



BOROUGH OF
Englewood Cliffs
NEW JERSEY

Communications Correspondence Requests



Lubavitch on the Palisades

Rabbi Mordechai Shain
Executive Director

Rabbi Yitzchak Gershovitz
Adult Education Director
Israeli Club Director
Teen Director

Rabbi Yossi Katz
Hebrew School Director
Youth Director
Camp Director – Older Division

Rabbi Daniel Namdar
Teen Director

Bassi Katz
Hebrew School Asst. Director

Orite Rubenstein
Preschool Director
Director Judaic Studies of TCA

Sonya Solomon
Preschool Asst. Director

Orite Rubenstein
Elementary School Principal

Meital Teitelman
Middle School Principal

Devora Lewis
Camp Director – Younger Division

Malkie Shain
Naomi Gershovitz
Chabad Women's Circle Directors

Malkie Shain
Mikvah Director

Officers:

Herman Stern, Z"L
Honorary Chairman

David Mintz, Z"L
Honorary Chairman

Michael Young
President

Scott Korman
Treasurer

Board of Trustees:

Aron Forem
Lawrence Katz, M.D.

Mayor Mark Park and Borough Council
Englewood Cliffs Borough Hall
482 Hudson Terrace
Englewood Cliffs, NJ 07632

August 24, 2026

To Mayor Mark Park and Council Members,

As you know, the holiday of Chanukah commemorates the rededication of the Temple in Jerusalem following the Jews' victory over the ancient Syrian Empire, who had sought to coerce them into replacing their faith with Hellenism. Today, Chanukah is celebrated by Jews worldwide, to remind them of the ancient victory and to reconfirm our faith and hope in G-d.

For many years now, the Chabad-Lubavitch movement has been displaying the joys of Chanukah in malls, shopping centers, and other such public places throughout the country. We would like to arrange to set up a Menorah at the Joseph C. Parisi, Sr. Memorial Park for the duration of the holiday, from December 4th through December 12th.

We would also like to arrange a Menorah Lighting event at the Walter S. Gundel Community Center, with entertainment and refreshments, on Thursday, December 10th, at 7:00 PM. We anticipate the participation of local personalities to help with the celebration and the lighting.

I would appreciate if you would get back to us as soon as possible, providing us with ample time to make the necessary arrangements.

Please accept my sincere thanks for your tireless efforts on our behalf. May you have the strength to continue all the good work you do for Lubavitch on the Palisades of Tenaflly and for the community.

Sincerely,

Rabbi Mordechai Shain
Executive Director

Intashan Chowdhury

From: James McLaughlin <james@supremeroi.com>
Sent: Tuesday, October 13, 2026 6:53 PM
To: Intashan Chowdhury
Cc: Tim Koutroubas; Mitch A. Kapsaskis
Subject: Annual 7th Street Block Party Request for Saturday 10/31 - add to agenda for tomorrow

CAUTION:

This email originated from outside of our email domain. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If unsure, do not reply to this email and call the sender directly.

Hi IC,

Hope you are doing well. I wanted to submit a Block Party Request for Halloween 10/31 for our neighbors on 7th Street to close down the street for a few hours and let the kids and residents get together informally. Just neighbors getting together on a Saturday. We have done this for over 8 years, it's just the Saturday falls on Halloween this year.

I apologize for the last minute request, but let me know if you can add this to the agenda for tomorrow's Mayor & Council meeting agenda. Please let me know if you have any questions. I will share the paperwork with you by tomorrow morning, just getting 1-2 more resident signatures tonight.

Thanks for your support and consideration. Again, apologies about the late request.

Highest Regards,
James



BOROUGH OF
Englewood Cliffs
NEW JERSEY

Proclamations



Proclamation

*Presented to: In Loving Memory and Grateful Appreciation
of Captain Keith Wicker*

Whereas, the Borough of Englewood Cliffs proudly honors the life and distinguished service of Captain Keith Wicker, who dedicated 25 years to the Englewood Cliffs Police Department before his passing on February 20, 2026; and

Whereas, Captain Wicker began his career in 2000 and demonstrated exceptional leadership and professionalism, serving with the Drug Enforcement Administration Task Force and advancing through the ranks to Captain in 2020 and Patrol Division Commander in 2021; and

Whereas, throughout his distinguished career, Captain Wicker exemplified courage, integrity, and unwavering commitment to public safety, earning the admiration and respect of his fellow officers and the community he faithfully served; and

Whereas, beyond his professional achievements, Captain Wicker was a devoted husband to Amy, loving father to Charlie and Paige, and dedicated community member whose strength, compassion, and legacy of service will always be remembered; and

Now, Therefore, Be It Proclaimed that I, Mark M. Park, Mayor of the Borough of Englewood Cliffs, along with the members of the Borough Council, do hereby honor and celebrate the life and legacy of Captain Keith Wicker, expressing our deepest appreciation for his 25 years of exemplary service, exceptional leadership, and immeasurable contributions to the safety and well-being of our community; and

Be it Further Proclaimed, that the Borough of Englewood Cliffs extends its heartfelt condolences and enduring gratitude to his beloved wife, Amy, their children, Charlie and Paige, and the entire Wicker family, recognizing that Captain Wicker's courage, sacrifice, and legacy of service will forever remain in the hearts of our community.

In Witness Whereof, I have set my hand and the seal of the Office of the Mayor on this day
14th day of October in the Year of Two
Thousand-Twenty-Six.

Mayor MARK M. PARK

Councilwoman Risha Biegacz

Councilman Tim Koutroubas

Councilman Mitch Kapsaskis

Councilman Tao Lee

Councilman Philip Liang

Councilman Rashid Patel



Proclamation

*Presented to: Lieutenant Steven Kochis -
In Appreciation of 25 Years of Distinguished Service*

Whereas, the Borough of Englewood Cliffs proudly recognizes Lieutenant Steven Kochis for his exceptional dedication, professionalism, and distinguished service to our community since August 2001; and

Whereas, Lieutenant Kochis, a native of Edgewater, New Jersey, studied Criminal Justice at Bergen Community College and served twenty years with the Edgewater Volunteer Fire Department, demonstrating a lifelong commitment to public safety and community service; and

Whereas, following his graduation from Police Academy Class 87 in December 2001, Lieutenant Kochis served the Englewood Cliffs Police Department with courage and integrity, earning a Life Saving Award, numerous commendations, and induction into the New Jersey Honor Legion in 2005; and

Whereas, throughout his distinguished career, Lieutenant Kochis served as Crime Prevention Officer, Field Training Officer, and Alcotest Operator, contributed to significant criminal investigations, and demonstrated outstanding leadership as President and Treasurer of New Jersey State PBA Local No. 45; and

Whereas, beyond his professional achievements, Lieutenant Kochis has been a devoted husband, father, and community volunteer, generously mentoring young athletes and exemplifying the highest ideals of service, compassion, and community spirit; and

Now, Therefore, We It Proclaimed that I, Mark M. Park, Mayor of the Borough of Englewood Cliffs, along with the members of the Borough Council, do hereby recognize, honor, and congratulate Lieutenant Steven Kochis upon his retirement, expressing our deepest appreciation for his 25 years of distinguished service, exemplary leadership, unwavering integrity, and invaluable contributions to the safety and well-being of our community; and

We it Further Proclaimed, that the Borough of Englewood Cliffs extends its heartfelt gratitude and best wishes to Sergeant Kochis and his family for a happy, healthy, and fulfilling retirement.

In Witness Whereof, I have set my hand and the seal of the Office of the Mayor on this day
14th day of October in the Year of Two
Thousand-Twenty-Six.

Mayor MARK M. PARK

*Councilwoman Rieka Biegacz
Councilman Tim Koutroubas
Councilman Mich Kapschke*

*Councilman Tao Leo
Councilman Philip Liang
Councilman Rashid Patel*



BOROUGH OF

Englewood Cliffs

NEW JERSEY

Ordinances

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2026-16

TITLE: 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”

WHEREAS, the Governing Body of the Borough of Englewood Cliffs believes it is in the best interest of the Borough, in consultation with the Department of Community Affairs, to Repeal Section 9.17 of the Borough Code Entitled **“CERTIFICATE OF CONTINUED OCCUPANCY”** and to Add Section 30-18 of the Borough Code Entitled **“CERTIFICATE OF ZONING COMPLIANCE FOR RESALE, RENTAL, OR TRANSFER OF TITLE.”**

NOW BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey as follows:

Section 1. Section 9-17 through Section 9-17.5 of the Borough Code is hereby repealed.

~~§ 9-17~~**CERTIFICATE OF CONTINUED OCCUPANCY.**

~~§ 9-17.1~~**Transfer of Ownership Requires Certificate.**

~~{Amended 11-12-2025 by Ord. No. 25-07}~~

~~Each time there is a transfer of ownership of property within the Borough of Englewood Cliffs, a purchaser of such property must obtain from the construction official of the Borough a certificate of continued occupancy certifying that the property may be continued to be used as it is currently being used and certifying that the use of the property is a permitted use in the zone in which the property is located, by virtue of either of the fact that the use is a permitted use in the zone or by virtue of the fact that the use is a nonconforming use in the zone which was established prior to the adoption of an ordinance which prohibits said use in the zone.~~

~~§ 9-17.2~~**Fees.**

~~{Amended 11-12-2025 by Ord. No. 25-07}~~

~~The fee for a certificate of continued occupancy resale shall be \$100, payable to the Borough of Englewood Cliffs.~~

~~The fee for a certificate of continued occupancy for rentals shall be \$85, payable to the Borough of Englewood Cliffs.~~

~~§ 9-17.3~~**Inspection.**

~~{Amended 11-12-2025 by Ord. No. 25-07}~~

~~Before a certificate of continued occupancy shall be issued the construction official shall make an inspection of the premises to determine whether the certificate may or may not be issued along with a Lead Safe Inspection for rental properties by licensed lead safe inspector.~~

~~§ 9-17.4 Application, Requirements.~~

~~[Amended 11-12-2025 by Ord. No. 25-07]~~

~~a.-~~

~~Rental/Lease Units. No person shall rent, lease, sub-lease or sub-let any dwelling unit to any person intending to use the dwelling unit for residential purposes, or allow any person to inhabit any one and two family dwelling unit, unless a certificate of continued occupancy has been obtained from the code official or the construction official. Any application pursuant to this section must be made at least 10 days prior to any intent of occupancy.~~

~~1.-~~

~~Inspection. Before a certificate of continued occupancy shall be issued the construction official shall make an inspection of the premises to determine whether the certificate may or may not be issued along with a Lead Safe Inspection for rental properties by licensed lead safe inspector.~~

~~2.-~~

~~Violations. In the event a purchaser of property in the Borough of Englewood Cliffs fails to obtain a certificate of continued occupancy, the construction official shall notify said property owner of the said violation by posting a notice of violation at the subject premises. In the event that the property owner fails to thereafter obtain a certificate of continued occupancy, the property owner shall be subject to a fine of not less than \$100 for each summons issued. Each day a violation continues beyond the date fixed for compliance in the notice provided for herein, shall constitute a separate offense.~~

~~b.-~~

~~Standards for Issuance.~~

~~1.-~~

~~The code official or the construction official if, after a general inspection of the visible parts of the structure, determines that the dwelling unit is fit for human habitation and complies with the Property Maintenance Code of the Borough of Englewood Cliffs, and all other Ordinances of the Borough of Englewood Cliffs pertaining to building, plumbing, electrical, health, safety, fire and minimum building standards, and that no violations of State law or of the State Uniform Construction Code exist, which would prevent the issuance of a certificate of continued occupancy pursuant to that code, or the regulations pursuant to that code shall issue the certificate. If a certificate of continued occupancy cannot be issued because of any violations, the code official or construction official will provide a notice of violations and if a certificate of continued occupancy cannot be issued it shall be enforced pursuant to this section.~~

~~(a)-~~

~~Any person violating or failing to comply with any of the provisions of this section shall, upon conviction thereof, be punishable by a fine of not less than \$100 nor more than \$1,250, by imprisonment for a term not to exceed 90 days, or by community service as determined in the discretion of the Municipal Court Judge. The continuation of such violation for each successive day shall constitute a separate offense, and the person or persons allowing or permitting the continuation of the violation may be punished as provided above for each separate offense.~~

~~(b)-~~

~~The violation of any provision of this article shall be subject to abatement summarily by a restraining order or injunction issued by a court of competent jurisdiction.~~

~~2.-~~

~~If the Inspector as a result of a general inspection of the visible parts of the structure, finds any violation as set forth in paragraph 1, he shall notify the owner of the violation and allow the owner~~

~~14 days to correct the violation, by mailing a written notice by certified mail, return receipt and regular mail, or by delivering the notice to the owner or his agent. The notice shall identify the premises and specify the violations and any remedial action. The notice shall state that the failure to correct the violations within the time specified shall constitute a violation of this section and may be punishable in accord with Chapter 9, subsection 9-17.4 pursuant to paragraph a2 penalty clause.~~

~~3.-~~

~~Any violation of the ordinances, Codes and New Jersey Statutes shall be grounds for the denial of a certificate of continued occupancy.~~

~~e.-~~

~~Rental Units. No building or portion thereof shall be rented for residential purposes or offered for rent to a family as defined in subsections 9-6.3 and 9-6.4 for the period of less than six months. It is the intent of this section to prohibit short term rentals which are not occupied for at least six months by the tenant.~~

~~d.-~~

~~Applications for Certificate.~~

~~1.-~~

~~Any owner intending to rent, lease, sub-lease or sub-let any dwelling unit or allowing any person to inhabit a dwelling unit, shall apply to the code official or his agent for a certificate of continued occupancy. Said application shall include the name and address of the person to be renting the property, the telephone number where said person can be reached, the telephone number of the owner where he can be reached and a copy of the agreement in regard to the rental, lease, sub-lease or sub-let. Within seven days of the receipt of the payment of the required fee and the application form, the owner shall afford the Inspectors the opportunity to inspect the structure and shall consent to the inspection. Within 14 days of the inspection, the code official or his agent will issue a certificate of continued occupancy or deny the same, setting forth the reasons as set forth above. The fee for said inspection shall be \$85. The fee for a second and any additional reinspection shall be \$50.~~

~~(a)-~~

~~In the event the property is under lease and the lease expires, the property owner shall immediately advise the Construction Official, or his representative, of the termination of the lease or the renewal of same, depending upon the circumstances, and shall again furnish a copy of the new rental, lease, sub-lease, or sub-let agreement. In the event that the same tenant becomes a non-lease tenant, this information shall be furnished to the Construction Official or his representative, setting forth the terms of the new agreement. The owner shall comply with all other terms of this section, specifically in regard to the extension of any lease or agreement, and shall give the Construction Official, or his representative, seven days' notice, if there is a continuation of occupancy by the same tenant, a new Certificate of Continued Occupancy shall not be required.~~

~~2.-~~

~~All applications for such certificates shall be made in writing and shall state the name and address of the owner of the structure, the name and address of the owner-occupant or tenant-occupant or any other occupant structure, the name and address, if a sale or transfer of title, of the seller, transferrer, buyer and the new proposed occupancy, and the name and address of the renting agent. It shall also describe the premises to be occupied, including the street address thereof, and a designation of the portion or portions of the premises or structures for which the specific~~

application is being made and shall set forth the number of persons who shall occupy any and all portions of the premises.

~~3.-~~

~~All owners or renting agents of real estate or person or persons applying for a Certificate as provided herein shall advise the Code Official or his agent of a reasonable time or times that the inspections may be made and have someone present to assist and provide entry for the inspection purposes.~~

~~4.-~~

~~Required Fees:~~

~~(a)-~~

~~The fee for a certificate of continued occupancy for a transfer of ownership of property within the Borough of Englewood Cliffs shall be \$100, payable to the Borough of Englewood Cliffs.~~

~~(b)-~~

~~The fee for a certificate of continued occupancy for a rental unit shall be \$85, payable to the Borough of Englewood Cliffs.~~

~~(c)-~~

~~Requests for a CCO received fewer than four business days prior to the closing or change of occupant shall add an additional \$150 to required fee.~~

~~(d)-~~

~~The fee for a second and any additional reinspection shall be \$50 per inspection.~~

~~e.-~~

~~Smoke Detector and Carbon Monoxide Detector Required in all Residential Buildings. No certificate of continued occupancy may be issued to a residential building or any portion thereof unless approved smoke detector and carbon monoxide detectors have been installed as required by applicable State statute and local ordinance.~~

~~f.-~~

~~Failure to Comply. If, after inspection by the enforcement officer, a certificate of continuing occupancy may not be issued to the residential building or portion thereof because of the existence of a violation of any code or failure to comply with the standards set forth herein, notice shall be given by the enforcement officer to the owner detailing the violations of applicable laws, regulations or ordinance. The enforcement officer shall have the authority to issue any summons or complaint for any violation of any ordinance, statute or regulation against the owner and/or occupant of the residential building or portion thereof wherein the violation exists.~~

~~g.-~~

~~Expiration. If a dwelling unit is not occupied within six months of the issuance of a certificate of continued occupancy, the certificate will expire, and a new certificate must be obtained before occupancy.~~

~~h.-~~

~~Exceptions. This section shall not apply to hotels, rooming houses or motels that are generally occupied by tenants or guests for less than 30 successive days, dwelling units not intended for human habitation or new construction, for which inspection and a certificate of occupancy is required by the Uniform Construction Code.~~

~~§ 9-17.5 Violations.~~

~~In the event a purchaser of property in the Borough of Englewood Cliffs fails to obtain a certificate of continued occupancy, the construction official shall notify said property owner of the said violation by posting a notice of violation at the subject premises. In the event that the property owner fails to thereafter obtain a certificate of continued occupancy, the property owner shall be subject to a fine of not less than \$100 for each summons issued. Each day a violation continues beyond the date fixed for compliance in the notice provided for herein shall constitute a separate offense.~~

Section 2.

Chapter 30 Zoning of the Borough Code is hereby amended to add Section 30-18 as follows:

§30-18 Certificate of Zoning Compliance for Resale, Rental or Transfer of Title.

- A. No building or structure shall be occupied or used in whole or in part unless and until a certificate of zoning compliance has been issued by the Construction Official. The Construction Official shall not issue such certificate unless he determines, after site inspection, that there are no violations of any applicable laws, ordinances or orders pending at the time of issuing the certificate. The certificate shall be issued upon written request from the owner or authorized agent upon such forms as may be approved by the building department.**
- B. A certificate of zoning compliance shall be applied for and obtained prior to the use or occupancy of the whole or any part of any building:**
 - 1. Undergoing a change of ownership. Resale**
 - 2. Undergoing a change of occupancy. Rental**
 - 3. Undergoing change of use.**
 - 4. Undergoing construction or alteration.**
- C. Upon receiving an application for a certificate of zoning compliance, the Construction Official shall make an inspection of the building or part thereof for which the certificate is requested and shall forthwith issue the certificate of zoning compliance if the building or alteration has been completed and if the use and occupancy thereof shall be in conformity with the Revised Ordinances of the Borough of Englewood Cliffs or other applicable ordinances of the borough and if the building is safe and does not constitute a nuisance or hazard likely to result in injuries to persons or damages to property. In case the Construction Official shall decline to issue a certificate of zoning compliance, the reasons for doing so shall be stated to the applicant, and a written statement thereof shall be transmitted to the applicant on request. The reasons to decline the issuance of the certificate of zoning**

compliance are limited to violations of Chapter 10, Property Maintenance Code of the Code of the Borough of Englewood Cliffs, and/or violations of other codes which violation results in a direct threat to health and safety.

§30-18.1 Deferral of Certificate of Zoning Compliance

Notwithstanding 30-18(A) or (C) above, in instances where title to one-family and two family detached dwellings and one-family attached dwellings is being transferred, the Construction Official shall, after the appropriate application and inspection described in 30-18(C) above, defer the requirement that a certificate of zoning compliance issue if:

- A. The person acquiring title certifies under oath that no person will use or occupy the dwelling for any purpose except to perform necessary repairs until all violations are corrected; and**
- B. The person acquiring title shall countersign the writing in which the deferral shall be granted acknowledging that:**
 - 1. No person shall use or occupy the dwelling for any purpose except to perform necessary repairs until all violations are corrected;**
 - 2. No certificate of zoning compliance shall be issued until there is full compliance with 30-18(A) and (C) above;**
 - 3. Applicant is aware of the violations noted on the inspection report prepared by the Construction Official or his designee;**
 - 4. Applicant permits the Construction Official or his designee to inspect the property upon reasonable notice;**
 - 5. The person acquiring title shall report the progress of repairs to the Construction Official at such reasonable intervals so that the Construction Official may determine the status of necessary repairs; and**
 - 6. Failure to file the appropriate report or occupancy of the premises in violation of this section may, in the discretion of the Construction Official, result in such enforcement action as the Construction Official deems appropriate, including the filing of a complaint with the Municipal Court.**

§30-18.2 Enforcement Rights of Construction Official

Issuance of a conditional certificate of zoning compliance pursuant to 30-18 or deferral of the certificate of zoning compliance requirement pursuant to 30-18.1 shall not affect the right of the Construction Official to take such enforcement action as he deems appropriate for violations of law or any ordinance.

§30-18.3 Certificate of Zoning Compliance Fees and Administration

- A. A certificate of zoning compliance shall be issued to any person having a proprietary or tenancy interest who shall be held responsible for any violations on the premises. A record of all certificates shall be kept on file by the Construction Official, and copies shall be furnished to any person who has a proprietary or tenancy interest in the building affected.**
- B. A copy of certificate of zoning compliance shall be submitted to Tax Assessor once in compliance.**
- C. Certificate of Zoning Compliance Fees as follows:**

1. If closing date, or move in date for a rental, is OVER two weeks away from date application is submitted payment shall be \$100.00
2. If closing date or move in date for a rental. is LESS than two weeks away from date application is submitted payment shall be \$150.00
3. Fee for reinspection and any additional inspection shall be \$50.00 and must be paid prior to inspection.

§30-18.4 Penalty for failure to obtain a Certificate of Zoning Compliance. Any person or entity that fails to obtain a certificate of zoning compliance shall be subject to a fine not exceeding two thousand dollars for each offense.

§30-18.5 Severability. In the event any portion of this Ordinance is determined to be invalid, all other provisions of this Ordinance shall remain in full force and effect.

Section 3. This Ordinance shall take effect immediately upon passage and publication as required by law.

Section 4. All prior ordinances that are inconsistent with this ordinance are repealed.

**Introduction and First Reading:
September 9, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz	X		X				
Liang	X		X				
Patel			X				
Kapsaskis		X	X				
Lee			X				
Koutroubas			X				
Mayor Park							

**Second and Final Reading of Ordinance Adoption:
October 14, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park, Mayor

**This Ordinance was duly passed on second and final reading
by the Council of the Borough of Englewood Cliffs
at a meeting held on October 14, 2026.**

**Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk**

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2026-17

**TITLE: 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**

WHEREAS, the Borough of Englewood Cliffs has experienced and may continue to experience localized flooding, drainage, and stormwater runoff concerns affecting residential properties, public rights-of-way, municipal drainage infrastructure, and adjoining properties; and

WHEREAS, substantial reconstruction, demolition and rebuilding, additions, expansion of building footprints, increases in impervious surface, installation of swimming pools and patios, and changes in site grading may alter the volume, rate, direction, timing, and concentration of stormwater runoff; and

WHEREAS, individual residential projects may not constitute “major development” as defined by applicable State stormwater management regulations, but may nevertheless create increased localized stormwater runoff or drainage impacts; and

WHEREAS, the Mayor and Council find that it is in the public interest to require reasonable stormwater and drainage mitigation measures for substantial residential redevelopment and other significant residential site improvements in order to protect adjoining properties, public rights-of-way, municipal drainage systems, and the health, safety, and welfare of the residents of the Borough; and

WHEREAS, the Borough desires to supplement its existing stormwater management regulations applicable to major development with additional requirements applicable to certain residential development and redevelopment projects that do not otherwise constitute major development;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

SECTION 1. Chapter 30 of the Revised General Ordinances of the Borough of Englewood Cliffs, entitled “**Zoning**,” is hereby amended and supplemented by adding a new **Section 30-23.14**, entitled “Residential Redevelopment and Drainage Mitigation,” to read as follows:

§30-23.14 RESIDENTIAL REDEVELOPMENT AND DRAINAGE MITIGATION.

A. PURPOSE AND INTENT.

1. The purpose of this section is to establish reasonable stormwater drainage and runoff mitigation requirements for substantial residential reconstruction, redevelopment, expansion, and site improvement projects that may increase stormwater runoff or adversely alter existing drainage patterns but do not otherwise constitute a major development subject to the requirements of this Chapter or applicable State stormwater management regulations.
2. The requirements of this section are intended to:
 - a. Minimize increases in stormwater runoff resulting from residential development and redevelopment;
 - b. Prevent or reduce adverse drainage impacts to adjoining properties;
 - c. Protect public streets, rights-of-way, sidewalks, municipal drainage facilities, and other public infrastructure;
 - d. Reduce localized flooding, erosion, ponding, and nuisance drainage conditions;
 - e. Encourage the use of on-site stormwater infiltration, detention, retention, green infrastructure, and other appropriate stormwater management practices;
 - f. Maintain, to the greatest extent practicable, existing natural drainage patterns and hydrologic conditions;
 - g. Ensure that substantial residential redevelopment does not create or contribute to adverse off-site drainage conditions; and
 - h. Protect the public health, safety, and general welfare.
3. This section shall supplement, and shall not replace, any applicable Federal, State, county, or municipal stormwater management requirement.
4. Where a project constitutes a “major development” subject to the requirements of this Chapter or N.J.A.C. 7:8, the requirements applicable to major development shall govern. The Borough may also require compliance with additional provisions of this section to the extent permitted by law and where such provisions are not inconsistent with applicable State law or regulation.

B. DEFINITIONS.

For purposes of this section, the following words and terms shall have the meanings set forth below. Any term not specifically defined herein shall have the meaning assigned elsewhere in this Chapter or under applicable State law or regulation.

“ADVERSE DRAINAGE IMPACT” shall mean an increase or change in the rate, volume, timing, direction, concentration, or point of discharge of stormwater runoff that causes or contributes to flooding, ponding, erosion, sedimentation, structural damage, nuisance conditions, or increased burden upon an adjoining property, public right-of-way, or public or private drainage system.

“BOROUGH ENGINEER” shall mean the duly appointed Engineer of the Borough of Englewood Cliffs or his or her authorized designee.

“DRAINAGE PLAN” shall mean a plan, report, calculation package, or other technical submission demonstrating existing and proposed drainage conditions and compliance with the requirements of this section.

“IMPERVIOUS SURFACE” shall mean any surface that substantially prevents or impedes the infiltration of stormwater into the underlying soil, including, but not limited to, roofs, buildings, paved driveways, asphalt, concrete, patios, pool decks, parking areas, and other surfaces determined by the Borough Engineer to impede infiltration.

“NET INCREASE IN IMPERVIOUS SURFACE” shall mean the difference between the total area of impervious surface existing on a property immediately prior to the commencement of a proposed project and the total area of impervious surface proposed upon completion of the project.

“RESIDENTIAL REDEVELOPMENT” shall mean the construction, reconstruction, enlargement, replacement, or substantial alteration of a principal residential structure or associated site improvements on an existing residential lot.

“STORMWATER MANAGEMENT MEASURE” shall mean a structural or nonstructural measure designed to control, detain, retain, infiltrate, convey, reuse, or otherwise manage stormwater runoff, including, but not limited to, dry wells, infiltration systems, detention systems, retention systems, bioretention facilities, rain gardens, vegetated swales, cisterns, pervious pavement, green infrastructure, or other measures approved by the Borough Engineer.

“SUBSTANTIAL RECONSTRUCTION” shall mean the demolition and replacement of a principal residential structure or the reconstruction or replacement of fifty percent (50%) or more of the gross floor area or structural components of an existing principal residential structure, as determined by the Construction Official or Borough Engineer. A project involving demolition of the principal structure followed by construction of a new principal structure shall constitute substantial reconstruction regardless of the percentage of the structure demolished.

“SUBSTANTIAL SITE ALTERATION” shall mean grading, excavation, filling, construction of retaining walls, or other alteration of the land that materially changes existing drainage patterns or has the potential to increase or redirect stormwater runoff toward an adjoining property, public right-of-way, or drainage facility.

C. APPLICABILITY.

1. Except as otherwise exempted herein, the requirements of this section shall apply to any residential property where a proposed project includes one or more of the following:
 - a. Demolition of an existing principal residential structure and construction of a new principal residential structure;
 - b. Substantial reconstruction of a principal residential structure;
 - c. A net increase of three hundred (300) square feet or more of impervious surface;
 - d. Construction of a swimming pool, pool deck, patio, terrace, driveway, parking area, or other site improvement that results in a cumulative net increase of three hundred (300) square feet or more of impervious surface;
 - e. A substantial site alteration;
 - f. Construction or reconstruction of retaining walls, grading, or other improvements that alter the direction or concentration of stormwater runoff; or
 - g. Any other residential project for which the Borough Engineer determines, based upon the nature, location, topography, existing drainage conditions, or proposed site improvements, that a drainage plan is reasonably necessary to determine whether the project may result in an adverse drainage impact.
2. Cumulative Improvements.

The cumulative net increase in impervious surface shall include all improvements constructed or proposed within the preceding five (5) years for which permits or approvals were issued, unless the applicant demonstrates to the satisfaction of the Borough Engineer that such prior improvements were already designed and approved as part of a comprehensive drainage mitigation plan.
3. No permit or approval shall be divided into separate phases, applications, or improvements for the purpose of avoiding the applicability of this section.

D. EXEMPTIONS.

The following activities shall generally be exempt from the full drainage plan and mitigation requirements of this section, unless the Borough Engineer determines that the activity may result in an adverse drainage impact:

1. Ordinary maintenance and repair that does not increase impervious surface or alter existing drainage patterns;
2. Replacement of an existing impervious surface with a substantially equivalent impervious surface area and drainage configuration;
3. Interior building alterations that do not alter the exterior footprint or site drainage;
4. Minor landscaping and gardening that does not materially alter drainage patterns;
5. Emergency repairs necessary to protect public health and safety, provided that permanent improvements shall comply with this section where applicable; and

6. Projects involving less than three hundred (300) square feet of cumulative net increase in impervious surface, unless otherwise determined applicable by the Borough Engineer pursuant to subsection C(1)(h).

E. DRAINAGE PLAN REQUIREMENTS.

1. Prior to the issuance of a construction permit for a project subject to this section, the applicant shall submit a drainage plan for review and approval by the Borough Engineer.
2. The Borough Engineer may establish different submission requirements based upon the scope and complexity of the proposed project.
3. For projects involving substantial reconstruction, demolition and rebuilding, or a net increase of one thousand five hundred (1,500) square feet or more of impervious surface, the drainage plan shall be prepared and sealed by a Professional Engineer licensed in the State of New Jersey.
4. The drainage plan shall include, as applicable:
 - a. Property boundaries and adjacent streets;
 - b. Existing and proposed topography, including sufficient spot elevations and contours to identify existing and proposed drainage patterns;
 - c. Existing and proposed buildings, structures, driveways, patios, decks, pools, retaining walls, and other improvements;
 - d. Existing and proposed impervious surface areas;
 - e. Existing and proposed drainage flow patterns;
 - f. Existing and proposed roof drainage systems;
 - g. Existing and proposed points of stormwater discharge;
 - h. Location and design of all proposed stormwater management measures;
 - i. Existing drainage facilities and known drainage features on adjoining properties where reasonably available and relevant to the proposed project;
 - j. Hydrologic and hydraulic calculations, where required by the Borough Engineer;
 - k. Construction details for all stormwater management measures; and
 - l. Such additional information as the Borough Engineer reasonably determines necessary to evaluate compliance with this section.

F. DRAINAGE PERFORMANCE STANDARD.

1. No Adverse Impact.

All projects subject to this section shall be designed and constructed so that the project does not cause or contribute to an adverse drainage impact.
2. Increase in Runoff.

Where a proposed project results in an increase in impervious surface or an increase in stormwater runoff, the additional runoff shall be managed on site through appropriate

stormwater management measures, to the extent technically feasible and reasonably necessary to prevent adverse drainage impacts.

3. Post-Construction Runoff.

For projects involving substantial reconstruction or demolition and rebuilding of a principal residential structure, the applicant shall demonstrate, through calculations and analysis acceptable to the Borough Engineer, that post-construction runoff conditions will not result in an adverse drainage impact to adjoining properties, public rights-of-way, or municipal drainage facilities.

4. Engineering Standard.

Where hydrologic calculations are required, the Borough Engineer may require the applicant to demonstrate that post-construction peak runoff rates do not exceed pre-construction peak runoff rates for the applicable design storm events.

5. Volume Control.

Where site conditions indicate that increased runoff volume may adversely affect adjoining properties or municipal infrastructure, the Borough Engineer may require on-site detention, retention, infiltration, or other stormwater volume control measures.

6. Design Standard.

Stormwater management measures shall be designed in accordance with:

- a. Applicable provisions of N.J.A.C. 7:8;
- b. Applicable provisions of the New Jersey Stormwater Best Management Practices Manual;
- c. Applicable provisions of the Residential Site Improvement Standards, where relevant;
- d. Applicable Borough ordinances and engineering standards; and
- e. Such reasonable supplemental technical requirements as may be established by the Borough Engineer.

G. PRE-CONSTRUCTION CONDITIONS.

1. The existing drainage and runoff condition of the property shall generally be based upon the actual physical condition of the property immediately prior to commencement of the proposed project.
2. For purposes of evaluating substantial reconstruction or demolition and rebuilding, the Borough Engineer may require additional analysis of:
 - a. Existing drainage deficiencies;
 - b. Existing impervious surface conditions;
 - c. Historic or recurring drainage impacts associated with the property;
 - d. Known flooding or drainage conditions affecting adjoining properties or public infrastructure; and
 - e. The extent to which existing site conditions may contribute to adverse off-site drainage impacts.

3. Nothing in this section shall be construed to require the Borough to accept an existing drainage condition as a permanent baseline where the Borough Engineer determines that the proposed redevelopment provides a reasonable opportunity to correct or substantially reduce an existing adverse drainage condition.

H. REQUIRED MITIGATION MEASURES.

1. Where mitigation is required, the applicant shall utilize stormwater management measures appropriate to the site conditions.
2. Such measures may include, but shall not be limited to:
 - a. Dry wells;
 - b. Roof leader infiltration systems;
 - c. Subsurface infiltration systems;
 - d. Detention systems;
 - e. Retention systems;
 - f. Bioretention facilities;
 - g. Rain gardens;
 - h. Vegetated swales;
 - i. Pervious pavement;
 - j. Cisterns or rainwater harvesting systems;
 - k. Green infrastructure;
 - l. Vegetated or landscaped areas designed to promote infiltration; and
 - m. Other stormwater management measures approved by the Borough Engineer.
3. The Borough Engineer may require a combination of measures where necessary to adequately mitigate runoff.
4. Infiltration measures shall not be required where soil conditions, groundwater conditions, contamination concerns, slope conditions, utilities, structural considerations, or other site constraints make infiltration technically infeasible or inappropriate.
5. Where infiltration is not feasible, the applicant shall provide detention, retention, controlled discharge, or other appropriate stormwater management measures approved by the Borough Engineer.

I. PROHIBITED DISCHARGES AND DRAINAGE PRACTICES.

1. No person shall discharge, direct, concentrate, or otherwise cause stormwater runoff from a roof, driveway, patio, pool area, or other improvement to be discharged in a manner that causes an adverse drainage impact.
2. Roof leaders and other concentrated stormwater discharges shall not be directed toward an adjoining property unless such discharge represents a lawful preexisting condition and the Borough Engineer determines that no adverse impact will result.

3. Stormwater runoff shall not be directed onto a public sidewalk, roadway, or right-of-way in a manner that creates a safety hazard, icing condition, erosion condition, or other adverse impact.
4. No person shall alter existing grading or drainage patterns in a manner that concentrates stormwater runoff onto an adjoining property.
5. The Borough Engineer may require corrective drainage measures where a proposed improvement would create or worsen a prohibited drainage condition.

J. CONSTRUCTION AND INSPECTION.

1. Stormwater management measures required by this section shall be installed in accordance with the approved drainage plan.
2. The applicant shall provide notice to the Borough Engineer or designated Borough representative at reasonable stages of construction as may be required for inspection.
3. No required stormwater management measure shall be covered or concealed prior to inspection where inspection is required by the Borough.
4. The Borough may require photographs, construction certifications, material certifications, testing results, or other documentation demonstrating proper installation.
5. The Borough Engineer may require reasonable modifications during construction where unforeseen site conditions are encountered, provided that such modifications are consistent with the purpose and requirements of this section.

K. AS-BUILT CERTIFICATION.

1. Prior to issuance of a final certificate of occupancy for a project subject to this section, the applicant shall provide certification, in a form acceptable to the Borough Engineer, that required stormwater management measures have been installed substantially in accordance with the approved drainage plan.
2. For projects designed by a Professional Engineer, the Borough Engineer may require an as-built plan and certification prepared and sealed by the design Professional Engineer.
3. The Borough may withhold final approval or certificate of occupancy until required drainage improvements have been completed and appropriate certifications have been submitted.

L. MAINTENANCE.

1. All stormwater management measures installed pursuant to this section shall be maintained by the property owner in proper operating condition.
2. The property owner shall be responsible for maintaining all facilities, including removal of accumulated sediment and debris and repair or replacement of damaged components.
3. The maintenance obligation shall run with the land and shall be binding upon subsequent owners.

4. The Borough Engineer may require a recorded maintenance agreement or other legally enforceable maintenance mechanism for stormwater management measures of substantial size or complexity.
5. Upon reasonable notice and in accordance with applicable law, the Borough may inspect stormwater management measures to determine whether they are being properly maintained.

M. REVIEW FEES AND ESCROWS.

1. Applicants shall pay all applicable application fees and professional review fees established by the Borough.
2. Where review by the Borough Engineer is required, the Borough may require the establishment of an engineering review escrow account in accordance with applicable Borough procedures and State law.

N. WAIVERS AND RELIEF.

1. The Borough Engineer may grant reasonable administrative relief from a particular design or submission requirement where strict compliance is demonstrated to be impracticable due to unusual site conditions.
2. No administrative relief shall be granted from the fundamental requirement that a project shall not create or contribute to an adverse drainage impact.
3. Any relief granted shall be in writing and shall identify the basis for the determination and any alternative mitigation measures required.
4. Relief granted pursuant to this subsection shall not constitute a variance from any zoning requirement or other approval required by law.

O. ENFORCEMENT.

1. The Construction Official, Zoning Officer, Borough Engineer, or other authorized Borough official may enforce the provisions of this section within the scope of their respective authority.
2. Where work is being performed in violation of this section or an approved drainage plan, the Borough may issue a notice of violation, stop-work order, or other enforcement action authorized by law.
3. A person violating any provision of this section shall be subject to the penalties provided in Chapter 30 or, where applicable, the general penalty provisions of the Borough Code.
4. Each day that a violation continues following written notice may constitute a separate offense, to the extent permitted by law.
5. The Borough may pursue any legal or equitable remedy available to enforce the requirements of this section and to correct or abate an unlawful drainage condition.

P. SEVERABILITY.

If any section, subsection, paragraph, sentence, clause, or phrase of this section is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this section.

Q. CONFLICTING ORDINANCES REPEALED.

All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

R. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining portions of this Ordinance.

S. EFFECTIVE DATE.

This Ordinance shall take effect upon final adoption and publication according to law.

**Introduction and First Reading:
September 9, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz		X	X				
Liang		X	X				
Patel	X		X				
Kapsaskis			X				
Lee			X				
Koutroubas			X				
Mayor Park							

**Second and Final Reading of Ordinance Adoption:
October 14, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park, Mayor

**This Ordinance was duly passed on second and final reading
by the Council of the Borough of Englewood Cliffs
at a meeting held on October 14, 2026.**

**Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk**

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2026-18

TITLE: 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

(SOUTHERN SYLVAN AVENUE OVERLAY ZONE C ORDINANCE - BLOCK 617, LOTS 6 AND 13-17)

WHEREAS, the Borough of Englewood Cliffs (the "Borough" or "Englewood Cliffs") filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action (“DJ Action”) pursuant to N.J.S.A. 52:27D-301 et seq. (the "Fair Housing Act") on January 30, 2025; and

WHEREAS, the DJ Action incorporated Resolution #25-27 adopted by the Borough Council on January 28, 2025, which committed to the Borough's Fourth Round affordable housing obligations as a Present Need of zero (0) units and a Prospective Need of three hundred twenty-nine (329) units as calculated by the Department of Community Affairs (“DCA”), which no party appealed, and committed to the adoption of a Fourth Round Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1 et seq., the Borough of Englewood Cliffs Planning Board adopted the Fourth Round HEFSP, dated June 2025, on June 26, 2025; and

WHEREAS, the Fourth Round HEFSP was endorsed by the Borough Council by Resolution No. 25-142 on June 27, 2025 and was filed on June 30, 2025; and

WHEREAS, Fair Share Housing Center (“FSHC”) filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's Fourth Round HEFSP on August 29, 2025; and

WHEREAS, the Borough and FSHC agreed to amicably resolve the issues set forth in the challenge through a Consent Order filed on January 27, 2026 ("Consent Order"), which further clarified the Borough's compliance mechanisms and conditions for achieving compliance certification for the Fourth Round; and

WHEREAS, the Borough Council authorized the Borough Attorney to execute the Consent Order via Resolution No. 2026-83 on February 11, 2026; and

WHEREAS, in accordance with the Consent Order and the Borough's Fourth Round HEFSP, the Borough committed to addressing a portion of its Fourth Round Unmet Need obligation through the creation of an overlay zone ("Southern Sylvan Avenue Overlay Zone C") for the properties located at 510 Sylvan Avenue, 516 Sylvan Avenue, 520 Sylvan Avenue, 530 Sylvan Avenue, 540 Sylvan Avenue, and 550 Sylvan Avenue, identified as Block 617, Lots 6 and 13-17 on the Borough tax maps, which shall permit a maximum density of 20 dwelling units per acre with a required minimum 20% affordable housing set-aside for multi-family residential development or a maximum density of 24 dwelling units per acre with a required minimum 20% affordable housing set-aside for mixed-use development; and

WHEREAS, per the Consent Order and the Borough's Fourth Round HEFSP, and in accordance with the deadline established by the Fair Housing Act to adopt all implementing ordinances by March 15, 2026, the Borough established the Southern Sylvan Avenue Overlay Zone C via Ordinance No. 2026-05, which was adopted by the Borough Council on March 11, 2026; and

WHEREAS, on April 9, 2026, FSHC filed an extension request for further review and comment regarding the Borough's implementing ordinances adopted in accordance with the March 15, 2026 deadline established by the Fair Housing Act; and

WHEREAS, as part of achieving Fourth Round compliance certification and to further clarify the regulations of Southern Sylvan Avenue Overlay Zone C in response to comments provided by FSHC, the Borough seeks to amend the provisions of the Southern Sylvan Avenue Overlay Zone C to establish maximum building height standards, minimum commercial space requirements for mixed-use development, and definitions for "commercial use" and "mixed-use development;"

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Englewood Cliffs in the County of Bergen, State of New Jersey as follows:

Section 1. § 30-5.19 (Southern Sylvan Avenue Overlay Zone C) in Chapter 30 (Zoning) of the Code of the Borough of Englewood Cliffs is hereby amended to read as follows:

§ 30-5.19 SOUTHERN SYLVAN AVENUE OVERLAY ZONE C.

§ 30-5.19.1 Purpose.

- a. To implement the Consent Agreement between the Borough of Englewood Cliffs and Fair Share Housing Center dated January 27, 2026 (Docket No. BER-L-775-25) by permitting Block 617, Lot 6 (516 Sylvan Avenue), Block 617, Lot 13 (550 Sylvan Avenue), Block 617, Lot 14 (540 Sylvan Avenue), Block 617, Lot 15 (530 Sylvan Avenue), Block 617, Lot 16 (520 Sylvan Avenue), and Block 617, Lot 17 (510 Sylvan Avenue) to be developed with inclusionary multi-family residential development or mixed-use development based upon the standards set forth herein.
- b. This section establishes the Southern Sylvan Avenue Overlay Zone C, which shall be applied, as shown in the attached map as Attachment A, in the following areas:^[1]
 1. Southern Sylvan Avenue Overlay Zone C shall consist of the area located along Sylvan Avenue, northeast of Palisade Avenue and southwest of Demarest Avenue, which is comprised of the existing B-4 and R-B Zoning Districts. The Overlay Zone shall apply only to the following properties: Block 617, Lot 6 (516 Sylvan Avenue), Block 617, Lot 13 (550 Sylvan Avenue), Block 617, Lot 14 (540 Sylvan Avenue), Block 617, Lot 15 (530 Sylvan Avenue), Block 617, Lot 16 (520 Sylvan Avenue), and Block 617, Lot 17 (510 Sylvan Avenue).

[1] Attachments on file in the Borough offices.

- c. The Southern Sylvan Avenue Overlay Zone C shall permit a maximum density of 20 dwelling units per acre with a required minimum 20% affordable housing set-aside for rental and/or for-sale units in multi-family residential development or a maximum density of 24 units per acre with a required minimum 20% affordable housing set-aside for rental and/or for-sale units in mixed-use development. No affordable unit shall be age-restricted.
- d. Definitions. The following terms, as used in this section, shall have the following meanings:

AVERAGE FINISHED GRADE

Shall mean the average finished grade of a building or structure measured at intervals of ten (10) feet along each exterior wall of the building or structure, i.e. the sum of the results of such finished grade measurements, divided by the number of such measurements.

BUILDING COVERAGE

Shall mean that portion of a lot covered by the largest floor area of all structures, both principal and accessory.

BUILDING HEIGHT, ACCESSORY BUILDING OR STRUCTURE

Shall mean the measurement from the average finished grade to the midpoint of the roof for pitched roofs and the highest point of the roof deck for flat roofs, for any accessory buildings or structures.

BUILDING HEIGHT, MULTI-FAMILY DWELLING, TOWNHOUSE OR STACKED TOWNHOUSE

Shall mean the measurement of the vertical distance from the average finished grade to the highest point of the roof deck which intersects the building's exterior walls.

COMMERCIAL USE

Shall mean an establishment used for any of the following activities and in compliance with the minimum floor area requirement under § 30-5.19.3.d of the Borough Code: retail, restaurant, office, or personal and professional services (which shall include services related to personal financial, technical, and other daily needs to individual consumers, including but not limited to salons and beauty shops, dry cleaners, tailors, shoe repair, banks and financial service institutions, print and express ship stores, tax preparation, insurance and real estate agent offices, and private tutoring and test prep centers). Drive throughs shall not be permitted for any commercial use.

DWELLING, MULTI-FAMILY

Shall mean a building containing three (3) or more dwelling units, including units that are located one over another, where entranceways, hallways, basements, attics, storage areas, heating systems, yards and similar services in the building may be individual, shared in common, or in combination.

ELEVATION ABOVE MEAN SEA LEVEL

Shall be defined as a measure of the vertical distance of a location in reference to the mean sea level (MSL) based on the National Geodetic Vertical Datum of 1929 (see the NOAA, National Geodetic Survey website:

<https://www.ngs.noaa.gov/datums/vertical/national-geodetic-vertical-datum-1929.shtml>)

MIXED-USE DEVELOPMENT

Shall mean a building consisting of both inclusionary multi-family residential uses and one (1) or more commercial use in accordance with the standards and definitions set forth herein. For any mixed-use development, all commercial uses shall be located on the ground floor underneath inclusionary multi-family residential uses. No residential dwelling units shall be permitted on the ground floor or underneath any commercial use.

MULTI-FAMILY FLOOR AREA RATIO

Shall mean the area of all floors of multi-family buildings, including spaces within multi-family buildings used for off-street parking or loading.

STORY

Shall mean the portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling or roof next above it.

§ 30-5.19.2 Permitted Uses.

a. Principal permitted uses:

1. Multi-family residential uses provided at a maximum residential density of twenty (20) dwelling units per acre, and where a minimum twenty percent (20%) affordable housing set-aside shall be required in accordance with applicable Borough Ordinances.
2. Mixed-use development provided at a maximum residential density of twenty-four (24) dwelling units per acre, and where a minimum twenty percent (20%) affordable housing set-aside shall be required in accordance with applicable Borough Ordinances.
3. Existing principal permitted uses of the underlying zone(s) are not modified or affected by the establishment of this overlay zone.

b. Permitted accessory uses and structures. The following uses and structures shall be permitted:

1. Amenities ancillary to multi-family residential, such as lobbies, fitness centers, storage areas for the residents of the multi-family buildings, and common area meeting rooms for the residents of the building.
2. Active and passive outdoor recreation areas.
3. Common indoor open space areas.
4. Parking spaces, driveways, structured multi-level parking garages provided that any structured parking is limited to the first floor of any multi-family or mixed-used building and is enclosed with the same building materials and finishes used for the main portion of the principal building.
5. Refuse and recycling building and/or structure.
6. Stationary generators.
7. Fences and walls.
8. Signage.
9. HVAC equipment and utility cabinets/controllers.
10. Temporary construction trailers, temporary sales trailer, and/or temporary sales office through final project Certificate of Occupancy.
11. Any use or structure that is customarily incidental and subordinate to the principal

- use of land or building located on the same lot subject to Planning Board approval.
- c. Conditional Uses: All conditional uses permitted in the underlying zone(s) shall continue to be conditional uses.
 - d. The following uses are specifically prohibited in this zone:
 - 1. Standalone garages.
 - 2. All prohibited uses in the underlying zone(s) zone shall be prohibited.

§ 30-5.19.3 Area, Yard and Bulk Requirements.

- a. Refer to Attachment 1 - Schedule of Regulations in Chapter 30 (Zoning) for the underlying schedule of bulk requirements, as applicable, for the B-4 (Restricted Commercial) and R-B (Residential Single Family) Districts.
- b. Maximum Density:
 - 1. Multi-Family Residential Development: 20 dwelling units/acre.
 - 2. Mixed-Use Development: 24 dwelling units/acre.
- c. Maximum Building Height:
 - 1. 35 feet/3 stories.
- d. Minimum Commercial Space for Mixed-Use Development:
 - 1. A minimum of twenty percent (20%) of the gross floor area of any mixed-use development shall be designed and maintained for occupancy by a commercial use as permitted and defined herein.

§ 30-5.19.4 Affordable Housing Requirements.

- a. Affordable units provided shall be constructed, administered, and monitored in conformance with the requirements of amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), UHAC (N.J.A.C. 5:80-26.1 et seq.), N.J.A.C. 5:99, and the Borough's affordable housing regulations per Sections 30-19, 30-19A, and 30-19B in Chapter 30 of the Ordinances of the Borough of Englewood Cliffs.

§ 30-5.19.5 Off-Street Parking, Parking Design, and Circulation Requirements.

- a. All off-street parking and loading areas shall conform to the provisions of Borough Code.
- b. The minimum parking requirement shall be 1.7 spaces per dwelling unit.
- c. Off-street parking may be located in surface parking areas and/or within a building as established herein.
- d. Tandem spaces (where one parking space is located directly behind or in front of another parking space) where each space comprising the tandem is to be designated for use by a single unit, each space comprising the tandem shall each be counted as a separate and distinct space with each being credited towards compliance with the RSIS parking requirement.

- e. All vehicular ingress and egress driveways shall extend from Sylvan Avenue. No driveways, curb cuts, or other vehicular access points shall be permitted onto any residential side street.

§ 30-5.19.6 Buffer and General Landscaping Requirements.

- a. Buffer requirements shall be provided for all multi-family development as required for non-residential uses in the underlying zone under the provisions of Borough Code § 30-7.10.
- b. The front yard setback area along Sylvan Avenue shall be landscaped with a mixture of deciduous and evergreen trees and shrubs and lawn areas coordinated with any stormwater management facilities.
- c. Any development that fronts the Palisades Interstate Parkway shall specifically provide adequate screening along any setback from the Palisades Interstate Parkway so as to protect its scenic quality and take other mitigating actions to protect the view from the Palisades Interstate Parkway.
- d. In addition to the provisions in the Borough Code, all buffers shall comply with the following standards:
 - 1. Only natural materials may be used.
 - 2. Trees shall be evergreen, hardy, or other similar tall trees and vegetation at least six to eight feet in height and two inches in caliper when planted and be of a species common to the area.
 - 3. No structure, storage of materials or parking of vehicles shall be permitted in a buffer area.
 - 4. The standards for the location and design of buffer areas are intended to provide flexibility in order to provide effective buffers.
 - 5. The location and design of buffers shall consider the use and scale of the portion of the property being screened; the distance between the use and the adjoining property line; and differences in elevations.
 - 6. The preservation of all natural wooded tracts and rock outcroppings shall be an integral part of all site plans and may be calculated as part of the required buffer area, provided that the growth is of a density and the area has sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an appropriate tone for an effective buffer, said plantings may be required.
- e. Landscaping Requirements.
 - 1. A landscape plan prepared by a landscape architect licensed in the State of New Jersey shall be submitted and shall include details for all decorative features. The plan shall identify proposed trees, shrubs, ground cover, and other landscaping elements. When existing natural growth is proposed to remain, the Applicant shall include in the plans the proposed methods to protect existing trees and growth during and after construction.

2. Landscaping plans shall be professionally drawn and conform to the design principles described herein with a goal to mitigate visual intrusion of any development upon the Palisades.
3. Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design creating a pleasing site character which mitigates the impact of structures.
4. Landscaping shall be used to accent and complement buildings. For example, where appropriate, groupings of tall trees to break up long, low buildings and lower planting for taller buildings.
5. Provide a variety and mixture of landscaping. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage.
6. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing a variety of landscape material, including but not limited to landscaped fencing, shrubbery, lawn area, ground cover, and trees. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage. The use of coniferous and/or deciduous trees native to the area shall be used to lessen the visual impact for the structures and paved areas.
7. All plant material shall consist of native landscape plantings.
8. Local soil conditions and water availability shall be considered in the choice of landscaping.
9. Assure that no aspect of the landscape design inhibits access to the development by emergency vehicles.
10. Applicant shall maintain and enhance any visual buffers of the new development from the vantage points referenced in the required Professional Viewshed Survey.
11. All development applications shall also comply with the landscaping requirements in the Borough Ordinances.

§ 30-5.19.7 Building and Architectural Standards.

- a. The preservation of the viewshed of the Palisades is a critically important aesthetic and scenic design consideration. The Applicant shall demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.
- b. Buildings shall be designed with each of a building's facade being of similar importance and shall have a base, middle and top. Building facades may be articulated both horizontally and vertically. Architectural devices such as providing

string courses, cornices and sub-corniced, raised parapets, and/or horizontally differentiating surface treatments may be used to aid articulation and transitions. Bay windows and projections at each facade may also be used to create varied articulation in the design.

- c. Upper level facades shall be articulated to provide architectural interest. Frontages shall have at least one window appropriately proportioned per structural bay. Building designs may utilize various types of materials and material changes for facade articulation. The intent of this required articulation is to create interesting and varied building facades such that the building facades do not read as uniform or continuous slabs along the streetscape.
- d. Exterior facade materials may consist of, but not limited to, masonry brick veneer, manufactured cast stone veneer, precast sills and bands, fiber cement siding panels, accent composite metal panels, composite wood panels and similar materials. Exterior materials may further include windows, PVC trim, and architectural metal canopies.
- e. Windows shall be double-glazed and vinyl- or metal-cased in all residential portions of the building. Differentiated glazing treatment and building materials may be used at the lobby entrance and other feature areas.
- f. All mechanical equipment shall be set back a minimum of 10 feet from the edge of any roof or raised parapet. If equipment is not screened by a parapet, it shall be otherwise screened such that it is not visible from eye-level on adjacent public streets.
- g. Elevator overrides, egress stair towers, and/or rooftop projections (excluding mechanical equipment) measuring greater than 5 feet in height shall be clad with materials which do not contrast with the materials used on the upper level of the building facade.
- h. All building elevations shall be constructed to the same level of architectural interest, design and use of building materials.

§ 30-5.19.8 Refuse and Recycling Requirements.

- a. Adequate facilities shall be provided for the handling of garbage, recycling, and other refuse by providing and maintaining a screened enclosure, a separate building, or an interior area within the multi-family dwelling where all trash and refuse containers shall be stored while awaiting pickup.
- b. A refuse and recycling building that is appropriately sized for the development shall be provided at a minimum of 5 square feet for unit.

§ 30-5.19.9 Palisades Scenic Integrity Protection.

- a. The Preservation of the viewshed of the Palisades is a critically important aesthetic and scenic consideration. The Palisades Scenic Integrity Protection standards require

the Applicant to demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.

- b. The Developer shall provide studies, reports and testimony demonstrating that any proposed development meets the height limitations for this overlay zone and complies with the standards of this section.
- c. Notwithstanding any other requirement of the Borough Code, no application shall be deemed complete unless the Developer has provided a copy of the application and plans to the Executive Director of the Palisades Interstate Park Commission.
- d. Additionally, Applicant will demonstrate that the proposed development will avoid adversely affecting the scenic integrity of the Palisades Interstate Parkway.
- e. Maximum Building Elevation:

Block	Lot	ASL Maximum
617	6	376'
617	13	378'
617	14	381'
617	15	381'
617	16	378'
617	17	374'

§ 30-5.19.10 Infrastructure Improvements.

- a. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground, to the extent such underground service is commercially reasonable, available and permitted by the applicable utility companies, and in all events, shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.
- b. The Borough has not prepared utility, roadway or traffic studies on the existing conditions, capacity, or reports on upgrades required to support the proposed development. As directed by the Borough Engineer and/or Board Engineer, the Developer shall provide utility, roadway and traffic studies evaluating the existing conditions, capacity and details of any necessary upgrades required to support the proposed development. The Developer shall be responsible for contributing towards any infrastructure upgrades in accordance with the Municipal Land Use Law (MLUL).

§ 30-5.19.11 Green Building Standards.

- a. All development shall incorporate green building design practices consistent with the New Jersey Green Building Manual or equivalent national standards.
- b. Site and building design shall promote energy efficiency, water conservation, indoor environmental quality, and sustainable material use through:
 - 1. Energy-efficient lighting and HVAC systems;
 - 2. Use of renewable energy sources, including solar photovoltaic or solar thermal systems;
 - 3. Low-impact development strategies such as pervious paving and rain gardens;
 - 4. Water-efficient landscaping utilizing native and drought-tolerant species; and
 - 5. Recycling and reuse of construction materials when able.
- c. Green roofs or rooftop vegetation are encouraged for stormwater management.
- d. Developers shall include Green Building plans outlining compliance measures as part of the site plan application.

§ 30-5.19.12 Climate Resiliency.

- a. Development shall incorporate climate adaptation and resiliency strategies consistent with N.J.A.C. 7:8 (Stormwater Management) and the Borough's Stormwater Management Ordinances. In computing pre-construction stormwater runoff, the design engineer shall consider that no more than 50 percent of the existing impervious surface is impervious. For the purposes of this calculation, all other surfaces shall be considered as wood in good condition.
- b. Projects shall evaluate vulnerabilities to localized flooding, extreme heat, and severe weather events and incorporate mitigation measures such as:
 - 1. Risen floor elevations above FEMA base flood elevations where applicable;
 - 2. On-site stormwater detention, infiltration features and other non-structural measures to minimize and mitigate localized flooding;
 - 3. Use of flood-tolerant landscaping and tree canopy for cooling, shade, and reforestation to mitigate stormwater runoff and flooding;
 - 4. Backup power and grid-ready infrastructure to maintain systems during outages.
- c. All development applications shall include a Climate Resiliency Assessment demonstrating how the proposed development addressed projected climate impacts and enhances resilience.

Section 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Englewood Cliffs, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Englewood Cliffs are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 4. The Borough Clerk is directed to give notice at least ten days prior to hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Englewood Cliffs for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.

Section 7. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

**Introduction and First Reading:
October 14, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

**Second and Final Reading of Ordinance Adoption:
November 10, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park, Mayor

**This Ordinance was duly passed on second and final reading
by the Council of the Borough of Englewood Cliffs
at a meeting held on November 10, 2026.**

**Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk**

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2026-19

TITLE: 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

(SOUTHERN SYLVAN AVENUE OVERLAY ZONE D ORDINANCE - BLOCK 130, LOTS 22-25; BLOCK 313, LOTS 1-3; BLOCK 314, LOTS 10-15; AND BLOCK 411, LOTS 16-23)

WHEREAS, the Borough of Englewood Cliffs (the "Borough" or "Englewood Cliffs") filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action (“DJ Action”) pursuant to N.J.S.A. 52:27D-301 et seq. (the "Fair Housing Act") on January 30, 2025; and

WHEREAS, the DJ Action incorporated Resolution #25-27 adopted by the Borough Council on January 28, 2025, which committed to the Borough's Fourth Round affordable housing obligations as a Present Need of zero (0) units and a Prospective Need of three hundred twenty-nine (329) units, which no party appealed, and committed to the adoption of a Fourth Round Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1 et seq., the Borough of Englewood Cliffs Planning Board adopted the Fourth Round HEFSP, dated June 2025 on June 26, 2025; and

WHEREAS, the Fourth Round HEFSP was endorsed by the Borough Council by Resolution No. 25-142 on June 27, 2025 and was filed on June 30, 2025; and

WHEREAS, Fair Share Housing Center (“FSHC”) filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's Fourth Round HEFSP on August 29, 2025; and

WHEREAS, the Borough and FSHC agreed to amicably resolve the issues set forth in the challenge through a Consent Order filed on January 27, 2026 ("Consent Order"), which further clarified the Borough's compliance mechanisms and conditions for achieving compliance certification for the Fourth Round; and

WHEREAS, the Borough Council authorized the Borough Attorney to execute the Consent Order via Resolution No. 2026-83 on February 11, 2026;

WHEREAS, in accordance with the Consent Order and the Borough's Fourth Round HEFSP, the Borough committed to addressing a portion of its Fourth Round Unmet Need obligation through the creation of an overlay zone ("Southern Sylvan Avenue Overlay D") for the properties located at 50 Sylvan Avenue, 100 Sylvan Avenue, 120 Sylvan Avenue, 140 Sylvan Avenue, 120 Charlotte Place, 110 Charlotte Place, 300 Sylvan Avenue, 150 Sylvan Avenue, 180 Sylvan Avenue, 210 Sylvan Avenue, 250 Sylvan Avenue, 270 Sylvan Avenue, 440 Sylvan Avenue, 400 Sylvan Avenue, 380 Sylvan Avenue, 360 Sylvan Avenue, 8 Rose Avenue, 340 Sylvan Avenue, 111 Charlotte Place, and 330 Sylvan Avenue, identified as Block 130, Lots 22-25, Block 313, Lots 1-3, Block 314, Lots 10-15, and Block 411, Lots 16-23 on the Borough tax maps, which shall permit a maximum density of 20 dwelling units per acre with a required minimum 20% affordable housing set-aside for multi-family residential development or a maximum density of 24 dwelling units per acre with a required minimum 20% affordable housing set-aside for mixed-use development; and

WHEREAS, per the Consent Order and the Borough's Fourth Round HEFSP, and in accordance with the deadline established by the Fair Housing Act to adopt all implementing ordinances by March 15, 2026, the Borough established the Southern Sylvan Avenue Overlay Zone D via Ordinance No. 2026-06, which was adopted by the Borough Council on March 11, 2026; and

WHEREAS, on April 9, 2026, FSHC filed an extension request for further review and comment regarding the Borough's implementing ordinances adopted in accordance with the March 15, 2026 deadline established by the Fair Housing Act; and

WHEREAS, as part of achieving Fourth Round compliance certification and to further clarify the regulations of Southern Sylvan Avenue Overlay Zone D in response to comments provided by FSHC, the Borough seeks to amend the provisions of the Southern Sylvan Avenue Overlay Zone D to establish maximum building height standards, minimum commercial space requirements for mixed-use development, and definitions for "commercial use" and "mixed-use development;"

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Englewood Cliffs in the County of Bergen, State of New Jersey as follows:

Section 1. § 30-5.20 (Southern Sylvan Avenue Overlay Zone D) in Chapter 30 (Zoning) of the Code of the Borough of Englewood Cliffs is hereby amended to read as follows:

§ 30-5.20 SOUTHERN SYLVAN AVENUE OVERLAY ZONE D

§ 30-5.20.1 Purpose.

- a. To implement the Consent Agreement between the Borough of Englewood Cliffs and Fair Share Housing Center dated January 27, 2026 (Docket No. BER-L-775-25) by permitting Block 130, Lot 22 (50 Sylvan Avenue), Block 130, Lot 23 (100 Sylvan Avenue), Block 130, Lot 24 (120 Sylvan Avenue), Block 130, Lot 25 (140 Sylvan Avenue), Block 313, Lot 1 (120 Charlotte Place), Block 313, Lot 2 (110 Charlotte Place), Block 313, Lot 3 (300 Sylvan Avenue), Block 314, Lot 10 (150 Sylvan Avenue), Block 314, Lot 11 (180 Sylvan Avenue), Block 314, Lot 12 (210 Sylvan Avenue), Block 314, Lot 13 (250 Sylvan Avenue), Block 314, Lot 14 (270 Sylvan Avenue), Block 314, Lot 15 (270 Sylvan Avenue), Block 411, Lot 16 (440 Sylvan Avenue), Block 411, Lot 17 (400 Sylvan Avenue), Block 411, Lot 18 (380 Sylvan Avenue), Block 411, Lot 19 (360 Sylvan Avenue), Block 411, Lot 20 (8 Rose Avenue), Block 411, Lot 21 (340 Sylvan Avenue), Block 411, Lot 22 (111 Charlotte Place), and Block 411, Lot 23 (330 Sylvan Avenue) to be developed with inclusionary multi-family residential development or mixed-use development based upon the standards set forth herein.
- b. This section establishes the Southern Sylvan Avenue Overlay Zone D, which shall be applied, as shown in the attached map as Attachment A, in the following areas:^[1]
 1. Southern Sylvan Avenue Overlay Zone D shall consist of the area located along Sylvan Avenue, northeast of Van Nostrand Avenue and southwest of Sherwood Avenue, which is only comprised of the existing B-2 Zoning District and shall only apply to the following properties: Block 130, Lot 22 (50 Sylvan Avenue), Block 130, Lot 23 (100 Sylvan Avenue), Block 130, Lot 24 (120 Sylvan Avenue), Block 130, Lot 25 (140 Sylvan Avenue), Block 313, Lot 1 (120 Charlotte Place), Block 313, Lot 2 (110 Charlotte Place), Block 313, Lot 3 (300 Sylvan Avenue), Block 314, Lot 10 (150 Sylvan Avenue), Block 314, Lot 11 (180 Sylvan Avenue), Block 314, Lot 12 (210 Sylvan Avenue), Block 314, Lot 13 (250 Sylvan Avenue), Block 314, Lot 14 (270 Sylvan Avenue), Block 314, Lot 15 (270 Sylvan Avenue), Block 411, Lot 16 (440 Sylvan Avenue), Block 411, Lot 17 (400 Sylvan Avenue), Block 411, Lot 18 (380 Sylvan Avenue), Block 411, Lot 19 (360 Sylvan Avenue), Block 411, Lot 20 (8 Rose Avenue), Block 411, Lot 21 (340 Sylvan Avenue), Block 411, Lot 22 (111 Charlotte Place), and Block 411, Lot 23 (330 Sylvan Avenue)

^[1] *Attachments on file in the Borough offices.*

- c. The Southern Sylvan Avenue Overlay Zone D shall permit a maximum density of 20 dwelling units per acre with a required minimum 20% affordable housing set-aside for rental and/or for-sale units in multi-family residential development or a maximum density of 24 units per acre with a required minimum 20% affordable housing set-aside for rental and/or for-sale units in mixed-use development. No affordable unit shall be age-restricted.
- d. Definitions. The following terms, as used in this section, shall have the following meanings:

AVERAGE FINISHED GRADE

Shall mean the average finished grade of a building or structure measured at intervals of ten (10) feet along each exterior wall of the building or structure, i.e. the sum of the results of such finished grade measurements, divided by the number of such measurements.

BUILDING COVERAGE

Shall mean that portion of a lot covered by the largest floor area of all structures, both principal and accessory.

BUILDING HEIGHT, ACCESSORY BUILDING OR STRUCTURE

Shall mean the measurement from the average finished grade to the midpoint of the roof for pitched roofs and the highest point of the roof deck for flat roofs, for any accessory buildings or structures.

BUILDING HEIGHT, MULTI-FAMILY DWELLING, TOWNHOUSE OR STACKED TOWNHOUSE

Shall mean the measurement of the vertical distance from the average finished grade to the highest point of the roof deck which intersects the building's exterior walls.

COMMERCIAL USE

Shall mean an establishment used for any of the following activities and in compliance with the minimum floor area requirement under § 30-5.20.3.d of the Borough Code: retail, restaurant, office, or personal and professional services (which shall include services related to personal financial, technical, and other daily needs to individual consumers, including but not limited to salons and beauty shops, dry cleaners, tailors, shoe repair, banks and financial service institutions, print and express ship stores, tax preparation, insurance and real estate agent offices, and private tutoring and test prep centers). Drive throughs shall not be permitted for any commercial use.

DWELLING, MULTI-FAMILY

Shall mean a building containing three (3) or more dwelling units, including units that are located one over another, where entranceways, hallways, basements, attics, storage areas, heating systems, yards and similar services in the building may be individual, shared in common, or in combination.

ELEVATION ABOVE MEAN SEA LEVEL

Shall be defined as a measure of the vertical distance of a location in reference to the mean sea level (MSL) based on the National Geodetic Vertical Datum of 1929 (see the NOAA, National Geodetic Survey website:

<https://www.ngs.noaa.gov/datums/vertical/national-geodetic-vertical-datum-1929.shtml>)

MIXED-USE DEVELOPMENT

Shall mean a building consisting of both inclusionary multi-family residential uses and one (1) or more commercial use in accordance with the standards and definitions set forth herein. For any mixed-use development, all commercial uses shall be located on the ground floor underneath inclusionary multi-family residential uses. No residential dwelling units shall be permitted on the ground floor or underneath any commercial use.

MULTI-FAMILY FLOOR AREA RATIO

Shall mean the area of all floors of multi-family buildings, including spaces within multi-family buildings used for off-street parking or loading.

STORY

Shall mean the portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling or roof next above it.

§ 30-5.20.2 Permitted Uses.

- a. Principal permitted uses:
 1. Multifamily residential uses provided at a maximum residential density of twenty (20) dwelling units per acre, and where a minimum twenty percent (20%) affordable housing set-aside shall be required in accordance with applicable Borough Ordinances.
 2. Mixed- use development provided at a maximum residential density of twenty-four (24) dwelling units per acre, and where a minimum twenty percent (20%) affordable housing set-aside shall be required in accordance with applicable Borough Ordinances.
 3. Existing principal permitted uses of the underlying zone(s) are not modified or affected by the establishment of this overlay zone.
- b. Permitted accessory uses and structures. The following uses and structures shall be permitted:
 1. Amenities ancillary to multi-family residential, such as lobbies, fitness centers, storage areas for the residents of the multi-family buildings, and common area meeting rooms for the residents of the building.
 2. Active and passive outdoor recreation areas.
 3. Common indoor open space areas.
 4. Parking spaces, driveways, structured multi-level parking garages provided that any structured parking is limited to the first floor of any multifamily or mixed-used building and is enclosed with the same building materials and finishes used for the main portion of the principal building.
 5. Refuse and recycling building and/or structure.
 6. Stationary generators.
 7. Fences and walls.
 8. Signage.
 9. HVAC equipment and utility cabinets/controllers.
 10. Temporary construction trailers, temporary sales trailer, and/or temporary sales office through final project Certificate of Occupancy.
 11. Any use or structure that is customarily incidental and subordinate to the principal use of land or building located on the same lot subject to Planning Board approval.
- c. Conditional Uses: All conditional uses permitted in the underlying zone(s) shall continue to be conditional uses.
- d. The following uses are specifically prohibited in this zone:
 1. Standalone garages.
 2. All prohibited uses in the underlying zone(s) zone shall be prohibited.

§ 30-5.20.3 Area, Yard and Bulk Requirements.

- a. Refer to Attachment 1 - Schedule of Regulations in Chapter 30 (Zoning) for the underlying schedule of bulk requirements, as applicable, for the B-2 (Limited Business) District.
- b. Maximum Density:
 1. Multi-Family Residential Development: 20 dwelling units/acre.
 2. Mixed-Use Development: 24 dwelling units/acre.
- c. Maximum Building Height:
 1. 35 feet/3 stories.
- d. Minimum Commercial Space for Mixed-Use Development:
 1. A minimum of twenty percent (20%) of the gross floor area of any mixed-use development shall be designed and maintained for occupancy by a commercial use as permitted and defined herein.

§ 30-5.20.4 Affordable Housing Requirements.

- a. Affordable units provided shall be constructed, administered, and monitored in conformance with the requirements of amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), UHAC (N.J.A.C. 5:80-26.1 et seq.), N.J.A.C. 5:99, and the Borough's affordable housing regulations per Sections 30-19, 30-19A, and 30-19B in Chapter 30 of the Ordinances of the Borough of Englewood Cliffs.

§ 30-5.20.5 Off-Street Parking, Parking Design, and Circulation Requirements.

- a. All off-street parking and loading areas shall conform to the provisions of Borough Code.
- b. The minimum parking requirement shall be 1.7 spaces per dwelling unit.
- c. Off-street parking may be located in surface parking areas and/or within a building as established herein.
- d. Tandem spaces (where one parking space is located directly behind or in front of another parking space) where each space comprising the tandem is to be designated for use by a single unit, each space comprising the tandem shall each be counted as a separate and distinct space with each being credited towards compliance with the RSIS parking requirement.
- e. All vehicular ingress and egress driveways shall extend from Sylvan Avenue. No driveways, curb cuts, or other vehicular access points shall be permitted onto any residential side street.

§ 30-5.20.6 Buffer and General Landscaping Requirements.

- a. Buffer requirements shall be provided for all multi-family development as required for non-residential uses in the underlying zone under the provisions of Borough Code § 30-7.10.
- b. The front yard setback area along Sylvan Avenue shall be landscaped with a mixture of deciduous and evergreen trees and shrubs and lawn areas coordinated with any stormwater management facilities.
- c. Any development that fronts the Palisades Interstate Parkway shall specifically provide adequate screening along any setback from the Palisades Interstate Parkway so as to

protect its scenic quality and take other mitigating actions to protect the view from the Palisades Interstate Parkway.

d. In addition to the provisions in the Borough Code, all buffers shall comply with the following standards:

1. Only natural materials may be used.
2. Trees shall be evergreen, hardy, or other similar tall trees and vegetation at least six to eight feet in height and two inches in caliper when planted and be of a species common to the area.
3. No structure, storage of materials or parking of vehicles shall be permitted in a buffer area.
4. The standards for the location and design of buffer areas are intended to provide flexibility in order to provide effective buffers.
5. The location and design of buffers shall consider the use and scale of the portion of the property being screened; the distance between the use and the adjoining property line; and differences in elevations.
6. The preservation of all natural wooded tracts and rock outcroppings shall be an integral part of all site plans and may be calculated as part of the required buffer area, provided that the growth is of a density and the area has sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an appropriate tone for an effective buffer, said plantings may be required.

e. Landscaping Requirements.

1. A landscape plan prepared by a landscape architect licensed in the State of New Jersey shall be submitted and shall include details for all decorative features. The plan shall identify proposed trees, shrubs, ground cover, and other landscaping elements. When existing natural growth is proposed to remain, the Applicant shall include in the plans the proposed methods to protect existing trees and growth during and after construction.
2. Landscaping plans shall be professionally drawn and conform to the design principles described herein with a goal to mitigate visual intrusion of any development upon the Palisades.
3. Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design creating a pleasing site character which mitigates the impact of structures.
4. Landscaping shall be used to accent and complement buildings. For example, where appropriate, groupings of tall trees to break up long, low buildings and lower planting for taller buildings.
5. Provide a variety and mixture of landscaping. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage.
6. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing a variety of landscape material, including but not limited to landscaped fencing, shrubbery, lawn area, ground cover, and trees. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage. The use of coniferous and/or deciduous trees native to the area shall be used to lessen the visual impact for the structures and paved areas.
7. All plant material shall consist of native landscape plantings.

8. Local soil conditions and water availability shall be considered in the choice of landscaping.
9. Assure that no aspect of the landscape design inhibits access to the development by emergency vehicles.
10. Applicant shall maintain and enhance any visual buffers of the new development from the vantage points referenced in the required Professional Viewshed Survey.
11. All development applications shall also comply with the landscaping requirements in the Borough Ordinances.

§ 30-5.20.7 Building and Architectural Standards.

- a. The preservation of the viewshed of the Palisades is a critically important aesthetic and scenic design consideration. The Applicant shall demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.
- b. Buildings shall be designed with each of a building's facade being of similar importance and shall have a base, middle and top. Building facades may be articulated both horizontally and vertically. Architectural devices such as providing string courses, cornices and sub-corniced, raised parapets, and/or horizontally differentiating surface treatments maybe be used to aid articulation and transitions. Bay windows and projections at each facade may also be used to create varied articulation in the design.
- c. Upper level facades shall be articulated to provide architectural interest. Frontages shall have at least one window appropriately proportioned per structural bay. Building designs may utilize various types of materials and material changes for facade articulation. The intent of this required articulation is to create interesting and varied building facades such that the building facades do not read as uniform or continuous slabs along the streetscape.
- d. Exterior facade materials may consist of, but not limited to, masonry brick veneer, manufactured cast stone veneer, precast sills and bands, fiber cement siding panels, accent composite metal panels, composite wood panels and similar materials. Exterior materials may further include windows, PVC trim, and architectural metal canopies.
- e. Windows shall be double-glazed and vinyl- or metal-cased in all residential portions of the building. Differentiated glazing treatment and building materials may be used at the lobby entrance and other feature areas.
- f. All mechanical equipment shall be set back a minimum of 10 feet from the edge of any roof or raised parapet. If equipment is not screened by a parapet, it shall be otherwise screened such that it is not visible from eye-level on adjacent public streets.
- g. Elevator overrides, egress stair towers, and/or rooftop projections (excluding mechanical equipment) measuring greater than 5 feet in height shall be clad with materials which do not contrast with the materials used on the upper level of the building facade.

- h. All building elevations shall be constructed to the same level of architectural interest, design and use of building materials.

§ 30-5.20.8 Refuse and Recycling Requirements.

- a. Adequate facilities shall be provided for the handling of garbage, recycling, and other refuse by providing and maintaining a screened enclosure, a separate building, or an interior area within the multi-family dwelling where all trash and refuse containers shall be stored while awaiting pickup.
- b. A refuse and recycling building that is appropriately sized for the development shall be provided at a minimum of 5 square feet for unit.

§ 30-5.20.9 Palisades Scenic Integrity Protection.

- a. The Preservation of the viewshed of the Palisades is a critically important aesthetic and scenic consideration. The Palisades Scenic Integrity Protection standards require the Applicant to demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.
- b. The Developer shall provide studies, reports and testimony demonstrating that any proposed development meets the height limitations for this overlay zone and complies with the standards of this section.
- c. Notwithstanding any other requirement of the Borough Code, no application shall be deemed complete unless the Developer has provided a copy of the application and plans to the Executive Director of the Palisades Interstate Park Commission.
- d. Additionally, Applicant will demonstrate that the proposed development will avoid adversely affecting the scenic integrity of the Palisades Interstate Parkway.
- e. Maximum Building Elevation:

Block	Lot	ASL Maximum
130	22	411'
130	23	407'
130	24	411'
130	25	408'
313	1	380'
313	2	336'
313	3	291'
314	10	406'
314	11	398'
314	12	389'
314	13	379'
314	14	372'

314	15	367'
411	16	395'
411	17	398'
411	18	406'
411	19	395'
411	20	385'
411	21	385'
411	22	390'
411	23	378'

§ 30-5.20.10 Infrastructure Improvements.

- a. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground, to the extent such underground service is commercially reasonable, available and permitted by the applicable utility companies, and in all events, shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.
- b. The Borough has not prepared utility, roadway or traffic studies on the existing conditions, capacity, or reports on upgrades required to support the proposed development. As directed by the Borough Engineer and/or Board Engineer, the Developer shall provide utility, roadway and traffic studies evaluating the existing conditions, capacity and details of any necessary upgrades required to support the proposed development. The Developer shall be responsible for contributing towards any infrastructure upgrades in accordance with the Municipal Land Use Law (MLUL).

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- a. All development shall incorporate green building design practices consistent with the New Jersey Green Building Manual or equivalent national standards.
- b. Site and building design shall promote energy efficiency, water conservation, indoor environmental quality, and sustainable material use through:
 1. Energy-efficient lighting and HVAC systems;
 2. Use of renewable energy sources, including solar photovoltaic or solar thermal systems;
 3. Low-impact development strategies such as pervious paving and rain gardens;
 4. Water-efficient landscaping utilizing native and drought-tolerant species; and
 5. Recycling and reuse of construction materials when able.
- c. Green roofs or rooftop vegetation are encouraged for stormwater management.
- d. Developers shall include Green Building plans outlining compliance measures as part of the site plan application.

§ 30-5.20.12 Climate Resiliency.

- a. Development shall incorporate climate adaptation and resiliency strategies consistent with N.J.A.C. 7:8 (Stormwater Management) and the Borough's Stormwater Management Ordinances. In computing pre-construction stormwater runoff, the design engineer shall consider that no more than 50 percent of the existing impervious surface is impervious. For

the purposes of this calculation, all other surfaces shall be considered as wood in good condition.

- b. Projects shall evaluate vulnerabilities to localized flooding, extreme heat, and severe weather events and incorporate mitigation measures such as:
 - 1. Risen floor elevations above FEMA base flood elevations where applicable;
 - 2. On-site stormwater detention, infiltration features and other non-structural measures to minimize and mitigate localized flooding;
 - 3. Use of flood-tolerant landscaping and tree canopy for cooling, shade, and reforestation to mitigate stormwater runoff and flooding;
 - 4. Backup power and grid-ready infrastructure to maintain systems during outages.
- c. All development applications shall include a Climate Resiliency Assessment demonstrating how the proposed development addressed projected climate impacts and enhances resilience.

Section 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Englewood Cliffs, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Englewood Cliffs are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 4. The Borough Clerk is directed to give notice at least ten days prior to hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Englewood Cliffs for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.

Section 7. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

Introduction and First Reading:**October 14, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Second and Final Reading of Ordinance Adoption:**November 10, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park, Mayor

**This Ordinance was duly passed on second and final reading
by the Council of the Borough of Englewood Cliffs
at a meeting held on November 10, 2026.**

**Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk**



BOROUGH OF

Englewood Cliffs

NEW JERSEY

Payment of Vouchers October 2026 Bills List

COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY

RESOLUTION
RESOLUTION NO. 2026-238

TITLE: RESOLUTION AUTHORIZING PAYMENT OF VOUCHERS –
OCTOBER 2026 BILLS LIST

WHEREAS, claims have been submitted to the Borough of Englewood Cliffs in the following amounts under various funds of the borough:

Current Fund Appropriations	778,743.26
Escrow Trust	76,532.84
Capital	85,952.50
Debt Service (Interest)	42,000.00
School Tax (September)	1,597,744.10
Salaries & Wages (09-11-2026)	285,343.53
Salaries & Wages (09-25-2026)	331,481.99
Health Benefits Active (September)	171,529.62
Health Benefits Retires (September)	83,981.43
TOTAL	\$3,453,309.27

WHEREAS, above claims have been listed and summarized in the attached Bills List Report, and the corresponding vouchers have been reviewed and approved by the department head, council liaison, finance committee, and/or the chief financial officer; and

WHEREAS, the Chief Financial Officer has determined that the funds have been properly appropriated for such purposes and are available in the Borough of Englewood Cliffs, and that the claims specified on the schedule attached hereto, following examination and approval by the finance committee, be paid and checks issued; accordingly, and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs that the claims totaling **\$3,453,309.27** and ratified respectively.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 14th day of October 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

, RMC/CMR
Municipal Clerk

Bills List**BOROUGH OF ENGLEWOOD CLIFFS**

Page # 1

10/09/26 07:06:54 AM

EC Bills List 10-14-2026 (Escrow Items)

ESCROW

<u>Check Date</u>	<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Bank: ESCROW				
10/14/26	21507	BOSWELL ENGINEERING, INC.	INV #217432, 214584, 214940, 215228, 216423	29,052.50
10/14/26	21508	HODER ASSOCIATES	INV #2966, 2987, 3003	1,350.00
10/14/26	21509	RANDALL & RANDALL, LLC	INV #13375 & 13376	6,650.00
10/14/26	21510	FASTECH CONSULTING	INV #202605314	500.00
10/14/26	21511	FASTECH CONSULTING	INV #202609415	125.00
10/14/26	21512	FASTECH CONSULTING	INV #202609414	250.00
10/14/26	21513	FASTECH CONSULTING	INV #202609413	375.00
10/14/26	21495	APPLE TREE CONSTRUCTION &	ENGINEERING ESCROW REFUND	361.28
10/14/26	21496	APPLE TREE CONSTRUCTION &	BUILDING BOND REFUND	5,000.00
10/14/26	21497	DISTAULO, JOSEPH	ENGINEERING ESCROW REFUND	342.50
10/14/26	21498	577 FLOYD ST., LLC	TREE BOND REFUND	4,248.05
10/14/26	21499	ISODA, JUN	POOL BOND REFUND	10,000.00
10/14/26	21500	ISODA, JUN	ENGINEERING ESCROW REFUND	551.21
10/14/26	21501	33 STEPHEN DRIVE, LLC	ENGINEERING ESCROW REFUND	227.30
10/14/26	21502	33 STEPHEN DRIVE, LLC	BUILDING BOND REFUND	5,000.00
10/14/26	21503	ALSHAMED, MOHAMMED	TREE BOND REFUND	500.00
10/14/26	21504	WONG, ANTHONY	STREET OPEN BOND REFUND	1,000.00
10/14/26	21505	BASSEL RAFEH	POOL BOND REFUND	10,000.00
10/14/26	21506	MOON, HYUN SIK	TREE BOND REFUND	1,000.00
Bank Total:	ESCROW		76,532.84	

Bills List**BOROUGH OF ENGLEWOOD CLIFFS**

10/09/26 07:06:54 AM

EC Bills List 10-14-2026 (Escrow Items)

Total Bill List:	76,532.84
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Englewood Cliffs Borough
Purchase Order Listing By Budget Account

Page No: 1

P.O. Type: All Print Alpha, Revenue, & G/L Accounts: Y Open: N Void: N Paid: N
Format: Detail without Line Item Notes Held: N Aprv: N Rcvd: Y
Range: 5-First to 6-ZZ-ZZ-ZZZ-ZZZ Bid: Y State: Y Other: Y Exempt: Y
Rcvd Batch Id Range: First to Last Encumbrance Date Range: First to 12/31/26 Include Non-Budgeted: Y
Vendors: All
Department Page Break: No Subtotal CAFR: No Subtotal Department: No

Account	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
P.O. Id Item Vendor									
6-01-20-100-203	Administration Professional Services								
26-00176 10 CONCO005	CONCORD MUNICIPAL CONSULT.LLC	SEPT CONSULTING SERVICES	2,856.50	R	09/04/26	10/09/26		09-2026	B
26-00180 12 MILLE005	MILLENNIUM STRATEGIES, LLC	2026 GRANT SUBSCRIPTION SVC	5,000.00	R	08/17/26	10/08/26		21797	B
26-00181 11 THECA005	THE CANNING GROUP, LLC	OCT QPA SERVICES	833.33	R	08/31/26	10/08/26		ENGLE 2026-10	B
26-00732 1 NWFIN005	NW FINANCIAL GROUP, LLC	CELL TOWER DOCS & ANALYSIS	352.50	R	09/24/26	10/08/26		34893	
26-00748 1 THEFR010	THE FRIERSON GROUP, LLC	SEPT PUBLIC INFO. OFFICER SVCS	1,450.00	R	10/05/26	10/09/26		3	
26-00753 1 NEOG0005	NEOGOV	HR & TIME ATTENDANCE	3,662.76	R	10/05/26	10/09/26		INV-166649	
			14,155.09						
6-01-20-100-204	Administration Equipment Purch & Maint								
26-00713 1 NEOG0005	NEOGOV	TIME CLOCKS-ADMIN	3,161.00	R	09/14/26	10/08/26		INV-170981	
6-01-20-100-206	Administration Software Maint Support								
26-00736 1 GENER020	GENERAL CODE	CODE ANALYSIS SUPP. 5.1	1,845.00	R	09/26/26	10/09/26		PG000049223	
26-00754 1 BUSIN015	BUSINESS INFORMATION SYSTEMS	SERVICE & SUPPORT RENEWAL	6,555.36	R	10/05/26	10/09/26		107065	
			8,400.36						
6-01-20-130-201	Financial Admin Office Operations								
26-00716 1 MGLPR005	MGL PRINTING SOLUTIONS	CHECK STOCK-FINANCE	297.00	R	09/14/26	10/08/26		226863	
6-01-20-140-201	Information Technology								
26-00173 11 QUIKT005	QUIKTEKS, LLC	OCTOBER IT SERVICES	3,300.00	R	09/01/26	10/09/26		MSP-43252	B
26-00709 1 QUIKT005	QUIKTEKS, LLC	ANNUAL SONICWALL SUBSCRIPTION	5,873.00	R	09/08/26	10/08/26		43162	
26-00711 1 QUIKT005	QUIKTEKS, LLC	365 EXCHANGE ONLINE	1,920.00	R	09/10/26	10/08/26		43167	
			11,093.00						
6-01-20-150-202	Tax Assessment Professional Development								
26-00714 1 BERGE020	BERGEN CNTY ASSN. OF ASSESSORS	2026 ANNUAL DUES	130.00	R	09/14/26	10/08/26		2025	

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Englewood Cliffs Borough
Purchase Order Listing By Budget Account

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Account	Description	Item Description	Amount	Stat/Chk	First	Rcvd	Chk/Void	PO
P.O. Id Item Vendor					Enc Date	Date	Date Invoice	Type
6-01-20-155-201	Legal Services General & COAH							
26-00040 2 PORZIO05	PORZIO BROMBERG & NEWMAN P.C.	LEGAL SVCS CFI APP 4/19-8/12	12,036.09	R	10/13/26	10/13/26	3356812	B
26-00041 10 BRUNO005	BRUNO AND FERRARO	SEPT LEGAL SERVICES	10,000.00	R	09/01/26	10/09/26	SEPT 2026	B
26-00042 21 KINGM005	KING, MOENCH, HIRNIAK & MEHTA	AUG LEGAL SERVICES	1,158.91	R	09/04/26	10/13/26	97240	B
26-00042 22 KINGM005	KING, MOENCH, HIRNIAK & MEHTA	AUG LEGAL SERVICES MURA	200.00	R	10/13/26	10/13/26	97241	B
26-00044 14 JARDI005	JARDIM, MEISNER AND SUSSEY, PC	AUG LEGAL SERVICES WUNSCH	4,708.50	R	08/07/26	10/13/26	54094	B
26-00045 8 HUNTI005	HUNTINGTON BAILEY, LLP	JUL LEGAL SERVICES TAX APPEAL	3,712.50	R	08/07/26	10/13/26	45306	B
26-00045 9 HUNTI005	HUNTINGTON BAILEY, LLP	AUG LEGAL SERVICES TAX APPEAL	3,501.50	R	10/13/26	10/13/26	45307	B
			35,317.50					
6-01-20-155-202	Legal Services Labor							
26-00043 10 CLEAR005	CLEARY GIACOBBE ALFIERI JACOBS	SEP LEGAL SERVICES LABOR	9,635.65	R	09/04/26	10/13/26	169553	B
6-01-20-155-203	Legal Services Tax Appeal & Appraisals							
26-00053 7 NORGA005	NORGAARD O'BOYLE & HANNON	JUL LEGAL SERVICES TAX APPEAL	819.00	R	08/07/26	10/13/26	44448	B
26-00053 8 NORGA005	NORGAARD O'BOYLE & HANNON	AUG LEGAL SERVICES TAX APPEAL	252.00	R	10/13/26	10/13/26	44506	B
			1,071.00					
6-01-20-165-201	Engineering Services General							
26-00047 9 FASTE005	FASTECH CONSULTING LLC	SEPT ENGINEERING SERVICES	2,437.50	R	09/04/26	10/09/26	202610434	B
6-01-22-195-201	Construction Code Office Operations							
26-00749 1 FASTP005	FAST PRINT, LLC	BUSINESS CARDS-BLDG DEPT	135.00	R	10/05/26	10/09/26	4267	
6-01-25-240-201	Police Office Operations							
26-00477 1 TURN005	TURN-OUT UNIFORMS INC.	POLICE UNIFORM COLLAR TABS	250.00	R	05/20/26	10/08/26	283278	
6-01-25-240-202	Police Professional Development							
26-00705 1 TOMAH005	TOMAHAWK STRATEGIC SOLUTIONS	OFFICER ONLINE TRAINING LICENS	2,700.00	R	09/08/26	10/08/26	4875	
26-00745 1 BERGE010	BERGEN COUNTY TECHNICAL SCHOOL	GAS & ELECTRIC EMERGENCIES	15.00	R	10/05/26	10/09/26	10/1/2026	
26-00745 2 BERGE010	BERGEN COUNTY TECHNICAL SCHOOL	RESPONSE TO RAILROAD INCIDENTS	10.00	R	10/05/26	10/09/26		
26-00745 3 BERGE010	BERGEN COUNTY TECHNICAL SCHOOL	EMERGENCY RESPONDER REHAB	20.00	R	10/05/26	10/09/26		
26-00745 4 BERGE010	BERGEN COUNTY TECHNICAL SCHOOL	EMT RECERT CLASS B	80.00	R	10/05/26	10/09/26		
26-00745 5 BERGE010	BERGEN COUNTY TECHNICAL SCHOOL	EMT RECERT CLASS A	80.00	R	10/05/26	10/09/26		
			2,905.00					
6-01-25-240-203	Police Professional Services							
26-00753 3 NEOG0005	NEOGOV	HR & TIME ATTENDANCE-PD	3,662.75	R	10/05/26	10/09/26	INV-166649	

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Englewood Cliffs Borough
Purchase Order Listing By Budget Account

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Account	Description	Item Description	Amount	Stat/Chk	First	Rcvd	Chk/Void	PO
P.O. Id Item Vendor					Enc Date	Date	Date Invoice	Type
6-01-25-240-204 Police Equipment Purchase & Maintenance								
26-00152 11 AGLIN005	AGL INHALATION THERAPY CO.INC.	AUG POLICE MEDICAL OXYGEN	151.71	R	08/25/26	10/08/26	0010219900	B
26-00590 1 EASTC005	EAST COAST EMERGENCY LIGHT INC	DOCKING STATIONS & INSTALL	2,848.95	R	07/21/26	10/09/26	510770	
26-00590 3 EASTC005	EAST COAST EMERGENCY LIGHT INC	REMOVE OLD EQUIPMENT	297.00	R	07/21/26	10/09/26	510770	
26-00590 4 EASTC005	EAST COAST EMERGENCY LIGHT INC	LABOR INSTALL	594.00	R	07/21/26	10/09/26	510770	
26-00713 2 NEOG0005	NEOGOV	TIME CLOCKS-PD	3,161.00	R	09/14/26	10/08/26	INV-167382	
			7,052.66					
6-01-25-240-205 Police Vehicle Maintenance								
26-00157 28 CLIFF010	CLIFF'S EDGE AUTOMOTIVE, INC.	SEPT VEH.MAINT-FUELTANK&PUMP	2,108.55	R	08/31/26	10/08/26	1222	B
26-00157 29 CLIFF010	CLIFF'S EDGE AUTOMOTIVE, INC.	SEPT VEH.MAINT-FUELPUMP&SENSOR	1,872.93	R	09/10/26	10/08/26	1227	B
26-00157 30 CLIFF010	CLIFF'S EDGE AUTOMOTIVE, INC.	SEPT VEH.MAINT-FUELPUMP&SENSOR	423.23	R	09/14/26	10/08/26	1229	B
26-00157 31 CLIFF010	CLIFF'S EDGE AUTOMOTIVE, INC.	SEPT VEH.MAINTENANCE	178.15	R	09/16/26	10/09/26	1247	B
26-00157 32 CLIFF010	CLIFF'S EDGE AUTOMOTIVE, INC.	SEPT VEH.MAINTENANCE	29.90	R	09/25/26	10/09/26	1244	B
26-00157 33 CLIFF010	CLIFF'S EDGE AUTOMOTIVE, INC.	SEPT VEH.MAINTENANCE	905.52	R	09/25/26	10/09/26	1256	B
26-00157 34 CLIFF010	CLIFF'S EDGE AUTOMOTIVE, INC.	SEPT VEH.MAINTENANCE	194.60	R	10/05/26	10/09/26	1258	B
26-00598 1 BERGE130	BERGEN BROOKSIDE AUTO BODY,INC	AUTO BODY WORK	9,365.82	R	07/24/26	10/08/26	5165F950	
26-00743 1 EASTC005	EAST COAST EMERGENCY LIGHT INC	HIGH AMP TIME DELAY RELAY	225.00	R	10/01/26	10/09/26	510877	
			15,303.70					
6-01-25-240-206 Police Departmental Supplies								
26-00687 1 DEUNI005	D & E UNIFORMS, INC.	CROSSING GUARD SPRING GLOVES	32.85	R	09/02/26	10/08/26	60333	
26-00687 2 DEUNI005	D & E UNIFORMS, INC.	CROSSING GUARD WINTER GLOVES	74.85	R	09/02/26	10/08/26	60333	
			107.70					
6-01-25-240-207 Police Fixed Costs & Lease Agreements								
26-00156 11 GOOSE005	GOOSETOWN COMMUNICATIONS.	SEPT POLICE NETWORK EQUIPMENT	670.00	R	08/06/26	10/08/26	187560	B
26-00156 12 GOOSE005	GOOSETOWN COMMUNICATIONS.	VEH 266 RADIO REPAIR	330.00	R	09/02/26	10/09/26	188038	B
26-00156 13 GOOSE005	GOOSETOWN COMMUNICATIONS.	OCT POLICE NETWORK EQUIPMENT	670.00	R	09/25/26	10/09/26	188417	B
26-00699 1 PORTE005	PORTER LEE CORPORATION	ANNUAL SOFTWARE SUPPORT	1,660.00	R	09/03/26	10/08/26	33944	
			3,330.00					
6-01-25-255-201 Fire Office Operations								
26-00733 1 NIKOW005	NIKOW, ANDREW	NJ STATE FIREFIGHTER CONV.	597.25	R	09/24/26	10/09/26	105	
26-00733 2 NIKOW005	NIKOW, ANDREW	NJ STATE FIREFIGHTER CONV.	640.00	R	09/24/26	10/09/26	77	
26-00733 3 NIKOW005	NIKOW, ANDREW	NJ STATE FIREFIGHTER CONV.	1,666.44	R	09/24/26	10/09/26	606620	
26-00733 4 NIKOW005	NIKOW, ANDREW	NJ STATE FIREFIGHTER CONV.	390.32	R	09/24/26	10/09/26	606595	
			3,294.01					

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Englewood Cliffs Borough
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Account	Description	Item Description	Amount	Stat/Chk	First	Rcvd	Chk/Void	PO
P.O. Id Item Vendor					Enc Date	Date	Date Invoice	Type
6-01-25-255-203 Fire Professional Services								
26-00706 1 OCEAN010 OCEANFRONT PROPERTIES LLC		FD CONVENTION	2,210.00	R	09/08/26	10/08/26	I2010156	
6-01-25-255-204 Fire Equipment Purchase & Maintenance								
26-00148 3 STATE005 STATE LINE FIRE & SAFETY INC		FD EQUIPMENT & REPAIRS	84.00	R	02/10/26	10/08/26	3712	B
26-00149 2 NJFIR005 NJ FIRE EQUIPMENT CO. INC.		SEPT FD EQUIPMENT & MAINTENANC	840.00	R	02/10/26	10/08/26	2035004	B
26-00535 1 NJFIR005 NJ FIRE EQUIPMENT CO. INC.		DELUGE FIRE HOSES	2,627.26	R	06/26/26	10/08/26	77499	
26-00651 1 STATE005 STATE LINE FIRE & SAFETY INC		HURST E3 CONNECT SPREADER	14,378.37	R	08/17/26	10/08/26	3693	
26-00651 2 STATE005 STATE LINE FIRE & SAFETY INC		HURST CHAIN & SHACKLE PACKAGE	954.00	R	08/17/26	10/08/26	3693	
26-00651 3 STATE005 STATE LINE FIRE & SAFETY INC		TRADE IN OLD HYDRAULIC TOOL	2,000.00	R	08/17/26	10/08/26	3693	
			16,883.63					
6-01-25-255-205 Fire Vehicle Maintenance								
26-00145 3 FIRES005 FIRE & SAFETY SERVICES, CORP.		FD TRUCK MAINTENANCE & REPAIR	844.61	R	04/28/26	10/08/26	SI26-2079	B
26-00726 1 KELLY005 KELLY'S VALERO AUTOMOTIVE SERV		VEHICLE MAINTENANCE-BATTERY	254.95	R	09/23/26	10/08/26	3124	
26-00726 2 KELLY005 KELLY'S VALERO AUTOMOTIVE SERV		VEHICLE MAINT-FAN RELAY & MOTOR	370.55	R	09/23/26	10/08/26	3071	
			1,470.11					
6-01-26-290-203 Streets Roads Professional Services								
26-00753 2 NEOG0005 NEOGOV		HR & TIME ATTENDANCE-DPW	3,662.75	R	10/05/26	10/09/26	INV-166649	
6-01-26-290-204 Streets Roads Equipment Purch & Maint.								
26-00105 11 FAIRF005 FAIRFIELD MAINTENANCE, INC.		FEB DPW GAS TANK MAINT/INSP.	387.00	R	08/25/26	10/09/26	461638	B
26-00713 3 NEOG0005 NEOGOV		TIME CLOCKS-DPW	3,161.00	R	09/14/26	10/08/26	INV-167382	
			3,548.00					
6-01-26-290-205 Streets Roads Vehicle Maintenance								
26-00107 2 FOLEY005 FOLEY, INCORPORATED		SEPT DPW TRUCK PARTS	566.18	R	02/09/26	10/09/26	0876193	B
26-00119 2 SANIT005 SANITATION EQUIPMENT CORP.		JUN TRUCK MAINTENANCE & PARTS	4,153.34	R	02/09/26	10/09/26	69523	B
26-00127 21 UNITE005 UNITED MOTOR PARTS, INC.		SEPT AUTO PARTS SUPPLIES	151.96	R	08/03/26	10/09/26	2813987	B
26-00127 22 UNITE005 UNITED MOTOR PARTS, INC.		SEPT AUTO PARTS SUPPLIES	167.00	R	10/01/26	10/09/26	2811032	B
			5,038.48					
6-01-26-290-209 Streets Roads Compost Site & Recycling								
26-00113 17 ORGAN005 ORGANIC RECYCLING, INC.-NY		SEPT COMPACTED MIXED LOAD	949.75	R	09/01/26	10/09/26	350706	B
26-00113 18 ORGAN005 ORGANIC RECYCLING, INC.-NY		SEPT COMPACTED MIXED LOAD	464.00	R	10/01/26	10/09/26	354041	B
			1,413.75					

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Englewood Cliffs Borough
Purchase Order Listing By Budget Account

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Account	Description	Item Description	Amount	Stat/Chk	First	Rcvd	Chk/Void	PO
P.O. Id Item Vendor					Enc Date	Date	Date Invoice	Type
6-01-26-292-201 Shade Tree Office Operations								
26-00737 1 RELIA005	RELIABLE TREE SERVICES INC	TREE REMOVAL PER RES #2026-209	42,470.00	R	09/28/26	10/09/26	2226-26	
6-01-26-300-203 Recycling Professional Services								
26-00730 1 PYEBA005	PYE BARKER FIRE & SAFETY	FIRE ALARM INSPECTIONS	420.00	R	09/23/26	10/09/26	8545392	
26-00730 2 PYEBA005	PYE BARKER FIRE & SAFETY	FIRE ALARM INSPECTIONS	351.20	R	09/23/26	10/09/26	8727751	
			771.20					
6-01-26-305-201 Garbage & Trash Removal								
26-00137 22 INTER025	INTERSTATE WASTE SERVICES	AUGUST BORO RECYCLING	514.60	R	08/06/26	10/08/26	0013083406	B
26-00137 23 INTER025	INTERSTATE WASTE SERVICES	AUGUST BORO WASTE FLOW & SURCH	2,045.44	R	09/16/26	10/08/26	0013083412	B
26-00137 24 INTER025	INTERSTATE WASTE SERVICES	AUGUST BORO SOLID WASTE REMOVA	43,859.21	R	09/16/26	10/08/26	670569	B
26-00137 25 INTER025	INTERSTATE WASTE SERVICES	SEPT BORO TRASH SERVICE	41,968.71	R	09/20/26	10/09/26	13406805	B
26-00137 26 INTER025	INTERSTATE WASTE SERVICES	SEPT BORO TRASH SERVICE-SCALE	2,491.31	R	10/07/26	10/09/26	0013384269	B
26-00137 27 INTER025	INTERSTATE WASTE SERVICES	SEPT BORO RECYCLING	394.60	R	10/07/26	10/09/26	0013384263	B
			91,273.87					
6-01-26-310-203 Buildings Grounds Professional Services								
26-00101 11 APLPD005	APLPD HOLDCO INC.	OCT DPW POD STORAGE RENTAL	408.00	R	09/30/26	10/09/26	PODS012837556	B
26-00104 10 TRIST005	EXCEL PEST SERVICES	SEPT DPW PEST CONTROL SERVICE	259.56	R	08/25/26	10/09/26	2336201	B
26-00110 16 IMCLE005	I-M CLEANING, INC	SEPT JANITORIAL SERVICES	3,416.67	R	08/04/26	10/09/26	10385	B
26-00110 17 IMCLE005	I-M CLEANING, INC	SEPT JANITORIAL SUPPLIES-PD	347.21	R	10/07/26	10/09/26	10385	B
26-00110 18 IMCLE005	I-M CLEANING, INC	SEPT JANITORIAL SUPPLIES-BORO	171.76	R	10/07/26	10/09/26	10385	B
26-00121 12 SLADE005	SLADE ELEVATOR INC.	OCT MAINTENANCE	227.24	R	09/02/26	10/09/26	INV-21601-ROM9	B
26-00140 3 JCWIN010	JCW, INC..	APR-JULY INFIELD MAINTENANCE	6,597.50	R	06/10/26	10/09/26	2602	B
26-00140 4 JCWIN010	JCW, INC..	AUG-SEPT INFIELD MAINTENANCE	2,827.50	R	09/23/26	10/09/26	2851	B
26-00630 1 GARDE020	GARDEN STATE ENVIRONMENTAL,INC	DUST WIPE SAMPLES-26-322	1,583.24	R	08/06/26	10/09/26	18497	
26-00718 1 MATER005	MATERA'S NURSERY AND GARDEN	SOD FOR WITTE FIELD	4,638.00	R	09/14/26	10/09/26	Q	
26-00751 1 GARGI005	GARGIULO INC.		348.00	R	10/05/26	10/09/26	51191	
			20,824.68					
6-01-26-310-204 Buildings Grounds Equipment Purch/Maint.								
26-00111 15 MATER005	MATERA'S NURSERY AND GARDEN	SEPT LAWN MOWER PARTS & SVC	902.00	R	09/01/26	10/09/26	395556	B
26-00661 1 BENSH005	BEN SHAFFER RECREATION INC	HOOP REJUVENATOR BRACING	230.00	R	08/20/26	10/08/26	BS260675DP	
26-00722 1 BERGE075	BERGEN FENCE INC.	FENCE POLES	140.00	R	09/17/26	10/09/26	6465	
26-00728 1 ESPOS005	ESPOSITO GENERATOR SOLUTIONS	GENERATOR BACK IN SERVICE	944.41	R	09/23/26	10/09/26	215312051	
26-00729 1 ESPOS005	ESPOSITO GENERATOR SOLUTIONS	SERVICE ON GENERATOR/ SR. CNTR	618.00	R	09/23/26	10/09/26	215172019	
26-00741 1 SHAWS005	SHAW'S LOCK SERVICE, INC.	LOCKS & KEYS	21.90	R	10/01/26	10/09/26	405284	

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Account	Description	Item Description	Amount	Stat/Chk	First	Rcvd	Chk/Void		PO
P.O. Id Item Vendor					Enc Date	Date	Date	Invoice	Type
6-01-26-310-204 Buildings Grounds Equipment Purch/Maint. Continued									
26-00741	2 SHAW005 SHAW'S LOCK SERVICE, INC.	LOCKS & KEYS	170.00	R	10/01/26	10/09/26		405193	
			3,026.31						
6-01-27-330-207 Health Regional Health Commission									
26-00193	4 MIDBE015 MID BERGEN REGIONAL HLTH.COMM. 2026-3	REG HEALTH SVC-NURSING	1,837.00	R	06/09/26	10/08/26		26-HE Q3-48	B
26-00194	4 MIDBE005 MID-BERGEN REG. HEALTH COMM. 2026-03	REGIONAL HEALTH SVC	8,412.00	R	06/09/26	10/08/26		2026 Q3-38	B
			10,249.00						
6-01-28-375-203 Parks Playgrounds Professional Services									
26-00162	9 SPORT005 SPORTS TIME INC.	GIRLS SOCCER UNIFORMS	247.00	R	07/31/26	10/09/26		1421	B
26-00674	1 HORIZ005 HORIZON ENT. & ATTRACTIONS INC	RIDES FOR EC DAY	9,425.00	R	08/31/26	10/08/26		74007835	
26-00683	1 STERL005 STERLING PARTY RENTAL LLC	EC DAY STAGE RENTAL	966.80	R	09/01/26	10/08/26		14250626	
26-00683	2 STERL005 STERLING PARTY RENTAL LLC	EC DAY STAGE RENTAL-FOR DANCE	165.00	R	10/05/26	10/08/26		14264330	
26-00698	1 ADULT005 ADULT BTBL, LLC	FALL ADULT BASKETBALL LEAGUE	1,200.00	R	09/03/26	10/09/26		FALL 26 #1	
26-00707	1 APMGR005 APM GRAPHICS	EC DAY LIVE MUSIC	1,850.00	R	09/08/26	10/08/26		1780	
26-00715	1 HUMDI005 HUMDINGERS LLC	BALANCE FROM REC TRIP	646.60	R	09/14/26	10/08/26		7/23/2026	
26-00719	1 DTREN005 DTR ENTERTAINMENT, LLC	EC DAY- DJ	799.00	R	09/15/26	10/08/26		6220	
26-00723	1 COSTC020 COSTCO BUSINESS CENTER # 729	EC DAY SUPPLIES	654.30	R	09/20/26	10/08/26		09/17/2026	
26-00724	1 DESIG005 DESIGN N STITCH, INC.	EC DAY POLO SHIRTS	850.00	R	09/20/26	10/08/26		64902	
26-00725	1 DTREN005 DTR ENTERTAINMENT, LLC	EC DAY GENERATOR FOR BAND/DJ	300.00	R	09/20/26	10/08/26		1288	
26-00734	1 FASTP005 FAST PRINT, LLC	PRINTING SERVICES-EC DAY SIGNS	1,125.00	R	09/25/26	10/09/26		4265	
26-00734	2 FASTP005 FAST PRINT, LLC	PRINTING SERVICES-5K FLYERS	140.00	R	09/25/26	10/09/26		4266	
26-00735	1 WITS0005 WIT SOCCER LLC	SOCCER TRAINING TOTS-2ND GRADE	2,538.84	R	09/26/26	10/09/26		2894945	
26-00735	2 WITS0005 WIT SOCCER LLC	SOCCER TRAINING-SUMMER CAMP	1,125.00	R	09/26/26	10/09/26		2759709	
26-00742	1 HARLE015 HARLEY, RICKY	BASKETBALL CLINIC	2,520.00	R	10/01/26	10/09/26		SEPT 2026	
26-00747	1 CROWN005 CROWN TROPHY INC.	5K MEDALS	383.04	R	10/05/26	10/09/26		RE-61205	
26-00756	1 DTREN005 DTR ENTERTAINMENT, LLC	DJ FOR 5K RACE	799.00	R	10/06/26	10/09/26		1309	
26-00757	1 SSRTI005 SSR TIMING LLC	TIMING FOR 5K EVENT	1,100.00	R	10/06/26	10/09/26		Q	
			26,834.58						
6-01-31-430-201 Electricity & Gas									
26-00133	18 PSEG0005 P S E & G	SEPT BORO ELECTRIC & GAS	2,314.29	R	09/29/26	10/09/26		VARIOUS	B
26-00133	19 PSEG0005 P S E & G	SEPT BORO ELECTRIC & GAS	1,714.19	R	10/05/26	10/09/26		7211602007	B
			4,028.48						
6-01-31-435-201 Street Lighting									
26-00132	10 PSEG0005 P S E & G	SEPT BOROUGH STREET LIGHTING	13,609.10	R	09/16/26	10/09/26		7216020901	B

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Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	PO Type
6-01-31-440-201	Telephone							
26-00112 11 NEWH0005	NEW HORIZON COMMUNICATION CORP	OCT EMERGENCY PHONE LINES	1,007.45	R	09/03/26	10/09/26	C187853	B
26-00136 15 VERIZ005	VERIZON	SEPT PHONE-642098334-00001	301.18	R	09/20/26	10/09/26	6154185877	B
			1,308.63					
6-01-31-440-202	Cell Phone							
26-00738 1 VERIZ010	VERIZON WIRELESS	PRESERVATION OF WARRANT	75.00	R	09/28/26	10/09/26	9022447184	
26-00752 1 ACET0005	ACE TELECOM CONSULTING LLC	CELL TOWER UPDATE & ANALYSIS	645.00	R	10/05/26	10/09/26	EC-2026-02	
			720.00					
6-01-31-440-203	Internet & Television							
26-00739 1 COUNT005	COUNTY OF BERGEN	2026-03 FIBER AGREEMENT	450.00	R	09/29/26	10/09/26	2026-0008	
6-01-31-445-201	Water Utility							
26-00135 25 VEOLIO05	VEOLIA WATER NJ	AUG BOROUGH WATER UTILITY	2,185.18	R	09/16/26	10/09/26	VARIOUS	B
6-01-31-450-201	Fire Hydrants Service							
26-00134 11 VEOLIO10	VEOLIA WATER NJ	OCT BOROUGH FIRE HYDRANTS	8,483.85	R	09/02/26	10/09/26	9/30-10/31/26	B
6-01-31-455-201	Sewer Bergen County Utilities Authority							
26-00166 5 BERGE040	BERGEN COUNTY UTILITIES AUTH	2026-04 WASTE & SEWER SERVICE	230,142.00	R	07/02/26	10/09/26	5338	B
6-01-31-460-201	Vehicle Fuel Gasoline & Diesel							
26-00125 25 TAYLO010	TAYLOR OIL COMPANY	AUG TANK RENTAL FEES	400.00	R	09/03/26	10/08/26	429598/430030	B
26-00125 26 TAYLO010	TAYLOR OIL COMPANY	SEPT FUEL CHARGES	6,816.28	R	09/23/26	10/08/26	MULTIPLE	B
26-00125 27 TAYLO010	TAYLOR OIL COMPANY	SEPT FUEL CHARGES	2,213.17	R	09/23/26	10/09/26	478215	B
26-00125 28 TAYLO010	TAYLOR OIL COMPANY	SEPT FUEL CHARGES-UNLEADED	1,768.30	R	09/29/26	10/09/26	491607	B
26-00125 29 TAYLO010	TAYLOR OIL COMPANY	SEPT FUEL CHARGES-DIESEL	662.25	R	10/01/26	10/09/26	488074	B
26-00125 30 TAYLO010	TAYLOR OIL COMPANY	SEPT FUEL CHARGES-DIESEL	949.80	R	10/01/26	10/09/26	511119	B
			12,809.80					
6-01-43-490-203	Municipal Court Professional Services							
26-00712 1 KEVIN005	KEVIN C. CORRISTON, ESQ	JULY PUBLIC DEFENDER	200.00	R	09/14/26	10/08/26	0216-S-2025-33	
26-00717 1 SOLSI005	SOL'S INTERPRETING SERVICES	SEPTEMBER COURT INTERPRETER	225.00	R	09/14/26	10/08/26	9/3/2026	
26-00720 1 KEVIN005	KEVIN C. CORRISTON, ESQ	SEPT PUBLIC DEFENDER	200.00	R	09/15/26	10/08/26	1779	

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Account	Description		Item Description		Amount	Stat/Chk	First	Rcvd	chk/Void	PO
P.O. Id	Item	Vendor					Enc Date	Date	Date Invoice	
6-01-43-490-203	Municipal Court Professional Services		Continued							
26-00731	1	SOLSI005	SOL'S INTERPRETING SERVICES	SEPTEMBER COURT INTERPRETER	260.00	R	09/24/26	10/09/26	9/17/2026	
					885.00					
			Fund Total:		626,037.32					
			Year Total:		626,037.32					
C-04-25-010-002	2025-10: Borough Records Digitizing									
26-00187	3	FOVE0005	FOVEONICS DOCUMENT SOLUTIONS	DIGITIZATION/SCANNING RECORDS	55,428.58	R	09/03/26	10/08/26	4778	
26-00187	4	FOVE0005	FOVEONICS DOCUMENT SOLUTIONS	DIGITIZATION/SCANNING RECORDS	30,523.92	R	09/23/26	10/08/26	4795	
					85,952.50					
			Fund Total:		85,952.50					
			Year Total:		85,952.50					

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Purchase Order Listing By Budget Account

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Account		Description		Item Description		Amount	Stat/Chk	First	Rcvd	Chk/Void	PO
P.O. Id	Item Vendor							Enc Date	Date	Date Invoice	
6-01-	-	-210-000	DUE TO STATE CONSTRUCTION CODE FEES								
26-00746	1	NJDEP005 NJ	DEPT. OF COMMUNITY AFFAIRS	2026-03 DCA TRAINING FEES		9,849.00	R	10/05/26	10/09/26	2026-03	
6-01-	-	-250-004	RESERVE FOR TAX APPEALS								
26-00760	1	SPIOT005	SPIOTTI & ASSOCIATES, P.C.	TAX JUDGE-2025 REFUND B1201/L2		3,495.00	R	10/09/26	10/09/26	RESO 24-190	
26-00761	1	SPIOT005	SPIOTTI & ASSOCIATES, P.C.	TAX JDG-2024 REFUND B1107/L18		866.25	R	10/09/26	10/09/26	RESO 2026-188	
26-00761	2	SPIOT005	SPIOTTI & ASSOCIATES, P.C.	TAX JDG-2025 REFUND B1107/L18		873.75	R	10/09/26	10/09/26	RESO 2026-188	
26-00762	1	SPIOT005	SPIOTTI & ASSOCIATES, P.C.	TAX JUDGE-2021 REFUND-B1004/L3		562.00	R	10/09/26	10/09/26	RESO 25-	
26-00763	1	SPIOT005	SPIOTTI & ASSOCIATES, P.C.	TAX JDGE-2023 REFUND .B1103/8		1,203.76	R	10/09/26	10/09/26	RESO 25-	
26-00763	2	SPIOT005	SPIOTTI & ASSOCIATES, P.C.	TAX JDGE-2024 REFUND .B1103/8		1,218.53	R	10/09/26	10/09/26	RESO 25-	
26-00763	3	SPIOT005	SPIOTTI & ASSOCIATES, P.C.	TAX JDGE-2025 REFUND .B1103/8		1,229.08	R	10/09/26	10/09/26	RESO 25-	
26-00764	1	ZIPT005	ZIPP & TANNENBAUM, LLC	TAX JUDGE 2025 REFUND B510/L4		1,165.00	R	10/09/26	10/09/26	RESO 2026-91	
26-00764	2	ZIPT005	ZIPP & TANNENBAUM, LLC	TAX JUDGE 2026 REFUND B510/L4		2,416.00	R	10/09/26	10/09/26	RESO 2026-91	
26-00765	1	WOLF005	WOLF VESPASIANO LLC	TAX JUDGE-2025 B412/L4		15,296.45	R	10/09/26	10/09/26	RESO #	
26-00765	2	WOLF005	WOLF VESPASIANO LLC	TAX JUDGE-2026 B412/L4		21,574.88	R	10/09/26	10/09/26	RESO #	
26-00766	1	WOLF005	WOLF VESPASIANO LLC	TAX JUDGE 2025 B412/5		3,291.13	R	10/09/26	10/09/26	RESO 2026-88	
26-00766	2	WOLF005	WOLF VESPASIANO LLC	TAX JUDGE 2026 B412/5		5,756.12	R	10/09/26	10/09/26	RESO 2026-88	
26-00767	1	WOLF005	WOLF VESPASIANO LLC	TAX JUDGE-REFUND 2025 B806/L8		14,166.40	R	10/09/26	10/09/26	RESO #2026-90	
26-00767	2	WOLF005	WOLF VESPASIANO LLC	TAX JUDGE-REFUND 2026 B806/L8		19,919.92	R	10/09/26	10/09/26	RESO #2026-90	
						93,034.27					
G/L Total:						102,883.27					
Total Charged Lines:		164	Total List Amount:		814,873.09	Total Void Amount:		0.00			

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	6-01	626,037.32	0.00	102,883.27	728,920.59
	C-04	85,952.50	0.00	0.00	85,952.50
Total Of All Funds:		711,989.82	0.00	102,883.27	814,873.09

Englewood Cliffs Borough
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Budget Account**Description**

<i>P.O. Id</i>	<i>Item</i>	<i>Vendor Id</i>	<i>Vendor Name</i>	<i>Item Description</i>	<i>Amount</i>	<i>Stat/Chk</i>	<i>First Enc Date</i>	<i>Rcvd Date</i>	<i>Chk/Void Date</i>	<i>Invoice</i>	<i>PO Type</i>
6-01-23-220-202			Employee Dental Benefits	<i>Account Continued</i>							
26-00177	11	DELTA005	DELTA DENTAL PLAN OF N.J.	OCT EMPLOYEE DENTAL INSURANCE	\$6,274.52	P 5194	08/17/26	09/30/26	09/30/26	PM1323959	B
6-01-23-220-203			Employee Life Insurance								
26-00178	11	RELIA010	RELIANCE STANDARD	OCT FD LIFE INSURANCE	\$550.62	P 5199	08/25/26	09/30/26	09/30/26	GL163790/OCT 26	B
26-00179	5	THEGU005	THE GUARDIAN	Q4 EMPLOYEE LIFE INSURANCE	\$2,851.56	P 5201	06/22/26	09/30/26	09/30/26	Q4-004276	B
					\$3,402.18						
6-01-25-240-201			Police Office Operations								
26-00154	23	STAPL005	STAPLES CORP.	AUG POLICE OFFICE SUPPLIES	\$200.04	P 5200	07/31/26	09/30/26	09/30/26	6072614832	B
26-00154	24	STAPL005	STAPLES CORP.	AUG POLICE OFFICE SUPPLIES	\$10.59	P 5200	09/02/26	09/30/26	09/30/26	6071846626	B
26-00154	25	STAPL005	STAPLES CORP.	AUG POLICE OFFICE SUPPLIES	\$85.89	P 5200	09/02/26	09/30/26	09/30/26	6071771101	B
					\$296.52						
6-01-25-240-204			Police Equipment Purchase & Maintenance								
26-00168	5	QUADI010	QUADIENT FINANCE USA INC	AUG PD POSTAGE BALANCE	\$47.43	P 5198	07/08/26	09/30/26	09/30/26	1103803312	B
6-01-26-290-203			Streets Roads Professional Services								
26-00131	15	UNIFI005	UNIFIRST CORPORATION	SEPT DPW UNIFORM CLEANING	\$1,300.60	P 5203	09/02/26	09/30/26	09/30/26	1180670143	B
6-01-26-290-206			Streets Roads Shop Supplies								
26-00109	12	HOMED005	HOME DEPOT CREDIT SERVICES INC	SEPT DPW MATERIALS & SUPPLIES	\$1,259.30	P 5208	09/01/26	10/06/26	10/06/26	VARIOUS	B
6-01-26-310-203			Buildings Grounds Professional Services								
26-00101	10	APLPD005	APLPD HOLDCO INC.	SEPT DPW POD STORAGE RENTAL	\$408.00	P 5191	08/25/26	09/30/26	09/30/26	PODS012627130	B
6-01-27-330-203			Health Professional Services								
26-00191	4	TREAS010	TREASURER STATE OF N.J.	2026-03 MARRIAGE LICENSES	\$200.00	P 5213	07/01/26	10/06/26	10/06/26	Q3 2026	B
6-01-31-430-201			Electricity & Gas								
26-00133	15	PSEG0005	P S E & G	AUG/SEPT BORO ELECTRIC & GAS	\$889.95	P 5210	09/01/26	10/06/26	10/06/26	VARIOUS	B
26-00133	16	PSEG0005	P S E & G	SEPT BORO ELECTRIC & GAS	\$4,124.58	P 5210	09/29/26	10/06/26	10/06/26	7211035307	B

Englewood Cliffs Borough
Purchase Order Listing By Budget Account

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Budget Account		Description									
P.O. Id	Item	Vendor Id	Vendor Name	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-31-430-201		Electricity & Gas		Account Continued							
26-00133	17	PSEG0005	P S E & G	SEPT BORO ELECTRIC & GAS	\$1,027.15	P 5210	09/29/26	10/06/26	10/06/26	7211603100	B
					\$6,041.88						
6-01-31-435-201		Street Lighting									
26-00132	9	PSEG0005	P S E & G	AUG BOROUGH STREET LIGHTING	\$13,031.44	P 5196	08/07/26	09/30/26	09/30/26	7216020901	B
6-01-31-440-202		Cell Phone									
26-00175	15	ATTMO010	AT&T MOBILITY II, LLC	SEPT PD CELL PHONES	\$1,367.29	P 5192	08/19/26	09/30/26	09/30/26	09042026	B
26-00175	16	ATTMO010	AT&T MOBILITY II, LLC	SEPT DPW CELL PHONES	\$1,300.51	P 5192	09/30/26	09/30/26	09/30/26	09042026	B
26-00710	1	ATTMO010	AT&T MOBILITY II, LLC	AUGUST PATROL CAR IPADS	\$94.48	P 5193	09/09/26	09/30/26	09/30/26	09042026	
					\$2,762.28						
6-01-31-440-203		Internet & Television									
26-00122	16	TIMEW005	SPECTRUM ENTERPRISE	SEPT BORO INTERNET & TV SVC	\$242.81	P 5212	08/25/26	10/06/26	10/06/26	241657001090126	B
26-00122	17	TIMEW005	SPECTRUM ENTERPRISE	SEPT BORO INTERNET & TV SVC	\$502.67	P 5202	09/25/26	09/30/26	09/30/26	1539018090726	B
					\$745.48						
6-01-31-445-201		Water Utility									
26-00135	24	VEOLI005	VEOLIA WATER NJ	AUG BOROUGH WATER UTILITY	\$140.43	P 5205	09/02/26	09/30/26	09/30/26	10004062622222	B
Fund Total:					\$49,822.67						
Year Total:					\$49,822.67						

Total Charged Lines: 32 Total List Amount: \$49,822.67 Total Void Amount: \$0.00

Englewood Cliffs Borough
Purchase Order Listing By Budget Account

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	6-01	\$49,822.67	\$0.00	\$0.00	\$49,822.67
Total Of All Funds:		\$49,822.67	\$0.00	\$0.00	\$49,822.67



BOROUGH OF

Englewood Cliffs

NEW JERSEY

Consent Agenda Resolutions

COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY

RESOLUTION
RESOLUTION NO. 2026-239

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

WHEREAS, the Borough of Englewood Cliffs requires various professional services for the efficient operation of municipal government; and

WHEREAS, the Mayor and Council desire to solicit Requests for Proposals (RFPs) for professional services for calendar year 2027 in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, the Borough's Qualified Purchasing Agent (QPA) is responsible for administering the procurement process in accordance with applicable laws and regulations;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that the Qualified Purchasing Agent is hereby authorized to prepare, advertise, and solicit Requests for Proposals for calendar year 2027 professional services.

BE IT FURTHER RESOLVED, that all professional services appointments and contract awards shall be subject to subsequent approval by the Mayor and Council, as required by law.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately upon adoption.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s) was adopted at a Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held this 14th day of October 2026.

	Moved	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY

RESOLUTION
RESOLUTION NO. 2026-240

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

WHEREAS, the Borough of Englewood Cliffs Police Department currently possesses four (4) former police vehicles which have been removed from active service due to their age, condition, mechanical deficiencies, and/or the fact that they are no longer suitable or economical for continued municipal use; and

WHEREAS, the vehicles are no longer required for any public purpose and have reached a condition and value at which the Borough has determined that disposal as scrap is the most practical and economically reasonable method of disposition; and

WHEREAS, the vehicles to be disposed of are identified as follows:

1. Vehicle: 2011 Ford Crown Victoria
VIN: 2FABP7BV7BX112598
2. Vehicle: 2015 Ford Interceptor
VIN: 1FM5K8AR5FGC27725
3. Vehicle: 2015 Ford Expedition
VIN: 1FMFU16576LA78804
4. Vehicle: 2011 Ford Crown Victoria
VIN: 2FABP7BV5BX112597

WHEREAS, N.J.S.A. 40A:11-36 authorizes the governing body, by resolution, to authorize the sale or other disposition of municipal personal property which is no longer needed for public use; and

WHEREAS, pursuant to N.J.S.A. 40A:11-36, municipal personal property having an estimated fair value below the applicable statutory threshold may be sold at private sale without advertising for bids; and

WHEREAS, the Governing Body finds that the above-listed vehicles have minimal remaining value other than their value as scrap and that their aggregate estimated fair value is below the applicable statutory threshold requiring a public sale; and

WHEREAS, Teplitz Inc, a scrap metal and vehicle recycling facility located at 108 W Nyack Rd Nanuet, New York, has agreed to retrieve the vehicles at no cost and will pay the Borough a flat sum of \$600 per sedan and \$700 for the Expedition, for total of \$2,500.00 for all four vehicles; and

WHEREAS, the Governing Body finds that disposing of these vehicles in this manner is reasonable, economical, and in the best interests of the Borough because the vehicles have been removed from

service, have no further useful municipal purpose, and their continued storage would provide no benefit to the Borough;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

1. The four vehicles identified herein are hereby declared surplus municipal property no longer needed for public use.
2. The disposal and sale of the vehicles to Teplitz Inc of Nanuet, New York, for scrap and recycling purposes at the rate of \$2,500.00 is hereby authorized, subject to compliance with all applicable laws and regulations.
3. The Chief of Police or Acting Chief of Police/Officer in Charge is hereby authorized to coordinate and effectuate the removal and disposition of the vehicles, including arranging for their retrieval by the scrap facility and executing such routine documentation as may be reasonably necessary to complete the transfer.
4. All proceeds received from the disposition of the vehicles shall be made payable to the Borough of Englewood Cliffs and shall be transmitted to the appropriate Borough financial official for deposit and accounting in accordance with applicable municipal procedures.
5. The appropriate Borough officials are authorized to execute any title documents, certificates, receipts, or other documentation reasonably necessary to complete the lawful transfer and disposal of the vehicles.
6. Prior to transfer, the Police Department shall ensure that all Borough and law-enforcement equipment, license plates, identifying materials, confidential information, and other property required to be retained by the Borough have been removed from the vehicles, as appropriate.
7. This Resolution shall take effect immediately upon adoption.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be provided to the Chief of Police/Acting Chief of Police, Borough Administrator, Chief Financial Officer, and any other Borough official as may be necessary to effectuate its terms.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s) was adopted at a Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held this 14th day of October 2026.

	Moved	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY

RESOLUTION
RESOLUTION NO. 2026-241

TITLE: 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

WHEREAS, the Borough of Englewood Cliffs previously adopted resolution 2026-144 relative to the public auction of an easement relating to a cell tower; and

WHEREAS, the Borough wishes to amend that resolution as set forth herein in order to include additional terms; and

WHEREAS, the Borough of Englewood Cliffs is the owner of certain real property located at 10 Kahn Terrace, Englewood Cliffs, New Jersey (the "Property"); and

WHEREAS, the Property includes a telecommunications facility (cell tower) and the Borough has determined that it is in the best interest of the Borough to sell the cell tower as it is not needed for public purposes, and to grant an easement associated with said facility; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13 et seq., a municipality may authorize the sale or lease of municipal real property, or any interest therein, including easements, by public auction to the highest bidder; and

WHEREAS, the Mayor and Council have determined that the sale of the cell tower and the easement should be offered for public sale through a competitive public auction process to ensure transparency and maximize value to the Borough; and

WHEREAS, the Borough will establish minimum bid requirements, terms and conditions of sale, and auction procedures, all of which shall be set forth in a public notice in accordance with applicable law; and

WHEREAS, the Borough reserves the right to reject any and all bids received, in whole or in part, if it is determined to be in the best interest of the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

1. Authorization of Auction

The Borough Administrator, in consultation with the Borough Attorney, is hereby authorized to proceed with the public auction for the sale of the cell tower and the rights of a 60 year easement associated with the cell tower located at 10 KahnTerrace, Englewood Cliffs, New Jersey.

2. Public Notice

The Borough Clerk is hereby authorized and directed to advertise the public auction in accordance with N.J.S.A. 40A:12-13, including publication of the terms and conditions of sale, minimum bid (if applicable), and all other required details.

3. Terms and Conditions

The Borough Administrator and Borough Attorney are authorized to establish and finalize the terms and conditions of the easement, including but not limited to duration, permitted use, access rights, asset acquisition via abatement, maintenance obligations, and any other provisions deemed necessary to protect the interests of the Borough. The minimum bid shall be established at Eight Million Dollars (\$8,000,000) with the right of the Borough to reject any and all bids, even if the bid meets or exceeds the minimum bid.

4. Award of Bid

Following the public auction, the highest responsible bidder shall be recommended for award, subject to final approval by the Mayor and Council.

5. Right to Reject Bids

The Mayor and Council hereby expressly reserve the right to reject any and all bids received, in whole or in part, if it is determined to be in the best interest of the Borough.

6. Execution of Documents

In the event a bid is accepted and there is approval of the successful bidder, the Mayor and Borough Clerk are hereby authorized to execute all documents necessary to effectuate the easement, subject to review and approval by the Borough Attorney.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s) was adopted at a Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held this 14th day of October 2026.

	Moved	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-242**

TITLE: RESOLUTION AUTHORIZING AN AMENDATORY CONTRACT AND APPROVING CHANGE ORDER NO. 1 FOR THE PROJECT KNOWN AS BID #26-07 – LAURIE DRIVE TO ROBERTS ROAD REPAVING PROJECT – PHASE ONE (NJDOT FUNDED) WITH YOUR WAY CONSTRUCTION FOR AN ADDITIONAL \$50,400.00, FOR A NEW CONTRACT AMOUNT NOT TO EXCEED \$308,690.43

WHEREAS, the Borough of Englewood Cliffs previously awarded a contract to Your Way Construction, 404 Coit Street, Irvington, New Jersey, 07111, for Bid #26-07 – Laurie Drive to Roberts Road Repaving Project – Phase One (NJDOT Funded), in the original contract amount of \$258,290.43 by way of Resolution No. 2026-227; and

WHEREAS, during the course of performance of said contract, it was discovered by the Town Engineer that additional, unforeseen drainage work is technically required to be completed before the road can be properly and safely paved; and

WHEREAS, this additional work requires the execution of Change Order No. 1 in the amount of **\$50,400.00**, which represents a 19.5% increase over the original contract amount and will increase the total contract from **\$258,290.43** to **\$308,690.43**; and

WHEREAS, the Borough desires to authorize Change Order No. 1 and modify the contract with Your Way Construction accordingly; and

WHEREAS, the Chief Financial Officer shall certify that sufficient funds are available for the additional amount of \$50,400.00 in the following line-item appropriation:

Line Item: **Bond Ord 2026-08: C-04-26-007-000**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that Change Order No. 1 for the Bid #26-07 – Laurie Drive to Roberts Road Repaving Project – Phase One (NJDOT Funded) with Your Way Construction, 404 Coit Street, Irvington, New Jersey, 07111 is hereby approved in the amount of \$54,400.00, resulting in a new total amended contract amount of \$308,690.43.

BE IT FURTHER RESOLVED, that the Mayor and other appropriate Borough officials are authorized to execute all documents necessary to effectuate this Resolution.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 14th day of October 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY

RESOLUTION
RESOLUTION NO. 2026-243

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

WHEREAS, on June 30, 2026 the State of New Jersey, Division of Pensions and Benefits (“Division”) notified the Borough Administrator that Steven Kochis filed his application for retirement with the Division.

WHEREAS, on July 1, 2026 the Borough of Englewood Cliffs Administrator and OIC received notification of the retirement from Steven Kochis with an effective retirement date of October 1, 2026; and

WHEREAS, the Borough of Englewood Cliffs and Steven Kochis desire to resolve any and all matters that may arise regarding the payout of accumulated unused leave time and terminal leave for Steven Kochis in the form of a payout agreement; and

WHEREAS, the payout of accumulated unused leave time and terminal leave was calculated by the Borough Auditor based upon a review of the leave time records for Steven Kochis and the respective PBA collective negotiations agreement; and

WHEREAS, the Borough CFO has also reviewed and approved the calculations for the payout of accumulated unused leave time and terminal leave for Steven Kochis; and

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs hereby seek to ratify and execute the payout agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

- 1) The payout agreement between the Borough of Englewood Cliffs and Steven Kochis is hereby approved and ratified.
- 2) The Mayor is hereby authorized to execute the payout agreement on behalf of the Borough of Englewood Cliffs.
- 3) This resolution shall take effect immediately.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s) was adopted at a Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held this 14th day of October 2026.

	Moved	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

PAYOUT AGREEMENT

THIS PAYOUT AGREEMENT is hereby entered into this _____ day of October 2026, by and between the **BOROUGH OF ENGLEWOOD CLIFFS** ("Borough") and **STEVEN KOCHIS** ("Kochis").

WHEREAS, Kochis filed for retirement with the New Jersey Division of Pensions and Benefits on or about July 1, 2026 with a retirement date effective October 1, 2026; and

WHEREAS, the Borough and Kochis desire to resolve any and all matters that may arise regarding the payout of accumulated unused leave time and terminal leave for Kochis; and

NOW, THEREFORE, IT IS HEREBY AGREED by and between the parties hereto as follows:

1. The parties agree that during his employment with the Englewood Cliffs Police Department, Kochis had accumulated a total of 23 unused vacation/personal days, with a value of \$19,372.64; and 150 unused sick days, with a value of \$126,343.32; having a total payout of \$145,715.96 for accumulated unused leave time, which the Borough shall pay to Kochis as set forth herein.
2. In accordance with Article XXVI (Terminal Leave), Section (2), (b) of the collective negotiations agreement, the Borough shall pay to Kochis \$54,748.77 which is three (3) months of terminal leave.
3. The parties agree that the total due to Kochis as referenced in sections 1 and 2 above, is \$200,464.73, less any applicable withholdings which shall be paid in three (3) installments as follows:
 - a. First payroll in January 2027 \$66,821.58, less any applicable withholdings.
 - b. First payroll in January 2028 \$66,821.58, less any applicable withholdings.
 - c. First payroll in January 2029 \$66,821.57, less any applicable withholdings.
4. This Payout Agreement is made and entered into the State of New Jersey and shall be governed by and construed in accordance with the laws of the State of New Jersey.

5. If any provision of this Agreement is or may be held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless survive and continue in full force and effect without being impaired or invalidated in any way. Any invalid, void or unenforceable provision will no longer be part of this Agreement.
6. The Kochis shall not be afforded any other payments and/or compensation from the Borough of Englewood Cliffs except as what is set forth in this Payout Agreement.
7. This Payout Agreement shall become effective upon the date on which all parties to the Payout Agreement have executed same.
8. No modification or amendment of this Payout Agreement will be enforceable unless it is in writing and signed by both the Borough and Kochis.

BOROUGH OF ENGLEWOOD CLIFFS

STEVEN KOCHIS

By: _____

By: _____

Date:

Dated:

COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY

RESOLUTION
RESOLUTION NO. 2026-244

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

WHEREAS the Municipality of Borough of Englewood Cliffs has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council appoint a representative and alternate and that the Mayor appoint a representative and alternate for the PY 2026-2027 term starting July 1, 2026, and ending on June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council hereby appoints **Intashan Chowdhury** as its representative and **Beauty Nadim** as its alternate to serve on the Community Development Regional Committee for PY 2026-2027; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be emailed to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601 | resposito@co.bergen.nj.us **as soon as possible and no later than Friday, October 23, 2025.**

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s) was adopted at a Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held this 14th day of October 2026.

	Moved	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

RESOLUTION NO. 2026-245

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

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs have been advised of the proposed settlement of a property Tax Appeal filed by Verizon, NJ Inc. (hereinafter “Verizon”) under Docket Numbers: 0138268-2018, 005903-2020, 000809-2021, 00290-2022, 004529-2023, 006156-2025 and 009911-2025; and

WHEREAS, the subject property is listed in the tax records at Block 1501, Lot 1 and consists of various addresses; and

WHEREAS, New Jersey law, specifically, N.J.S.A. 54:4-1et seq., states that Verizon is required to pay a “Business Personal Property Tax” (BPPT) to a taxing district in which they provide 51% of the dial tone and access lines in the local telephone exchange; and

WHEREAS, Verizon has contended since 2018 that it fell below the 51% threshold in Englewood Cliffs and therefore was not required to pay the BPPT; and

WHEREAS, since 2018, Verizon has filed tax appeals against the Borough, which were placed on the Tax Court’s inactive list, pending the outcome of Verizon New Jersey, Inc. v. Borough of Hopewell, which was ultimately decided by the New Jersey Supreme Court in 2024; and

WHEREAS, in Verizon New Jersey, Inc. v. Borough of Hopewell, 258 N.J. 255 (2024), the Court affirmed a methodology to calculate the BPPT, which is now followed by Verizon; and

WHEREAS, it is Verizon’s position that the methodology indicates that they were not required to pay the BPPT for the tax year 2025 and possibly for the prior tax years pending appeal; and

WHEREAS, despite their position, Verizon has agreed to withdraw all prior years except 2025; and

WHEREAS, the Assessor and Tax Appeal Attorney are of the opinion that the settlement is fair and reasonable and they recommend approval by the Governing Body; and

WHEREAS, the proposed Tax Appeal settlement is set forth in Schedule A attached hereto and made a part hereof; and

WHEREAS, it is in the best interest of the Borough to settle the subject Tax Appeal in accordance with the settlement proposal set forth herein; and

WHEREAS, if the Tax Court rules as this resolution states, the judgment will result in a refund in the amount of \$18,616.75; and

WHEREAS, the Chief Financial Officer has certified the availability of funds; and

WHEREAS, the line-item appropriation is GL Account No. 6-01-250-004 - Reserve Tax Appeals.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Englewood Cliffs, that the settlement of the aforesaid Tax Appeal as set forth on Schedule A is hereby approved.

BE IT FURTHER RESOLVED that the Tax Appeal Attorney is hereby authorized to execute all documents and perform any act necessary to effectuate the purpose set forth in this Resolution.

BE IT FURTHER RESOLVED that the Tax Court Judgment shall be accepted when issued by the Tax Court and the Finance and Tax offices are instructed to take the necessary steps to refund the account.

CERTIFICATION

I hereby certify that this resolution was adopted at a Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held this 14th day of October 2026.

	Moved	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park
Mayor

Intashan Chowdhury,
MPA
Temporary Deputy
Municipal Clerk

SCHEDULE A

The terms of the aforesaid settlement shall be as follows:

The pending appeals for Tax Years 2018, 2020, 2021, 2022, and 2023 shall be withdrawn by Plaintiff and Defendant shall withdrawal all counterclaims, if any.

For tax year 2025, the assessment for the BPPT shall be zero'd out and a refund for payments made by Verizon for the tax year 2025 shall be issued by the Borough.

HUNTINGTON BAILEY, L.L.P.

COUNSELLORS AT LAW

RUSSELL R. HUNTINGTON (retired)
WILLIAM J. BAILEY
DERMOT J. DOYLE
SIOBHAN SPILLANE BAILEY *
DAVID S. LAFFERTY
MAURA O'HALLORAN DEEGAN
JOANN RICCARDI SCHUMAN

373 KINDERKAMACK ROAD
WESTWOOD, NEW JERSEY 07675

(201) 666-8282
FAX (201) 666-9625

* Also Member PA Bar

WWW.HUNTINGTONBAILEY.COM

October 14, 2026

Attorney-Client Privilege/Attorney Work Product

Englewood Cliffs Mayor and Council
482 Hudson Terrace
Englewood Cliffs, New Jersey 07632

RE: Verizon Settlement – Block 1501, Lot 1; Various Addresses

Dear Mayor Park and Council Members:

As you may already know, for many years, Verizon NJ Inc. (“Verizon”) has filed tax appeals against the Borough. Presently, there are cases pending dating back to 2018. By way of background, New Jersey law regulates the way in which Verizon may be assessed and taxed by a municipality. N.J.S.A. 54:4-1et seq., states that Verizon is required to pay a “Business Personal Property Tax” (BPPT) to a taxing district in which they provide 51% of the dial tone and access lines in the local telephone exchange. The question, however, for many years, was how is that 51% calculated.

That very issue was litigated in Verizon New Jersey, Inc. v. Borough of Hopewell. The litigation took many years and included appeals to the Appellate Division and the New Jersey Supreme Court. While the litigation was winding its way through the New Jersey courts, all of the Verizon cases (Verizon sued almost every town in the State) were placed on the Tax Court’s inactive list.

However, in 2024, the New Jersey Supreme Court approved a methodology to calculate the 51% of dial tone and access lines. That methodology is currently being used by Verizon and, with regard to Englewood Cliffs, it is their position that they do not owe the BPPT for any of the pending years. We have been engaging in settlement negotiations with the attorney for Verizon and, ultimately, they agreed that they would withdraw all pending years except 2025. The settlement will result in a refund in the amount of \$18,616.75, based on our calculations. Although that may seem to be a substantial refund, Verizon is giving up any claim to refunds for the prior pending years, which is an additional \$85,208.23.

It is recommended that the Governing Body approve this settlement. The settlement will avoid further costs of litigation, which would significantly exceed the refund amount. In order to litigate a matter this complex, the Borough would have to expend many thousands of dollars for specialized experts and legal costs. Moreover, this matter has already been decided by the New Jersey Supreme Court, and it is highly unlikely that the Borough would prevail in overturning or modifying the Court’s decision.

For all of the foregoing reasons, settlement is strongly recommended in this matter. If you have any questions, do not hesitate to contact me. Thank you for your continued confidence and support.

Very truly yours,
HUNTINGTON BAILEY, L.L.P.

JoAnn Riccardi Schuman

cc: Intashan Chowdhury
Sarah Holbig
Vince Buono

COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY

RESOLUTION
RESOLUTION NO. 2026-246

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

WHEREAS, reliable electric service is essential to protecting the public health, safety, welfare, economic security, and quality of life of New Jersey residents; and

WHEREAS, municipalities depend upon reliable electric service to operate police, fire, emergency medical services, emergency communications, traffic-control systems, water and wastewater infrastructure, schools, and other essential public services; and

WHEREAS, prolonged power outages jeopardize public safety, disrupt commerce, impair municipal operations, threaten vulnerable residents, and impose significant financial burdens upon families, businesses, and local governments; and

WHEREAS, New Jersey residents and businesses pay substantial electric rates, delivery charges, and infrastructure-related costs with the reasonable expectation of receiving safe, adequate, reliable, and resilient electric service; and

WHEREAS, New Jersey's electric distribution companies operate as regulated monopolies, leaving most customers without the ability to choose an alternative electric distribution provider based upon reliability or performance; and

WHEREAS, New Jersey residents, businesses, and municipalities pay substantial electric rates, delivery charges, and infrastructure-related costs with the reasonable expectation that those payments will produce safe, adequate, reliable, resilient, and modern electric service; and

WHEREAS, taxpayers and ratepayers are often the same people and are entitled to transparency, accountability, and measurable results for the rates, charges, and government-approved costs they are required to pay; and

WHEREAS, the New Jersey Board of Public Utilities is responsible for ensuring that regulated utilities provide safe, adequate, and proper service, while the New Jersey Division of Rate Counsel serves as the independent advocate for New Jersey ratepayers; and

WHEREAS, recent widespread and prolonged power outages affecting hundreds of thousands of New Jersey residents have raised legitimate concerns regarding utility infrastructure, maintenance, vegetation management, emergency preparedness, restoration performance, and regulatory oversight; and

WHEREAS, recurring electric outages over many years demonstrate the need for a comprehensive, transparent, and independent review of electric utility performance and regulatory accountability;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that it respectfully urges the Governor, the New Jersey Legislature, the New Jersey Board of Public Utilities, the New Jersey Division of Rate Counsel, and the Office of the State Auditor to undertake a comprehensive and independent investigation and performance audit of New Jersey's electric utilities.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s) was adopted at a Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held this 14th day of October 2026.

	Moved	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk



BOROUGH OF

Englewood Cliffs

NEW JERSEY

Executive (Closed) Session

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-247**

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

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs has deemed it necessary to go into executive (closed) session to discuss certain confidential matters; and,

WHEREAS, the minutes of this Closed Session will remain confidential as permitted under the Open Public Meetings Act or shall be released when there is no further need for confidentiality, as authorized by the Borough Attorney.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Englewood Cliffs will go into closed session for the following matters as permitted under the Open Public Meetings Act, N.J.S.A. 10:4-12

- Matters of Attorney-Client Privilege
- Personnel
- Pending Litigation and Legal Claims

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 14th day of October 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Intashan Chowdhury, MPA
Temporary Deputy Municipal Clerk