

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

Regular Meeting
of the Mayor & Council
January 21, 2025

Borough of Palisades Park
Regular Meeting of the Mayor and Council
January 21, 2025

Mayor Chong opened the Regular Meeting at 6:00 P.M.

STATEMENT:

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

1. Notice was filed January 9, 2025 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
Councilman Kim	Present
Councilwoman Lee	Absent
Councilman Min	Present
Councilman Shin	Present
Councilman Vietri	Present
Councilwoman Won-Yoon	Present
Borough Attorney Scott Krumholz	Present
Borough Administrator Roberta Stern	Present

ADOPTION OF MINUTES:

Special Meeting of the Mayor and Council:	December 9, 2024
Executive Session of the Mayor and Council:	December 9, 2024
Work Session of the Mayor and Council:	December 16, 2024
Executive Session of the Mayor and Council:	December 16, 2024
Regular Meeting of the Mayor and Council:	December 30, 2024

Mayor Kim asked if there were any comments or questions concerning the minutes. Mayor Kim requested a motion. Councilman Min made a motion seconded by Councilman Kim. The motion carried on a roll call vote and was recorded as follows:

Councilman Kim:	Yes
Councilman Min:	Yes
Councilman Vietri:	Yes
Councilman Shin:	Absent
Councilwoman Won-Yoon:	Yes

Mayor Kim stated he wanted to first recognize the new deputy mayor Frank Donahue.

INTRODUCTION OF ORDINANCE:

ORDINANCE 2025-7 Amending Chapter 292-2 Entitled Wedding and Civil Union Ceremonies Fees

Mayor Kim stated as he had explained to council members, the fee for wedding ceremonies was much less compared to other surrounding towns. The money earned would be used for scholarships for the school. Mayor Kim asked if there were any questions. Mayor Kim requested a motion. Councilman Min made a motion which was seconded by Councilman Kim.

Mayor Kim requested a motion to pass the first reading of Ordinance 2025-7. Councilman Min made a motion which was seconded by Councilman Kim. The motion carried on a roll call vote and was recorded as follows:

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Councilman Kim: Yes
Councilman Min: Yes
Councilman Vietri: Yes
Councilman Shin: Yes
Councilwoman Won-Yoon: Yes

Borough Clerk Sophia Jang stated that notice was hereby given that Ordinance 2025-7 “Amending Chapter 292-2 Entitled Wedding and Civil Union Ceremonies Fees” was introduced and passed on the first reading at the regular meeting of the Mayor & Council, held on January 21th, 2025 and published in accordance with the law. Said ordinance would be considered for final reading and adoption at a meeting held on February 24th, 2025 at 6:00 P.M, in the Council Chambers, at which time all persons interested could have appeared for or against the passage of said ordinance. A copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

Public Participation for Ordinance 2025-7

When no one volunteered to speak, Mayor Kim requested a motion to close and return back to the regular meeting. Councilman Min made a motion which was seconded by Councilman Kim.

2nd READING/PUBLIC HEARING: First Reading at Reorganization Meeting, Second Reading Require at January Regular Meeting

ORDINANCE 2025-1 Amending Chapter 123 Entitled Development and Affordable Housing, Article 3, Affordable Housing and Mandatory Set-Aside.

Mayor Kim asked if there were any questions. Mayor Kim requested a motion to close and open to the public. Councilman Min made a motion. Councilman Shin asked if he had a question when was he able to ask. Mayor Kim advised him to ask at that time, before the vote. Councilman Shin made a speech, and read “Good Evening everyone, First of all I would like to express that this is my first time attending a regular town meeting, and it carries significant meaning and emotions for me. Given my limited experience in this role, I am filled with a mix of excitement and nervousness. I kindly ask for the understanding of my senior council members and the esteemed residents in attendance, should I make any mistakes along the way. The first resolution I must address as a council member is deeply significant to me, as it directly contradicts one of the core issues I advocated for during my campaign and as a concerned resident – namely, the prevention of overdevelopment and the preservation of a quiet and pleasant living environment for our community. Unfortunately, the matter at hand involves approving the construction of a high-rise apartment complex intended to provide affordable housing, a topic that feels both regrettable and contradictory to my own principles. In preparation for this decision, I have taken the time to thoroughly study the extensive documentation, including hundreds of pages of details, examples from other municipalities, and related state legislation. Despite my best efforts to explore alternative solutions, I have come to the same conclusion as the mayor and my senior council members. As such, I find myself compelled to vote “yes” on this resolution. Politics, as I understand, often involves making the best choice among the available options when they are good, and the least harmful choice when facing undesirable ones. Due to decisions made – or not made- by previous administrations, we are now left with no other viable option but to accept this settlement as a secondary, albeit imperfect, solution. With this in mind, I must vote in favor of this resolution today. To the residents who trusted and supported me, I extend my sincerest apologies and humbly ask for your understanding. I promise to do everything in my power to ensure that as this project progresses, the developers’ actions prioritize the interests and well being of our residents over their own profit driven motives. However, I must stress that this is not

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the end of the challenged. This project represents only the first phase of a larger obligation to provide a total of 550 units of affordable housing over the next ten years, as mandated by law. This requirement is bound to invite further aggressive proposals from developers. If we leave these decisions solely to their discretion, we could see the construction of at least 2750 new units, resulting in a populating increase of approximately 8,250 residents – a staggering 40% rise from our current population of 21,000. This would severely strain our infrastructure, schools, and traffic systems, potentially turning Palisades Park into an overcrowded and chaotic town. I urge everyone here tonight – residents, council members, and the mayor – to collaborate and come up with proactive solutions to protect the future of our town. Possible strategies could include constructing 100% affordable housing buildings to minimize the number of units, challenging the fairness of the state mandate alongside other municipalities, or filing an appeal based on our town’s unique circumstances. Our town has already learned valuable lessons from previous disasters, such as the flooding incidents, caused by reckless overdevelopment. Let us ensure that no such calamities occur again, so that ten or twenty years from now, future residents will not look back and criticize the decisions we made today. To the mayor, council members, town officials, and all residents, I appeal to you to work together in finding viable solutions for a happier and sustainable future for Palisades Park, thank you.” Roberta Stern and Mayor Kim both commended Councilman Shin on his speech. Mayor Kim stated that Councilman Shin had mentioned he wanted to vote when given the opportunity, and the opportunity to vote wasn’t at that time but during the roll call. Mayor Kim advised Councilman Shin that he should have stated his speech during his turn to vote as the reason why he was voting yes. Councilman Shin responded that he would keep that in mind. Mayor Kim stated the rest of the governing body agreed with his feelings and desire to take care of the community. Mayor Kim reiterated that Councilman Min made a motion and Councilman Shin seconded. All joined in favor, none opposed.

Mayor Kim requested a motion to pass the second reading of Ordinance 2025-1. Councilman Min made a motion, seconded by Councilman Kim. The motion carried on a roll call vote and was recorded as follows:

Councilman Kim:	Yes
Councilman Min:	Yes
Councilman Vietri:	Yes
Councilman Shin:	Yes
Councilwoman Won-Yoon:	Yes

Borough Clerk Sophia Jang stated that notice was hereby given that Ordinance 2025-1 “Amending Chapter 123 Entitled Development and Affordable Housing, Article 3, Affordable Housing and Mandatory Set- Aside.” was passed at the regular meeting of the Mayor & Council, held on January 21th, 2025 and published in accordance with the law. A copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

Public Participation for Ordinance 2025-1

Mayor Kim reminded the public that they each had three minutes to discuss Ordinance 2025-1. When no one from the public came up to speak, Mayor Kim requested a motion to close the public portion and return to the regular meeting. Councilman Min made a motion which was seconded by Councilwoman Won-Yoon.

**ORDINANCE 2025-2 Establishing the Affordable Housing District 1 (AHD-1) and
Regulating Development Requirements for Block 617, Lots 21,
22 & 23**

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Mayor Kim asked if any councilmembers had any questions regarding Ordinance 2025-2. Mayor Kim requested a motion to close and open to the public. Councilman Min made a motion seconded by Councilman Kim. All joined in favor, none opposed.

Mayor Kim requested a motion to pass the second reading of Ordinance 2025-2. Councilman Min made a motion which was seconded by Councilman Kim. The motion carried on a roll call vote and was recorded as follows:

Councilman Kim:	Yes
Councilman Min:	Yes
Councilman Vietri:	Yes
Councilman Shin:	Yes
Councilwoman Won-Yoon:	Yes

Borough Clerk Sophia Jang stated that notice was hereby given that Ordinance 2025-2 “Establishing the Affordable Housing District 1 (AHD-1) and Regulating Development Requirements for Block 617, Lots 21, 22 & 23” was passed at the regular meeting of the Mayor & Council, held on January 21th, 2025 and published in accordance with the law. A copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

Public Participation for Ordinance 2025-2

Mayor Kim reminded the public that they each had three minutes to speak. When no one volunteered to speak, Mayor Kim requested a motion to close and return back to the regular meeting. Councilman Kim made a motion which was seconded by Councilwoman Won-Yoon.

ORDINANCE 2025-3 Establishing the Affordable Housing District 2 (AHD-2) and Regulating Development Requirements for Block 420, Lot 16

Mayor Kim asked if any councilmembers had any questions. Mayor Kim requested a motion to close and open the public participation portion. Councilman Kim made a motion seconded by Councilman Min. All joined in favor, none opposed.

Mayor Kim requested a motion to pass the second reading of Ordinance 2025-3. Councilman Min made a motion which was seconded by Councilman Kim. The motion carried on a roll call vote and was recorded as follows:

Councilman Kim:	Yes
Councilman Min:	Yes
Councilman Vietri:	Yes
Councilman Shin:	Yes
Councilwoman Won-Yoon:	Yes

Borough Clerk Sophia Jang stated that notice was hereby given that Ordinance 2025-3 “Establishing the Affordable Housing District 2 (AHD-2) and Regulating Development Requirements for Block 420, Lot 16” was passed at the regular meeting of the Mayor & Council, held on January 21th, 2025 and published in accordance with the law. A copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

Public Participation for Ordinance 2025-3

Mayor Kim reminded the public that they each had three minutes to speak. When no one volunteered to speak, Mayor Kim requested a motion to close and return back to the regular meeting. Councilman Min made a motion which was seconded by Councilman Kim. All joined in favor, none opposed.

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**ORDINANCE 2025-4 Establishing the Affordable Housing District 3 (AHD-3) and
Regulating Development Requirements for Block 617, Lot 16**

Mayor Kim asked if any councilmembers had any questions regarding Ordinance 2025-4. Mayor Kim requested a motion to close and open to the public. Councilman Kim made a motion seconded by Councilman Shin. All joined in favor, none opposed.

Public Participation for Ordinance 2025-4

Mayor Kim reminded the public that they each had three minutes to speak. When no one volunteered to speak, Mayor Kim requested a motion to close and return back to the regular meeting. Councilwoman Shin made a motion which was seconded by Councilman Kim. All joined in favor, none opposed.

Mayor Kim requested a motion to pass the second reading of Ordinance 2025-4. Councilman Min made a motion which was seconded by Councilman Shin. The motion carried on a roll call vote and was recorded as follows:

Councilman Kim:	Yes
Councilman Min:	Yes
Councilman Vietri:	Yes
Councilman Shin:	Yes
Councilwoman Won-Yoon:	Yes

Borough Clerk Sophia Jang stated that notice was hereby given that Ordinance 2025-4 “Establishing the Affordable Housing District 3 (AHD-3) and Regulating Development Requirements for Block 617, Lot 16” was passed at the regular meeting of the Mayor & Council, held on January 21th, 2025 and published in accordance with the law. A copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

**ORDINANCE 2025-5 Establishing the Affordable Housing District 4 (AHD-4) and
Regulating Development Requirements for Block 613, Lot 18**

Mayor Kim asked if any councilmembers had any questions regarding Ordinance 2025-5. Mayor Kim requested a motion to close and open to the public. Councilman Min made a motion seconded by Councilman Kim. All joined in favor, none opposed.

Public Participation for Ordinance 2025-5

Mayor Kim reminded the public that they each had three minutes to speak. When no one volunteered to speak, Mayor Kim requested a motion to close and return back to the regular meeting. Councilman Kim made a motion which was seconded by Councilwoman Won-Yoon. All joined in favor, none opposed.

Mayor Kim requested a motion to pass the second reading of Ordinance 2025-5. Councilman Kim made a motion which was seconded by Councilman Shin. The motion carried on a roll call vote and was recorded as follows:

Councilman Kim:	Yes
Councilman Min:	Yes
Councilman Vietri:	Yes
Councilman Shin:	Yes
Councilwoman Won-Yoon:	Yes

Borough Clerk Sophia Jang stated that notice was hereby given that Ordinance 2025-5 “Establishing the Affordable Housing District 4 (AHD-4) and Regulating Development Requirements for Block 613, Lot 18” was passed at the regular meeting of the Mayor & Council, held on January 21th, 2025 and published in accordance with the law. A copy of the ordinance

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would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

ORDINANCE 2025-6 Creating an Affordable Housing and Mixed-Use Development Overlay Zone (AHMUD)

Mayor Kim asked if any councilmembers had any questions regarding Ordinance 2025-6. Mayor Kim requested a motion to close and open to the public. Councilman Kim made a motion seconded by Councilwoman Won-Yoon. All joined in favor, none opposed.

Public Participation for Ordinance 2025-6

Mayor Kim reminded the public that they each had three minutes to speak. When no one volunteered to speak, Mayor Kim requested a motion to close and return back to the regular meeting. Councilwoman Won-Yoon made a motion which was seconded by Councilman Shin. All joined in favor, none opposed.

Mayor Kim requested a motion to pass the second reading of Ordinance 2025-6. Councilman Kim made a motion which was seconded by Councilman Min. The motion carried on a roll call vote and was recorded as follows:

Councilman Kim:	Yes
Councilman Min:	Yes
Councilman Vietri:	Yes
Councilman Shin:	Yes
Councilwoman Won-Yoon:	Yes

Borough Clerk Sophia Jang stated that notice was hereby given that Ordinance 2025-6 “Creating an Affordable Housing and Mixed-Use Development Overlay Zone (AHMUD)” was passed at the regular meeting of the Mayor & Council, held on January 21th, 2025 and published in accordance with the law. A copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

DISCUSSION CONSENT AGENDA 2025-35 THROUGH 2025-55

- RESOLUTION 2025-35 Claims
- RESOLUTION 2025-36 Authorization of Interlocal Agreement (Re: Mutual Aid Plan & Rapid Deployment)
- RESOLUTION 2025-37 Appointing Fund Commissioner
- RESOLUTION 2025-38 Authorization of Enter Into a Shared Services Agreement with the County of Bergen for Information Technology Services
- RESOLUTION 2025-39 Authorization of Enter Into a Shared Services Agreement with the County of Bergen for Internet Services
- RESOLUTION 2025-40 Authorization to Expand Search for Affordable Housing Attorney
- RESOLUTION 2025-41 Authorization to Expand Search for Borough Public Defender
- RESOLUTION 2025-42 Authorization to Expand Search for Grant Consultant and Grants Administration Service
- RESOLUTION 2025-43 Authorization of Expand Search for Labor Counsel
- RESOLUTION 2025-44 Authorization of Expand Search for Planning Board Attorney
- RESOLUTION 2025-45 Authorization of Rent Leveling Attorney
- RESOLUTION 2025-46 Authorization of Special Attorney for Special Matters and Conflicts of Interest
- RESOLUTION 2025-47 Authorization to Expand Search for Pool Attorney
- RESOLUTION 2025-48 Authorizing Increased Contract Amount (Re: Caravella Demolition Inc.)
- RESOLUTION 2025-49 Acceptance of Resignation (Re: H.S. Kim)
- RESOLUTION 2025-50 Acceptance of Resignation (Re: A. Ahne)
- RESOLUTION 2025-51 Acceptance of Resignation (Re: R. Giacobone)
- RESOLUTION 2025-52 Hiring a Part-Time Employee as Municipal Housing Liaison and Administrative Agency (Re: D. Isabella)
- RESOLUTION 2025-53 Authorizing HVAC work (Re: Reiner Group Inc)

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RESOLUTION 2025-54 Authorization to Auction Surplus Equipment

RESOLUTION 2025-55 Authorizing New Jersey Department of Community Affairs 2025 Local Recreation Improvement Grant Program

RESOLUTION 2025-35 Claims

Councilwoman Won-Yoon stated that on the first page of the claims she saw there were two different accounts for affordable housing. Councilwoman Won-Yoon requested to know the difference between the two. Mayor Kim requested Jack Belleza and Michael Apicella from the finance department. Michael Apicella asked Councilwoman Won-Yoon what bill she was referring to. Councilwoman Won-Yoon stated there were four different accounts related to affordable housing and she wanted to know the difference. Michael Apicella explained that the security account was the account that all rent security deposits would go, the rent account was where the rent was deposited, and the original affordable housing accounting dated back fifteen years prior which was the funds the borough used to bill the buildings. The building department would have been responsible for collecting these fees and would be deposited into the account. Councilwoman Won-Yoon asked what the affordable facilities account. Michael Apicella stated that was the name of the original account he had mentioned. Councilwoman Won-Yoon stated there was another account. Michael Apicella stated the accounts were for rent, security, and facilities. Councilwoman Won-Yoon stated she was still confused. Roberta Stern responded that they were paying from that account. Michael Apicella stated that was the round three account that was zeroed out. He continued that there were three different accounts for three rounds. Mayor Kim asked if there were any more questions. Councilman Vietri stated he had a question regarding several resolutions. Mayor Kim asked if they could finish with the claims first, and then he would let him ask his questions. Mayor Kim stated there was an amount for municipal excess liability of 36,747 which was a settlement amount for judgement DeVito vs. Palisades Park. Mayor Kim asked what the amount was about. Michael Apicella stated that was probably the appraisal work. Roberta Stern stated it wasn't. Michael Apicella stated it might have been something that needed to be discussed in an executive session regarding a lawsuit. Roberta Stern stated it was part of the settlement. Mayor Kim stated it was fine then they couldn't talk about it. Councilman Min stated that he had heard from Chief Financial officer Roy Riggitano that this was the last payment of the settlement. Mayor Kim asked if it was the insurance carrier that the borough had used for lawsuits. Michael Apicella stated that was correct. Mayor Kim questioned who Valley Physicians was. Jack Belleza replied that this company did borough drug testing, and physical assessments. Mayor Kim stated that the description said streets and roads. Jack Belleza explained because it was for the DPW. Mayor Kim asked what the vision media marketing invoice had consisted of and whether it was for one month, a month and a half or prorated. Jack Belleza stated he would need to see the invoice. Mayor Kim stated that was fine and if there was an issue, the borough would prorate them as well. Mayor Kim stated under funds 04 Capital there was a space for \$4425.04 for Fairview Street. Mayor Kim asked what the blank space in the description area was for, and why it didn't have any identification. Michael Apicella stated that he wondered if this was the balance for one of the capital improvements. Councilman Min stated it had a purchase order number. Jack Belleza stated he was going to grab the invoice. Mayor Kim asked how long it would take. Jack Belleza responded he would get it in that moment. Mayor Kim asked what PSG professional group for 49,000. Tax Collector Michael Apicella stated it was for the new borough phones that were ordered but not paid for yet. Mayor Kim asked what Reiner Group was for. Roberta Stern stated that it was for the HVAC system over the police department. Mayor Kim stated under funds 28 unemployment trust to Rutgers university with a description of Soo Chung. Michael Apicella replied that was for a payment that was accidentally cancelled to Rutgers university and it had to be repaid. Mayor Kim asked who was paying for it. Jack Belleza stated it was for affordable housing. Michael Apicella stated it was for classes that Soo Chung was taking for affordable housing. Mayor Kim asked if the borough had to pay for it. Michael Apicella replied that the borough did because it was training. Mayor Kim asked who Laura A. Carucci was. Roberta Stern stated she was the person who transcribed all of the board of adjustment minutes, and she did it remotely and billed difficultly. Mayor Kim asked if it was the board of adjustment recorder. Roberta Stern stated it was for the minutes; she was the legal sonographer and produced the written minutes. Mayor Kim asked if she was present. Roberta Stern stated that she had been apart of the borough for a long time but not physically because she lived in Florida. Roberta Stern also stated that these bills were paid by the applicant from the escrow account. Mayor Kim stated he would ask the finance department his last question when they returned. Mayor Kim invited Councilman Vietri to continue with his

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questions. Councilman Vietri stated he had questions regarding Resolutions 2025-43, 2025-46, 2025-48, 2025-55.

RESOLUTION 2025-36 Authorization of Interlocal Agreement (Re: Mutual Aid Plan & Rapid Deployment)

Councilwoman Won-Yoon asked if there was a fee involved. BA Roberta Stern stated no it was just an agreement with every town in Bergen County done every year. Mayor Kim asked for further questions.

RESOLUTION 2025-37 Appointing Fund Commissioner

RESOLUTION 2025-38 Authorization of Enter into a Shared Services Agreement with the County of Bergen for Information Technology Services

Councilman Shin asked when the agreement was in effect because the annual fee was \$21,600 for two years. Scott Krumholz stated the first year was free. Councilman Shin stated if they started in January of that year, then the whole year would be free but if they started in December of 2024 then it would expire in December of 2025. Councilman Shin asked if the bill went by each calendar year. Scott Krumholz stated it covered twelve months, no matter which month they started on.

RESOLUTION 2025-39 Authorization of Enter into a Shared Services Agreement with the County of Bergen for Internet Services

Councilman Shin stated the borough was getting high speed internet service for 150 for the borough. Councilman Shin asked if this would also cover the DPW which was located separately. Roberta Stern stated it would cover all departments of the borough. Michael Apicella stated they had just finished doing the firewall and cisco switches for the pool, the borough, and the last hookup was for the DPW. The borough was going to use the highspeed internet cable that did not pulse. Councilman Shin asked if all facilities under the borough would be included. Michael Apicella stated that was correct although the connection could not go to individual units until poll access. The borough might have to get Spectrum involved but even that cost wise was minimal. Councilman Min stated during the meeting, the high-speed internet service was already outside and in place, it was just a matter of pulling in the line and getting the fiber optic cables. Michael Apicella stated there was accessibility issues from the pool because there it was located at the end of the county park. There were also accessibility issues for the DPW because they were right across the railroad tracks that lead to the meadowlands in Ridgefield Park. Councilman Min stated he wanted everyone to know that the service was there just not being utilized. Now, there would be double the speed of internet. Mayor Kim stated he wasn't a tech wiz, but he thought it was a good idea. Michael Apicella stated they needed to first address the 4000 missing information on the line was a complete computer issue. Jack Bellezza stated it was for four clean-up who did work on west ruby avenue and Fairview Street. Mayor Kim asked if this was for repaving. Michael Apicella responded it was. Mayor Kim asked if there were any other questions. Mayor Kim advised that the borough did have a borough administrator, clerk, attorney, and mayor, that were open to taking questions before the meeting in the name of trying to expedite matters.

RESOLUTION 2025-40 Authorization to Expand Search for Affordable Housing Attorney

RESOLUTION 2025-41 Authorization to Expand Search for Borough Public Defender

RESOLUTION 2025-42 Authorization to Expand Search for Grant Consultant and Grants Administration Service

RESOLUTION 2025-43 Authorization of Expand Search for Labor Counsel

Councilman Vietri thought that the borough already had a labor attorney. Mayor Kim responded the borough did. Councilman Vietri asked if they were hiring another one. Mayor Kim stated it was acceptable for the borough to hire multiple attorneys. Councilman Vietri stated the resolution read labor attorney. Mayor Kim stated it was whoever the borough used, after an RFQ was done. Councilman Vietri asked how much was the borough paying. Mayor Kim stated it was

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based on the contract with each attorney. The last labor attorney forgot to do an RFQ so he was going to complete it and Mayor Kim was going to recommend that he be appointed labor counsel. Mayor Kim continued to explain the borough could choose five to ten different people if they wanted to so that they didn't have to go through the process of another RFQ. Councilman Vietri asked what the set fee was. Mayor Kim stated it was in the contract but he was unsure. Roberta Stern stated she thought it was \$150 an hour but she wasn't certain. Mayor Kim stated that was the standard throughout surrounding towns so it depended.

RESOLUTION 2025-44 Authorization of Expand Search for Planning Board Attorney

RESOLUTION 2025-45 Authorization of Rent Leveling Attorney

RESOLUTION 2025-46 Authorization of Special Attorney for Special Matters and Conflicts of Interest

Councilman Vietri asked if there was another attorney already hired for this at the last meeting. Mayor Kim responded that it was the same position that he was trying to implement. Mayor Kim wanted to hire multiple attorneys but it didn't mean they were going to be used, just put on standby. This didn't mean the borough would be paying these individuals, just have them on standby. Councilman Vietri stated when an attorney was hired, they had to be hired under a set amount of money. Mayor Kim stated it was all in the packet. Scott Krumholz responded that nothing was set until the attorney submitted a bill, but the contract was for \$150 an hour.

RESOLUTION 2025-47 Authorization to Expand Search for Pool Attorney

RESOLUTION 2025-48 Authorizing Increased Contract Amount (Re: Caravella Demolition Inc.)

Councilman Vietri stated he saw it was at \$98,000 or \$77,000. Roberta Stern explained that the company had made a mistake. Caravella Demolition provided documents that didn't have the right numbers because the company added the wrong things together. The original contract amount was for 77000 and change. The difference was that the company was doing the demolition work with the asbestos in the building so it was an additional 35000 so at the end of the day the 113000 was the correct amount. The combination of numbers beforehand just didn't match up. Councilman Vietri asked who made the mistake. Roberta Stern explained it was the Caravella who sent in the proposal and the borough took it, and then figured out that it was wrong. Councilman Shin asked if the 98,000 still remained. Roberta Stern explained no, it was a wrong number after adding up numbers incorrectly. At the end of the day, the total amount was 113000 for the project which was 35000 more than the original contract when they were chosen for the demolition.

RESOLUTION 2025-49 Acceptance of Resignation (Re: H.S. Kim)

RESOLUTION 2025-50 Acceptance of Resignation (Re: A. Ahne)

RESOLUTION 2025-51 Acceptance of Resignation (Re: R. Giacobone)

RESOLUTION 2025-52 Hiring a Part-Time Employee as Municipal Housing Liaison and Administrative Agency (Re: D. Isabella)

RESOLUTION 2025-53 Authorizing HVAC work (Re: Reiner Group Inc)

RESOLUTION 2025-54 Authorization to Auction Surplus Equipment

RESOLUTION 2025-55 Authorizing New Jersey Department of Community Affairs 2025 Local Recreation Improvement Grant Program

Councilman Vietri asked if the recreation department was going to be received a \$100,000 grant. Mayor Kim replied they were. Councilman Vietri asked what it was for. Mayor Kim replied it was for the swimming pool. Mayor Kim responded it was available so why not take advantage of

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the extra money. Roberta Stern stated that the borough had got \$149,000 from the county for work to be done at the pool but it would be more than that, therefore another grant was applied for. Roberta Stern specified that this wasn't a match grant but a fixed amount.

Mayor Kim requested a motion to pass Resolution 2025-35 to Resolution 2025-55. Councilman Min made a motion which was seconded by Councilwoman Won-Yoon. The motion carried on a roll call vote and was recorded as follows:

Councilman Kim:	Yes
Councilman Min:	Yes
Councilman Vietri:	Yes (Except 2025-43 and 2025-46)
Councilman Shin:	Yes
Councilwoman Won-Yoon:	Yes

COUNCIL REPORTS:

Councilman Shin reported from the DPW he would have a meeting with them on Thursday and would update everyone at that time. There was a snow storm the following Sunday night and he commended the DPW for clearing the roads. Councilman Shin stated as council chair for the DPW he drove around at 3AM to check on the status of the snow. Councilman Shin used Oakdene Avenue as an example which was half in Palisades Park and half in Leonia. Councilman Shin stated that there was physical evidence that Palisades Park did a better job with the plowing, and he was very proud and grateful. For the recreation department, Councilman Shin was scheduled to have his meeting with them that week and would also update the rest of the council. Councilman Shin stated he wanted to find out about other facilities that may be available. Mayor Kim stated the DPW was involved in improving and making a bigger precedent in Broad Avenue. The borough would have to invest in more planters, more benches, and more lighting. Mayor Kim stated he would work with Roberta Stern. Councilman Shin stated that was more of the bigger issues he also wanted to discuss.

Councilman Min stated due to it being the beginning of the year, he was still catching up with police meetings. Councilman Min stated they had a very productive police meeting the last time they came together, and came up with a variety of things to change. The police department was doing great, trying to move things around, and get work done. Each department was transitioning and he was looking to have monthly fire and OEM meetings as well.

Councilman Kim stated the respiratory virus, and flu was back, and advised residents to take caution.

Councilman Vietri did not have anything to report.

Councilwoman Won-Yoon reported regarding the library that they had a director from the year prior that had picked a library design. Five of the library board members had to go. Finally, they were in the process of hiring a new director, and they were working on a new form. Councilwoman Won-Yoon had to wait to hear back.

Mayor Kim stated the borough was improving systematically. They had a lot of projects to get completed and it was important to have everyone participate. Mayor Kim commended Roberta Stern for being instrumental in the follow up on the yellow lines of residential streets of Highland Avenue and First Street. This came together with the future creation of 47 parking spaces on Broad Avenue as well. Once the borough lightened up the resident streets but it would maximize and optimize residents to park and use meters. These meters would bring in revenue and create auxiliary parking spaces for Broad Avenue during the day time and weekends. This would provide security for residents that these specific spaces are only for residents. Mayor Kim stated on Fifth Street there is an illegal parking lot that the duplex on one side which was across from route 46 had created. The duplexes were running out of space to park so they were illegally parking on the route 46 downhill which was a liability. The borough had to make sure they enforced these rules but since they didn't have an alternative to park the borough was turning a blind eye which they shouldn't do. Roberta Stern stated she would speak to her connects at the

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county and see if she could get a deal going to potentially pave the area and turn it into parking spaces for the residents.

ATTORNEY REPORT;

Scott Krumholz did not have anything to report.

BA REPORT:

Borough Administrator Roberta Stern reported they were working on the grants that the town had received. They were in the process of organizing in order to get things moving so they didn't lost grants. Mayor Kim stated the new administration doubled the amount of grants which ultimately reduced tax money spent.

POLICE REPORT:

Captain James Rotundo Jr. extended his apologies from the police director who was not present due to an illness. Captain James Rotundo Jr. stated he wanted to echo Councilman Mins report that they had their first meeting with police committee including Councilman Shin. Captain Rotundo continued that Officer Juliano had successfully graduated the police academy, and was already in the field training program which was a few months long. Captain Rotundo thanked the council again for the promotions, and stated that they had assigned new tasks and duties in order to focus on the functionality of the department. Newly elected special police candidates were in the police academy doing night classes twice a week for 14 weeks. Once they completed this, they would be put out on the road. Captain Rotundo stated the two new traffic enforcement officers had completed their training and were on the road. The new squad was created and started on the 16th. There were new officers and sergeants in those squads.

Captain James Rotundo Jr. stated the year prior, they had implemented the quality-of-life detail which involved things like public drinking. This detail is when an intoxicated party is found and unable to take care of themselves, the police department will call and ambulance to have them transported. Unfortunately, this was a big bearing on the borough but thankfully they had access to Englewood Hospital that had an excess number of ambulances. The point is, if the ambulances are in town and needed for a medical emergency but they are actively responding to an intoxicated person, the department was trying to eliminate the intoxication before it occurred. Captain Rotundo stated in 2023 the borough had 193 intoxicated individual, the numbers may have been a bit off but it was definitely over that. Since they had implemented the quality-of-life detail, the number dropped to 142 not including issued summonses. The department was down a total of about 50 for just half the year. In the process of this, the department had established more ground rules they expected the officers to do. Mayor Kim stated that wasn't boring, it was improvement. Mayor Kim stated his ultimate goal was for the people who used Broad Avenue to see the different officers present. Mayor Kim brought up the issue of the hiring of crossing guards so it'd be nice if a remedy was found for dangerous times 4PM-7PM. Councilman Min stated in regards to that matter, it involved the amount of manpower needed, and provided. At the time the police department had 39 officers excluding special police. Captain Rotundo corrected that it was 37 officers. Councilman Min stated they were actively trying to fill the roles for traffic officers and special officers as well. There was a money issue that was a factor, as well as timeline. Every month they were trying to see what they could do to expedite to fill the spots. Mayor Kim thanked him and stated he was talking more about the crossing guard positions and to have them work during the busy hours which would make a difference.

Mayor Kim requested a motion to close and open to the public. Councilman Kim made a motion which was seconded by Councilman Shin. All joined in favor, none opposed.

PUBLIC PARTICIPATION:

Mayor Kim invited members of the public to speak at the dais. Deputy Mayor Frank Donahue stated that he didn't do this at the reorganization meeting. Frank Donahue wished the council good luck, and stated he understood there were many important issues to vote on with limited resources. Frank Donahue wished them all the best in decision making. Frank Donahue stated

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that he learned a lot at the meetings, and commended the governing body for articulating it well. Frank Donahue proposed for all the people who could not attend the meeting, if the important information could be posted as a newsletter of some sort. Frank Donahue stated there were residents that would be shocked to hear about what had been discussed at the last few meetings and thought they should get the opportunity to know. He used Josh Gottheimer as an example who sent out newsletters with the information. He was thrilled he was on the mayor advisory committee so they could discuss important matters from residents. Mayor Kim thanked Frank Donahue, and also informed him that the borough was already getting together newsletters but hadn't notified him yet.

Christopher Kwak wished everyone a happy new year, and thanked them for the swearing in ceremony. He wanted to go over a few things that he wanted to say. Christopher Kwak stated that since it was the new year, they had the opportunity to start on a clean slate. Since the swearing in of the federal administration had taken place, they could see the public was scared. There were a lot of issues where the public's trust in government didn't exist. It was seen as a waste to get involved when they were scared of the actions the government would take. People who cared and worried about their families, about their citizenship, were all issues that the governing body could change. With that being said, he asked that the mayor and governing body take the time to focus that year on things like affordable housing, which people needed to worry about. Christopher Kwak stated he knew Frank Donahue and he had instilled trust in him. At that time, residents had a lot of concern and urged the governing body to bring back the residents' trust. The reason people didn't come to the meetings wasn't because they didn't care, but because they were scared. Christopher Kwak stated residents came to the meetings because they had something to say and because they cared. If the governing body asked residents they would hear a whole slew of things, but because nobody ever asked, they wouldn't know. Christopher Kwak emulated the Palisades Park media page. Mayor Kim thanked him and stated the governing body needed negative reinforcement to and would take what he said into consideration.

Mayor Kim requested a motion to close the public session and return to the regular meeting. Councilman Min made a motion which was seconded by Councilman Kim.

ADJOURN:

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

Attest:



Sophia H. Jang, RMC
Borough Clerk