



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

Monday December 8, 2025 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: <https://youtube.com/live/BQNEtnsbC4s?feature=share>

Zoom: <https://www.zoomgov.com/j/1610881753?pwd=6wUDjkComb12GYYG8cH36eCEJXZZvB.1>

Meeting ID: 161 088 1753
Passcode: 663201

Mayor Park called the Regular Meeting of the Mayor and Council to order on Monday, December 8, 2025, at approximately 6:32 p.m.
The meeting commenced with the Pledge of Allegiance.

Statement of Compliance with the Open Public Meetings Act

The Municipal Clerk read the Statement of Compliance with the Open Public Meetings Act, noting that notice of the meeting had been provided in accordance with the law. Notices were sent to *The Star Ledger* and *The Record* on November 12, 2025, published on November 18, 2025, and posted on the municipal bulletin board.

Roll Call

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

Also Present: Borough Attorney Ferraro, Borough Administrator Chowdhury, CFO Firozvi, and Department Heads

Motion to Excuse Absence

No action was taken on this agenda item.

Proclamations

Honoring DPW Laborer Michael Lewis

Mayor Park presented a proclamation recognizing DPW Laborer Michael Lewis for his heroic actions on November 15, 2025, when he intervened to save a distressed dog near Beverly Road and Kim Hunter Road. Mr. Lewis successfully dislodged a bone from the dog's throat, preventing serious injury or death. During the effort, he sustained significant puncture wounds and required medical treatment at Englewood Hospital. His swift and selfless actions saved the animal's life. A group photo was taken with the Mayor, Council, DPW Superintendent Mark Neville, Chief Henkelman, and the dog's family.

Honoring DPW Secretary Ms. Fran Marinuzzi

Mayor Park presented a proclamation honoring DPW Secretary Fran Marinuzzi for 25 years of dedicated service to the Borough of Englewood Cliffs. Ms. Marinuzzi was not in attendance; the proclamation was accepted by DPW Superintendent Mark Neville on her behalf. Formal recognition will also be made at the Borough's holiday celebration.

Correspondence

Borough Administrator Chowdhury reported the following:

1. Request from Rabbi Mordechai Shain (Lubavitch on the Palisades) seeking approval for:
 - o Placement of a Menorah display at the southwest corner of Palisades Avenue and Sylvan Avenue/9W from December 14–22, 2025, and
 - o Hosting the Annual Chanukah Menorah Lighting at the Walter S. Gundel Community Center on December 18, 2025, at 6:00 p.m. Relevant departments have been notified to provide support.
2. Correspondence from Bergen County Division of Community Development regarding CDBG program updates and deadlines. A resolution endorsing a senior center renovation application was included on the agenda.

Department Head Reports

Administration – Borough Administrator Chowdhury

Administrator Chowdhury reported on the following:

- The Christmas Tree Lighting ceremony held the previous Saturday was a success with strong community turnout. He thanked the Recreation Department, DPW, Police, Fire, Borough staff, committee members, the Council, and the Mayor.
- The Borough received a NJDOT Municipal Aid Grant of \$107,967 for Phase I of the Lori Drive to Roberts Road repaving project. Additional grant announcements are pending.
- Audio/visual upgrades in the Council Chambers are nearly complete and expected to be fully operational by the Reorganization Meeting, enabling a paperless meeting environment.
- The Borough's new website is on track for launch before year-end, featuring modernized navigation, improved aesthetics, integrated resources, and AI-supported communication tools.
- Conversion to the new phone system will begin this week, improving reliability and reducing long-term costs.
- A short-term agreement was reached with the Board of Education for solid waste, recycling, and snow removal services while negotiations continue for a long-term arrangement.
- The Borough secured a lease extension through March 2026 for the recreational tennis courts at CNBC while long-term options are evaluated.

Borough Attorney – Attorney Ferraro

Attorney Ferraro provided updates on several matters:

- Chaffee Application: A revised plan will be filed in the New Year, forwarded to the Planning Board Secretary, and made available to the public before subsequent proceedings.
- Barackas Lawsuit: This matter concerns flooding affecting certain homes in Englewood City. Preparations for anticipated discovery requests are underway.

- Fifth Street Improvements: The scope of work is under review, including determining whether the project should extend further north and considering cost and property assessments.
- Affordable Housing: The Borough submitted its Housing Element and Fair Share Plan. Following a request for supplemental information (which was provided on time), the next step is drafting a settlement agreement.

Borough Engineer-Eric

The Borough Engineer joined via Zoom to report:

- The Fifth Street reconstruction study is ongoing.
- The sewer capacity analysis is nearing completion.
- The Borough-wide paving project is nearly final, with only Forest Street remaining.
-

Finance – CFO Firozvi

CFO Firozvi reported:

- Two bond ordinances on the agenda (sewer improvements and capital improvements) will allow work to commence January 1st after the statutory “stoppage period.”
- A \$400,000 transfer resolution reallocates budget funds between departmental surpluses and deficiencies—consistent with last year’s amount.
- A \$900,000 cancellation of unexpended legal appropriations will return funds to surplus, strengthening the 2026 budget outlook.
- The Borough is transitioning to a unified vendor, Nemo Payments, for more streamlined online and in-person payment processing.

Police – Chief Henkelman

Chief Henkelman reported:

- Ongoing investigations include a large-scale fraud case exceeding \$500,000, a multistate domestic violence case involving several agencies, recovery of a stolen vehicle tied to a targeted threat in Alpine, and recovery of a \$100,000 Range Rover obtained through fraud.
- Speed data devices were deployed on Pershing Avenue in response to resident concerns.
- A major 6–8 day construction project on Palisade Avenue will occur after the holidays and may cause delays.
- Community engagement efforts included participation in a DWI vigil, the “Wreaths for our Heroes” ceremony, and a Girl Scout toy drive supporting the PBA.
- Two police recruits will graduate on December 19 and begin field training.
- Holiday safety reminders were issued regarding securing homes and vehicles.

Councilwoman Drimones congratulated Chief Henkelman on his upcoming role as President of the Bergen County Chiefs Association.

OEM – Coordinator Lt. Tracy

OEM Coordinator Tracy reported that the Borough’s Emergency Operations Plan was submitted ahead of schedule and is included on the agenda for adoption. He commended the Fire Department and acknowledged DPW staff for their response to recent incidents.

Fire – Chief Nikow

Chief Nikow reported:

- Two significant fires occurred recently (one commercial, one residential); neither appears suspicious.
- The residential home lacked working smoke detectors. Free detectors from Operation Save a Life remain available for residents.
- He cautioned against holiday fire hazards and noted increased risks of oven and chimney fires.
- The annual Santa Tour will take place on December 20th with toy and food collection.
- He suggested the Borough consider giving preference to DPW applicants with firefighter training, citing safety and cost benefits.

Construction / Building / Housing-Gino

The Construction Official reported:

- The Samsung fire caused extensive damage due to sprinkler activation affecting computer systems. Repair work is ongoing.
- The nearby affordable housing property is fully rented but only partially occupied, with units currently operating under Temporary Certificates of Occupancy.
-

Department of Public Works – Superintendent Neville

Superintendent Neville reported:

- Leaf collection has successfully concluded for the season, with no injuries or accidents.
- Upcoming County stormwater work on Palisade Avenue will improve drainage for several streets.
- The Co-op paving project is nearly complete.
- He praised Michael Lewis’s heroic actions and acknowledged Ms. Marinuzzi’s contributions upon her retirement.

Recreation – Director’s Dan Dubelman Report

The Recreation Director reported:

- Improvements have been made to address program resource limitations, especially for basketball.
- He thanked volunteers and staff for the successful Christmas Tree Lighting event.

Motioned to Open the Public Hearing (5 Minutes)

ROLL CALL

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

Public Hearing – Privilege of the Floor

Mary O’Shea, Caren Geiger, Melanie Simon, and David Di Gregorio addressed various matters including:

- OEM Coordinator Hometown Heroes Award from Congressman Gothheimer
- CDBG grant priorities and senior center needs
- Affordable housing planning
- Compensation concerns and multiple employee roles
- Legal representation
- Smoke alarm distribution
- Board of Education agreements
- Watershed engineering contracts
- Hanukkah committee communications
- Recycling area improvements
- Planning Board member conflicts of interest
- National political concerns

Responses and clarifications were provided by the Borough Attorney, Fire Chief, and Administrator.

Motioned to Close the Public Hearing

ROLL CALL

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

Motioned to approve the November 12,2025 Regular Meeting Minutes.

ROLL CALL

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

Motioned to approve Payment of Vouchers Resolution No. 25-236 (December 2025 bills list).

RESOLUTION NO. 25-236

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

ROLL CALL

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

**Motioned for the Second Reading of Bond Ordinance No. 2025-09
 (Phase I Borough-Wide Sewer Improvement)**

ROLL CALL

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

The Clerk read Bond 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.

PUBLIC HEARING
(Privilege of the floor)

Motioned to Open the Public Hearing on Ordinance No. 2025-09

ROLL CALL

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

Ms. Carin Giger expressed concern regarding the inclusion of the 10% line item in the supporting documentation and requested that it be eliminated. She further stated that flooding and sewer issues have been ongoing concerns for over two years and requested clarification regarding the proposed \$950,000 allocation, including where the funds will be used and how they will be applied.

Motioned to Close the Public Hearing on Bond Ordinance No. 2025-09

ROLL CALL

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

Motioned to Adopt and Advertise Bond Ordinance No. 2025-09 in Accordance with the Law

(Phase I Borough-Wide Sewer Improvement)

ROLL CALL

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

Motioned for the Second Reading of Bond Ordinance No. 2025-10

(2025 Various Capital Improvements)

ROLL CALL

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

PUBLIC HEARING
(Privilege of the floor)

Motioned to Open the Public Hearing on Bond Ordinance No. 2025-10

ROLL CALL

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

Carin Giger expressed concern regarding over 300 flooding issues and questioned the allocation of approximately \$300,000 for park-related costs, requesting a breakdown of the specific items included in that amount. She also asked why the Borough is pursuing a \$1.7 million bond without prior discussion or input from the public.

Councilman Liang asked the CFO if we are able to provide better explanation for the public and **Councilwoman Drimones** asked the CFO to identify some of the items included in the proposal.

The CFO responded that the items include DPW equipment and machinery, municipal building updates, air conditioning system issues, a strategy to set aside \$100,000 for emergency purposes, as well as costs related to an underground tank and associated engineering and design work.

Motioned to Close the Public Hearing on Bond Ordinance No. 2025-10

ROLL CALL

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

Motioned to Adopt and Advertise Ordinance No. 2025-10 in Accordance with the Law (2025 Various Capital Improvements)

ROLL CALL

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

Motioned for the Second Reading of Ordinance No. 2025-11

(Salary Ordinance)

ROLL CALL

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

PUBLIC HEARING

(Privilege of the floor)

Motioned to Open the Public Hearing on Ordinance No. 2025-11

ROLL CALL

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

Mary O’Shea expressed concern regarding the Clerk’s salary of \$107,000, stating that the public was told the Borough would save money by having a new Clerk and questioned why a part-time Clerk would be receiving \$107,000. The CFO and the Borough Administrator explained that this amount does not represent the current Clerk’s salary, but rather reflects the retirement payout of the previous Clerk, Laura.

Carin Gaiger asked for clarification on what the retroactive pay covers. The Borough Administrator responded that the retroactive payment reflects a 2.5% increase for employees who are not part of a union. Ms. Gaiger requested that employee names be listed alongside each salary. The Borough Administrator suggested that Ms. Gaiger refer to Resolution No. 25-248, *Resolution Establishing 2025 Salaries and Wages for Non-Union Municipal Employees*, for further details.

Motioned to Close the Public Hearing on Ordinance No. 2025-11

ROLL CALL

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

Motioned to Adopt and Advertise Ordinance No. 2025-11 in Accordance with the Law (Salary Ordinance)

ROLL CALL

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

Motioned for the Second Reading 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			X				
Councilman Luciano							X
Councilwoman Biegacz			X				
Councilman Liang	X		X				
Councilman Patel		X	X				
Councilman Koutroubas			X				
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

PUBLIC HEARING
(Privilege of the floor)

Motioned to Open the Public Hearing on Ordinance No. 2025-12

ROLL CALL

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

Carin Giger stated that she was concerned about the meeting being rescheduled, noting that many parents were attending a school concert and were therefore unable to participate and speak at the meeting. She expressed her belief that it is a mistake to require residents to pay to use Borough facilities. She also asked how the Borough plans to staff the camp program on a weekly basis.

Mary O’Shea shared that her children are all grown and expressed her opinion that the community should not be making money off its residents.

The Borough Administrator responded that the Recreation Director was not present at the meeting and that the matter has been clarified multiple times through Constant Contact communications. He further explained that fees for facility use must be established because an ordinance is required to justify them in accordance with the law.

Motioned to Close the Public Hearing on Ordinance No. 2025-12

ROLL CALL

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

Motioned to Adopt and Advertise Ordinance No. 2025-12 in Accordance with the Law
(Fee Schedule for Use of Recreation Facilities)

ROLL CALL

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

Resolutions – Consent Agenda (25-237 through 25-253)

ROLL CALL

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

Before adjourning the meeting, **Mayor Park** welcomed the newly elected officials, Tae Lee and Demetrios Kapsaskis, to the team. He also expressed his appreciation to Councilman Luciano and Councilwoman Drimones for their service to the community. The Mayor thanked the entire governing body, Borough professionals, and employees for their hard work, and expressed gratitude to the residents for attending the meetings and sharing their concerns. He concluded by wishing everyone a happy and safe holiday season and invited Council members to offer a few remarks.

Councilwoman Drimones thanked the public for allowing her to serve. Councilman Liang expressed his appreciation to the community for the opportunity to serve and wished everyone a happy holiday season. Councilwoman Biegacz noted that it had been a challenging year, but stated that significant improvements were made and reaffirmed the Council’s commitment to continue doing their best. Councilman Patel thanked everyone and remarked that the Borough has made considerable progress, adding that he looks forward to continued positive developments. Councilman Koutroubas expressed his enthusiasm for the new technology and wished everyone a happy holiday season.

Old / New Business

No items were brought forward.

ADJOURN MEETING

Motioned to Adjourn Meeting:

ROLL CALL

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

The meeting adjourned at 8:28 p.m.

Respectfully submitted,

Beauty Nadim

Beauty Nadim, RMC/CMR
 Borough Clerk