

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 Kahn Terrace, 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