



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

WEDNESDAY, OCTOBER 14, 2026 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: <https://youtube.com/live/BG0d6w8iVxI?feature=share>

Zoom: <https://www.zoomgov.com/j/1651653904?pwd=CUCixMQu2LLpl1Nz1LwlsGZbSgsHK4.1>

Meeting ID: 165 165 3904

Passcode: 304708

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

Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act P.L. 1975, Ch. 231, setting forth the time, date, place and purpose of this Public Meeting through a legal notice published in *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. Notice has also been made available on the Borough's official website in accordance with applicable law, including P.L. 2025, c.72. 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							

CORRESPONDENCE, COMMUNICATIONS AND REQUESTS

- **Correspondence from Lubavitch on the Palisades** - dated August 24, 2026, requesting permission to place an outdoor Menorah display from December 4 through December 12, 2026, and a Menorah Lighting Ceremony outdoors at the Englewood Cliffs Community Center on December 10, 2026, at 7:00 PM.
- **Correspondence and Request from Residents and Parents of Englewood Cliffs** - seeking approval for the Annual 7th Street Halloween Block Party on Saturday, October 31, 2026, including a temporary street closure to allow neighborhood children and families to gather and celebrate Halloween.

PROCLAMATION

- **Posthumous Recognition of Captain Keith Wicker**, Presented to His Estate, in Honor of His Retirement from the Englewood Cliffs Police Department.
- **Recognition of Lieutenant Steve Kochis** in Honor of His Retirement from the Englewood Cliffs Police Department.

PRESENTATION

None

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

- September 09, 2026 Regular Meeting
- September 09, 2026 Executive (Closed) Session

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. 2026-238

**RESOLUTION AUTHORIZING PAYMENT OF
VOUCHERS – OCTOBER 2026 BILLS LIST**

Motion to Approve Resolution No. 2026-238 (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 ORDINANCE(S)

Ordinance No. 2026-16

Motion for the Second Reading of Ordinance No. 2026-16

(Certificate of Zoning 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. 2026-16 by title:

ORDINANCE NO. 2026-16

AN ORDINANCE TO REPEAL A PORTION OF SECTION 9-17 OF THE BOROUGH CODE ENTITLED "CERTIFICATE OF CONTINUED OCCUPANCY" AND ADOPTING SECTION 30-18 OF THE BOROUGH CODE ENTITLED "CERTIFICATE OF ZONING COMPLIANCE FOR RESALE, RENTAL, OR TRANSFER OF TITLE"

PUBLIC HEARING
(Privilege of the floor)

Motion to Open the Public Hearing on Ordinance No. 2026-16

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. 2026-16

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. 2026-16

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. 2026-17

Motion for the Second Reading of Ordinance No. 2026-17

(Residential Stormwater Management Regulations)

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. 2026-17 by title:

ORDINANCE NO. 2026-17

AN ORDINANCE TO AMEND AND SUPPLEMENT
CHAPTER 30 OF THE REVISED GENERAL
ORDINANCES OF THE BOROUGH OF
ENGLEWOOD CLIFFS, ENTITLED “ZONING,” TO
ESTABLISH RESIDENTIAL REDEVELOPMENT
AND DRAINAGE MITIGATION REQUIREMENTS

PUBLIC HEARING

(Privilege of the floor)

Motion to Open the Public Hearing on Ordinance No. 2026-17

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. 2026-17

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. 2026-17

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 ORDINANCE(S)

Ordinance No. 2026-18

Motion for Introduction and First Reading of Ordinance No. 2026-18

(Amended Overlay Zone C Ordinance)

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. 2026-18 by title:

ORDINANCE NO. 2026-18

AN ORDINANCE TO AMEND § 30-5.19
(SOUTHERN SYLVAN AVENUE OVERLAY
ZONE C) IN CHAPTER 30 (ZONING) OF THE
CODE OF THE BOROUGH OF ENGLEWOOD
CLIFFS TO ESTABLISH MAXIMUM
BUILDING HEIGHT STANDARDS,
MINIMUM COMMERCIAL SPACE
REQUIREMENTS FOR MIXED-USE
DEVELOPMENT, AND DEFINITIONS FOR
“COMMERCIAL USE” AND “MIXED-USE
DEVELOPMENT” IN THE SOUTHERN
SYLVAN AVENUE OVERLAY ZONE C IN
COMPLIANCE WITH THE BOROUGH'S
AFFORDABLE HOUSING OBLIGATIONS

Motion to Introduce and Advertise Ordinance No. 2026-18 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. 2026-19

Motion for Introduction and First Reading of Ordinance No. 2026-19

(Amended Overlay Zone D Ordinance)

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. 2026-19 by title:

ORDINANCE NO. 2026-19

AN ORDINANCE TO AMEND § 30-5.20 (SOUTHERN SYLVAN AVENUE OVERLAY ZONE D) IN CHAPTER 30 (ZONING) OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO ESTABLISH MAXIMUM BUILDING HEIGHT STANDARDS, MINIMUM COMMERCIAL SPACE REQUIREMENTS FOR MIXED-USE DEVELOPMENT, AND DEFINITIONS FOR “COMMERCIAL USE” AND “MIXED-USE DEVELOPMENT” IN THE SOUTHERN SYLVAN AVENUE OVERLAY ZONE D IN COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Motion to Introduce and Advertise Ordinance No. 2026-19 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							

RESOLUTIONS

OATHS / APPOINTMENTS

None

APPROVAL OF RESOLUTIONS - (CONSENT AGENDA)

Procurement (RFPs-RFQs/Bids/Competitive Contracting/Co-Operative)

RESOLUTION NO. 2026-239

RESOLUTION AUTHORIZING THE QUALIFIED PURCHASING AGENT TO ADVERTISE AND SOLICIT REQUESTS FOR PROPOSALS FOR CALENDAR YEAR 2027 PROFESSIONAL SERVICES

RESOLUTION NO. 2026-240

RESOLUTION AUTHORIZING THE DISPOSAL OF FOUR SURPLUS POLICE VEHICLES NO LONGER NEEDED FOR PUBLIC USE

RESOLUTION NO. 2026-241

RESOLUTION AMENDING RESOLUTION 2026-144 AUTHORIZING THE PUBLIC AUCTION OF A CELL TOWER AND AN EASEMENT FOR THE CELL TOWER LOCATED AT 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NEW JERSEY, AND RESERVING THE RIGHT TO REJECT ANY AND ALL BIDS IN THE BEST INTEREST OF THE BOROUGH

RESOLUTION NO. 2026-242

Resolution Authorizing Change Order No. 1 to Modify the Contract for the Project Known as Bid # 26-07 - Laurie Drive to Roberts Road Repaving Project – Phase One (NJ DOT Funded) with Your Way Construction for an Additional \$50,400.00 for a New Contract Amount Not to Exceed \$308,690.43

Personnel

RESOLUTION NO. 2026-243

RESOLUTION AUTHORIZING PAYMENT OF
ACCRUED LEAVE BENEFITS TO
LIEUTENANT STEVE KOCHIS OF THE
ENGLEWOOD CLIFFS POLICE DEPARTMENT

County of Bergen - CDBG

RESOLUTION NO. 2026-244

RESOLUTION AUTHORIZING THE
APPOINTMENT OF MUNICIPAL
REPRESENTATIVES TO THE BERGEN
COUNTY COMMUNITY DEVELOPMENT
REGIONAL COMMITTEE

Tax Appeal

RESOLUTION NO. 2026-245

RESOLUTION TO APPROVE THE
SETTLEMENT OF A TAX APPEAL FOR
VERIZON NJ INC. IN THE AMOUNT OF
\$18,616.75

Utilities

RESOLUTION NO. 2026-246

RESOLUTION URGING A COMPREHENSIVE
INDEPENDENT INVESTIGATION AND
PERFORMANCE AUDIT OF NEW JERSEY'S
ELECTRIC UTILITIES

MOTION TO APPROVE CONSENT AGENDA (RESOLUTIONS No. 2026-239 THROUGH 2026-246)

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. 2026-247

RESOLUTION AUTHORIZING TO ENTER INTO
EXECUTIVE / CLOSED SESSION FOR MATTERS
PERTAINING TO ATTORNEY-CLIENT PRIVILEGE,
PERSONNEL, PENDING LITIGATION AND LEGAL
CLAIMS

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: _____