special populations.

- For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the municipality or other interested party may file an action through the Program seeking a realistic opportunity review and shall provide for notice to the public, including a realistic opportunity review of any inclusionary development site in the HEFSP that has not received preliminary site plan approval prior to the midpoint of the 10-year round. Any such filing shall be through eCourts or any similar system set forth by the Program with notice to any party that has appeared in this matter.

12. The Court shall retain jurisdiction for the purpose of enforcing the terms and conditions of this Certification of Compliance and Repose and the Borough's adopted Fourth Round HEFSP.
13. A copy of this Order shall be entered on eCourts and shall be effective as of the date of filing.

_____

Hon. , J.S.C.

On behalf of the Borough of Englewood Cliffs:

_____

Robert A Ferraro, Esq.

On behalf of Fair Share Housing Center:

_____

Ariela Rutbeck-Goldman, Esq.

Schedule 1

Exhibit P-1 Housing Element and Fair Share Plan

Exhibit P-2 Ordinance Addressing Development Fees and Uniform Housing Affordability Controls (UHAC).

Exhibit P-3 Ordinance to Enact Section 30-5.19 (Southern Sylvan Overlay Zone C)

Exhibit P-4 Ordinance to Enact Section 30-5.20 (Southern Sylvan Avenue Overlay Zone D).

Exhibit P-5Affordable Housing Trust Fund Spending Plan (Resolution)

Exhibit P-6 Spending Plan

Exhibit P-7 Resolution adopting affirmative marketing process

Exhibit P-8 Affirmative Marketing Process

Exhibit P-9 Ordinance Amending Section 30-5.19 (Southern Sylvan Overlay Zone C)

Exhibit P-10 Ordinance Amending Section 30-5.20 (Southern Sylvan Avenue Overlay Zone D).

BOROUGH OF

Englewood Cliffs

NEW JERSEY

Executive / Closed Session

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

RESOLUTION
RESOLUTION NO. 2026-256

TITLE: RESOLUTION AUTHORIZING THE ENTRY INTO EXECUTIVE / CLOSED SESSION FOR MATTERS PERTAINING TO PERSONNEL, PENDING LITIGATION, AND LEGAL CLAIMS

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs has deemed it necessary to go into executive (closed) session to discuss certain confidential matters; and,

WHEREAS, the minutes of this Closed Session will remain confidential as permitted under the Open Public Meetings Act or shall be released when there is no further need for confidentiality, as authorized by the Borough Attorney.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Englewood Cliffs will go into closed session for the following matters as permitted under the Open Public Meetings Act, N.J.S.A. 10:4-12

- Personnel
- Pending Litigation and Legal Claims

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 10th day of November 2026.

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

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk