



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

Wednesday November 12, 2025 AT 6:30 PM

COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: <https://youtube.com/live/DUINthobpeE?feature=share>

Zoom: <https://www.zoomgov.com/j/1604203094?pwd=e8pSOYDbCBXVp4fRoQJkUYIFjRHJ3a.1>

Meeting ID: 160 420 3094

Passcode: 303746

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

FLAG SALUTE –

STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING ACT

This meeting was called pursuant to the provisions of the Open Public Meetings Act P.L. 1975, Ch. 231. Notice of this meeting was included in a notice sent to *The Star Ledger*, and *The Record* on January 17, 2025 and published on January 21, 2025, posted on the bulletin board in the Municipal Building and has remained continuously posted as the required notices under the Statute. Copies of the above-mentioned notice are available to the public and on file in the office of the Municipal Clerk.

ROLL CALL

	Present	Absent
Mayor Park		
Councilwoman Drimones		
Councilman Luciano		
Councilwoman Biegacz		
Councilman Liang		
Councilman Patel		
Councilman Koutroubas		

Absent:

Motion to Excuse Absence of: _____

ROLL CALL

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

OATHS AND APPOINTMENTS

RESOLUTION NO. 25-229

RESOLUTION AUTHORIZING CONTRACT WITH INTASHAN CHOWDHURY AS BOROUGH ADMINISTRATOR FROM NOVEMBER 1, 2025 THROUGH DECEMBER 31, 2026

Motion to Approve Resolution No. 25-229

ROLL CALL

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

PROCLAMATIONS

- *Honoring Englewood Cliffs Resident Stella Kakkanatt for the Little Free Library Initiative at Johnson Park*

PRESENTATION

- 2025 Best Practices Inventory – Chief Financial Officer
- 2024 Audit Report – Chief Financial Officer

CORRESPONDENCE

- **GFNY** – provided a letter and plaque expressing appreciation to the Borough of Englewood Cliffs for its support and contribution to the GFNY Race over the past 15 years. The cycling event which serves as a World Championship race with over 30 races in 15 countries will hold its third edition May 17, 2026 and the letter also serves as a formal notification to the Borough that they will work with the Borough on the permit process and supply a copy of a certificate of insurance in March 2026.
- **U.S. Bankruptcy Court** - Notice was provided regarding JJ Bada 464 Operating Corp. (Liquor License #0216-33-006-011) — Motion filed to sell license and business assets.

DEPARTMENT HEAD REPORTS:

Administration –

Borough Attorney –

Borough Engineer –

Finance / Tax –

Police –

OEM –

Fire –

Construction / Building / Housing –

Department of Public Works –

Recreation –

PUBLIC HEARING (5 Minutes)

(Privilege of the floor)

Motion to Open the Public Hearing

ROLL CALL

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

Motion to Close the Public Hearing

ROLL CALL

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

APPROVAL OF MINUTES:

- October 8, 2025 Regular Meeting

Motion to Approve Minutes

ROLL CALL

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

PAYMENT OF VOUCHERS

RESOLUTION NO. 25-230

**RESOLUTION AUTHORIZING PAYMENT OF
 VOUCHERS – NOVEMBER 2025 BILLS LIST**

Motion to Approve Payment of Vouchers

ROLL CALL

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

ORDINANCES

ADOPTION OF ORDINANCE(S)

Motion for the Second Reading of Ordinance No. 2025-07 (*Lead Paint Safety Inspection Ordinance*)

ROLL CALL

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

The Clerk read Ordinance No. 25-07 by title:

ORDINANCE NO. 2025-07

AN ORDINANCE TO AMEND CHAPTER 9, BUILDING AND HOUSING, TO INCLUDE PROVISIONS FOR LEAD PAINT INSPECTIONS

PUBLIC HEARING
(Privilege of the floor)

Motion to Open the Public Hearing on Ordinance No. 2025-07

ROLL CALL

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

Motion to Close the Public Hearing on Ordinance No. 2025-07

ROLL CALL

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

**Motion to Adopt and Advertise Ordinance No. 2025-07 in Accordance with the Law
 (Lead Paint Safety Inspection Ordinance)**

ROLL CALL

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

Motion for the Second Reading of Ordinance No. 2025-08 (Street Opening Amendment Ordinance)

ROLL CALL

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

The Clerk read Ordinance No. 25-08 by title:

ORDINANCE NO. 2025-08

AN ORDINANCE AMENDING CHAPTER 13, "STREETS, SIDEWALKS AND SANITATION," SECTION 13-1, AND TO ESTABLISH A STREET OPENING MORATORIUM AND REQUIRE ENHANCED RESTORATION OF NEWLY PAVED STREETS

PUBLIC HEARING
(Privilege of the floor)

Motion to Open the Public Hearing on Ordinance No. 2025-08

ROLL CALL

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

Motion to Close the Public Hearing on Ordinance No. 2025-08

ROLL CALL

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

**Motion to Adopt and Advertise Ordinance No. 2025-08 in Accordance with the Law
 (Street Opening Amendment Ordinance)**

ROLL CALL

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

INTRODUCTION OF ORDINANCE(S)

**Motion to Read the Introduction of Bond Ordinance No. 2025-09
 (Phase I Borough-Wide Sewer Improvement)**

ROLL CALL

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

The Clerk read Ordinance No. 25-09 by title:

ORDINANCE NO. 2025-09

AN BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF PHASE I OF BOROUGH-WIDE SEWER IMPROVEMENTS IN, BY, AND FOR THE BOROUGH OF ENGLEWOOD CLIFFS, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$950,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BOND 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 and Advertise Bond Ordinance No. 25-09 for Public Hearing in Accordance with the Law:

ROLL CALL

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

**Motion to Read the Introduction of Bond Ordinance No. 2025-10
 (2025 Various Capital Improvements)**

ROLL CALL

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

The Clerk read **Bond Ordinance No. 25-10** by title:

ORDINANCE NO. 2025-10

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF ENGLEWOOD CLIFFS, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$2,000,000 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 and Advertise Ordinance No. 25-10 for Public Hearing in Accordance with the Law:

ROLL CALL

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

Motion to Read the Introduction of Ordinance No. 2025-11 (Salary Ordinance)

ROLL CALL

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

The Clerk read Ordinance No. 25-11 by title:

ORDINANCE NO. 2025-11

AN ORDINANCE TO ESTABLISH A SCHEDULE OF SALARIES, WAGES AND COMPENSATION OF THE PUBLIC OFFICIALS, OFFICERS AND EMPLOYEES OF THE BOROUGH OF ENGLEWOOD CLIFFS IN THE COUNTY OF BERGEN, AND TO ESTABLISH A METHOD OF PAYMENT OF SUCH COMPENSATION DURING CALENDAR YEAR 2025

Motion to Introduce and Advertise Ordinance No. 25-11 for Public Hearing in Accordance with the Law:

ROLL CALL

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

Motion to Read the Introduction of Ordinance No. 2025-12
 (Fee Schedule for Use of Recreation Facilities)

ROLL CALL

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

The Clerk read Ordinance No. 25-12 by title:

ORDINANCE NO. 2025-12

AN ORDINANCE SETTING FORTH PROCEDURES TO USE BOROUGH RECREATION FACILITIES AND AMENDING FEE SCHEDULE FOR USE OF RECREATION FACILITIES

Motion to Introduce and Advertise Ordinance No. 25-12 for Public Hearing in Accordance with the Law:

ROLL CALL

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

RESOLUTIONS:

CONSENT AGENDA

Finance/Tax/Purchasing

RESOLUTION NO. 25-231

RESOLUTION ACCEPTING THE ANNUAL FINANCIAL AUDIT FOR CALENDAR YEAR 2024

RESOLUTION NO. 25-232

RESOLUTION ACCEPTING THE CORRECTIVE ACTION PLAN FOR CALENDAR YEAR 2024 FINANCIAL AUDIT

Recreation

RESOLUTION NO. 25-233

RESOLUTION ADOPTING A CODE OF CONDUCT AND WAIVER FOR USE IN CONNECTION WITH RECREATION ACTIVITIES

RESOLUTION NO. 25-234

RESOLUTION AMENDING RESOLUTION NO. 25-191 TO AUTHORIZE THE BOROUGH TO APPOINT RICKY HARLEY AS HEAD COACH, CHRISTOPHER ROMANTICO AND CHRISTOPHER EMMANUELE AS PROFESSIONAL COACHES, AND ANGELO MIHALITSIANOS, SETH HOROWITZ, ANTHONY BANG, AND JAMES MCLAUGHLIN AS VOLUNTEER COACHES TO PROVIDE INSTRUCTION AND COACHING FOR THE BOROUGH'S BASKETBALL PROGRAM FOR STUDENTS IN KINDERGARTEN THROUGH EIGHTH GRADES

Miscellaneous Items

RESOLUTION NO. 25-235

RESOLUTION AUTHORIZING APPROVAL OF A BLOCK PARTY PERMIT ON 7TH STREET FOR SATURDAY, NOVEMBER 15, 2025

MOTION TO APPROVE CONSENT AGENDA

ROLL CALL

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

EXECUTIVE (CLOSED) SESSION-

RESOLUTION NO. 25-236

RESOLUTION AUTHORIZING EXECUTIVE
 (CLOSED) SESSION AT MEETING PURSUANT TO
 THE OPEN PUBLIC MEETINGS ACT

Motion to enter into Executive (Closed) Session in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-12(b), to discuss matters of

- Attorney Client Privilege
- Litigation Update
- Contract Negotiation

No formal action will be taken during Executive (Closed) Session. Action, if any, will be taken upon returning to Open Session.

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

Motion to Exit Executive (Closed) Session and Return to Open Session

ROLL CALL

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

OLD / NEW BUSINESS

ADJOURN MEETING

Motion to Adjourn Meeting:

ROLL CALL

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

MEETING ADJOURNED AT: _____

DRAFT