

Borough of Palisades Park  
275 Broad Avenue  
County of Bergen  
State of New Jersey

Special Meeting  
of the Mayor & Council  
July 09, 2024

Borough of Palisades Park  
Special Meeting of the Mayor and Council  
July 9, 2024

**MAYOR CHONG PAUL KIM WILL CALL THE MEETING TO ORDER:**

**STATEMENT:**

This is a Special Meeting of the Mayor and Council, and notice was given as follows:

1. Notice was filed June 28, 2024 with the Record & Newark Star-Ledger, both official newspapers of the Borough.
2. Notice was posted on the Bulletin Board at the Borough Hall and the Borough website at <https://mypalisadespark.com/>
3. Copy is preserved in the Clerk's Office.

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:**

**ROLL CALL:**

Mayor Kim	Present
Councilwoman Jang	Present
Councilman Kim	Absent
Councilwoman Lee	Present
Councilman Min	Present
Councilman Vietri	Present
Councilwoman Won-Yoon	Present
Borough Attorney Scott Krumholz	Present
Borough Administrator Raymond Herr	Present

**2<sup>nd</sup> READING/PUBLIC HEARING**

**ORDINANCE 2024- Ordinance # 300-41.4 Multifamily Residential in AA Residential District/Repeal**

Borough Attorney Scott Krumholz announced he had just learned the borough had a special housing council that took a look at this ordinance. This special council facilitated the procedures the borough had to follow to implement this ordinance which would have repealed the zoning ordinance. Scott Krumholz explained there was one additional procedural matter that had to be addressed therefore the mayor and council would have had to table the matter until the next regular meeting. Mayor Kim responded that he was not happy with the product provided to the special council. Mayor Kim stated councilmembers were notified late that this matter had to go through the planning board first, and last minute the council heard there needed to be something else addressed. Mayor Kim stated that this was unacceptable, and he hoped an additional condition did not arise last minute.

Mayor Kim requested a motion to table Ordinance 2024-8. Councilman Min made a motion to table Ordinance 2024-8, seconded by Councilwoman Jang. The motion carried on a roll call vote and was recorded as follows:

Councilwoman Jang:	Yes
Councilwoman Lee:	Yes
Councilman Min:	Yes
Councilman Vietri:	Yes
Councilwoman Won-Yoon:	Yes

Borough Deputy Clerk Sophia Jang announced Ordinance 2024-8 had been tabled.

**OFF CONSENT AGENDA**

**Resolution 2024-192 Authorization of Liquor License Renewals (12.18 Relief and Nunc Pro Tunc) CH International Corp # 0245-33-021-007, 232 Broad Avenue, Palisades Park, NJ 07650**

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Mayor Kim asked if there were any questions from the councilmembers. No questions arose. Councilman Min made a motion to carry resolution 2024-192, which was seconded by Councilwoman Jang. The motion carried on a roll call vote and was recorded as follows:

Councilwoman Jang: Yes  
Councilwoman Lee: Yes  
Councilman Min: Yes  
Councilman Vietri: Yes  
Councilwoman Won-Yoon: Yes

Borough Deputy Clerk Sophia Jang announced Resolution 2024-192 had been carried.

**Resolution 2024-193 Authorization of Liquor License Renewals Year of 2024 through 2025.**

- **Mukeunji, Inc. #0245-32-018-006, 421 Broad Avenue, Palisades Park, NJ 07650**
- **ABK Industries LLC. #0245-44-014-005, 534 Bergen Blvd, Palisades Park, NJ 07650**
- **MFCPALPARK, LLC. # 0245-33-021-008, 257 Broad Avenue, Palisades Park, NJ 07650**

Mayor Kim asked if there were any questions from the councilmembers. No questions arose. Councilman Min made a motion to carry resolution 2024-193, which was seconded by Councilwoman Lee. The motion carried on a roll call vote and was recorded as follows:

Councilwoman Jang: Yes  
Councilwoman Lee: Yes  
Councilman Min: Yes  
Councilman Vietri: Yes  
Councilwoman Won-Yoon: Yes

Borough Deputy Clerk Sophia Jang announced Resolution 2024-193 had been carried.

**Resolution 2024-194 Authorization of Hire Department of Public Work Summer Seasonal Employee (Re: C. Alvaro)**

Mayor Kim asked if there were any questions from the councilmembers. Councilman Vietri stated he had a question, and he was confused. Councilman Vietri asked, weren't three new DPW workers just hired? Deputy Clerk Sophia Jang responded two new DPW workers were hired, and then another application was submitted afterwards. Councilwoman Jang made a motion to carry resolution 2024-194, which was seconded by councilwoman Lee. The motion carried on a roll call vote and was recorded as follows:

Councilwoman Jang: Yes  
Councilwoman Lee: Yes  
Councilman Min: Yes  
Councilman Vietri: Yes  
Councilwoman Won-Yoon: Yes

Borough Deputy Clerk Sophia Jang announced Resolution 2024-194 had been carried.

**Resolution 2024-195 Authorization of creating an investigation committee (Re: Police Trailer)**

Mayor Kim asked if there were any questions regarding Resolution 2024-195. Councilwoman Jang stated she checked in and read the resolution. Councilwoman Jang thought besides the other three councilmembers, a special lawyer should also be included. Mayor Kim assured there was a special lawyer involved. Councilwoman Jang asked if it was possible to add one more person who was not a member of the council to vote on this matter. Councilwoman Jang brought up Ex-Councilmember Jae Park who had been involved in the mold and remediation matter. Councilwoman Jang thought he may have been a good help in finding out what really happened with these trailers. Mayor Kim stated he understood her stance because Jae Park did have knowledge on them from working on it with the special council, but because he was not a current

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elected official, he was not able to vote. Mayor Kim stated the mayor and council could let the special council know that Jae Park had information, in order to provide Jae Park an opportunity to review and provide any information he may have had. Councilwoman Jang stated he may have had resources and information on what had been going on for past four years. Mayor Kim asked Borough Attorney Scott Krumholz to make a note to speak with the special team managing and investigating to include Jae Park as an information provider. Councilman Vietri stated Mayor Kim had signed a contract back in January 2024 admitting something, although he could not remember at that moment what it was. Councilman Vietri explained the process included, Mayor Kim signed the contract, the town went back and forth with the trailer company, the trailers were delivered, and the police started working in the trailers. Councilman Vietri further explained we paid \$570,000 for the trailers but his question was pertaining to the police committee that was involved in the matter from January to the present date. Councilman Vietri stated nothing was mentioned about trying to get the trailers in use for the Police Department – it never came up. Councilman Vietri remembered members of the public made comments pertaining to these trailers but they were ignored. Councilman Vietri exclaimed this was a witch hunt because there was no reason to have an investigation committee when the borough already had a police committee that should have looked into it especially when we paid \$570,000. Councilman Vietri continued that the other problem was with the lawsuits going on. We were paying a borough attorney \$130,000 to date and he mentioned he was sure the borough attorney would receive even more in the next month. Councilman Vietri specified that this price did not include all the other attorneys that had been paid for working on other lawsuits in town. Councilman Vietri stated he believed this resolution was a witch hunt in order to place blame on someone. Councilman Vietri stated if the mayor and council were looking for someone to blame, then Mayor Kim should have been to blame for signing the contract, as well as the police committee for not following up for months on end when they could have sorted something out - but nothing happened. Councilman Vietri believed these trailers were an eye sore to anyone who went down to ShopRite, scratching their heads at what these trailers were supposed to be. Mayor Kim asked Councilman Vietri to clarify his question. Councilman Vietri asked where was the police committee on this matter from January until present day, and why the mayor had brought forward this ordinance to make a new investigation committee. Councilman Vietri stated the police committee was not doing their job. Mayor Kim replied when Councilman Vietri was finished speaking, then he would answer him. Mayor Kim explained this was not managed by the police committee, it was managed by certain individuals in question. Mayor Kim stated concerning who signed the contract, this was signed with the majority of votes from the governing body. Mayor Kim explained as a mayor, he did not have the authority to just sign whatever he wanted without the majority of the votes from the governing body. Concerning the payments, the whole process which was spoken about at many meetings before, was never met. Mayor Kim explained there was no official approval of a project manager, and he had reason to believe that what “they” did was illegal, and whoever brought this up for approval went past the law of having no additional charges, in the state of New Jersey being not more than 20%. Mayor Kim stated he was referring to these individuals as “them” considering Councilman Vietri originally referred to these individuals as “them”. Additional charges were disclosed when everything was signed already. The proper procedure should have been disclosing this information before, which was the whole reason the investigation committee was being created. Councilman Vietri asked if he could answer the question. Mayor Kim responded that was just the way it was. Councilman Vietri asked why hadn’t the police committee, who worked so closely with the police department – Mayor Kim interjected and stated not exactly, no one knew how to rent these trailers. Councilman Vietri responded that we paid \$570,000 on these trailers which would cause property taxes to go up for residents. Mayor Kim responded to Councilman Vietri’s earlier question pertaining to why they halted on transferring the police down to the trailers. Mayor Kim stated they stopped because it was under investigation. Councilman Vietri stated no one made him aware, and he was a councilmember. Mayor Kim stated he did not tell anyone else either because there was a special council for this matter. Councilman Vietri responded he must have told someone, and that whether the mayor liked it or not, Councilman Vietri was a councilmember. Mayor Kim stated he made a speech in public stating the same thing many times before, then he questioned how Councilman Vietri could have forgotten. Councilman Vietri responded he did not forget. Mayor Kim stated it seemed like Councilman Vietri may have had a

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problem with his memory. Councilman Vietri said he needed transparency. Mayor Kim replied that he was being transparent, although they must agree to disagree.

Mayor Kim requested a motion. Councilman Min made a motion, and Councilwoman Lee seconded this motion. The motion carried on a roll call vote and was recorded as follows:

Councilwoman Jang:	Yes
Councilwoman Lee:	Yes
Councilman Min:	Yes
Councilman Vietri:	No
Councilwoman Won-Yoon:	Yes

Councilman Vietri explained he voted no because he believed property taxes were going to go even higher than they were at the current time.

Deputy Clerk Sophia Jang announced Resolution 195 had been carried. Mayor Kim requested a motion to close, and open to the public. Councilman Min made a motion, which was seconded by Councilwoman Jang. All joined in favor, none opposed.

**PUBLIC PARTICIPATION:**

Susan Brauer stated for months she had been asking about the trailers and for an explanation as to why the police department had not been shifted to the trailers - she had never received an answer. Susan Brauer stated the mayor and council were not creating an investigation committee and she did not understand the situation. Susan Brauer continued that the borough paid \$570,000 to rent these trailers, and she wanted an explanation as to what was going on. Mayor Kim responded that he just explained what was going on. Mayor Kim explained again, the reason why there was an investigation was because there were never any proper procedures, when the governing body was under the impression they were following proper procedures. Mayor Kim further explained there was never anyone officially voted in to become the project manager, and there were more than 20% additional fees that were not disclosed to the governing body. Mayor Kim stated it was not like the police were required to be in these trailers. Mayor Kim stated that was the reason it was going to a special committee tonight and a special council. Susan Brauer asked while those trailers were sitting there, was the town still accruing money on renting them? Mayor Kim answered it definitely was not the governing body's fault. Mayor Kim further answered that the governing body was not disclosed of any additional charges that was spoken of last minute. Mayor Kim felt it was not proper procedure. Susan Brauer repeated her question, while the trailers were sitting, was the town still paying for empty trailers. Mayor Kim asked Borough Administrator Raymond Herr who answered yes, they were still accruing rent on the trailers. Susan Brauer stated the faster the investigation got done the better. Susan Brauer also believed it was better for the police to go down to the trailers. Susan Brauer recalled a prior meeting she attended and when this all came up leading to the decision on the trailers, everything was covered at the meeting including the additional charges minus the delivery and setup. Mayor Kim responded any additional charges over 20% was illegal and unlawful. Susan Brauer asked Mayor Kim if he knew about this when he signed the contract. Mayor Kim responded no one knew about it. Susan Brauer asked if the mayor and council approved a contract without knowing what was in it? Susan Brauer remarked that it was irresponsible. Mayor Kim stated the mayor and council were not professionals or qualified to review contracts, just receive reports and make sound decisions and unfortunately, they did not receive enough information.

Marsha Schor stated the police were supposed to be moved down to the trailers so the building could be remediated. Marsha Schor continued this was something the council had been working on for a year, and had seen no remediation go on. Marsha Schor stated if they would had relocated the police to the trailers at least the police department at the borough could have been remediated. Marsha Schor went on that no one had done anything but accept a salary and nod their heads. Marsha Schor asked for someone to do something for the town, and stop taking the money. Councilwoman Jang assured Marsha Schor that the police were safe to stay at the borough, and they had received reports on the conditions and they were in fact safe. Councilwoman Jang continued that if they were unsafe, which was what they originally thought, then the police could have been moved earlier but everyone was safe. Marsha Schor asked if

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anyone went down to the property to look and see what was going on, and as councilmembers they were allowed to go look. Councilwoman Jang stated she did with Police Chief Anthony Espino. Marsha Schor asked Councilwoman Jang when she went to look. Councilwoman Jang answered that she went with Jae Park as well last year. Marsha Schor asked why it was that Councilwoman Jang said nothing about what she saw to the councilmembers. Mayor Kim clarified that Councilwoman Jang did say something to the council. Councilwoman Jang clarified there was a report given, it was shared, and that was why the mayor and council approved to have an official investigation done. Councilwoman Jang stated they were looking into who started the project, what happened to it, who spent the money, and why it was still an ongoing issue. Councilwoman Jang stated she would have liked to give everyone a clear answer that was why the committee was being set up. Marsha Schor stated every meeting, residents received the same answers. Councilwoman Jang stated she felt partly responsible for this issue, and she would provide an answer as soon as she had one. Marsha Schor responded back, that Councilwoman Jang would not provide an answer.

Vincenza Spina came to thank Mayor Kim for giving her an opportunity. Vincenza Spina stated even though the job opportunity did not work out, she appreciated the way Mayor Kim handled it. Vincenza Spina asked Mayor Kim if the trailer negotiation took place before Mayor Kim was appointed as mayor. Mayor Kim stated no, he in fact was the mayor at the time. Vincenza Spina asked Mayor Kim if he meant the police could not be relocated to the trailers because additional charges were more than 20%? Mayor Kim responded yes, that was right. Vincenza Spina stated Mayor Kim seemed to be stuck. She asked if it was possible to put out another bid for the additional work needed? Mayor Kim responded it would cost a lot of extra money that we were not disclosed with originally. Vincenza Spina stated she had about \$200,000 worth of grants she believed Palisades Park qualified for. Vincenza Spina advised that someone in the department should look into it because it could resolve some of the issues. Vincenza Spina continued, there were also grants available for community policing for auto theft which she understood was a problem in town as well. Mayor Kim thanked her.

**ADJOURN**

Mayor Kim requested a motion to adjourn the meeting. Councilman Min made a motion which was seconded by Councilwoman Jang. All joined in favor. None opposed.

Attest:



Sophia H. Jang, RMC  
Deputy Borough Clerk