



**SPECIAL MEETING MINUTES OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF ENGLEWOOD CLIFFS**

FRIDAY, JUNE 27, 2025 AT 4:00 PM

COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

Livestream (non-interactive): <https://youtube.com/live/9NqOupD0Tfc?feature=share>

CALL TO ORDER

Mayor Park called the meeting to order at 4:03 PM, followed by the Pledge of Allegiance.

OPEN PUBLIC MEETINGS ACT

Municipal Clerk Beauty Nadim read the Open Public Meetings Act Statement into the record.

ROLL CALL

Present: Mayor Park, Councilmembers Drimones, Biegacz, Liang, Patel, Koutroubas

Absent: Councilman Luciano

PUBLIC HEARING (Privilege of the Floor – 5 Minute Public Comment)

Motion to Open the Public Hearing:

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Drimones			X			
Councilman Luciano						X
Councilwoman Biegacz		X	X			
Councilman Liang	X		X			
Councilman Patel			X			
Councilman Koutroubas			X			
Mayor Park						

Public Comments Summary:

Mary O’Shea

- Expressed dissatisfaction with the current livestreaming format on YouTube, requesting a return to Zoom to enable live participation.
- Opposed the use of part-time personnel in municipal roles, advocating for full-time staff for better efficiency.

- Voiced concerns over commercial development along 9W, advocating for housing instead.
- Called for a higher affordable housing set-aside (30% instead of 20%).
- Requested updates on the sewer report and supported prohibiting underground garages.

Martin Geiger

- Reported not receiving notice about a property rezoning near his home.
- Called for greater transparency from the Mayor, stating a lack of trust in financial decision-making.

Karen Geiger

- Echoed previous concerns, stating the administration is failing to learn from past infrastructure and zoning issues.
- Described historical responses to flooding and sewers as “disgraceful” and claimed the resulting legal fees were mismanaged.

Council Response and Discussion: Councilman Koutroubas responded directly to public comments, emphasizing:

- He has repeatedly invited open debate on policy matters and has found many public accusations to be unfounded.
- Clarified that neither he, Councilmembers, nor the Mayor had authority over prior litigation.
- Asserted that residents previously supported the development at 800 Sylvan and questioned the sincerity of current opposition.
- Noted the significant efforts of the governing body over the last six months to resolve longstanding issues.
- Criticized persistent negativity from a few residents and encouraged constructive engagement.

Karen Geiger responded, leading to a back-and-forth exchange with Councilman Koutroubas. Mayor Park intervened to restore order.

Motion to Close the Public Hearing:

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Drimones			X			
Councilman Luciano						X
Councilwoman Biegacz			X			
Councilman Liang			X			
Councilman Patel		X	X			
Councilman Koutroubas	X		X			
Mayor Park						

GOVERNING BODY & LEGAL RESPONSES

Administrator Intashan Chowdhury addressed livestream concerns, explaining that YouTube is a temporary solution due to broader A/V system reviews. Staff is actively working to identify a more interactive platform.

Borough Attorney clarified that:

- The Housing Element and Fair Share Plan was adopted by the Planning Board and is now being endorsed by the Mayor and Council.
- The endorsement signals municipal support for implementing the plan and maintaining immunity from builder’s remedy lawsuits.
- Failure to adopt the plan by June 30 would have jeopardized the borough’s legal standing on land use matters.

Council Discussion:

- Councilman Koutroubas emphasized that meaningful reform should be pursued through state legislation, not just local action.
- Councilwoman Drimones acknowledged her initial opposition to high-density housing but stated that current legal constraints leave the borough with no alternative.
- She committed to ensuring development occurs in a responsible and lawful manner, asking residents for patience and cooperation.
- Councilman Koutroubas asserted that ongoing resistance from certain residents stems from a desire to maintain personal control rather than achieve collaborative solutions.

RESOLUTION NO. 25-142

RESOLUTION ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN TO THE BOROUGH OF ENGLEWOOD CLIFF’S MASTER PLAN PREVIOUSLY ADOPTED BY THE BOROUGH PLANNING BOARD

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Drimones				X		
Councilman Luciano						X
Councilwoman Biegacz	X		X			
Councilman Liang			X			
Councilman Patel			X			
Councilman Koutroubas		X	X			
Mayor Park						

RESOLUTION NO. 25-143

RESOLUTION AMENDING RESOLUTION NO. 25-98 APPOINTING 2025 SUMMER CAMP COUNSELORS AND DIRECTORS

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Drimones			X			
Councilman Luciano						X
Councilwoman Biegacz			X			
Councilman Liang	X		X			
Councilman Patel		X	X			
Councilman Koutroubas			X			
Mayor Park						

MEETING ADJOURNED AT: 4:39 PM

I hereby certify the foregoing to be a true copy of Minutes approved by the Mayor and Council at a meeting held on July 22, 2025.

Respectfully submitted,

Beauty Nadim

Beauty Nadim, RMC/CMR
Borough Clerk