



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

Tuesday March 24, 2026 AT 6:30 PM
COUNCIL CHAMBERS – 10 KAHN TERRACE, ENGLEWOOD CLIFFS, NJ

YouTube:

<https://youtube.com/live/W-sUwdfEv60?feature=share>

Zoom:

<https://www.zoomgov.com/j/1600768812?pwd=PVIbZcl526bb12DiFfwl43R8ulk3t2.1>

Meeting ID: 160 076 8812

Passcode: 356618

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, c. 231**, and the public notice requirements set forth in **P.L. 2025, c. 72 (S4654)**. Notice of this Special Meeting was posted on the Borough’s official website www.EnglewoodCliffsNJ.org on **March 13, 2026**, and was also posted on the bulletin board in the Municipal Building, where it has remained continuously posted as required by law. Copies of the notice are available to the public and on file in the Office of the Municipal Clerk as well as the Borough Website. 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							

ADOPTION OF ORDINANCES

Ordinance No. 2026-09

Motion for the Second Reading of Ordinance No. 2026-09

(Ordinance Establishing Schedule of Bulk Requirements – Impervious Coverage and Floor Area Ratio Standards)

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. 2026-09 by title:

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE BOROUGH OF
 ENGLEWOOD CLIFFS, COUNTY OF
 BERGEN, STATE OF NEW JERSEY,
 AMENDING SUBSECTION 30-6.1 OR

ATTACHMENT 1 (SCHEDULE A - SCHEDULE OF REGULATIONS) AND SUBSECTION 30-2 (DEFINITIONS) OF CHAPTER 30 (ZONING) OF *THE MUNICIPAL CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS* TO ESTABLISH AN IMPERVIOUS COVERAGE) STANDARD IN THE B-1 OFFICE DISTRICT, B-2 LIMITED BUSINESS DISTRICT, B-3 SPECIAL RETAIL DISTRICT, B-4 RESTRICTED COMMERCIAL DISTRICT, RESIDENTIAL ASSISTED LIVING DISTRICT, I INSTITUTIONAL DISTRICT AND P-1 PUBLIC ZONE AND A FLOOR AREA RATIO (FAR) STANDARD IN THE B-1 OFFICE DISTRICT, B-2 LIMITED BUSINESS DISTRICT, B-3 SPECIAL RETAIL DISTRICT, AND B-4 RESTRICTED COMMERCIAL DISTRICT

PUBLIC HEARING
(Privilege of the floor)

Motion to Open the Public Hearing on Ordinance No. 2026-09

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. 2026-09

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. 2026-09

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: _____