



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

Wednesday, February 11, 2026 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: [Mayor and Council Regular Meeting - February 11, 2026](#)

Zoom:

<https://www.zoomgov.com/j/1611495963?pwd=JEjv6VKrHebt3BuMMg5IA9wQDuXvsj.1>

Meeting ID: 161 149 5963

Passcode: 328530

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

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*, *The Record*, and *The Herald News* on January 5, 2026 and published on January 9, 2026, 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 Biegacz		
Councilman Liang		
Councilman Patel		
Councilman Kapsaskis		
Councilman Lee		
Councilman Koutroubas		

Absent:

Motion to Excuse Absence of: _____

ROLL CALL

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

PROCLAMATION

- Honoring DPW Secretary Ms. Fran Marinuzzi for serving Englewood Cliffs for 25 years.

OATHS / APPOINTMENTS

RESOLUTION NO. 2026-77

RESOLUTION AMENDING RESOLUTION NO. 2026-17 AND AUTHORIZING THE APPOINTMENT OF RICHARD BUSA AS CHIEF FINANCIAL OFFICER FOR THE BOROUGH OF ENGLEWOOD CLIFFS FOR A PERIOD OF ONE YEAR

Motion to Approve Resolution No. 2026-77

ROLL CALL

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

RESOLUTION NO. 2026-78

RESOLUTION RESCINDING RESOLUTION NO. 2026-18 AND APPOINTING FIROZVI ASSOCIATES, INC. TO SERVE AS FINANCIAL CONSULTANT FOR THE BOROUGH OF ENGLEWOOD CLIFFS

Motion to Approve Resolution No. 2026-78

ROLL CALL

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

RESOLUTION NO. 2026-79

RESOLUTION RESCINDING RESOLUTION NO. 2026-18 AND APPOINTING FIROZVI ASSOCIATES, INC. TO SERVE AS TEMPORARY CHIEF FINANCIAL OFFICER FOR THE BOROUGH OF ENGLEWOOD CLIFFS FOR ONE YEAR THROUGH FEBRUARY 10, 2027

Motion to Approve Resolution No. 2026-79

ROLL CALL

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

RESOLUTION NO. 2026-80

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE TERMINATION OF RICHARD BUSA AS CHIEF FINANCIAL OFFICER AND RETUNING RICHARD BUSA TO THE POSITION OF ASSISTANT CHIEF FINANCIAL OFFICER THROUGH OCTOBER 17, 2028

Motion to Approve Resolution No. 2026-80

ROLL CALL

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

RESOLUTION NO. 2026-81

RESOLUTION APPOINTING CHRISTINE ROSADO AND JASON ROBINSON AS SENIOR CAMP DIRECTORS FOR THE ENGLEWOOD CLIFFS SUMMER CAMP PROGRAM

Motion to Approve Resolution No. 2026-81

ROLL CALL

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

DEPARTMENT HEAD REPORTS

- Administration –
- Borough Attorney –
- Borough Engineer-
- Finance / Tax –
- Police -
- OEM –
- Fire -
- Construction / Building / Housing –
- Department of Public Works –
- Recreation-

PUBLIC HEARING / COMMENT (5 Minutes) –

(Privilege of the floor)

Motion to Open the Public Hearing

ROLL CALL

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

Motion to Close the Public Hearing

ROLL CALL

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

APPROVAL OF MINUTES

- January 14, 2026 Regular Meeting Minutes
- January 14, 2026 Closed/Executive Session Minutes

Motion to Approve Minutes

ROLL CALL

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

PAYMENT OF VOUCHERS

RESOLUTION NO. 2026-82

RESOLUTION AUTHORIZING PAYMENT OF
 VOUCHERS – FEBRUARY 2026 BILLS LIST

Motion to Approve Resolution No. 2026-82 (Payment of Vouchers)

ROLL CALL

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

ADOPTION OF ORDINANCES

Ordinance No. 2026-02

Motion for the Second Reading of Ordinance No. 2026-02

(Establishing Tax Map Revision Fees for Development Approvals)

ROLL CALL

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

The clerk will read Ordinance No. 2026-02 by title:

ORDINANCE NO. 2026-02

AN ORDINANCE AMENDING CHAPTER 15 OF THE
 CODE OF THE BOROUGH OF ENGLEWOOD
 CLIFFS TO ESTABLISH TAX MAP REVISION FEES
 FOR SUBDIVISION AND SITE PLAN APPROVALS

PUBLIC HEARING

(Privilege of the floor)

Motion to Open the Public Hearing on Ordinance No. 2026-02

ROLL CALL

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

Motion to Close the Public Hearing on Ordinance No. 2026-02

ROLL CALL

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

Motion to Adopt and Advertise Ordinance No. 2026-02

ROLL CALL

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

Ordinance No. 2026-03

Motion for the Second Reading of Ordinance No. 2026-03 (*Public Urination and Defecation*)

ROLL CALL

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

The clerk will read Ordinance No. 2026-03 by title:

ORDINANCE NO. 2026-03

AN ORDINANCE TO ADD CHAPTER 26 OF THE BOROUGH CODE ENTITLED “PUBLIC URINATION AND DEFECACTION”

PUBLIC HEARING

(Privilege of the floor)

Motion to Open the Public Hearing on Ordinance No. 2026-03

ROLL CALL

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

Motion to Close the Public Hearing on Ordinance No. 2026-03

ROLL CALL

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

Motion to Adopt and Advertise Ordinance No. 2026-03

ROLL CALL

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

INTRODUCTION OF ORDINANCES

Ordinance No. 2026-04

Motion to Read the Ordinance Introduction / First Reading of Ordinance No. 2026-04

(Affordable Housing Ordinance – Fees, Set-Asides & UHAC Compliance)

ROLL CALL

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

The clerk will read Ordinance No. 2026-04 by title:

ORDINANCE NO. 2026-04

AN ORDINANCE AMENDING SECTION 19 (AFFORDABLE HOUSING DEVELOPMENT FEES) IN CHAPTER 30 (ZONING), OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AS AMENDED, AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC), AS AMENDED, REGARDING COMPLIANCE WITH THE BOROUGH’S AFFORDABLE HOUSING OBLIGATIONS

Motion to Introduce and Advertise Ordinance No. 2026-04 for Public Hearing in Accordance with the law.

ROLL CALL

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

Ordinance No. 2026-05

Motion to Read the Ordinance Introduction / First Reading of Ordinance No. 2026-05
(Southern Sylvan Avenue Overlay Zone C & Affordable Housing Compliance)

ROLL CALL

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

The clerk will read Ordinance No. 2026-05 by title:

ORDINANCE NO. 2026-05

AN ORDINANCE TO ENACT SECTION 30-5.20 (SOUTHERN SYLVAN AVENUE OVERLAY ZONE C IN CHAPTER 30 (ZONING) OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO PROVIDE DISTRICT REGULATIONS FOR AN OVERLAY ZONE AND TO ADDRESS COMPLIANCE WITH THE BOROUGH’S AFFORDABLE HOUSING OBLIGATIONS

Motion to Introduce and Advertise Ordinance No. 2026-05 for Public Hearing in Accordance with the law.

ROLL CALL

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

Ordinance No. 2026-06

Motion to Read the Ordinance Introduction / First Reading of Ordinance No. 2026-06
(Southern Sylvan Avenue Overlay Zone D & Affordable Housing Compliance)

ROLL CALL

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

The clerk will read Ordinance No. 2026-06 by title:

ORDINANCE NO. 2026-06

AN ORDINANCE TO ENACT SECTION 30-5.19 (SOUTHERN SYLVAN AVENUE OVERLAY ZONE D IN CHAPTER 30 (ZONING) OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO PROVIDE DISTRICT REGULATIONS FOR AN OVERLAY ZONE AND TO ADDRESS COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Motion to Introduce and Advertise Ordinance No. 2026-06 for Public Hearing in Accordance with the law.

ROLL CALL

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

AFFORDABLE HOUSING

RESOLUTION NO. 2026-83

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

Motion to Approve Resolution No. 2026-83

ROLL CALL

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

RESOLUTIONS

APPROVAL OF RESOLUTIONS - (CONSENT AGENDA)

2026 Professionals

RESOLUTION NO. 2026-84

APPOINTMENT OF MUNICIPAL RISK
 MANAGEMENT CONSULTANT: AL
 ALEXANDER AGENCY

RESOLUTION NO. 2026-85

APPOINTMENT OF BOROUGH COAH
 ADMINISTRATIVE AGENT: TRIAD
 ASSOCIATES

RESOLUTION NO. 2026-86

APPOINTMENT OF BOROUGH ELEVATOR
 SUB-CODE CONTRACTOR: MUNICIPAL
 INSPECTION CORPORATION

Tax Appeal Settlements

RESOLUTION NO. 2026-87

RESOLUTION AUTHORIZING THE
 SETTLEMENT OF A TAX APPEAL FOR 333
 SYLVAN AVENUE IN THE AMOUNT OF
 \$36,519.00

RESOLUTION NO. 2026-88

RESOLUTION AUTHORIZING THE
 SETTLEMENT OF A TAX APPEAL FOR 375
 SYLVAN AVENUE IN THE AMOUNT OF
 \$8,953.00

RESOLUTION NO. 2026-89

RESOLUTION AUTHORIZING THE
 SETTLEMENT OF A TAX APPEAL FOR 385
 SYLVAN AVENUE IN THE AMOUNT OF
 \$8,202.00

RESOLUTION NO. 2026-90

RESOLUTION AUTHORIZING THE
 SETTLEMENT OF A TAX APPEAL FOR 600
 SYLVAN AVENUE IN THE AMOUNT OF
 \$33,761.00

RESOLUTION NO. 2026-91

RESOLUTION AUTHORIZING THE SETTLEMENT OF A TAX APPEAL FOR 474 SYLVAN AVENUE IN THE AMOUNT OF \$1,165.00

RESOLUTION NO. 2026-92

RESOLUTION TO APPROVE THE SETTLEMENT OF A TAX APPEAL FOR 800 SYLVAN AVENUE – CONOPCO, INC. (UNILEVER) IN THE AMOUNT OF \$483,166.64

Finance / Budget / Purchasing

RESOLUTION NO. 2026-93

RESOLUTION AUTHORIZING INCREASE IN THE THRESHOLD FOR FIXED ASSETS FROM \$1,000 TO \$5,000

Recreation

RESOLUTION NO. 2026-94

RESOLUTION AUTHORIZING THE SUBMISSION OF NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS 2026 LOCAL RECREATION IMPROVEMENT GRANT PROGRAM APPLICATION

Miscellaneous

RESOLUTION NO. 2026-95

RESOLUTION CONCERNING ACCESSING PUBLIC NOTICES FOR THE BOROUGH OF ENGLEWOOD CLIFFS

MOTION TO APPROVE CONSENT AGENDA

ROLL CALL

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

EXECUTIVE / CLOSED SESSION

RESOLUTION NO. 2026-96

RESOLUTION AUTHORIZING TO ENTER INTO EXECUTIVE / CLOSED SESSION FOR MATTERS PERTAINING TO PENDING LITIGATION

Motion to Enter into Executive/Closed Session

ROLL CALL

COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilwoman Biegacz							

Councilman Liang							
Councilman Patel							
Councilman Kapsaskis							
Councilman Lee							
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 Biegacz							
Councilman Liang							
Councilman Patel							
Councilman Kapsaskis							
Councilman Lee							
Councilman Koutroubas							
Mayor Park							

OLD / NEW BUSINESS

ADJOURNMENT

MOTION TO ADJOURN MEETING

ROLL CALL

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

MEETING ADJOURNED AT: _____