



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

THURSDAY, JULY 22, 2025 AT 6:30 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 6:32 PM followed by the Pledge of Allegiance.

Moment of Silence

Mayor Park requested a moment of silence for Councilman Patel's father, Muhammad Patel, who passed away the previous day. The mayor noted that his assistant attended behalf of himself, council members and staff had attended the funeral service.

Councilman Patel thanked the mayor and council for their support, noting that his father had been a resident of Englewood Cliffs since 1998, was 93 years old, and had been active until his passing.

Statement of Compliance with Open Public Meeting Act

The municipal clerk read the statement of compliance with the Open Public Meetings Act, confirming that proper notice had been provided.

Roll Call

Present: Mayor Park, Councilmembers: Drimones, Biegacz, Liang, Patel, Koutroubas
* Luciano: Arrived at 6:38 PM

Absent: None

Proclamations

Mayor Park presented a proclamation honoring Rose Mastellone for her 40 years of service as a crossing guard in Englewood Cliffs.

The proclamation noted that Rose and her husband Ralph moved to Englewood Cliffs in 1979 and raised three children in the community. She was hired as a crossing guard in May 1985 and has served continuously since then at Sylvan Avenue and Bayview Avenue. The proclamation recognized her professionalism, care, unwavering dedication, and the positive impact she has had on public safety and community spirit.

May 14, 2025, was proclaimed as "Rose Mastellone Day" in honor of her exceptional service.

Presentation(s)

Mayor Park presented certificates of achievement to two high school interns, Luke Davis and Peter Kurys, who worked with the borough from May 19 to June 19, 2025.

A borough representative explained that the students were from Northern Valley Regional High School at Demarest and participated in a Work-Based Learning Experience program. They assisted the construction department and were supervised by Gina Tessaro, Cathy Scancarella, and Sylvia Jang. The students attended Monday through Friday from 9 AM to 3:30 PM and demonstrated exceptional professionalism and interpersonal skills.

Luke Davis is pursuing a career in accounting, and Peter Kurys is pursuing a career in sports management and marketing.

Department Head Reports

Administration

Borough Administrator Intashan Chowdhury provided several updates:

1. Regarding the council meeting chambers and meeting format, he noted that the IT service vendor recommended maintaining a single stream outlet due to connectivity and sound system issues. He is working to make the system compatible with BIS Digital, the borough's official reporting software.
2. On road resurfacing, he reported that PSE&G gas main restoration efforts had been temporarily halted to address quality concerns on Floyd Street and Roslyn Avenue. These issues have been largely resolved, with one remaining area on Charlotte Place to be resurfaced in August after the completion of the PSE&G substation work.
3. A bond ordinance is on the agenda to appropriate funds for 2025 road resurfacing projects as part of a 5-year capital improvement plan developed with the engineer, CFO, and DPW.
4. Drainage improvements on Floyd Street have proven effective, as the area experienced no flooding during recent flash flooding events.
5. The borough's draft fourth-round affordable housing plan was submitted to the state by the deadline.
6. Four grant applications were submitted to NJDOT, and another is being prepared for the NJ Water Public Utilities for a community energy planning grant.
7. Ongoing meetings with PSE&G have resulted in a commitment to convert street lights to LED technology for public safety and environmental benefits.
8. The borough is developing a 5-year capital improvement plan covering facilities and infrastructure.
9. Meetings with the school district are ongoing to explore collaboration opportunities.

10. The borough planner has recommended beginning a master plan review due to upcoming state law changes requiring municipalities to update their land use and housing elements.
11. The purchasing operations are being revamped with updated procedures and fiscal controls.
12. Human resources operations have been upgraded with new pre-employment processes and background screening.
13. Englewood Cliffs hosted a regional flood mitigation meeting and will participate in a stream cleaning project later in the month.

Councilman Luciano asked about the sound system issues, noting that approximately \$50,000 was spent last year for improvements and questioning why more work is needed. He also inquired about the Charlotte Place resurfacing and whether it would cover the entire street and asked for clarification on the new purchasing operations.

Administrator Chowdhury explained that the sound system work was recommended by the IT vendor after a site visit. Regarding Charlotte Place, he confirmed that PSE&G would pave one portion, and the remainder would be completed after the substation work.

CFO Firozvi explained that while he holds a Qualified Purchasing Agent license, the proposal to hire the Canning Group would essentially establish an outside purchasing department to handle the detailed administrative work that the CFO doesn't have time to manage. The contract would cost \$5,000 through December 2025.

Councilman Luciano also requested information about whether the PSE&G substation was exclusively for Englewood Cliffs' benefit, as he noticed large power lines that seemed to run to the City of Englewood. Administrator Chowdhury said he would get feedback to answer concern from PSE&G directly.

Borough Attorney/Borough Planner

Borough Attorney Robert Ferraro reported that:

1. The borough has filed the fair share housing element and fair share plan with the court after adoption by the planning board and endorsement by the council. The next phase will involve creating ordinances to support the plan.
2. The CFI Development (Cioffi) application for 20-32 Sylvan Avenue is bypassing the planning board and going directly to court under a consent order related to affordable housing. The borough's professionals, including planner Michael Mistretta, the planning board engineer, and a traffic consultant, have reviewed the plans and provided comments. The first hearing is scheduled for August 5 at the Bergen County Courthouse with Judge Maurice Gallipoli presiding.

Councilman Luciano requested that the borough attorney provide a list of all pending litigation, who is handling each case, and the status of each case by the next meeting.

Borough Engineer

Michael Minton from Gilmore Associates represented the borough engineer and provided the following updates:

1. Four NJDOT grant applications were successfully submitted.
2. The borough is requesting to amend a 2023-2024 NJDOT application to reprogram funds for the balance of Floyd Street.
3. The engineering firm supported the DPW in identifying probable costs for the 2025 road program.
4. They continue to support the PSE&G utility repair and replacement program.
5. Work continues on stormwater issues on Floyd Street, Sylvan, and Stevens.
6. The Hudson Terrace project is close to being closed out.
7. They have conducted about 10 residential site plan inspections over the last three weeks.
8. Work on sewer line repairs and replacements will begin August 1 and be completed by the end of the calendar year.

Councilman Luciano asked for clarification on the sewer project, noting he had just received a report estimating \$2.3 million in needed work.

Administrator Chowdhury mentioned that Senator Andy Kim had recommended the borough for \$3 million in federal appropriations for this project.

Finance/CFO

CFO Shuaib Firozvi reported that:

1. The state has completed their review of the budget, requiring some minor amendments that will delay final adoption until the August meeting.
2. He recommended keeping the budget hearing at the regular August meeting rather than scheduling a special meeting.

Police Department

Police Chief William Henkelman reported:

1. Two noteworthy arrests occurred: one at a car dealership where a suspect was caught attempting to burglarize vehicles (and was rearrested 45 minutes after being released), and another at 24 Hour Fitness where a repeat locker thief was caught.
2. Extra duty traffic work in town has reduced significantly, and officers are now working in other towns.
3. The 13th Junior Police Academy took place from June 23-27 with over 30 recruits, the largest class ever. He thanked Lieutenant Tracy and Lieutenant Walt for coordinating the program, and Mayor Park for attending and providing pizza on the final day.

4. Officers Rossi and Voorhees are in their field training program, which will last about 10 weeks. On July 17, Probationary Officers Lyon and Sullivan began their assignment at the Bergen County Police Academy for approximately six months.

OEM

Deputy OEM Coordinator Lieutenant James Tracy referred to his monthly report and highlighted:

1. The importance and time-sensitive nature of the EMS agreement with the hospital.
2. Borough officials who need ID cards should see him to have their information entered into the system.
3. The recent weather event on July 14 was "unremarkable" compared to the more significant storm last August.

Fire Department

Fire Chief Andrew Nikow reported:

1. July 4th was problem-free with no significant fireworks incidents.
2. A few days prior, the fire department responded to a rescue at the Stateline lookout on the Palisades Interstate Parkway. Despite challenging conditions, including difficult terrain, rain, and mud, fire crews from multiple departments attempted to rescue a victim who unfortunately did not survive. The chief thanked the police department for providing an AED for the rescue effort.
3. He submitted a sample ordinance regarding first responder radios, modeled after Edgewater's ordinance that requires commercial buildings to implement first responder emergency radio systems. Current handheld radios do not work effectively in larger buildings like CNBC and other office buildings, which creates concerns for new developments.
4. Grant applications have been submitted for several hundred thousand dollars through the SAFR grants program.

Construction/Building/Housing

Construction Official Gino Tessaro reported:

1. Construction has started on 3-4 new homes since the last meeting, and the market appears to be turning around with sales picking up.
2. The 800 Sylvan project is progressing, with model buildings ready to be opened and roads being installed. He anticipates rentals beginning in the next 2-3 months.
3. The Hudson Terrace project is nearing completion, with temporary certificates of occupancy expected to be issued for approximately 15 apartments by the end of the month. The remaining units should be completed by December.
4. The parking area by the community center has been completed, and a handicap ramp has been installed for access to the community center.

Councilman Luciano noted concerns about overgrown grass along the fence line at one of the construction sites and mentioned that construction work was occurring on Sunday in violation of Bergen County regulations. The Construction Official said he would address these issues.

Department of Public Works

DPW Superintendent Mark Neville reported:

1. Recycling bins are available for pickup at DPW between 10 AM and 2 PM Monday to Friday, with 436 bins distributed so far.
2. The Floyd Street drainage work was completed on June 27, with final pavement installed on July 9. During heavy rain on July 14, the drainage system functioned effectively.
3. A flood mitigation meeting was held on July 17, and a chip inspection was conducted on July 11, with the representative expressing satisfaction with what they observed.

Recreation

Recreation Director Daniel Dubelman reported:

1. The summer camp is going well, with many positive experiences for the children.
2. Processes for registration and background checks have been improved.
3. Movie nights have been successful.
4. Planning is underway for annual events including Coach Day, the 5K, Halloween, and soccer programs.
5. Camp counselor hours have been reduced as operations have become more efficient.

Mayor Park suggested providing advance notice to the public regarding the schedule of events.

Public Hearing (Privilege of the floor)

Motion to Open 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						

Motion passed

Several residents spoke about the proposed development at 20-32 Sylvan Avenue (the “Cioffi” project):

- **James** (resident) expressed concerns about having the only entrance and exit on Bayview Avenue, noting it's a residential neighborhood with children, a bus stop for North Cliffs Elementary School, and the Japanese school across the street.
- **A resident** in which the name was not received on the record from Bayview Avenue objected to the plan, citing the lack of parking on Bayview, existing heavy traffic, and safety concerns with cars speeding through the area.

- **A resident** in which the name was not received on the record emphasized that traffic is already awful in the area due to the bridge, and putting retail space with its entrance/exit on Bayview Avenue would be problematic.
- **Carin Geiger** (resident) stated her long-standing opposition to the project, noting it provides zero buffers to Fifth Street and Bayview Avenue, which violates borough requirements. She expressed concern about flooding in the area and the density of the project.
- **Mary O'Shea** (resident) explained that the project had been repeatedly amended before the planning board and was moving toward an all-residential plan that the board supported. She expressed concern that the current mixed-use plan with commercial space has increased the number of units from 34 to 48 and eliminates required buffers.
- **Martin Geiger** stated that the project calls for 85% impervious coverage and 137 parking spaces, which he considered excessive. He requested that Mayor Park attend the court hearing to speak on behalf of residents against the development.

Borough Attorney Ferraro explained that the matter would normally go before the planning board, but the applicant chose to go directly to court under an affordable housing consent order. He noted that borough professionals have prepared reports addressing concerns about traffic and other issues. He emphasized that while it is mainly a permitted use, with only one unit above the permitted use criteria, residents should attend the August 5 hearing to voice their concerns.

Other public comments included:

- **Joshua** (resident) spoke in support of the proposed film and television commission ordinance, explaining it would help Englewood Cliffs become certified as "film ready" by the state, potentially attracting productions and increasing municipal revenue through permits and local business spending.
- **Paul Graziano** (resident) thanked Mark Neville for addressing flooding issues that occurred in August of last year but expressed concern about the lack of resolution nearly a year later. He mentioned specific problems with railroad ties on a neighboring property and catch basins.
- **Martin Geiger** (resident) raised concerns about the Boswell sewer report, noting it recommends \$2.14 million in improvements that should be completed before new developments connect to the borough's sanitary sewer system. He questioned how Hudson Terrace units could be occupied if these improvements haven't been made. He also inquired about which streets would be included in the \$770,000 road improvement bond ordinance.
- **Mary O'Shea** (resident) thanked the DPW for preparing the senior center for a recent picnic and requested a thorough cleaning of the facility before September. She also questioned the need for a purchasing agent in a small town.
- **Carin Geiger** - reiterated concerns about the sanitary sewer study, noting it does not address 9W (Sylvan Avenue) despite that being a major street. She questioned the borough's plan if the \$3 million federal grant for sewer work is not received. She also asked about missing signs at Witte Field and expressed concern about helicopters landing on newly sodded fields.
- **A resident** in which the name was not received on record requested a left turn signal at the intersection of Bayview and Route 9W, noting that traffic backs up in the morning.

Mayor Park indicated this would need to be addressed to the state since it involves a state highway.

- **Councilman Glenn Luciano** spoke during the public portion, expressing disappointment at being prevented from speaking in his official capacity at previous meetings. He criticized what he called excessive spending, including:
 1. Continuing to pay the former borough administrator as a consultant at \$109/hour plus mileage
 2. Using the former administrator as the borough arborist at the same rate
 3. Hiring the Canning Group as QPA when the CFO already has this certification
 4. Continued use of attorney services without proper council approval or oversight

During his comments in which he stated he was in the capacity as a resident, Mr. Luciano exceeded the allotted time for public comment. Despite multiple requests from Mayor Park to conclude his remarks, he continued speaking in violation of established time limits and decorum set forth for public hearing. Mr. Luciano after stating he was speaking in the capacity as a resident, would later pivot to say in his comments that he is speaking as a Councilmember.

Motion to Close 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						

Motion passed

Communications/Correspondence/Requests

Administrator Chowdhury provided information on four items:

1. State Health Benefits Program Rate Renewal Recommendations - The borough is expected to face a 37% rate hike effective January 1, 2026. The administration and finance team are exploring alternatives to address this increase.
2. DLGS Local Finance Notice 2025-08 - The public bidding threshold has been increased to \$52,000.
3. MOU Signing Ceremony with LG CNS - Scheduled for July 29, 2025, at 2:00 PM at LG Headquarters to officially sign the Smart City Partnerships MOU authorized at the previous council meeting.
4. NJ State Planning Commission Bergen County sessions have been rescheduled to July 24, 2025, at 4:00 PM and July 28, 2025, at 2:00 PM.

Oath/Appointments

Resolution No. 25-144

Resolution approving professional services contract with The Canning Group, LLC and appointing Sean P. Canning as Qualified Purchasing Agent at a cost not to exceed \$5,000.00.

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						

Motion passed

Resolution No. 25-145

Resolution authorizing appointment of municipal representatives to the Bergen County Community Development Regional Committee.

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	X			
Councilman Koutroubas			X			
Mayor Park						

Motion passed

Resolution No. 25-146

Resolution regarding resignations, promotions, and reassignment of members of the Department of Public Works.

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	X			
Councilman Koutroubas			X			
Mayor Park						

Motion passed

Approval of Minutes

Motion to approve the minutes of June 5, 2025 Special Meeting; June 19, 2025 Regular Meeting; and June 27, 2025 Special Meeting.

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		X			
Councilman Koutroubas			X			
Mayor Park						

Motion passed

**Payment of Vouchers
 Resolution No. 25-147**

Resolution authorizing payment of vouchers – July 2025 Bills List.

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						

Motion passed

**2025 Municipal Budget and All Matters Hereto
 Adoption of Cap Bank Ordinance**

The council conducted the second reading of Ordinance No. 2025-01 (2025 Index Rate Ordinance), an ordinance to exceed the municipal budget appropriation limits and establish a cap bank for Calendar Year 2025 (N.J.S.A.40A: 4-45.14).

Motion for the Second Reading of Ordinance No. 2025-01(2025 Index Rate Ordinance)

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						

Motion passed

Motion to open the public hearing on Ordinance No. 2025-01.

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						

Motion passed

Several residents spoke during the public hearing:

Carin Geiger inquired about how much surplus was used last year and how much was expected to be regenerated, expressing concern about a potential future tax increase. She also asked about the state's objections that necessitated budget amendments.

Martin Geiger asked for the auditor's and financial adviser's opinions on using nearly \$4 million in surplus, noting that reduction in surplus can correlate to reduction in credit rating. CFO Shuaib Firozvi provided responses:

1. In 2024, the borough started with approximately \$5,777,000 in surplus and used \$2,450,000 to balance the budget. At year-end, about \$3,500,000 was generated, resulting in an ending surplus of approximately \$6,800,000.

2. The 2025 budget uses \$3,900,000 of surplus. Based on historical trends, the CFO expects to generate about \$3,000,000 in surplus this year.
3. The financial adviser and auditor typically recommend tax increases, but a 2.5% increase would only generate about \$400,000. The CFO suggested implementing small tax increases in future years after several years of no increases.
4. The state's comments primarily involved reconciliation issues between the budget and financial statements, correction of a deferred charge omission, and a request to utilize a \$72,000 reserve for municipal relief that had been held for two years.
5. The legal services line item in the budget is \$1.4 million, down from \$1.8 million in 2024 (which ultimately required an emergency appropriation to reach \$2.1 million).

Motion to close the public hearing on Ordinance No. 2025-01.

ROLL CALL

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

Motion passed

Motion to adopt Ordinance No. 2025-01.

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						

Motion passed

2025 Municipal Budget Hearing

A public hearing was held on the 2025 Municipal Budget. The budget will require amendments based on state review, necessitating another public hearing at the August meeting.

Motion to open the public hearing on 2025 Municipal Budget

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						

Motion passed

There were no public comments.

Motion to close the public hearing on 2025 Municipal Budget

ROLL CALL

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

Motion passed

2025 Municipal Budget Amendment

Resolution No. 25-148: Amending the 2025 Municipal Budget.

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						

Motion passed

Ordinances

Adoption of Ordinance(s)

The council conducted the second reading of Ordinance No. 2025-02 (Film Advisory Committee Ordinance), amending Chapter 4 of the Borough Code "General Licensing" to add a Film Advisory Committee.

An Ordinance Amending Chapter 4 of the Borough Code Entitled "General Licensing" And Specifically Adding a Section Creating a Film Advisory Committee

Motion for the Second Reading of Ordinance No. 2025-02 (Film Advisory Committee Ordinance)

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						

Motion passed

Motion to open the public hearing on Ordinance No. 2025-02.

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						

Motion passed

- **Carin Geiger** (Town resident) expressed concerns regarding the process of selecting individuals for the committee. She questioned how the committee plans to ensure that that members will contribute positively, avoid conflicts of interest, and actively communicate with the broader community.
- **Councilman Luciano** suggested introducing an ordinance aimed at protecting the interest of residents and guidance for film permits.
- **Mayor Park** mentioned there is an ordinance that was adopted couple years ago.
- **Administrator Chowdhury** clarified that while the Clerk’s Office handles the processing of film permits, the final decision regarding approval rests solely with the governing body.

Motion to close the public hearing on Ordinance No. 2025-02.

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		X			
Councilman Koutroubas			X			
Mayor Park						

Motion passed

Note: The recording stopped due to malfunction of DCR. The clerk informed the Borough administrator, and he contacted BIS Digital to fix the issue. The Borough attempted to resume the recording and later resolve the matter the following day.

Motion to adopt and advertise Ordinance No. 2025-02.

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		X			
Councilman Koutroubas			X			
Mayor Park						

Motion passed

Introduction of Ordinance(s)

The council introduced Bond Ordinance No. 2025-04 (2025 Road Resurfacing Program – Riverside Co-Op and Drainage Improvements), appropriating \$770,000 and authorizing bonds and notes.

Motion to introduce Ordinance No. 2025-04

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						

Motion passed

Clerk read the title into record : Bond Ordinance To Authorize The 2025 Road Resurfacing And Drainage Improvement Program In, By And For The Borough Of Englewood Cliffs, In The County Of Bergen, State Of New Jersey, To Appropriate The Sum Of \$770,000 To Pay The Cost Thereof, To Make A Down Payment, To Authorize The Issuance Of Bonds To Finance Such Appropriation And To Provide For The Issuance Of Bond Anticipation Notes In Anticipation Of The Issuance Of Such Bonds.

Motion to introduce Ordinance No. 2025-04 and advertise for public hearing.

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						

Motion passed

Resolutions: Consent Agenda

The following resolutions were presented as part of the consent agenda:

Motion to Approve Consent Agenda

RFQs/RFPs – Bids – Competitive Contracts

- Resolution No. 25-149: Rescinding Resolution No. 25-118 (Grant writing consulting and disaster recovery administrative services)

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						

Motion passed

- Resolution No. 25-150: Awarding RFP #25-03 for Digital Mapping Services

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						

Motion passed

- Resolution No. 25-151: Authorizing RFP for Health Benefit Consultant Services

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						

Motion passed

- Resolution No. 25-152: Authorizing hiring of IT Support Company

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						

Motion passed

Grant Writing Applications / NJ DOT Projects

- Resolution No. 25-153: Submittal of Award Extension Request for LA-2023 MA Englewood Cliffs Borough Floyd Street Resurfacing 02 to NJDOT

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						

- Motion passed

- Resolution No. 25-154: Application to the NJ Clean Energy Program Community Energy Planning Grant Program

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						

Motion passed

Recreation Items

- Resolution No. 25-155: Authorizing agreement for service providers for annual 5K race

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						

Motion passed

- Resolution No. 25-156: Amending resolutions to increase hourly rates for summer camp counselors

ROLL CALL

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

Motion passed

Finance / Tax / Purchasing

- Resolution No. 25-157: Authorizing increase in bid threshold

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						

Motion passed

- Resolution No. 25-158: Approving and authorizing use of the Purchasing Procedures Manual and Vendor Manual

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						

Motion passed

- Resolution No. 25-159: Authorizing Qualified Purchasing Agent to receive certain bids (E-procurement)

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						

Motion passed

- Resolution No. 25-160: Granting authority for purchases through NJ state contracts/purchasing cooperatives for 2025

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						

Motion passed

- Resolution No. 25-161: Disclosure award to Trinity Cadillac for specialized vehicle, Englewood Cliffs Police Task Force (\$25,184.00)

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						

Motion passed

- Resolution No. 25-162: Authorizing approval of NJ State Tax Court Judgments

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						

Motion passed

- Resolution No. 25-163: Authorizing tax appeal settlement – 24 Laurie Drive (Block 1106, Lot 15)

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						

- Motion passed

Miscellaneous Item(s)

- Resolution No. 25-164: Authorizing Eagle Scout Project by Jared Liu at the Senior Citizen Center

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						

Motion passed

Old / New Business

Councilman Koutroubas mentioned that he had made mistake on last meeting and would like to be recused from liquor license resolution for Leftkes. (Resolution No. 25-135 Resolution Authorizing Renewal Of Plenary Retail Consumption License – Englewood Hospitality, LLC (Leftkes Restaurant)

Mayor Park provided 2025 Standing Committee assignments (As per Borough bylaws, the appointment of committees is done by the Mayor with the consent of council)

Motion to add and approve 2025 Mayoral Standing Committee on the agenda

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						

Motion passed

Motion to Introduce to Agenda and Approve Resolution No. 25-165 - Resolution Retaining the Law Firm of Donald F. Burke, Esq. As Special Counsel to Continue to Represent the Borough of and Related Defendants in Litigation Brought by Glen Luciano and the Democratic Committee of the Borough of Englewood Cliffs

A disagreement arose between members of the Council during the meeting in terms of notice being provided on the piece of legislation. The Mayor intervened, requested that the discussion cease and that the meeting proceed according to the agenda.

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						

Motion passed

Adjourn Meeting

Motion to adjourn the meeting.

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		X			
Councilman Koutroubas			X			
Mayor Park						

Motion passed

The meeting adjourned at 9:33 PM.

I hereby certify the foregoing to be a true copy of Minutes approved by the Mayor and Council at a meeting held on August 13, 2025.

Respectfully submitted,

Beauty Nadim

Beauty Nadim, RMC/CMR
 Borough Clerk