

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

Work Session
of the Mayor & Council
February 17, 2025

Borough of Palisades Park
Work Session of the Mayor and Council
February 17, 2025

MAYOR CHONG PAUL KIM WILL CALL THE MEETING TO ORDER:

STATEMENT:

- This is a Work Session 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	Present Via Zoom
Councilman Min	Present
Councilman Shin	Present
Councilman Vietri	Absent
Councilwoman Won-Yoon	Present
Borough Attorney Scott Krumholz	Present
Borough Administrator Roberta Stern	Present

ADOPTION OF MINUTES:

Reorganization meeting of the Mayor and Council:	January 6, 2025
Work Session of the Mayor and Council:	January 13, 2025
Regular Meeting of the Mayor and Council:	January 21, 2025
Special Meeting of the Mayor and Council:	January 31, 2025

Mayor Kim asked if any councilmembers had any questions or concerns regarding the meeting minutes. Councilwoman Won-Yoon reminded Mayor Kim that it was only a work session. Mayor Kim responded he was aware, and was not holding a vote on the minutes. Councilwoman Won-Yoon stated they had not received the minutes. Sophia Jang stated they would receive them soon. Mayor Kim stated as soon as they received the minutes, they would review them and make a decision on them at the regular session.

INTRODUCTION:

**ORDINANCE 2025-8 Amending Chapter 84 Entitled “Alcoholic Beverages” to
 Modify the Penalties for Violation**

Mayor Kim asked Borough Attorney Scott Krumholz to explain the modification. Scott Krumholz stated this was an amendment to Chapter 84 of the borough code which was entitled “Alcoholic Beverages”. Specifically, Article 2 entitled “Public Consumption”. Scott Krumholz specified even more that this modification pertained to Ordinance 84-19 regarding the consumption of alcoholic beverages in non-licensed premises to be prohibited, and would have to qualify as a BYOB premises. Scott Krumholz stated the already existing ordinance permits consumption of alcoholic beverages in restaurants, and establishments such as karaoke. The change to this ordinance was the inclusion of violations. Any non-conformity with the ordinance specifically not being a BYOB establishment and serving alcohol would result in a fee up to \$1,000 for the first violation, \$3,000 for the second violation, and \$5,000 for the third violation and anything after or imprisonment not to exceed 90 days, or both. Also, there could be a revocation of the permit. Mayor Kim thanked him for the explanation. Mayor Kim asked if any councilmembers had any questions. Councilwoman Won-Yoon needed clarity that the only thing that was being modified was chapter 84-19. Scott Krumholz stated what was underlined was what was added. Councilwoman Won-Yoon asked if the current verbiage for chapter 84-19

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would be removed and replaced with the added verbiage. Scott Krumholz agreed. Mayor Kim stated this would coincide with Councilwoman Lees alcohol ordinance that had curbed public intoxication with the conjunction of the improved police activities. Mayor Kim asked for a motion to close and open to the public. Councilman Shin stated he had a question. Councilman Shin asked if the alcohol consumption should be before midnight, after midnight they could not consume. Mayor Kim stated the owner or operator should not permit the consumption of wine from 12AM to 12PM. Mayor Kim asked how Scott Krumholz got that information. Scott Krumholz explained this was the existing ordinance. Alcohol could be served from noon to midnight, it could not be served from midnight to noon the following day. Councilman Shin stated this meant they could only consume alcohol until midnight and could not consume after. Scott Krumholz stated after midnight businesses could not allow the consumption of alcohol whether it was a BYOB establishment or a karaoke. If it was a question in whether the hours needed to be changed, was a different conversation but the information was based off of a preexisting ordinance. Councilman Min stated number eleven specified from 12 midnight to 12 noon. Councilman Min recommended just flipping it over so that it read from noon to 12 midnight. Scott Krumholz stated they couldn't do that because the ordinance read that the owner should not permit consumption. Roberta Stern stated between midnight and noon. Scott Krumholz stated he could include a statement of the opposite. Mayor Kim stated that was what lawyers did, they switched around wording. Mayor Kim asked if BYOB hours of operation and the alcohol serving hours of operation were different? Scott Krumholz responded they were two different things. Mayor Kim needed clarification that karaoke establishments could not allow alcohol consumption after 12AM. Scott Krumholz stated they didn't serve the alcohol, they only allowed it. Councilman Shin asked if this meant people couldn't consume alcohol on the premises after 12AM. Mayor Kim and Scott Krumholz responded no, this meant no consumption after midnight. Mayor Kim commented that this law had been inactive for some time, and the governing body was trying to reassess it. Councilman Min stated the rule was always there but they weren't always active in enforcing it. Mayor Kim asked if there were any more question before he opened it to the public.

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

Public Participation for Ordinance 2025-8

Mayor Kim reminded residents that they had three minutes each to speak.

Neris Papoters asked if before this was being enforced, did the karaoke establishments have a different time that they could serve. Mayor Kim responded no, the time was always from 12PM to 12AM. Mayor Kim stated at that time, they were redefining what it means to be a restaurant, and the areas that were allowed to be a BYOB establishment. Scott Krumholz stated just to be clear, this was always the ordinance, the borough had only amended to add penalties for establishments that violated including the hours of consumption. Scott Krumholz continued that this violation was also geared towards the non-licensed establishments that allowed alcohol consumption. Neris Papoters asked what restaurants would be considered BYOB, and asked if they were having a sign on it that stated it. Scott Krumholz stated that the establishment must have a kitchen. Mayor Kim stated it was a good question and read the verbiage of the ordinance. Mayor Kim read, "An establishment regularly and principally used for the purpose of providing meals to the public with an adequate kitchen and dining room equipped for the preparing, cooking, and serving of food for its customers." Neris Papoters asked if a pizzeria could qualify as a BYOB because some of them did have tables, or a dining area. Mayor Kim stated things had changed when it came to registering as a BYOB. In the past, business owners had to apply with the town for a BYOB license, but at the present time the state had taken control of the registrations. Neris Papoters asked if this meant that the state could decide who was allowed to consume the alcohol. Mayor Kim stated it wasn't about who could consume the alcohol, but it

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was about what business was presenting the idea of obtaining a BYOB license. Neris Papoters asked if this meant they had to have a license to be apply to be a BYOB. Mayor Kim responded they had to get a permit from the ABC. Scott Krumholz stated that was correct, they would have to follow state statutes. Mayor Kim stated the penalty went up from \$500, \$1,000, and \$3,000 to \$1,000, \$3,000, and \$5,000.

Eric Spieley came up and asked if this had anything to do with the bars. Mayor Kim responded no, the bars had liquor licenses. Mayor Kim stated they could allow people to bring their own liquor to drink at their establishments but the owners would only be losing money. Eric Spieley asked if they could serve this alcohol after midnight. Mayor Kim responded they could, and that there were two types of alcohol licenses. The first kind was for serving on premise, and taking away off premise consumption like a convenience liquor store. The hours used to be from 6AM-3AM but the governing body had recently changed it to 10AM-2AM. Eric Spieley stated he saw people frequently walking around with paper bags, and questioned how police would monitor this. Mayor Kim stated he knew this was apart of New York law, and wasn't sure how this was enforced in New Jersey law. Scott Krumholz stated that he could think of a number of instances but he would have to ask the police department to see how they handled that from a legal perspective and practical perspective. Scott Krumholz stated it could turn into illegal search and seizure if they did go and confiscate a bag and it didn't have alcohol in it. Scott Krumholz continued unless the officers had some type of probable cause, he was pretty sure the officers couldn't stop them. If for some reason there was alcohol in it then the individuals would be violating state and borough statutes. Councilman Min stated Councilman Shin and himself were apart of the police committee so he would reach out to the police department to try and obtain an answer regarding the statute and active enforcement on the issue. Mayor Kim asked Mr. Spieley if he would be attending the regular meeting. Mr. Spieley stated that he was. Mayor Kim asked if Councilman Min would be able to obtain an answer by then, and he agreed to do so. Mayor Kim stated it seemed like NJ didn't allow public drinking anywhere. Mr. Spieley stated he thought so, but he wanted to ask because he had seen so much of it. Mayor Kim responded as of 2021, there was no exception to be made for public drinking. Mr. Spieley stated this ultimately resulted in ambulances being called because the intoxicated individuals couldn't stand or function. Mayor Kim stated that unfortunately people did think it was okay to go into the public and drink like this. Mayor Kim asked if Councilman Min could also add to his list to ask the police department about this enforcement as well.

Mayor Kim requested a motion to close and return back to the work session. Councilman Min made a motion which was seconded by Councilman Shin. All joined in favor.

2nd READING/PUBLIC HEARING:

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

Mayor Kim asked if councilmembers had any questions. Mayor Kim requested a motion to close and open to the public. Councilman Min made a motion which was seconded by Councilman Kim. All joined in favor.

Public Participation for Ordinance 2025-7

Mayor Kim asked if there were any questions and explained that this ordinance was to increase the amount of money for donations to the schools. Some one asked what the fee was. Mayor Kim stated the fee was \$150 but would be raised to \$200. Scott Krumholz stated the fee was raised to \$250. Sophia Jang responded it was \$200. Scott Krumholz clarified for a ceremony taking place in borough hall the cost was \$200, but if it was outside of borough hall then the fee would be \$250, not to exceed \$350. Any ceremony taking place outside of the municipality would pay a fee of \$450. Mayor Kim also stated that they were thinking about fixing and painting the tunnels on Route 46 but they had to put up concrete slabs first. Mayor Kim

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continued that he thought this would be a fun project for students to participate in, to beautify the tunnels.

Mayor Kim asked for a motion to close and open back up to the public. Councilman Min made a motion which was seconded by Councilman Kim. All joined in favor, none opposed.

DISCUSSION (ITEMS FOR CONSENT AGENDA)

RESOLUTION 2025-58	Claims
RESOLUTION 2025-59	Acceptance of FY 24 Open Space Grant (Re: Columbus Park)
RESOLUTION 2025-60	Authorizing FY 25 CDBG Grant (Re: Commercial Avenue)
RESOLUTION 2025-61	Acceptance of FY24 CDBG Grant (Re: Lincoln Street)
RESOLUTION 2025-62	Mayor's Nomination and /or Appointment for 2025
RESOLUTION 2025-63	Authorization of Refund of Marriage License Fee (Re: #2024-056)
RESOLUTION 2025-64	Authorization of Refund for Duplicate Tax Payment in the Amount of \$5,409.00 (Re:4 Burr Place)
RESOLUTION 2025-65	Authorization of Award Contract - Affordable Housing Attorney
RESOLUTION 2025-66	Authorization of Award Contract - Borough Public Defender
RESOLUTION 2025-67	Authorization of Award Contract - Grant Consultant and Grants Administration Service
RESOLUTION 2025-68	Authorization of Award Contract- Labor Counsel
RESOLUTION 2025-69	Authorization of Award Contract- Planning Board Attorney
RESOLUTION 2025-70	Authorization of Award Contract - Rent Leveling Attorney
RESOLUTION 2025-71	Authorization of Award Contract - Special Matters and Conflicts of Interest
RESOLUTION 2025-72	Authorization of Award Contract - Pool Attorney
RESOLUTION 2025-73	Appointment of Officer- In- Charge (Re: G. Beck)
RESOLUTION 2025-74	Authorization of Handicapped Parking Space (Re: 205 13 TH Street)
RESOLUTION 2025-75	Authorization of Handicapped Parking Space (Re: 275 9 th Street, #4)
RESOLUTION 2025-76	Hiring of Part- Time Traffic Enforcement Officer (Re: J. Lagrosa)
RESOLUTION 2025-77	Hiring of Part-Time Code Enforcement Officer (Re: P. Kim)
RESOLUTION 2025-78	Hiring of Clerk Secretary
RESOLUTION 2025-79	Hiring Website Administrator and Graphic Designer (Re: D. Kang)
RESOLUTION 2025-80	Hiring Borough Computer Services Consultant (Re: K. Bruno Jr)
RESOLUTION 2025-81	Authorization of Advertise for the Hiring of Part-Time Court Translator
RESOLUTION 2025-82	Authorization of Payment for High School Prom Bus
RESOLUTION 2025-83	Award of Transportation for 2025 Senior Citizen Trips
RESOLUTION 2025-84	Authorizing Payment to Vendors for Park Development West Condominium Association
RESOLUTION 2025-85	Direction the Planning Board to Investigate the Property designated in need of Redevelopment (Re: 121-131 West Ruby Avenue and 20-40 Fairview Street)
RESOLUTION 2025-86	Authorization of Award Contract - Special Matters and Conflicts of Interest
RESOLUTION 2025-87	Authorization of Award Contract - Special Matters and Conflicts of Interest
RESOLUTION 2025-88	Authorization of Award Contract - Special Matters and Conflicts of Interest
RESOLUTION 2025-89	Authorization of Award Contract - Special Matters and Conflicts of Interest

Following the discussion regarding resolution 2025-80, Councilwoman Won-Yoon stated She didn't have a question but she wanted to add a resolution. Councilwoman Won-Yoon explained that this resolution was regarding the 125th history book that was published in January. They did have an ISBN number but when they listed it in Amazon.com – which was a part of the resolution – they realized that since Amazon.com is a retailer and added on an additional 55% on top making the book \$44 which was too much. Councilwoman Won-Yoon stated that the solution was to switch to a different vendor so they went with Ingram Spark that had helped with the publishing. They would charge the borough whole sale price which was \$22. All that was needed was the amendment of the original resolution from Amazon.com to IngramSpark.com. Councilwoman Won-Yoon stated she had already created a e-link to post on the website so people could purchase.

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RESOLUTION 2025-58 Claims

Mayor Kim advised councilmembers to take a look over the claims. Maria Elefteriou was present from the finance department to go over any questions. It seemed like a lot of the contracts were from the mayor's appointment list that he had still not finished. It seemed like there were also two handicap spaces that were approved by the police department. Mayor Kim asked Maria Elefteriou to explain the claim of February 24, 2025 for Bowler sports shop recreation, and the description read soccer. Mayor Kim told Maria Elefteriou to forget about his question because he answered it himself. Mayor Kim stated January 29, 2025 for \$5,053.05 for uniform construct code. Mayor Kim asked what a uniform construct code was. Roberta Stern stated that this was from the fees that the borough collected that was send to the state. Mayor Kim also questioned the uniform fire safety act. Maria Elefterious stated it was payroll. Mayor Kim asked who was getting paid for that. Maria Elefterious stated it was for the firefighters. Councilwoman Won-Yoon questioned February 24, 2025 appraisal systems inc which was \$50,800. Mayor Kim stated this was for the boroughs tax value being periodically assessed. Councilwoman Won-Yoon asked if this was for the associate appraisal group which was \$12,700. Mayor Kim stated that was the one. Councilwoman Won-Yoon asked if that was the appraisal group, who was appraisal systems inc. Maria Elefterious stated those were the ones that were assessing borough properties. Scott Krumholz stated there were two, one for \$50,800 and another for \$12,700. Maria Elefterious asked if Councilwoman Won-Yoon wanted her to pull the invoice. Mayor Kim asked for her to just bring it to them by the next meeting and when she did find it, to just give it to the borough administrator. Mayor Kim asked about a charge on page three entitled Borough of Ridgefield for \$57,000, \$49,000, and \$45,000. Mayor Kim asked if these payments were for the second third and fourth quarter of the sewer that the borough was responsible for. Mayor Kim asked if the borough administrator had taken a look at the contract. Roberta Stern stated she spoke to the chief financial officer in Ridgefield to get a copy of the contract. Mayor Kim asked her to see if the contract was expired or soon to be expired. Mayor Kim asked why the borough of Ridgefield was not in the claims when it was the second, third, and fourth quarter. Maria Elefterious stated they had to send them the bill. Roberta Stern stated the Chief Financial Officer Roy Riggitano did not approve the bill at the time. Once a bill was received from Ridgefield, it was sent to the engineer to approve it. Mayor Kim stated that was correct, they did need to cross reference it. Mayor Kim asked why Roy Riggitano didn't approve the bill. Roberta Stern stated he hadn't seen the engineer give the appropriate letter to say it was okay to pay it. Mayor Kim stated as long as it didn't happen again because Ridgefield was the boroughs neighboring town. Mayor Kim asked for Maria Elefterious to pull the invoice for February 24, 2025 for Dale Marketing Emergency Management for \$1,747.81. Roberta Stern agreed to look into this. Mayor Kim asked what a chase fund was for. Maria Elefterious stated it was for the fire department. Mayor Kim asked for her to pull this too. Mayor Kim questioned on page four Fund Power Entertainment for \$2,600 for the summer youth program. Mayor Kim asked why they were paying this now for people who worked summer jobs. Maria Elefterious stated the recreation department tended to give the bills late. Mayor Kim stated it was okay he just wanted to make sure all the bills were accounted for. Councilwoman Won-Yoon questioned a claim on page five for IPS Group. Councilwoman Won-Yoon knew this was for parking because it stated parking permit fees. Councilwoman Won-Yoon asked if there were really parking permit fees or were they included. Maria Elefterious stated where ever it said residential permit fees, that was the account that it was being charged too. It wasn't that they were all permit fees it was just the line that it was getting charged to. If they looked next to it, it listed out more of the details. Mayor Kim asked Maria Elefteriou to pull out the invoice for the institute for forensics. Roberta Stern stated that was when they were interviewing the new psych test for the new police officers. Mayor Kim stated he understood, and to forget about his request. Mayor Kim asked Councilwoman Won-Yoon what the charge was for \$425. Councilwoman Won-Yoon stated this was part of the publishing fee and the description was not right, because this was in fact an agency fee. Mayor Kim asked what the portable toilets were for, and asked if they were for 12 Bellview Place. Maria Elefterious stated this was for the 125th anniversary block party, and was a bill that was submitted late. Mayor Kim asked for councilmembers to let him know if they were done with going over Resolution 2025-58.

RESOLUTION 2025-59 Acceptance of FY 24 Open Space Grant (Re: Columbus Park)
RESOLUTION 2025-60 Authorizing FY 25 CDBG Grant (Re: Commercial Avenue)

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RESOLUTION 2025-61 Acceptance of FY24 CDBG Grant (Re: Lincoln Street)

Councilwoman Won-Yoon asked if both grant resolutions was for the paving. Mayor Kim responded it was. Roberta Stern stated there was only a small amount of Lincoln Street that was eligible for the area of community development. Mayor Kim stated the good news was that the borough had received their money for Columbus Park. Mayor Kim stated this included incorporating Councilman Shins favorite, to play pickleball, and a doggy park.

**RESOLUTION 2025-79 Hiring Website Administrator and Graphic Designer
(Re: D.Kang)**

Mayor Kim explained that this individual was a consultant and had almost completed the job of creating a whole new borough website that they could handle themselves in order to save money on third party vendors. They had previously been charged \$20,000 to \$30,000 a year to make changes to content therefore they created their own webpage that Councilman Min helped work on. Mayor Kim stated Bella Lee was out on disability and they needed someone to update the LED sign in the parking lot, the borough website, and social media. This also included all departments that wanted to advertise what they wanted. Mayor Kim explained they would have to send it to the borough administrator who would authorize Mr. Kang to make the changes for a nominal fee of \$10,000. Councilwoman Won-Yoon asked if there would be a fee. Mayor Kim responded it would just be \$10,000. Councilwoman Won-Yoon asked if it was \$10,000 for the whole year. Mayor Kim responded it was. Councilwoman Shin stated the name was different in the resolution and needed to be changed. Sophia Jang stated she would change it.

RESOLUTION 2025-80 Hiring Borough Computer Services Consultant (Re: K. Bruno Jr)

Councilman Shin asked what amount Kenneth Bruno Jr. would be receiving for his position. Mayor Kim stated it would be \$25,000 for the year. Kenneth Bruno Jr. would be handling the work that the Bergen County IT service would not do. Mayor Kim believed he would be a benefit and pay for all labor depending on what was asked of him. Councilman Shin asked if they paid by hour. Mayor Kim stated no, it was a solid \$25,000 to use him as much as they wanted. Councilwoman Won-Yoon asked what kind of services he would provide, and by when because they needed a service log. Roberta Stern stated they had a service log. Mayor Kim asked Sophia Jang to just add in the scope of services. Councilwoman Won-Yoon stated she wasn't really talking about the scope of services but a way to make sure that the services they were paying for were being kept in a service log. Mayor Kim agreed with Councilwoman Won-Yoon and asked Roberta Stern to advise Kenneth Bruno Jr. if anytime he worked on something, a service log was created. Roberta Stern stated she would do so. Mayor Kim remembered something had to be changed but couldn't remember what. Mayor Kim remembered that the 12 Bellview resolution needed to be changed because things were changing. Roberta Stern stated it wasn't changing the resolution, but she had to sit down with Scott Krumholz and look over it. This was a matter of payment, and the borough already had a contract with them which was approved to demolish the building and remove the asbestos. Roberta Stern asked Mayor Kim if he remembered that a change order was done and there was extra money because asbestos was involved. Mayor Kim asked if they were doing a new one. Scott Krumholz asked Mayor Kim to allow Roberta Stern to finish. Roberta Stern stated they had a problem because the original contract included taking out the basement and the footings but they were unable to do that without creating a difficult situation on the property because without the retaining wall, there could have been a lot of damage to the townhouses located at the bottom of the slope. Roberta Sterns continued that they had to keep it until they met with the engineer and planner who believed there was something in the contract that covered it. Roberta Stern wasn't sure where it was in the contract because she had never seen it. Mayor Kim stated he believed that they had to dig out the remainder of the basement because they could not put concrete parts in. Mayor Kim stated that the concern of the retaining wall is a valid concern because it was going to break. Roberta Stern added that the retaining wall was in the back, and the property in the back of them went down 20 feet. Mayor Kim asked if it was next to the apartments. Roberta Stern stated it was, and she also wasn't sure how it was even allowed because at the back of the apartment was a big empty hole. Scott Krumholz stated the meeting between the engineer and the planner – Roberta Stern interjected and stated they had to figure out something because she wasn't paying them anything. Mayor Kim stated they had to modify or amend the resolution. Roberta Stern stated no, it depended on what they found out. She wasn't going to pay them at that point in time even though the building was already taken down. She may have given them a partial payment until they determined what the next steps would be. Roberta Stern stated they had sent to her a harmless email that day offering a \$6,700 credit although she felt as if that wasn't a bargain.

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Mayor Kim stated the problem was that the services that were needed were not advertised in the bid packet. Roberta Stern stated the scope of services that was in the bid packet was vague, all it said was remove asbestos, and if there was other language in there then it wasn't in the scope of services. Scott Krumholz stated they had to go back to the first bid packet for the demolition. Roberta Stern responded that was the one she was talking about, and there was nothing in it.

RESOLUTION 2025-83 Award of Transportation for 2025 Senior Citizen Trips

Mayor Kim asked Sophia Jang to make sure that there were only three trips on there. Councilman Shin stated there was no resolution attached to this, and asked if it would be available by the regular session. Mayor Kim assured him that it would be, and they would follow up on it.

RESOLUTION 2025-86 Authorization of Award Contract - Special Matters and Conflicts of Interest

RESOLUTION 2025-87 Authorization of Award Contract - Special Matters and Conflicts of Interest

RESOLUTION 2025-88 Authorization of Award Contract - Special Matters and Conflicts of Interest

RESOLUTION 2025-89 Authorization of Award Contract - Special Matters and Conflicts of Interest

Councilwoman Won-Yoon stated she didn't see these resolutions in her packet, and asked if that meant that they didn't have candidates. Mayor Kim stated they were going to award the contracts. Scott Krumholz stated there were still more attorneys being accounted for. Mayor Kim stated they were all mayor appointments but unfortunately there were other things that needed to be handled that Roberta Stern was working on. Councilwoman Won-Yoon asked if this meant they didn't have all the details.

COUNCIL REPORTS

Councilwoman Won-Yoon stated that she would make a report at the regular meeting although she wanted to bring up a request by the library director. Councilwoman Won-Yoon stated when it snowed, the DPW would remove the snow at the library around 10AM when staff was scheduled to arrive by 9AM so they requested if the snow was removed before 9AM. Mayor Kim asked if Councilman Shin could speak to the DPW regarding this issue. Councilman Shin didn't hear the request and asked Councilwoman Won-Yoon to repeat. After Councilwoman Won-Yoon repeated, Councilman Shin assured he would confirm with DPW and let everyone know.

Councilman Kim stated the flu was going around as well as other infectious illnesses. Councilman Kim urged everyone to take care of their health.

Councilman Min stated he would produce his report at the regular meeting.

Councilman Shin reported that he had his initial meeting with the recreation department so they had put together all the events for the year. During Christmas season, they had to make sure that they made Broad Avenue more decorative and also mentioned that at this time there were a lot of broken decorations. Councilman Shin continued that he would meet with the head of the swimming pool the next day to discuss the splash pad project. Mayor Kim asked while he was at it to check in on the cement that surrounded the pool because it was cracked. Mayor Kim asked who did the cementing, and what company was used to see how much it would cost to upkeep this. Roberta Stern stated she believed that this could all be included in the pool project.

Councilwoman Lee did not have anything to report.

ATTORNEY REPORT

Borough Attorney Scott Krumholz stated that he did not have anything to report.

BA REPORT

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Borough Administrator Roberta Stern reported that she was going to report on 12 Bellview but they had already discussed it. She was happy they were moving forward with the property to be developed in order for residents and shoppers to be able to enjoy and benefit from.

POLICE REPORT

Councilman Min stated they would report at the regular session.

Mayor Kim requested a motion to close and open to the public. Councilman Kim made a motion which was seconded by Councilwoman Won-Yoon. All joined in favor.

PUBLIC PARTICIPATION

Mayor Kim reminded members of the public that they each had three minutes to speak about their concerns.

Neris Papoters stated she missed a few meetings so she wanted a little update on a few things. Neris Papoters asked if the borough was going to allow rental units in basements. Mayor Kim stated this was still a work in progress, and it was possible that the borough could legalize basement rental units. This would create a chain reaction that could fix a lot of issues the borough had. Mayor Kim stated as of the present moment, if a basement unit was occupied it was illegal. Because the governing body did not regulate through fire, or building code there were a lot of problems at hand. Therefore, he wanted to create a way that residents could also participate legally which could then be enforced. Mayor Kim stated this would benefit the residents, and could potentially even open opportunities for the duplexes or six over six residents to modify, follow the new fire and building codes, and rent these units legally. Once they complied with the building and fire codes they could then rent and the borough could enforce these codes. Once this happened, there would be a lot of people who didn't go the correct route of making these units legal. Homeowners made excuses that it was a family member living there, or an old friend. The problem with these excuses is that ultimately it could result in the death of the person living in the basement due to an emergency such as a fire. Mayor Kim assured that insurance companies would not cover the damages of an illegal basement rental. Mayor Kim continued that the benefits of this was also that the owners could rent the units giving them an increase in income, and also increase the value of their homes. The benefits for the borough included an increase in taxes. Mayor Kim stated that the new administration for the last year had a new reform. They made sure when taxes were collected, it was spent wisely and only to benefit the people. Mayor Kim stated they may even address moving more funds to make sure people who should be legally living in town, are living in town. Neris Papoters asked how they would know which apartment was legal and which apartment was not based on basement rentals. Neris Papoters asked who they could report illegal apartments to because it wasn't right that residents had to witness such and couldn't say anything. Mayor Kim stated slowly but surely, they would do a sweep with the permission of the governing body if the ordinance was approved. Mayor Kim commented that some duplexes had ten people living in them which was \$500 per person which was a fire hazard. Neris Papoters stated for example if her neighbor had an illegal basement that went on fire, how would she be sure that her home and family is safe when there isn't even a bathroom in the basement. Mayor Kim stated if she went before the zoning board of adjustments there was no way that they would approve a bathroom in the basement. It wasn't about having a bathroom or not, but about the governing body to do their duties in enforcing regulations such as fire, and building codes. Mayor Kim stated this would also address the parking issues. Mayor Kim stated some people rented their basements, but still wanted more money so they rented out their driveways and owners would park in the street. One of the intricate parts of the ordinance was that the garage was only to be used for cars not for storage. Neris Papoters asked if they had been hiding it for so long why would Mayor Kim think they would report it now. Mayor Kim stated they would go walk around which was why they were hiring new code enforcement officers. Roberta Stern stated in truth, people would call and make the governing body aware that there were certain issues or situations taking place. That saved code enforcement officers from visiting that property but it would be investigated. Roberta Stern stated see something, say something. Neris Papoters responded it didn't work like that. Neris Papoters asked what Resolution 2025-72 was regarding. Mayor Kim responded this was regarding the pool attorney that would handle all pool related legal matters.

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Eric Spieley stated he was encouraged from what he was hearing pertaining to the illegal apartments, illegal use of garages as warehouses, and the renting of parking spaces. Mayor Kim jokingly stated a man cave. Eric Spieley responded a man cave was fine. Mr. Spieley but he was encouraged that they were going to look and check things out. Mr. Spieley stated he had a property on his block that had ten pickup trucks parked on the property. Mayor Kim stated they would change the history of Palisades Park, and they were heading in the right direction. Eric Spieley stated it was an issue for a long time ever since the apartment buildings went up. Mayor Kim stated it was when the duplexes went up. Eric Spieley responded it was before then, and thanked him.

Joseph Spallazo stated he had a few questions from his wife. Mr. Spallazo stated there hasn't been a crossing guard at East Central Boulevard and when the kids get out of school there wasn't anyone to cross the kids. Joseph Spallazo stated that the street lights were really dim, and asked if there was anything they could do to light up the streets better. Mayor Kim stated Councilman Min knows about the lack of crossing guards and are addressing it so that in the future they wouldn't have a lack of crossing guards. Concerning the street lights, the borough administrator was working with PSEG on a grant program to have them replaced with LED lighting.

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

ADJOURN

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

Attest:



Sophia H. Jang, RMC
Borough Clerk