



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

Thursday, February 19, 2026 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube: <https://youtube.com/live/ImWg-xVoA0s?feature=share>

Zoom: <https://www.zoomgov.com/j/1601885157?pwd=dNEBuyr4RqFZarkiIowYXPTBP4aHVx.1>

Meeting ID: 160 188 5157
Passcode: 243607

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 Special Meeting was sent to *The Star Ledger*, *The Record*, and *The Herald News* on February 17, 2026, subject to the 48-hour transmittal requirement, 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. This special meeting is called to address the items set forth on the agenda below.

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							

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							

REINTRODUCTION OF ORDINANCES

Ordinance No. 2026-05

Motion to Read the Ordinance Reintroduction / 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

ORDINANCE TO ENACT § 30-5.19 (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 Reintroduce 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 Reintroduction / 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 § 30-5.20 (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 Reintroduce 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							

EXECUTIVE / CLOSED SESSION

RESOLUTION NO. 2026-98

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: _____