

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

Work Session  
of the Mayor & Council  
April 21, 2025

Borough of Palisades Park  
Work Session of the Mayor and Council  
April 21, 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://palisadesparknj.org/>
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 |
| Councilman Min        | Present |
| Councilman Shin       | Present |
| Councilman Vietri     | Absent  |
| Councilwoman Won-Yoon | Present |

|                                     |         |
|-------------------------------------|---------|
| Borough Attorney Scott Krumholz     | Present |
| Borough Administrator Roberta Stern | Present |

Mayor Kim requested a motion to close and enter an executive session. Councilman Kim made a motion which was seconded by Councilwoman Won-Yoon.

**EXECUTIVE SESSION** for Insurance Education

Mayor Kim requested a motion to close the executive session and return to the work session. Councilman Kim made a motion to close which was seconded by Councilman Min. Mayor Kim asked if the council wanted to make a statement.

Mayor Kim stated there were two resolutions that did not make the agenda but would be on the agenda for the regular meeting the following Monday, the 28<sup>th</sup> of April. The resolution numbers would most likely be Resolution 2025-142 and 2025-143. The first resolution adopted the area in need of redevelopment designation for one of the builder remedy participants or litigants. With regard to that same litigant, the second resolution would be a resolution adopting a redevelopment plan for that same property. Mayor Kim reconfirmed that it was a redevelopment plan for the area in need. It was confirmed and the Planning Board made a finding the previous month that this property was in an area in need of redevelopment. They were going to then agree to the Planning Board's determinations. The second step was to develop a redevelopment plan.

Mayor Kim asked when they would add the resolution. In response, the resolutions were done and were forwarded but were not able to make the agenda. Mayor Kim stated that the governing body should have had them that day. In response, it was said that it should have been given to them by the next day. Mayor Kim acknowledged that the resolution should be given the next day and asked if there were any other questions, to contact Scott Krumholz.

**ADOPTION OF MINUTES:**

|   |                |
|---|----------------|
| Work Session of the Mayor and Council:      | March 17, 2025 |
| Executive Session of the Mayor and Council: | March 17, 2025 |
| Regular Meeting of the Mayor and Council:   | March 24, 2025 |
| Executive Session of the Mayor and Council: | March 24, 2025 |

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Borough Clerk Sophia Jang stated that the meeting minutes were still being prepared and would be delivered as soon as they were ready. Mayor Kim asked when the minutes would be ready. Sophia Jang responded that the minutes would be completed before the upcoming Thursday. Mayor Kim advised council members that they would have the weekend to review.

**INTRODUCTION:**

**ORDINANCE 2025-13      Bond Ordinance for Authorization for Various Road Improvements**

Mayor Kim asked council members if they had any questions about the ordinance. This ordinance was for the various road improvements which required a lot of upkeep. Some roads did not qualify for grants. The town was spending a considerable amount this year on road improvements. Mayor Kim stated they would continue for next year as well. It was very important that the public felt safe on the roads, and they had to re-address the issue. The majority would be from the boroughs fund. Councilwoman Won-Yoon asked for clarification if this bond was a new one or not. Mayor Kim confirmed that it was not new. All the roads being spoken about were First Street, Second Street, Fourth Street, Edsall Avenue, and Central from Grand all the way to ShopRite. Borough Administrator Roberta Stern mentioned that Central was separate from this bond ordinance. These were the four streets that were a part of it. Two of them the borough had a bit of money from an old bond but after review and repricing, the bond would cover those streets full drainage, paving and all the necessary work. Mayor Kim asked when the Central Boulevard and Grand Avenue to ShopRite was happening. Roberta Stern stated that there was a walkthrough the following day. In this walkthrough, they designated which curbs and all additional details. That work was going to be done in the following two weeks. Mayor Kim asked if the drawings were ready. Roberta Stern stated the drawings were done. Central Avenue was finished, and they were just doing it. Everything was done with Central Avenue except paving. Mayor Kim stated that if there were no further questions they would be moving forward.

**ORDINANCE 2025-14      Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A.40A:4-45.14)**

Mayor Kim asked Chief Financial Officer Roy Riggitano if he could explain this ordinance. Roy Riggitano explained everything that had happened every year at that time. The first thing that the Mayor and Council did was entertain an ordinance that would increase the cap from two and a half to three and a half percent. It was not a spending appropriation; it just allowed the borough more leniency into the following two-year budget process. Mayor Kim asked if any of the council members had any questions. Roy Riggitano asked if there was anything else for the budget that week. Mayor Kim responded that they would talk about it in a later ordinance.

**ORDINANCE 2025-15      Establishment of Salaries for Year 2025**

Mayor Kim explained to the council that the ordinance was not completed yet. He was not able to get to it but promised he would get it to them by Thursday. There were a few changes. Some of the salaries should have had a higher range. Some had to be checked as well. Mayor Kim requested to wait until Thursday to conclude the list and send them to the council.

**2<sup>ND</sup> READING/HEARING;**

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

Mayor Kim asked Scott Krumholz if he could explain. Scott Krumholz explained that the current ordinance imposed a fine of no more than 500 dollars for violations of the alcohol beverage

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policy relating to BYOB. This increased that fine to \$1,000 for the first violation, \$3,000 for the second violation, and \$5,000 dollars for third and subsequent violation. Mayor Kim stated that it was considerable, so they didn't make the mistake twice. Mayor Kim asked if there are any questions about the ordinance.

**ORDINANCE 2025-9            Amending Chapter 282, Vehicles and Parking, Relating to Handicap Parking**

Mayor Kim asked Scott Krumholz to explain the details of the change. Scott Krumholz stated that this ordinance amended the existing ordinance regarding handicapped parking, and it specifically detailed some of the application requirements for residents to obtain handicapped parking spaces adjacent to their property. This included the documentation that needed to be provided. The review of these documents would be provided by the police department, and the basis of either accepting or rejecting the application. Roberta Stern mentioned that there was also a penalty if the town was not informed after the individual was no longer using the spot.

Scott Krumholz continued by saying that the current ordinance did not provide any penalties and if a property owner did not advise the municipality within 30 days of any change with regard to the need for that handicap space, they would incur a fine. Scott Krumholz continued that they had incorporated a revision that required the property owner to notify the borough within 30 days if there had been a change and there was no longer a need for that space. That penalty was believed to be \$500 or \$250 dollars. Scott Krumholz then confirmed that it was \$250 dollars. Mayor Kim asked for confirmation that the penalty was the only thing added at the end. Scott Krumholz confirmed his statement, Mayor Kim asked if there were any other questions regarding the ordinance.

**ORDINANCE 2025-10        Amending Chapter 116-3, Construction Code Fees**

Mayor Kim mentioned that as the council knew, there was a new recommendation from the building department, especially with the influx of developments in town, and what was going on. Because of the advice from the building department, here they were in the second reading. Mayor Kim believed it was a fair breakdown of the price. Mayor Kim then asked if there were any questions from the council members and there was no response.

**ORDINANCE 2025-11        Amending Chapter 167-30(A)(4), Escrows**

Mayor Kim stated that this also was part of the development that they were going to face. A lot of people had been putting in money for resources provided, for the applications. It seemed like the borough needed an escrow amount greater than \$1,000 so they increased it. Mayor Kim asked if there were any questions regarding the ordinance. There were no questions asked.

**ORDINANCE 2025-12        Creating Chapter 141, Entitled "Filming and Photography"**

Mayor Kim stated that they did not have this type of law. Mayor Kim believed it was prudent that the borough prepared a law for the future about the rights and what they could and could not do when anyone came to visit Palisades Park to do filming or photography or what not. Mayor Kim asked if there were any questions regarding the ordinance.

**ORDINANCE 2024-12        Bond Ordinance for Authorization for Improvement of Palisades Boulevard Phase II (Re-Introduction)**

Mayor Kim asked Roberta Stern to explain the ordinance. Roberta Stern stated that this bond was authorized back in 2024 before she was a part of the municipality, so she did not know the exact date. Roberta Stern continued to explain what happened was the auditors realized the borough had never taken the proper vote for this ordinance, so they were technically just voting again so the record was clear. Mayor Kim went over the fact that in the governing body, there was a process and an error so they would do it one more time. Mayor Kim asked if there were any questions regarding the ordinance.

**OFF CONSENT AGENDA:**

**RESOLUTION 2025-122 Approving First Amendment to Settlement Agreement with Leem's Corporation**

Mayor Kim requested Scott Krumholz to explain what was going on with this resolution. Scott Krumholz explained that Leem's Corporation was one of the plaintiffs in the builder's remedy lawsuits. The council had previously approved of the settlement agreement with this developer. As part of that agreement, there were certain time frames, and it appeared there would be about a two-week lag between the dates provided in the settlement agreement and dates the governing body conducted meetings. Therefore, instead of scheduling a special meeting, the governing body decided it would be simpler and easier to amend the agreement and to push the date back a few weeks. The developer was courteous enough to agree with that, so they memorialized the agreement, and had a resolution for the council to hopefully approve that settlement agreement so that a special meeting wasn't needed to take the action. Mayor Kim stated that time was of the essence as well. Scott Krumholz mentioned that there was the same explanation for the following Resolution 2025-123, just a different plaintiff. Mayor Kim stated that it was a different location. Scott Krumholz advised the council that this issue needed to be voted on that night. Mayor Kim asked if there were any questions regarding Resolutions 2025-122 and 2025-123. He acknowledged it was uncommon to vote on a work session, but because time was of the essence, and the compliance the borough had to do because of the settlement, they had to decide that night. If this was deemed by the court, then the governing body should decide by that night. Mayor Kim asked if there were any questions regarding the two resolutions. There were no questions asked. Sophia Jang mentioned that they still needed to vote. Scott Krumholz stated that they could do the vote right then and there. Mayor Kim agreed. Mayor Kim requested a motion for Resolution 2025-122. Mayor Kim then asked why they couldn't do it for both 2025-122 and 2025-123. Sophia Jang explained that it was because of off consent that each one had to be done individually. Mayor Kim asked again for a motion to pass Resolution 2025-122. 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 |
| Councilwoman Lee      | Yes |
| Councilman Min        | Yes |
| Councilman Shin       | Yes |
| Councilwoman Won-Yoon | Yes |

Sophia Jang announced off consent Resolution 2025-122 was passed.

Mayor Kim thanked Sophia Jang. Mayor Kim also stated that if there was an off-consent agenda that needed to be voted on, to put a notation on the agenda that it needed to be voted on. Sophia Jang stated that there was a notation that says, "Action to be taken" Mayor Kim apologized and stated that he was blind. Mayor Kim thanked the council members for the vote and suggested moving to the next resolution.

**RESOLUTION 2025-123 Approving First Amendment to Settlement Agreement with Fan Associates, LLC**

Mayor Kim requested a motion to pass Resolution 2025-123. He understood that it was a tough pill to swallow. Councilman Shin made a motion which was seconded by Councilman Min. The motion carried on a roll call vote and was recorded as follows:

|                  |     |
|------------------|-----|
| Council Kim      | Yes |
| Councilwoman Lee | Yes |

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|                       |     |
|-----------------------|-----|
| Councilman Min        | Yes |
| Councilman Shin       | Yes |
| Councilwoman Won-Yoon | Yes |

Sophia Jang announced the Resolution 2025-123 was passed. Mayor Kim thanked Sophia Jang and the council.

**RESOLUTION 2025-124 Introduction of 2025 Municipal Budget**

Mayor Kim stated that this would be the 2025 municipal budget of Palisades Park. He asked Roy Riggitano to come up and explain the difference between that years and last year's budget and why it increased. Mayor Kim knew one of the reasons it went up was because the joint health insurance raised the price by 25 percent for all employees. Roy Riggitano stated that there were three lined items that were now in the double digits. The group insurance, which was health insurance, was up 20 percent. This was statewide and not just the borough of Palisades Park. Regular liability insurance was also up. Those were due in part to the settlements that the borough had. Most importantly, which people didn't know was the garbage contracts and tipping fees have doubled also from 7 to 12 percent. That was also part in conjunction with BCUA itself, Bergen County Utilities Authority. The pension increased as well. The Mayor and Council have no say basically on those four items. They are all state mandated, state pay. If you took their rule into consideration, it was over one million dollars in increases. Again, just like other towns that they were going to read in the next couple weeks. The newspaper was going to do a suppositum on budgets in Bergen County. The borough was right in the middle. They were not the lowest, but they were not the highest. They were going to see towns coming in at roughly \$150 and going to see towns at \$500. The borough was at about a \$325 dollar range. Roy Riggitano stated kudos to the Mayor and Council for keeping it low. Mayor Kim gave kudos to Roy Riggitano for making it happen. Mayor Kim asked if there were any questions to the Council. Roy Riggitano stated to Mayor Kim that the mayor would do his introduction and then they could enact after that. Roy Riggitano stated, and they would probably because they had a couple things they wanted to go over. Councilman Min asked if they were supposed to have the resolution, they must vote on to get the extension because they were already on a deadline. Mayor Kim responded that it was coming up. Roy Riggitano stated that from what he understood, the borough didn't need the resolution, but he believed the mayor had one in place. Sophia Jang stated that they already had put Resolution 2025-126. Mayor Kim asked again if anyone had any questions. Councilwoman Won-Yoon asked when residents could see the budget details. Sophia Jang responded after the introduction. Roy Riggitano clarified that the budget was done and the budget for introduction was done, they were just waiting for the introduction which would be Monday the 28<sup>th</sup>. Roy Riggitano stated the public did not have a say on that. Of course they could ask questions, but the borough would not entertain until the hearing, which was May 28<sup>th</sup>. Councilman Min asked if they were supposed to vote on the budget extension first. Mayor Kim stated that it was also on that as well. Roy Riggitano responded that it was there. The cost-of-living increase, the budget cap, the extension, and finally the budget. Mayor Kim asked him to repeat himself one more time. Roy Riggitano repeated to call the ordinance first, which was going from two and a half to three and a half. Mayor Kim asked to clarify the first point. Sophia Jang clarified he was talking about the ordinance. Mayor Kim repeated the fact that they were talking about calling the ordinance. Roy Riggitano repeated that it was going from two and a half to three and a half. Then it was the extension, then the budget intro. Councilman Min stated that they had often sent budget extension resolutions there and asked if they were supposed to vote on that first before they did the voting on the introduction for the budget. Sophia Jang mentions that today was the work session, and a vote wasn't needed. Roy Riggitano and Mayor Kim stated that it would be done the following week. Councilman Min stated that he understood now. Mayor Kim stated that he felt much better and chuckled. Councilman Min explained that he assumed they were taking all the actions today on the five items. Roy Riggitano mentioned that it could

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not be off consent. Councilwoman Won-Yoon stated that in terms of ordinances; it was only the introduction. Roy Riggitano and Mayor Kim confirmed that it was only the introduction.

Roy Riggitano continued by saying that it had to be reviewed by the state after the following Monday. Mayor Kim stated after that they could do the second reading. Mayor Kim asked if there were any questions about the introduction of the 2025 municipal budget. No questions were asked. Mayor Kim thanked Roy Riggitano.

**RESOLUTION 2025-125 Authorization for the Approval of the Director of Local Government Services to Defer School Taxes**

Mayor Kim asked Roy Riggitano to explain the resolution before he left. Roy Riggitano explained that deferred school taxes were in place before he got there. What that does is they deferred some of the costs to the following year. It helped the borough budget, but at the end of the day, the school still would get their full allotment from July 1<sup>st</sup> to June 30<sup>th</sup>. Mayor Kim asked if the deferred process was common each year. Roy Riggitano stated that every year before he arrived, it was in place. But it did have to be done by resolution. Councilwoman Won-Yoon stated that she didn't understand. If they deferred the school taxes, how did the school get their money? Roy Riggitano answered by saying they would get more money after January 1<sup>st</sup>. The budget ended 12/31 so they would defer one month into the following year. Because every year it was just delayed one month, the borough may have got an anomaly where it went up 1 or 2 percent that year. Roy Riggitano stated they would have to take that hit if they did it the following year. The bottom line was the school would get 100 dollars which was called the A4F. Once that certification was received by the clerk on May 15<sup>th</sup>. Councilman Shin asked if that was the right way to write the numbers. 26 million 6 71-1. He asked if Roy Riggitano could see the details. Mayor Kim asked him which one he was talking about. Councilman Min clarified that it was the first blue collar taxes. Mayor Kim stated that they were pushing it to one month. They were asking for the deferred taxes, 26,371. Mayor Kim asked Roy to break it down but then stated that if anyone was interested in the amount, and what part of the expense was going there, Roy Riggitano could give a breakdown. Roy Riggitano needed that to pass the ruling for the following year. Roy Riggitano stated that was part of the monthly bill that the borough received from the school. Mayor Kim emphasized the monthly bill. Roy Riggitano continued to state the borough paid it monthly. Up to 26 million. Whatever the A4F was. Instead of dividing it into two, they deferred it for one month and they paid that in January. Councilman Shin asked for the total amount. Roy Riggitano responded that he didn't have it yet for that year. Councilman Shin asked if it was the 26 million plus something. Roy Riggitano stated that it was going to be a little bit higher. Councilman Shin stated that the packet reflected 26 thousand.

Mayor Kim responded that it was for one month. Councilwoman Won-Yoon interjected saying it looked like a typo. Roy Riggitano stated that it was possible there was a typo in the packet. Councilwoman Won-Yoon continued saying that instead of it being a period, it had to be a comma. Mayor Kim realized and stated that it looked like a comma.

Mayor Kim stated Councilman Shin was right and asked what the number should read. Roy Riggitano stated the number should have read \$12,744,000. Mayor Kim stated it read the local district tax levy school tax for 2025 was \$26,371.112 but should have read \$26,000 and asked for the remainder. Roy Riggitano stated he would have to provide the exact amount later because he didn't want to guess. Councilman Shin stated it was supposed to read \$26,371,112. Scott Krumholz stated it was a comma. Mayor Kim read that even the second number read \$13,185.560 which was supposed to read \$13,185,050. Councilman Shin stated this was the amount involved so it had to be correct. Roy Riggitano stated he would let the mayor know when it was corrected. Mayor Kim thanked him.

**RESOLUTION 2025-126 Authorization of the Budget Extension**

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Mayor Kim stated this was for an extension because the state was late and they were allowed to file for one. Mayor Kim stated this was not only Palisades Park but various other towns that were late because of the state. Mayor Kim thanked Roy Riggitano.

**DISCUSSION (ITEMS FOR CONSENT AGENDA)**

- RESOLUTION 2025-127 Claims
- RESOLUTION 2025-128 Authorization of Refund for Duplicate Tax Payment in the Amount of \$ 12,744.0 (Re: 267B 11<sup>TH</sup> Street)
- RESOLUTION 2025-129 Cancellation of Stale Checks
- RESOLUTION 2025-130 Acceptance of Retirement (Re: M. Leto)
- RESOLUTION 2025-131 Appointing Special Engineer (Re: Colliers Engineering & Design)
- RESOLUTION 2025-132 Authorization to Auction Surplus Equipment
- RESOLUTION 2025-133 Amending a Professional Services Contract with Website Administrator and Graphic Designer (Re: D. Kang)
- RESOLUTION 2025-134 Authorization of Engineering Service Payment for 12 Bellview Place Parkin Improvements
- RESOLUTION 2025-135 Authorization the Borough Clerk Advertise of Bids for 12Bellview Place Parkin Improvement
- RESOLUTION 2025-136 Authorization the Borough Clerk Advertise of Bids for 1<sup>st</sup> Street, 2<sup>nd</sup> Street, 4<sup>th</sup> Street and Highland Avenue
- RESOLUTION 2025-137 Authorization the Borough Clerk Advertise of Bids for Columbus Park Project
- RESOLUTION 2025-138 Authorization the Borough Clerk Advertise of Bids for Lawn Avenue and Temple Terrace Project
- RESOLUTION 2025-139 Authorization of Engineering Service Payment for Lawn Avenue and Temple Terrace Project
- RESOLUTION 2025-140 Authorization of Change Order for Fire Alarm and Suppression Project at Borough Hall
- RESOLUTION 2025-141 Hiring of Police Officer (Re: S. Gaffney)

**RESOLUTION 2025-127 Claims**

Councilwoman Won-Yoon stated regarding Great American Financial Services the charge was \$2,310 all together for January, February, March, and April although the standard monthly payments were \$525. Councilwoman Won-Yoon stated however, they were being charged \$572.50 every month because it included a late fee every month. The late fee was \$52.50 every month. Councilwoman Won-Yoon suggested since this was a standard payment, to just pay the bill quarterly all together to avoid late fees. Councilwoman Won-Yoon stated the standard payment did not vary but was fixed. Councilwoman Won-Yoon brought up MRA International which was a hardware bill that the borough paid \$26,650.92 but last December they had only approved \$21,088.86 which meant there was a 26% increase. Councilwoman Won-Yoon asked if they needed to have any change orders. Sophia Jang asked what page this was on. Councilwoman Won-Yoon stated there weren't page numbers. Councilman Min stated they were at the top of the pages. Councilwoman Won-Yoon stated page nine for Great American Financial Services with a total of \$2,310 for four-month payments which included late fees. Councilwoman Won-Yoon stated she wanted to propose to pay them together. Mayor Kim asked why they were paying late fees. Roberta Stern stated she didn't pay late fees anyhow and she wished Councilwoman Won-Yoon had mentioned it so she could have called the companies up. Councilwoman Won-Yoon stated since this was the standard payment of \$525, they might as well just pay in advance. Mayor Kim stated he agreed. Mayor Kim asked Sophia Jang to add it to the agenda and speak with the CFO. Any late payments that were standard and due each month should not include late fees and if they did, then there was some sort of processing error. Mayor Kim stated they would finalize this at the meeting. Councilwoman Won-Yoon stated MRA was a hardware cost that was passed the December prior. The current cost was \$26,650.92 but the original approved price was \$21,000 something, meaning there was a 25% increase. Councilwoman Won-Yoon asked if they had to do some sort of change order. Mayor Kim stated he wasn't sure about the change order before, and asked Roberta Stern to follow up with the

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BCIT to find out why this was going over the agreed amount. Councilwoman Won-Yoon stated she understood why because they had added 19 additional monitors, plus the HP support cost which had increased. Councilwoman Won-Yoon stated that the borough had paid three years upfront for the HP support cost. Councilwoman Won-Yoon stated in terms of the number it was alright, but procedurally she wanted to know if a change order had to be done since the price went up much more than what they had originally approved. Mayor Kim stated it was a good point and stated they would have to do a change order for more than a \$5,000 difference because they were under the agreement of how much the borough spent. Roberta Stern stated she had to speak to Michael Apicella about it. Michael Apicella stated that it was for the computers because there was a change in terms of the hardware's memory and licensing. Because the borough was purchasing under the Bergen County cooperative, which was all state contracts, it helped to avoid bidding because the borough was under state contract numbers. The reason that was changed was because the computers were upgraded and by the time they put the order in December and when the computers were actually received, they needed to be upgraded. Mayor Kim stated in other words they needed to get the most recent model. Michael Apicella stated the licensing fees with Microsoft were horrible. Mayor Kim stated overall Councilwoman Won-Yoon made a good point regarding the change order. Mayor Kim stated they had to find the resolution passed for BCIT. Mayor Kim thanked Councilwoman Won-Yoon. Mayor Kim asked if there were any other questions.

Mayor Kim stated he wanted to add two consent agenda Resolution 2025-144 and 2025-145. Resolution 2025-144 would be the interview for Mary Leto's position who had been working a long time and had been retiring. They had to create a resolution to do interviews. Roberta Stern stated it was an advertisement to replace. Mayor Kim stated Resolution 2025-145 would be the maternity leave for Maria Goode. Maria Goode was the deputy CFO and a deputy tax collector therefore they needed someone to fill her position while she was away. Mayor Kim stated that they should do an advertisement for a part-time position to fill the time she was out. Mayor Kim stated both departments require at least three months of educating the new person. Roberta Stern stated that she thought Maria Goode was going to be out at least six months, and as far as filling the full-time position for Mary Leto it would take several months because Mary Leto did payroll and pension. Mayor Kim stated they needed at least three months for training. Roberta Stern stated at least.

Councilwoman Won-Yoon stated she wanted to add a resolution for the library roof project. Councilwoman Won-Yoon stated they would have the bidding process completed by the 23rd. Councilwoman Won-Yoon stated whatever the lowest bid was received, would be awarded. Mayor Kim stated they were talking about the bid project for the library roof. Roberta Stern stated the bid opening was that Wednesday. Mayor Kim stated they should prepare to pass that. Roberta Stern stated the resolution to award it was on the 28th at the next meeting. Mayor Kim stated perfect timing.

**RESOLUTION 2025-129    Cancellation of Stale Checks**

Councilman Min stated the month prior they had the same resolution for two different checks, and he requested a copy of those checks which hadn't been issued. Councilman Min stated they had been provided with the check number and amounts but not details. Michael Apicella stated these checks were payroll checks, and the other checks were different checks. Councilman Min asked if he could or couldn't have a copy of the checks. Mayor Kim stated he could not be there. Mayor Kim asked Michael Apicella to email Councilman Min the checks. Councilman Min stated for part Resolution 2025-96, and current Resolution 2025-129. Roberta Stern stated the older checks were escrow checks and these were payroll checks. Mayor Kim thanked Michael Apicella. Michael Apicella stated he just didn't want to put names on the checks. Councilman Min stated not on the actual resolution but the packet. Michael Apicella agreed to do so.

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**RESOLUTION 2025-131 Appointing Special Engineer (Re: Colliers Engineering & Design)**

Councilman Shin stated they had already appointed Pennoni as the special engineer and asked why they needed to hire another special engineer. Scott Krumholz stated this resolution was to have a backup special engineer if there was either a conflict or the pricing was better with the other company which gave the borough the option of seeking assistance with other engineers as opposed to the one, they currently had as the borough engineer. Scott Krumholz continued that this resolution didn't commit the borough to proceeding with the second engineer just provided the alternative. Mayor Kim stated this meant they had a backup engineer. Councilman Min stated the amount was fixed for \$50,000 and stated they had not bid on it. Scott Krumholz stated it was a special services contract, so they didn't need to bid on it, and only followed specific requirements through a resolution. Scott Krumholz stated it did require if approved to provide a copy of the forms that were needed in terms of liabilities and certifications. Councilman Min stated he didn't see the contract there and asked if there was one. Scott Krumholz stated there was and stated Sophia Jang had it. Sophia Jang stated she had not received anything. Scott Krumholz stated he would send a copy directly to Councilman Min. Mayor Kim stated if no one had a copy then it had to be provided to all councilmembers. Mayor Kim reminded everyone that all documents had to be presented at the work session. Councilman Min stated since January at every Mayor and Council meeting, they had been missing some sort of contract. Mayor Kim asked Scott Krumholz when he could deliver the contracts that were started in January. Scott Krumholz agreed to do so that week. Councilman Min stated they were missing a lot. Mayor Kim reiterated that they would have the contracts by that week and advised Scott Krumholz to speak with Sophia Jang and Roberta Stern to make sure they were all provided.

Mayor Kim asked Scott Krumholz about the special planning board attorney that was needed. Scott Krumholz stated the calls he had made had gone unanswered. Mayor Kim asked him to explain the reasons for the need for a special attorney. Mayor Kim stated there were conflicts of interest cases for litigation that were going to come out that the borough was preparing for. Mayor Kim stated they wouldn't be spending the money only putting them aside like a backup. Mayor Kim had requested the borough attorney to bring in this resource but unfortunately, he was unsuccessful. Mayor Kim asked anyone from upper management that knew a good planning board attorney to recommend them. Mayor Kim stated it needed to be put in as a resolution for the following month. Mayor Kim asked if there were any more questions.

Mayor Kim stated Resolutions 2025-134 to 2025-140 were promises that the borough needed to make for repayment jobs. Mayor Kim stated there were a lot more, but they had already budgeted roughly 1.2 million dollars on payments. Mayor Kim stated this was how they showed the public they were on top of things. Mayor Kim stated that was how they showed them their taxpayer money was at work. Mayor Kim stated First Street was for repaving but Second and Fourth Street commonly complained about easy flooding when it rained. Roberta Stern, Mayor Kim, Councilman Min, and Councilwoman Won-Yoon went to the site and discovered there was no drain line on one side. Mayor Kim stated it was horrible and couldn't imagine how they survived without a drain line. Mayor Kim stated this required a drainage area to be created on each street to flow the water there instead of resident's properties. Roberta Stern stated it was interesting because there was a section of First Street that was already done. She was able to get the plans from the contractor that did that, and she was able to forward the plans to Pennoni who was trying to figure out why this problem still existed if the work was done. Roberta Stern stated they were going to get to the bottom of it but it was a good thing that it was being taken care of. Mayor Kim stated there was a main sewage line for each street, the left side had a stormwater drain but for some reason the right side did not and had a pitch going down. Mayor Kim stated it would cost the borough some money but would show the public they were spending taxpayers money properly.

**RESOLUTION 2025-134 Authorization of Engineering Service Payment for 12 Bellview Place Parking Lot Improvements**

Councilwoman Lee stated this resolution was approving payments to the engineer for the 12 Bellview site and resolution 2025-135 was asking for approval to advertise the bids for the improvement. Both resolutions suggested that they turned the 12 Bellview Place into a surface parking lot so basically just a single level of open air parking. Roberta Stern stated it was bilevel parking. Councilwoman Lee responded fine, she understood they had a need for additional parking spaces, but she thought that they could leave the thinking beyond a parking lot. Councilwoman Lee stated she had heard from many residents they really wanted a community center for the town where people could gather to spend time together including providing various things like programs for seniors. Councilwoman Lee stated that they could also think about adding in spaces that could potentially bring in revenue. These spaces could be offices for remote workers and meeting rooms for small businesses. Councilwoman Lee stated they didn't need to decide on the specifics then, but she did note the engineering study assumed they were only thinking about parking spots. Councilwoman Lee asked if they could expand the scope of the engineer study to include a visibility study for a multistory or a mixed-use building instead of a parking lot. Mayor Kim stated he was very happy she thought about that, and the governing body did as well but there were certain aspects he wanted to discuss with Councilwoman Lee in private because they were not official yet. Mayor Kim stated they had pondered and did feasibility studies. The engineer would provide the soil structural integrity to see how high anything could be built so when a 47-level unit parking lot was envisioned, they would also envision if anything could be created on top of it whether that be a recreation center, rental units, or affordable homes. Mayor Kim stated he was happy that Councilwoman Lee saw the possibilities. Mayor Kim stated overall they were going to put in parking spaces plus alpha. Mayor Kim stated they hoped to go with a green parking lot in no way connected to the grid so that they could save energy and reduce the maintenance cost. Mayor Kim stated the meters in the parking garage would be solar powered as well as the lights. They planned to install EV parking stations and advised Councilwoman Lee to give him a call to discuss further. Councilwoman Lee thanked him.

**COUNCIL REPORTS**

Councilwoman Won-Yoon reported the library board met the week prior. Councilwoman Won-Yoon reported to them the status of the bond ordinance for the roof project, and they were very happy about it. Councilwoman Won-Yoon stated the interim director was supposed to be completing her term in the middle of May, but they had increased it to sometime Mid July. In the meantime they were looking for a director as well as full-time librarians. Councilwoman Won-Yoon reported that she went through all the invoices from the finance department and it was a big job. Councilwoman Won-Yoon stated she appreciated Roy Riggiano for providing documents.

Councilman Kim reported they were having low-cost blood work screening tests at the borough hall on Wednesday from 9AM-12PM which was also open to the public. Councilwoman Won-Yoon asked if it was free. Councilman Kim stated it wasn't free, but it was very low cost. Mayor Kim asked if this was posted. Councilman Kim stated he wasn't sure, and it should have been posted on the website. Roberta Stern stated she thought so because she had seen Branka Lulic and Doo Young Kang exchanging the flyer. Councilman Kim stated additionally, they had free blood pressure screening every Wednesday at the Senior Center between 10AM and 11:30AM. Councilman Kim stated this was free. Councilman Kim stated that Branka Lulic had requested a few dates from the board of education because they were trying to have a health fair. Mayor Kim stated they had stopped doing that periodically after COVID. Councilman Kim stated they projected sometime at the end of the year the fair would take place. Branka Lulic contacted the board of education for any Saturday dates. Mayor Kim stated it was a nice project that provided a

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lot of free stuff and education, and on spot testing. Mayor Kim asked who the education chair was. Sophia Jang responded to Sang Lee. Mayor Kim asked for Councilwoman Lee to follow up with Councilman Kim to make sure this ran properly. Mayor Kim stated the blood pressure testing was a simple thing. However, the added benefit was while sitting and speaking with a nurse about your BP, they could ask other medical questions. They couldn't provide advice like a doctor but could lead them in the right direction to get checked out. Mayor Kim stated it was almost like a consultation and thanked Councilman Kim for reminding everyone of the services offered at the senior center. Mayor Kim stated the senior center also offered lots of free things for seniors.

Councilman Min reported that Councilman Shin and himself had the OEM, and fire department meeting recently and they had received a lot of feedback. Councilman Min stated he was trying to bring the report by the following week from the fire department and OEM. Councilman Min reported on the police side there were still a lot of changes being made that they would provide the details on the following week. Mayor Kim stated he was amazed, and he had been a politician for 16 years, that the police got people in trouble and it was best to stay away from them. Mayor Kim stated having said that, he couldn't believe his ears and eyes that the department was reforming. Mayor Kim stated they had great leaders, and thanked officers in charge as well as Councilman Min and Councilman Shin who worked hard for the police department. Mayor Kim stated he had received calls from residents saying how amazing it was that they saw police actively patrolling. A round of applause was heard.

Councilman Shin reported that on Saturday April 12th from 10AM-12PM there was an easter egg hunt which brought out about 150 kids, and 150 parents which included over 20 volunteers. Councilman Shin stated they all had a great time, and all expenses had been sponsored by ShopRite. Councilman Shins stated it was successful and everyone was happy. Councilman Shin stated the most noticeable thing was the number of plastic eggs. Councilman Shin reported from the DPW that there was another flood issue on Grand Avenue that he was working with the DPW on to find a solution. Mayor Kim asked Councilman Shin to explain. Councilman Shin stated the police had been spending time every ten days to handle issues regarding the flood. Mayor Kim stated that Councilman Shin had discovered through researching documents that the sewage was being clogged on Grand Avenue resulting in more service needing to be done. Councilman Shin was going to find out if this was due to diapers being flushed, or if the governing body had to think about a bigger picture. Mayor Kim stated they were at a very crucial moment because they knew that there were some sewage portions of the sewage lines in town that were outdated. Mayor Kim stated this led all the way out to the river and they had previously applied for grants to figure this out at the end. Mayor Kim explained in connection to the residents they had to plan long term to see how they could replace it if there were passages that were too small for the number of residents that lived here. Roberta Stern stated they had applied for grants with Senator Kim and Booker's office and Josh Gottheimer's office for a new grant for 1 million and change for just the sewer work on Grand Avenue. Mayor Kim stated they had started focusing on the one closest to Ridgefield. Roberta Stern stated that plan was going from Edsall going south and what they needed at the time was - Mayor Kim stated old drawings of the sewage lines to see how big they were - Roberta Stern stated that it was part of it and some of those documents existed and were needed to apply for the grant which was why they had to have it. Roberta Stern stated she didn't know how old the drawings were but that was the one they were going with. Roberta Stern stated the borough needed one more letter of support and they already had two from the mayor of Ridgefield and someone else. They needed one more letter of support and Senator Kim's office had just reached out again. Mayor Kim stated they already gave their support. Roberta Stern stated it was a separate letter of support from outsiders. Mayor Kim stated residents. Roberta Stern stated if there were residential groups, commercial groups, interested parties, or anyone like that would send a letter of support. Mayor Kim stated to the Chamber of Commerce of Palisades Park. Mayor Kim asked who oversaw the Chamber of Commerce. Roberta Stern stated

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the point was they had to obtain a third letter since they were talking about it. Mayor Kim asked Roberta Stern to speak with the Chamber of Commerce and let them know there was a standard letter, and they would sign it. Councilman Min asked if it should have the Chamber of Commerce letterhead. Mayor Kim stated yes, and they would give him a sample. Roberta Stern stated it could be the exact same thing just a sample. Councilman Min stated the chairs were comfortable and the mayor agreed they were. Mayor Kim thanked whoever it was that put together all the chairs and fixed the lights. Councilman Min stated the clerk's office did it. Roberta Stern stated they were lucky they had a wonderful person that Lieutenant Beck and Captain Beck were in touch with to take furniture for free. Roberta Stern continued they received all the updated things for free and all they had to do was pay for the truck to pick it up. Mayor Kim stated it came out of the mayor's petty cash as well. Mayor Kim stated he really liked the fact that the governing body was sensitive to taxpayer money. By doing this they have got three full function desks, and multiple chairs. Roberta Stern stated for only \$133. Mayor Kim thanked them. Councilman Min asked if the \$133 was for the truck, and Mayor Kim confirmed it was.

Councilwoman Lee stated she would provide her report at the regular meeting.

Mayor Kim stated he didn't have much but he was excited that the borough administrator was working hard with the police department. Mayor Kim stated the police department had improved and officers even came in on their days off to do work to make it look more amicable and presentable. Mayor Kim stated they had great management and were getting accreditation which reduced liability and premiums for JIF insurance. Mayor Kim stated this subject matter would be debuting in the borough's monthly digital newsletter sent to the emails for residents of Palisades Park. Mayor Kim stated they wanted to be able to provide residents with as much information as they could and sometimes going online wasn't the best. This was why they were creating the newsletter. Mayor Kim stated he wasn't sure if residents had received the first newsletter but every month the newsletter would talk about what needed to be improved. There would be a link included in the newsletter to contact the office of the mayor to respond. This would create a bridge of communication for residents and his office. Mayor Kim stated to stay tuned for the second newsletter debuting the police department. Mayor Kim asked everyone to reply to the newsletter.

#### **ATTORNEY REPORT**

Borough Attorney Scott Krumholz had nothing to report.

#### **BA REPORT**

Borough Administrator Roberta Stern stated she would save her report for the regular meeting.

#### **POLICE REPORT**

Mayor Kim stated the police were not present to give a report.

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

#### **PUBLIC PARTICIPATION**

Mayor Kim reminded residents they had three minutes to talk about whatever they wanted.

Eric Speiley stated he had a few things to discuss. Back in December, he had walked to the meeting as he did this often. Eric Speiley stated while walking he almost was hit twice by people on bicycles. One of them was a delivery guy and the other was just a person on a bicycle. Mayor Kim asked where this was. Mr. Speiley stated one was on Broad Avenue and the other was on - Mayor Kim stated he meant where the bicycle was. Mr. Speiley stated it was on the sidewalk and because it was dark and both bicycles didn't have headlights, he wasn't able to see them coming. Eric Speiley stated the town may have had to come up with something requiring bicycles to have

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lighting. Mayor Kim asked him to repeat his suggestion. Eric Speiley repeated the request to require bikes to have some sort of lighting. Mayor Kim responded that the bikes shouldn't be on the sidewalk. Mayor Kim stated he liked Mr. Speiley idea and assured there would be plenty of officers on Broad Avenue. Mayor Kim stated they input certain things like the ashtrays and trash cans for a purpose. Eric Speiley stated coming to the meeting that day, there had been police officers chasing cars off corners, then right on the hill the police stopped again and gave someone a ticket for parking on the corner. Mr. Speiley agreed the police department was doing a better job. Mayor Kim asked if he had seen officers patrolling by his house. Mr. Speiley stated he did not. Mr. Speiley stated his third and final thing was regarding the parking lot and what Councilwoman Lee had suggested. Eric Speiley asked if the purpose of the parking lot was to alleviate some of the parking issues on Broad Avenue. Mayor Kim stated he was correct. Mr. Speiley stated if they made more living units on top of that wouldn't it defeat the purpose by adding more cars. Mayor Kim stated he understood it was a double-edged sword. Mayor Kim thanked him for his input.

Mayor Kim stated everyone had three minutes but if they wanted to go a bit longer, they could because they had time.

Anne Espoto stated she had lived in Palisades Park for 27 years and had come to ask a question regarding construction permits in the town. Ms. Espoto stated she was currently trying to sell her 70-year-old home, and she was having difficulty regarding issues around construction permits. Mayor Kim asked if she was selling the house. Ms. Espoto stated she didn't sell it and there were two builders that came and advised her there were borough issues regarding permits for teardowns. Ms. Espoto asked if this was true or not. Mayor Kim stated this was 100% false unless there was some other issue that she had to face because they couldn't demolish the property. If she was told she couldn't knock it down to build a duplex, he wasn't sure why. Ms. Espoto stated that she had seen them all over town. Mayor Kim responded that's what he was trying to say that she had every right to knock it down herself and rebuild or sell it. Mayor Kim stated it would be up to the developers. Ms. Espoto asked if there were any abolitions on teardowns in the borough or any delays in litigation. Mayor Kim stated no, and they wouldn't do that. Ms. Espoto stated she went to the building department where Lisa Rotundo stated builders came in all the time to obtain permits. Ms. Espoto asked if the lead testing ordinance had gone into effect. Mayor Kim advised her that if she sold it to a developer, it wasn't her business but if she was going to build it herself before she did a knockdown, she had to find someone who knew how to properly do it. Mayor Kim stated she needed a general contractor who would more than likely recommend that before knockdown they would have to go through an inspection where they checked for Radon's, mice, asbestos, and lead. Mayor Kim explained she had to obtain a clean bill of lading to knock down the home. Ms. Espoto thanked him. Mayor Kim asked if her property was 50 feet by 100 feet. Ms. Espoto stated it was. Mayor Kim stated she knew how much she should get and hoped she received the most out of it. Mayor Kim asked if there was anyone else.

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

Mayor Kim stated before they concluded he wanted to give everyone something to think about. As they knew, there was a lack of parking spaces to accommodate the amount of commerce in town. Broad Avenue was a mile long with tons of businesses and they needed to figure this out for the future. In the meantime, they decided to create another municipal parking lot, before they created a remedy. Mayor Kim stated in other towns like Fort Lee they had certain parking features that Scott Krumholz was looking into with the police and everyone else. Mayor Kim stated that the residents had the right to park on any street, however he wanted them to consider putting parking meters at First Street and Highland Avenue. Mayor Kim stated this would

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increase the number of yellow lanes to reduce the number of accidents. Mayor Kim asked everyone to think of a parking program for the visitors of the businesses on Broad Avenue. Mayor Kim stated the residents would have the right to park on residential streets, but he also wanted to add in meters on available parking spaces for commerce. Mayor Kim stated they had a discussion with the police department and thought it was advisable that they allow meter parking from 9AM to 5PM. This would alleviate the lack of parking spaces on Broad Avenue. Mayor Kim also asked them to consider Commercial Avenue and stated it was just like Broad Avenue. A lot of people parked there for days and days and there was mismanagement of the area. Mayor Kim stated just like Broad Avenue he suggested meters. Mayor Kim stated they spoke to the police, engineer, and police committee and thought it was a good idea to enforce meter parking from 9AM to 5PM except for residents. Councilwoman Won-Yoon asked if they had enough space because she lived on Highland Avenue. Mayor Kim stated it didn't matter, and he believed they were going to naturally create more parking spaces because they were pondering enacting an ordinance allowing basement apartments to be rented. Mayor Kim stated this was positive and would prevent them from digressing into a town that was mismanaged where residents didn't pay their taxes or lived illegally. Mayor Kim stated at the old apartments there were about ten people living in one bedroom. Mayor Kim stated there were also duplexes that were being rented out to five people making individual rent only roughly \$550 a month for people to raise families. Mayor Kim stated he considered this a misappropriation of taxpayer funds and stated the money should go back to taxpayers that did not violate building and fire code. Mayor Kim stated this also had to do with the population of students in the schools as well. Mayor Kim stated they would be able to manage and enforce the laws. Within the ordinance they would allow basement rentals but prohibit garages to be used as anything other than vehicle storage. Mayor Kim stated there would be some kind of percentage allocated for storage, but the garage was for cars. Mayor Kim explained there was a huge problem with illegal tenancies in town that violated fire codes and was putting lives at risk. There were people also renting illegally and suing the landlord for six months' worth of rent and moving expenses. Mayor Kim stated usually homeowners rented out the driveways to tenants to make extra money and used their own garages as storage facilities. Mayor Kim hoped they would consider and thought it would change the future of Palisades Park. The building department, fire department and borough attorney had been working diligently on this for two months because Mayor Kim had threatened them because taxpayers' money was going to a place it shouldn't go. Mayor Kim advised him to direct any questions to himself, Scott Krumholz, the building department, or governance committee.

**ADJOURN**

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

**Attest:**



**Sophia H. Jang, RMC**  
**Borough Clerk**