

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

Work Session
of the Mayor & Council
March 17, 2025

Borough of Palisades Park
Work Session of the Mayor and Council
March 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://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	Present
Councilwoman Won-Yoon	Present
Borough Attorney Scott Krumholz	Present
Borough Administrator Roberta Stern	Present

ADOPTION OF MINUTES:

Work Session of the Mayor and Council:	February 18, 2025
Regular Meeting of the Mayor and Council:	February 24, 2025

Mayor Kim asked where the minutes were. Borough Clerk Sophia Jang explained that there was a computer issue where the minutes were deleted so they needed to be restarted. Sophia Jang stated the minutes would be ready on Wednesday.

INTRODUCTION:

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

Mayor Kim asked if any councilmembers had any questions regarding Ordinance 2025-8. Councilwoman Won-Yoon asked if the only change was the fines and penalties. Mayor Kim responded she was correct, and they would try to do what they had mentioned at the last meeting. Mayor Kim continued that it was a bit confusing between BYOB facilities, and the facilities that served alcohol so another ordinance would need to be created. Mayor Kim asked if there were any other questions.

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

Mayor Kim stated they had this discussion at the last meeting, and they changed the wording that the handicap spots would be designated. This wording was added to the fourth line of paragraph C. They had also changed and added the last sentence that the application was supposed to be signed by the property owner who was responsible for notifying the borough within 30 days if the handicap parking space is no longer needed. Mayor Kim asked about the clarification of Broad Avenue. Councilman Min stated that was separate from this ordinance and something that the police department had to look into. Mayor Kim stated they would like to find out how some of the areas are assigned handicapped spots. Mayor Kim asked if there were any questions from

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the council. Councilman Vietri stated the way he was reading it, anyone with a handicap plate or placard could park in any handicap spot. Borough Administrator Roberta Stern clarified that it was the exact opposite, and the spots were to be designated to the applicant by law. Councilman Vietri asked if he had a handicap placard and saw an available handicap spot, how would he know if it was a designated spot. Scott Krumholz stated that this ordinance dealt specifically with residential handicap spots. Councilman Vietri stated if he went to visit his neighbor, and he was handicap, how would he know that he couldn't park in certain handicap spots. Scott Krumholz stated to his understanding, based on his discussion with the officer in charge, that the signs themselves would state the parking space was reserved for a specific vehicle and the enforcement officers would know the specific tag number for that spot. Councilman Vietri asked if it stated that in the ordinance. Scott Krumholz stated that the ordinance specifically stated the spot was a designated spot for the designated person. Mayor Kim stated he agreed with Scott Krumholz that it was up to the borough administrator to speak with the DPW to designate the number on the sign. Councilman Vietri asked if it would have a number on it or the name. Roberta Stern responded whatever number was on the handicap placard would go on the sign. Councilman Vietri asked if they would be paying extra for this. Mayor Kim asked who is "they". Councilman Vietri clarified the person that was replying. Scott Krumholz stated there was an application fee that was part of the application. Mayor Kim asked Scott Krumholz to make sure the fee broke even with the cost of the sign. Mayor Kim asked if there were any other questions. Councilwoman Won-Yoon stated that letter C, on the second page stated applicants should include a physician letter. Councilwoman Won-Yoon asked if this was correct, because to her understanding, under New Jersey law, the applicant had to provide more than a physician letter. Mayor Kim asked what she was referring to. Councilwoman Won-Yoon stated this was a statute under New Jersey law, and the current ordinance just listed that a physician letter was needed when in reality the actual statute listed a bunch of other requirements. Scott Krumholz stated the reason the statute was included was because the police department would have something to refer to under state law. The request for a physician's letter is broad, and it was up to the police department if they needed anything further. Councilman Vietri asked if everyone who previously applied for a handicap spot would now have their names put on the sign. Scott Krumholz stated from his understanding that was the way it had been done. Mayor Kim stated he thought it went by placard number and not names. Roberta Stern stated it wasn't by name, but placard number. Councilman Vietri stated this would take handicap spots away from handicap individuals, and could result in a handicap person having their car towed because it wasn't their spot. Scott Krumholz stated he believed they would get a violation, just like any other no parking sign. It would on its face indicate that the spot would be valid for a designated person. Roberta Stern stated they discussed all of this with the police department, and from what she thought it was fine. Roberta Stern agreed to find out more information, and would get an answer by the next day. Councilman Vietri used North Bergen as an example. Councilman Vietri stated that North Bergen does the same thing, as in they assigned handicap spots to specific people. Councilman Vietri stated it wasn't fair to make a handicap person pay extra for their spot, additionally it wasn't fair to only allow one person to park in the spot. Mayor Kim asked if Councilman Vietri just thought it wasn't fair, or if they were going against state statute. Councilman Vietri stated he didn't think it went against state statute he was saying it was unfair to have a handicap person pay for a parking spot and give them that designated spot. Councilman Vietri felt that an already handicap person shouldn't be charged. When the borough did the handicap parking back when Councilman Vietri was the Chief of Police, they didn't put the name on the sign or charge them. Councilman Vietri stated in North Bergen they made the handicap people pay extra to have the sign installed for them. Mayor Kim asked if Councilman Vietri thought that was unfair. Councilman Vietri stated he did. Scott Krumholz asked if Councilman Vietri thought there should be a choice on the application for a non-dedicated spot for less money. Councilman Vietri stated he thought they should do what they were doing at that point in time where if the person wanted a handicap parking space in front of their house, they could, without charge. Councilman

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Vietri stated they were trying to make money off of handicap people. Mayor Kim stated they weren't charging them; it was an application fee. Councilman Vietri stated the application fee was going to go up. Mayor Kim responded that they didn't even know the amount of the application fee, but he understood his point and would consider it later on. Mayor Kim reiterated that Councilman Vietri thought that the handicap applicants were already at a disadvantage and shouldn't be charged. Mayor Kim thanked him and stated they would discuss it further at a later date. Mayor Kim asked Councilwoman Won-Yoon to look over the resolution because there were no fee amounts, and to also do some research on the amounts and send them to Scott Krumholz. Mayor Kim asked Scott Krumholz to also look into this. Councilman Min stated before they moved on he wanted to clarify that there were no fees for the application. Councilman Vietri stated he didn't have the application in front of him so how would he know that. Mayor Kim responded that they were only trying to move this along and weren't arguing. Councilman Vietri responded he wasn't arguing just questioning. Mayor Kim stated he hoped Councilman Vietri felt better that he didn't have to wait for an answer. Councilman Min asked the borough administrator to have the police department email a copy of that application to Councilman Vietri.

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

Scott Krumholz stated that this would be provided by the following Wednesday the latest. Building Code Official Tom O'Malley and himself were working to amend these codes, and Tom O'Malley had to approve them before they were passed on. Mayor Kim asked if this was complex or if it would be easy for the governing body to read and digest. Scott Krumholz explained this was six to seven pages long, and the fees were only being changed so there would be a list of items and then the fee associated with it. The old fee would be present crossed out, with the new fee that would be replacing it next to it so that they could be compared. Mayor Kim stated he wanted to make an announcement to everyone that the contracts were wanted at the work sessions. Mayor Kim explained there were special circumstances in the past that warranted a bit of an extension, but the contracts were expected at the work session so that the whole governing body had at least a week to review and finalize.

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

Mayor Kim asked if there were any questions. Mayor Kim stated that this ordinance was simple, as the escrow amount was only being increased as inflation went up, and redevelopment. Mayor Kim explained that these amounts were compared with surrounding towns, and it was found that the town of Palisades Park had a very small amount. Roberta Stern stated that another problem was that they had to continuously run after people to collect fees, and this would make it easier to collect. Mayor Kim stated that they were increasing the cap. Mayor Kim asked if anyone else had any questions.

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

Mayor Kim asked council members not to get confused between Ordinance 2025-12 and Ordinance 2024-12. This ordinance was associated with filming and photography to protect the rights of the borough as requests had started to increase for filming and photography, and use of public lands.

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

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Mayor Kim stated that this was a reintroduction of the ordinance, and asked Borough Administrator Roberta Stern to explain what this exactly meant. Roberta Stern stated that when this ordinance was presented the year prior, the roll call vote was not completed properly, and they had to redo it so that the vote could be on record. Mayor Kim thanked her and asked if anyone had any questions.

OFF CONSENT AGENDA:

RESOLUTION 2025-93 Introduction of 2025 Municipal Budget

Mayor Kim stated before they introduced this resolution, he wanted to strike this from the agenda because it was not ready. Mayor Kim explained that the chief financial officer Roy Riggitano had called him and explained that they were not late, and more time was needed. Mayor Kim stated that other towns were being delayed, because of the system and the borough was just going to take their time in reviewing everything until they got the OK from the CFO.

RESOLUTION 2025-94 2025 Temporary Emergency Budget Appropriations

Mayor Kim asked if there were any questions, and if Councilwoman Won-Yoon wanted to explain this resolution. Councilwoman Won-Yoon stated that unfortunately she hadn't seen this before but basically the budget hadn't been approved for the year yet. However, that year the money had to be spent so that's where the resolution came from. Councilwoman Won-Yoon clarified that this was always done around this time. Councilman Min asked if he could explain that the current running expense was 7.3 based on the actual spending from the year prior. The temporary budget was around \$200,000, which would bring this down to 7.5. Councilman Min explained that they had to pass this resolution first before they could do all the appropriations from the other accounts. Anything spent on parking meter services or contractual services, would be appropriate in the budget. To move this forward, the governing body had to pass the first step and then when this kicked in, the actual number would be introduced. Councilwoman Won-Yoon stated that the approval of the budget probably wouldn't get done until May or June of 2025. Mayor Kim stated that the introduction was going to be in April. Councilwoman Won-Yoon asked if since the approval was a few months away, the resolution would be enough for the appropriations. Councilman Min explained once the temporary budget was introduced and passed, then the capital amendment kicked in and extra money had to be amended to spend. Councilman Shin asked if the money was able to be spent considering it was only temporary. Councilman Min stated that the temporary budget was roughly 7.3 million dollars based on the money that was spent the year prior on salaries, and other expenses. Councilwoman Won-Yoon asked for the period this was for. Councilman Min stated for the year 2024. Mayor Kim stated this would all be explained at the real introduction of the budget and this was only a temporary budget. Councilman Min stated that this was the general appropriations with the cap therefore 7.3 million was with the cap. Based on this number, they were putting the temporary budget amount on top of that amount to make sure there was enough money to spend. Councilman Min stated come April 2025, the budget would be introduced with the correct amount of money to run the borough for the year of 2025. After this, the capital amendment would kick in. Councilman Vietri asked when the budget had to be approved by. Councilman Min responded the budget had to approve that month. Councilman Vietri stated that the budget was being introduced. Roberta Stern stated that the budgets were approved in April, however because of the issues with the cap that year, the finance board was trying to figure things out by giving everyone an extension. Roberta Stern continued that they had not received the number back from them so that's what was being worked on. If the local finance board stated that the borough was OK, even if the budget wasn't passed until June, that would be up to them to set the deadline. The borough would then have to apply for an extension if needed. Mayor Kim stated with the delay from the top, the Chief Financial Officer Roy Riggitano stated even if they introduced it in April they would still be within good timing and wouldn't need an extension. Roberta Stern stated they could if needed. Councilman Vietri clarified that he asked when the budget had to be passed by. Mayor Kim stated that the process was supposed to be started by April. Councilman Vietri stated because of the delays, could this roll over to October, or even November. Mayor Kim stated this was supposed to be introduced in March if this hadn't been blocked from the top. Mayor Kim asked for Councilman Min to clarify. Councilman Min stated that the year prior, the budget was passed in either February or March, and the ordinance for the capital amendment was introduced

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in April. Considering the ordinance had to go through two readings, it was passed in May. Councilman Min clarified that the introduction for the budget was usually passed around March but because of the situation there could be a delay. Mayor Kim responded to Councilman Vietri that Palisades Park wasn't the only town waiting. Councilman Vietri stated that he only asked when the budget was due by. Mayor Kim stated the answer was March. Councilman Vietri stated he could tell him November and he wouldn't know. Mayor Kim asked if there were any other questions.

RESOLUTION 2025-95 Authorization of Appropriation Transfers

Mayor Kim asked if Councilman Min could explain why they needed this resolution to pass to use the temporary appropriation budget. Councilman Min stated that resolution 2025-94 had to be passed before resolution 2025-95 could be passed. If there was no money that had been approved, then there was no money to transfer. Councilman Min stated that the group insurance for streets and roads, and social security was about a million dollars. That didn't mean they paid that to those lines, because they were getting paid money. For example, the appropriation for group life insurance was \$190,000 but they weren't going to pay the \$190,000 in one shot, they would pay them monthly. Mayor Kim stated that was why the resolution was needed, and asked if there were any other questions, none arose.

DISCUSSION (ITEMS FOR CONSENT AGENDA)

- RESOLUTION 2025-96 Claims
- RESOLUTION 2025-97 Cancellation of Stale Checks
- RESOLUTION 2025-98 Authorization of Revised Resolution of 2025-26, Appointing Borough Risk Management Consultant
- RESOLUTION 2025-99 Authorization of the BCUA to Provide Service of a Certified Recycling Professional (CRP)
- RESOLUTION 2025-100 Authorization of Borough of Palisades Park to Enter into Agreement with Borough of Ridgefield (Re: Provisional Authorization and Designation of an Acting Municipal Court Administrator)
- RESOLUTION 2025-101 Authorizing the Borough Clerk to Advertise for Bids for Improvements to the Library Roof
- RESOLUTION 2025-102 Appointing Borough Appraiser (Re: Sockler Realty Services)
- RESOLUTION 2025-103 Authorizing Lease Amendment for Parking Lot (B-602, Lot-22)
- RESOLUTION 2025-104 Authorizing Planning Board to Undertake an Area In Need of Rehabilitation Street Block 617, Lots 21-23 known as 35-39 West Columbia Avenue
- RESOLUTION 2025-105 Authorizing Planning Board to Undertake an Area In Need of Rehabilitation Street Block 420, Lots 16 known as 450 East Edsall Blvd.
- RESOLUTION 2025-106 Appointing Borough Traffic Engineer (Re: Simoff Engineering Associates Inc)
- RESOLUTION 2025-107 Appointing Donald J, Lenner, Esq. Borough Tax Appeal Attorney for Specified Matters
- RESOLUTION 2025-108 Hiring of Part- Time Code Enforcement Officer (Re: P. Kim)
- RESOLUTION 2025-109 Acceptance of New Firefighter (Re: J. Simon Martinez)
- RESOLUTION 2025-110 Acceptance of Resignation (Re: K. Lee)
- RESOLUTION 2025-111 Acceptance of Retirement (Re: N. Then)
- RESOLUTION 2025-112 Hiring of Police Officer (Re: F. Saint-Hilaire)
- RESOLUTION 2025-113 Hiring of Police Officer (Re: H. Morsy)
- RESOLUTION 2025-114 Authorization to Auction Surplus Equipment

Mayor Kim asked if anyone had any questions.

RESOLUTION 2025-96 Claims

Councilwoman Won-Yoon commented that the claims weren't ready at that point in time. Mayor Kim asked why this wasn't ready and asked if Deputy Chief Financial Officer Maria Eleftheriou was out sick. Councilwoman Won-0Yoon explained that there was a system change in the finance department from Munidex to Edmunds which was one of the biggest reasons. Mayor Kim asked when the claims would be provided to the mayor and council. Councilwoman Won-

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Yoon stated that they would be provided by Thursday and Friday. Roberta Stern asked if they would have it before the meeting. Mayor Kim stated this was a special circumstance and he'd accept it.

Mayor Kim asked Councilwoman Won-Yoon if there was anything unusual from the claims for that month. Councilwoman Won-Yoon stated that was correct.

RESOLUTION 2025-97 Cancellation of Stale Checks

Councilman Min stated based on the resolution, the review of the stale checks was done within 12 months but there were checks from 2020. Councilman Min asked if these were checks that the borough had issued. Mayor Kim responded that they were. Tax Collector Michael Apicella explained that these were stale checks from the transition in payroll from paper checks to direct deposit. Michael Apicella explained that there were checks that hadn't been deposited and were old. Every December the tax department had a dead check resolution from the capital fund to the current fund, but this was long overdue because of the transition from paper checks to direct deposit. Councilman Min asked if the governing body could have the details of the checks. Mayor Kim asked if Michael Apicella could get a scanned copy sent over to everyone that week, and Michael Apicella agreed to do so. Roberta Stern stated that this was also something that the auditor looked at and was at the request of the auditor. Councilman Min stated then the resolution had to be changed past 12 months because of the checks stemming from 2020. Mayor Kim asked where was resolution 2025-115. Sophia Jang stated that the discussion was regarding Resolution 2025-97. Mayor Kim asked Scott Krumholz where Resolution 2025-115 was because it was put on the agenda but wasn't included in the packets. Mayor Kim asked if it was going to be given at the regular meeting. Scott Krumholz stated that there wasn't time to put it in. Councilman Min asked if the copy of the contract could be put in each councilmember's mailbox. Mayor Kim asked if he could just send it through email instead.

RESOLUTION 2025-98 Authorization of Revised Resolution of 2025-26, Appointing Borough Risk Management Consultant

Mayor Kim asked why the contract wasn't part of the packets to the governing body. Scott Krumholz explained that he had just received it from the risk management team on the phone. Mayor Kim stated he didn't want to repeat himself, so he was moving forward.

RESOLUTION 2025-100 Authorization of Borough of Palisades Park to Enter into Agreement with Borough of Ridgefield (Re: Provisional Authorization and Designation of an Acting Municipal Court Administrator)

Mayor Kim stated that they didn't know how much was agreed to in the contract and wanted a copy of it delivered that week to the mayor and council so that they knew how much was being paid.

RESOLUTION 2025-101 Authorizing the Borough Clerk to Advertise for Bids for Improvements to the Library Roof

RESOLUTION 2025-102 Appointing Borough Appraiser (Re: Sockler Realty Services)

RESOLUTION 2025-103 Authorizing Lease Amendment for Parking Lot (B-602, Lot- 22)

Mayor Kim stated that the agreement was also missing from the packet. Councilwoman Won-Yoon asked where this parking lot was located. Scott Krumholz explained that the parking lot was informally known as the onion seller. Sophia Jang stated it was Hanmi Supermarket. Scott Krumholz responded the location was heading towards Route 46, and on the first or second street there was a lot. Scott Krumholz continued that the borough had a lease with the onion seller since the late 2000's for the lot, and the owners changed. Since the owners changed, the lease needed to be amended, which was what the resolution was for. The lease would be for a one-year period, and the only change would be to the owner's name. Councilman Vietri asked if this was the borough parking lot by Henry Avenue because the description of heading toward Route 46 was incorrect. Scott Krumholz explained that the location was still heading towards Route 46 and was located on the first or second street.

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- RESOLUTION 2025-104 Authorizing Planning Board to Undertake an Area in Need of Rehabilitation Study for Block 617, Lots 21-23 known as 35-39 West Columbia Avenue**
- RESOLUTION 2025-105 Authorizing Planning Board to Undertake an Area in Need of Rehabilitation Study for Block 420, Lots 16 known as 450 East Edsall Blvd.**

Councilwoman Won-Yoon asked if resolution 2025-104 and resolution 2025-105 was regarding builder's remedy cases. Mayor Kim responded that they were. Councilwoman Won-Yoon stated she had a general question about what happens after they settled. Mayor Kim asked her to be careful what she said considering the borough was still in litigation. Councilwoman Won-Yoon asked what the process was, and what came after. Councilwoman Won-Yoon continued that she guessed the two resolutions were requesting for the planning board to review and investigate. Councilwoman Won-Yoon asked if the planning board did the rest of the work from then on and asked if it would come back to the governing body. Scott Krumholz assured us that the planning board completed the study and would make a recommendation. Based off that recommendation, it was up to the governing body to approve the recommendation. Scott Krumholz stated based upon that recommendation, there were legal things that could happen between the property owner and the borough. Councilwoman Won-Yoon stated the resolution stated a public hearing was needed. Scott Krumholz explained that was what the planning board was doing. Councilwoman Won-Yoon asked if the result of the public hearing would come back to the mayor and council. Mayor Kim explained they would send the resolution to the planning board who would have a meeting and decide. Once they made their decision, they would bring it back to the mayor and council who would finalize it. Councilwoman Won-Yoon asked if the other cases would go through a similar process. Scott Krumholz explained that no, it was based upon the settlements per property.

Following the discussion of Resolution 2025-113, Councilwoman Lee stated back in January 2025 there was a special meeting adopting the states recommendation of affordable housing units for the next round. During that meeting they discussed whether Palisades Park could qualify for an exemption. Mayor Kim stated the borough was not apart of the list, and asked Scott Krumholz to clarify to Councilwoman Lee. Scott Krumholz stated the chances of the DCA to reconsider the borough of Palisades Park for an exemption were slim to none. Scott Krumholz specified that they did think about petitioning for reconsideration but there were many conditions that the borough did not meet anymore. Mayor Kim stated the question was what the conditions were, and asked Scott Krumholz to go over them and explain why the borough could not qualify. Scott Krumholz stated he would forward an email to Mayor Kim and Sophia Jang. Councilwoman Lee thanked them.

- RESOLUTION 2025-112 Hiring of Police Officer (Re: F. Saint-Hilaire)**
RESOLUTION 2025-113 Hiring of Police Officer (Re: H. Morsy)

Councilwoman Won-Yoon stated that she believed the police department completed interviews and background checks. Mayor Kim asked for Councilman Min to explain. Councilman Min stated this was lateral hiring, which was PCT hiring which were certified police officers. Councilman Min stated it began at the interview process, and from there they choose which officer would be the best fit for the police department. After that, a background check and evaluation are done, and then they will be hired. Councilwoman Won-Yoon stated that Officer Hosam Morsy was being paid much more on his salary at his last job compared to what the borough was paying him. Councilwoman Won-Yoon stated that she was just curious because he had five years of experience as well. Councilman Min stated it was a personal choice and matter. Councilman Min stated that he was confused at first too, but Officer Hosam Morsy had declared that he wanted to go back into the field. Councilwoman Won-Yoon stated that he was a police officer before and asked if it was the same field. Councilman Min stated he was a police officer, but his main background was engineering. Councilman Min asked if it was alright for him to discuss Officer Hosam Morsys background. Mayor Kim stated that he could speak of his resume but nothing more. Mayor Kim stated considering the meeting was held private to hire the officers they could not speak of what was discussed during those meetings. Councilman Min stated based on the packets that the mayor and council received, all the information was within. Mayor Kim asked what packet. Councilwoman Won-Yoon stated the resolution packet had all the applications and resumes. Mayor Kim stated the resume being apart of the packet was fine.

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Councilman Min stated Officer Hosam Morsy loved being a police officer. Councilwoman Won-Yoon stated that she was just curious. Mayor Kim flipped through the resolution packet and asked what certain documents were. Councilman Min stated that was the application from the police app. Mayor Kim stated that was not something that they wanted to open to the public, and asked if they could not speak of it anymore because of the amount of information.

RESOLUTION 2025-114 Authorization to Auction Surplus Equipment

IMPROMPTU RESOLUTION 2025-115

Following the discussion of the claims, Mayor Kim asked Borough Clerk Sophia Jang to add an impromptu resolution 2025-115 regarding hiring a private company to hire the crossing guards. Mayor Kim stated that they had tried for months to hire more people, but it seemed like not many were interested, and in the long run they would be saving money by allowing local people to participate.

Borough Attorney Scott Krumholz mentioned that there was going to be an executive session at the next meeting

COUNCIL REPORTS

Councilwoman Lee did not have anything to report.

Councilman Shin reported that the swimming pool was preparing the opening. They were waiting on a quote from the pool maintenance company to repaint, change the filters, and fix the cracks surrounding the pool. Councilman Shin also reported on behalf of the recreation department that they were still considering transforming the tennis courts into pickleball courts because the county owns the tennis court. Mayor Kim asked where the courts were located. Councilman Shin specified they were located behind the Shoprite at County. Councilman Shin had explained that he had sent out a letter to the person in charge at county. In reference to the dog park in Columbus Park, Councilman Shin had met with the borough administrator to go over what they could and could not do, and to also obtain a quote. Mayor Kim stated he appreciated the information and input about the pickleball court. Mayor Kim mentioned that evidently it was loud and compared it to a champagne bottle popping every time the ball was hit. Due to this, the pickleball location changed from Columbus Park to the County Park. Mayor Kim reiterated that he was proactive in requesting from the county to use half of the tennis court for a pickleball court. Roberta Stern stated that the email that Councilman Shin was referring to was answered almost immediately that they were going to consider it. Roberta Stern continued that she had received a phone call late in the afternoon that day, that there are several other towns requesting similar, but they felt that the location was good because it wasn't near any residences. Roberta Stern stated she anticipated receiving a bit more information later in the week. Mayor Kim thanked Roberta Stern.

Councilman Min stated he hadn't organized his report yet so he would report the week after. Mayor Kim stated that was OK, and he was aware that Councilman Min had been busy reviewing the packet.

Councilman Kim did not have anything to report.

Councilwoman Won-Yoon reported that she received an email as the governance committee. Mayor Kim stated this was her council report, Councilwoman Won-Yoon responded that she knew that. Councilwoman Won-Yoon continued that she had received an email stating that the emails in the borough were being accessed internally by someone else. Councilwoman Won-Yoon stated that she believed that this matter had to be investigated because it seemed like this was happening more than once. Mayor Kim stated they would speak about it later. Councilwoman Won-Yoon stated she thought that it needed to be investigated. Mayor Kim stated they would set up a meeting that week with the borough administrator to discuss the security breach issue. Mayor Kim asked if Councilwoman Won-Yoon had a council report. Councilwoman Won-Yoon reported that the library board had met the Thursday prior, and they passed the architect proposal for the roof project. Councilwoman Won-Yoon continued that a project manager was hired, and she believed it was good to go. Councilwoman Won-Yoon recognized that Roberta Stern was preparing the bidding process. Mayor Kim stated it was a

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smart idea on behalf of Councilwoman Won-Yoon and Roberta Stern to do the process that way instead of putting everything in a bid packet which took much longer. Mayor Kim used the roof repair of the borough building as an example stating that the repair helped in preventing future mold issues. Councilwoman Won-Yoon stated that timing was important, and the last time it rained heavy she was worried. Roberta Stern stated that was why she was trying to get it done.

ATTORNEY REPORT

Borough Attorney Scott Krumholz had nothing to report.

BA REPORT

Borough Administrator Roberta Stern had nothing to report. Mayor Kim stated that the borough administrator had been very busy. Mayor Kim asked Roberta Stern what the status was for the county or state to create three to five additional grand avenue crosswalks to protect the citizens. Roberta Stern stated that the borough had filled out two different applications and had approached two different people and they were working on it. Roberta Stern acknowledged the importance of this and advised that she would give an update when she had one. Mayor Kim extended his appreciation and asked if she could consider some sort of blinking pedestrian walking sign. Mayor Kim stated that the DPW could paint the lines for the new crosswalks, but they needed authority first. Mayor Kim also stated that Roberta Stern was working on the EV vehicle charging stations. The governing body had been giving a lot of input that having these charging stations would bring in a lot of traffic, help commerce, and aid in residential needs. Mayor Kim stated that there were tons of programs so that the borough didn't wind up spending money. Next, Mayor Kim asked Roberta Stern to provide an update on the LED street lighting through PSEG. Roberta Stern explained that she was waiting for the two different sections that were being considered for the lighting. Roberta Stern commented that these things didn't happen overnight, and she would reach out to a lady she spoke with before to learn more about the timeframe. Mayor Kim asked to explain to the people what the borough was doing. Roberta Stern explained that all lighting that is provided to every municipality was going to be LED and at the time the program only designated a few streets in each town that needed it the most. Once confirmed, PSEG would start their process of getting it done. Roberta Stern mentioned again that it all may have sounded good to go, but the process would take a bit longer than they'd think it did based on the paperwork. Mayor Kim stated that they couldn't pick and choose, and the designated streets had to be deemed by PSEG which took more time. Mayor Kim assured that Roberta Stern was on top of this including the application. These LED lights would ultimately brighten up the streets of the borough. Mayor Kim continued that they were considering solar LED panels which were going to be done that year to save money for the residents. Mayor Kim stated it would be easy to go and hire a contractor for thousands of dollars, but they were trying to figure out legal and proper ways to save money but install about 30 streetlights on residential roads. Councilwoman Lee stated that she had a question for Roberta Stern. Councilwoman Lee asked for the status of 12 Bellview Place. Roberta Stern stated that the building had been removed, and a fence had been put around it to protect the borough. They were waiting for quotes for two separate things that had to be done. One of those things was to repurpose it to two parking lots which meant to reinforce the foundation of the property that was still existing and then to create a different level. Roberta Stern stated that she hoped to receive the proposals sooner than later, and assured when they did receive them they would go out to bid to advertise. Mayor Kim stated that he had a discussion with the borough administrator because this project was long overdue due to the former engineer not preparing the bid packet the proper way. Mayor Kim stated that all concrete structures needed to be demolished and moved. The building department and the borough administrator had caught the mistake, and the borough was getting a new engineer to assess safety. Mayor Kim stated that they would remove the rubble and create two layers that should equal around 46 parking lot units. Roberta Stern stated that this should be quickly done, and they were just waiting for the proposal to prepare the bid specs. Once the bid specs were received, they would go out to bid and hopefully by July they would have a new parking lot. Mayor Kim stated that they would break ground in July. Councilwoman Lee asked if the decision to turn this area into a parking lot was ever brought before the council because she was under the impression that the property was just going to be demolished. Mayor Kim stated that the demolish was done because the structural integrity was at risk. This wasn't something that the council would necessarily get involved with. Mayor Kim explained that the decision was made by the borough administrator, and the mayor himself. The proposal would be brought

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before the council to give their opinions whether they liked the idea, or they didn't. Councilwoman Lee asked if after quotations were received then they would bring the idea to the council. Mayor Kim responded always and explained that the decision was part of management. Mayor Kim continued although, the council could provide recommendations such as raising the area and making affordable homes, making new offices, creating a recreation center, or whatever the case may be. Councilwoman Lee asked if they were waiting for quotations from the developers. Mayor Kim stated the borough engineer went on vacation, but he would be present for the zoning board meeting therefore the mayor and borough administrator would stay later to speak with him. Councilwoman Lee stated she understood.

Councilman Shin stated that he had received questions from residents asking what was going on with the trailers down by Shoprite. Mayor Kim stated this was an ongoing discussion because they were almost 98% done with the investigation. Unfortunately, the investigation was not done because there was still one more thing that needed to be done that week. Mayor Kim stated that he would push for an answer within the month. Councilman Shin stated that he received a notice that there would be a Chinese celebration at the library on February 22nd. Councilman Shin stated officially it wasn't Chinese New Year, but Lunar New Year. Mayor Kim stated it passed. Councilman Shin responded that he knew, but at the Palisades Park Library it was advertised as Chinese New Year. Councilwoman Won-Yoon explained that this was brought up at the board meeting the month prior. Councilwoman Won-Yoon continued that a group of Chinese American individuals proposed this. Mayor Kim asked what the title read. Councilman Shin responded that the signage read it was being hosted by the Palisades Park Library as a Chinese New Year celebration 2025. Mayor Kim stated that it was incorrect. Councilwoman Won-Yoon explained again that this was brought up and initiated by a Chinese American group. Mayor Kim stated they were speaking about two entirely different things. Councilwoman Won-Yoon asked if she could finish. Councilwoman Won-Yoon stated at the last board meeting, this same concern was brought up and addressed to the director. Councilwoman Won-Yoon stated that the advertisements at the time had already been sent out so they would make sure they used the lunar new year for next time. Mayor Kim stated it was a discussion at the library because it was too late, and the advertisements had already been sent out. Mayor Kim continued it shouldn't be Chinese New Year because it passed over a month. Councilman Shin stated he knew it already passed, but he was talking about the following year. Councilwoman Won-Yoon stated the director was aware. Mayor Kim asked if there were any other questions.

Councilman Min stated that the borough attorney had mentioned that the executive session would be done before the following meeting, but he thought that this was a time sensitive matter that needed to be discussed as soon as possible. Mayor Kim asked which one. Councilman Min clarified he was talking about the two litigation matters. Scott Krumholz stated that they could go into a closed session. Mayor Kim stated they couldn't do that because it wasn't advertised. Scott Krumholz stated they could make a motion. Mayor Kim responded he would not make a motion to go into a closed session because it was never advertised. Scott Krumholz stated if a council member wanted to make a motion, they could but it still needed to be voted on. Mayor Kim stated that someone could make a motion, but he was worried about the legality of it. Scott Krumholz stated it was legal if it was strictly a motion, and no other action would be taken. Mayor Kim stated if it was just a discussion then he agreed. Councilman Min stated they wouldn't vote on the matter, but he did want to make a motion to have the discussion. Mayor Kim stated there was a motion at the time but for the next time to make sure there weren't any motions in the middle of council reports. Mayor Kim asked if Councilman Min wanted to officially make a motion. Councilman Min made a motion to discuss the litigations after they had completed the meeting. Mayor Kim stated that the public didn't have to stay it was a discussion not a decision so there wasn't anything to talk about regarding it. Councilman Shin seconded the motion. 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

Councilman Vietri Yes – Councilman Vietri stated he didn't understand the whole thing. Borough Attorney Scott Krumholz explained that there were two lawsuits that had settlements that needed to be discussed. One of these settlements had to be tweaked a bit but the

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governing body had already discussed it at previous meetings. Scott Krumholz continued that they were trying to get everything resolved as soon as possible.

Councilwoman Won-Yoon Yes

Mayor Kim asked if they could just finish up the rest of the meeting before breaking into the executive session.

POLICE REPORT

Councilman Min stated that the officer in charge would present the police report at the regular meeting.

PUBLIC PARTICIPATION

Mayor Kim reminded the public that they each had three minutes to speak at the dais after stating their name and address.

Eric Spieley came up to speak about the empty parking lot. Mayor Kim corrected that the address was 12 Bellview Place right next to the old Palisades Park Bakery. Roberta Stern asked Mr. Spieley if he was referring to the parking lot that was leased. Eric Spieley stated that was the lot he was talking about and expressed that he felt it had been an embarrassment for Palisades Park for 30 years. Mr. Spieley stated this was a dirt lot and thought it was a shame. Mayor Kim asked if he was referring to the inside or the outside. Eric Spieley responded that this was a dirt parking lot on Broad Avenue. Mayor Kim stated that he had the wrong location. Councilman Min clarified that they were speaking about the lot by Henry Avenue. There was a lot across from Henry Avenue that read the municipal parking lot which was the leased lot. Councilman Min stated this was all meter parking. Mayor Kim stated from his knowledge there was an environmental EPA leak under the parking lot that Mr. Spieley was referring to because there used to be a gas station there. Mr. Spieley stated again that this was an embarrassment. Mayor Kim asked Councilman Kim to explain. Councilman Kim explained there was a leak under the ground that passed through Broad Avenue and went to route 46. This was major work, and the borough didn't want to put this on the borough to pay for it. Councilman Vietri stated the borough didn't own the property. Councilman Kim stated the borough owned Broad Avenue. Councilman Min asked if this lot was located right before Route 46 on the left. Mr. Spieley stated that was correct. Councilman Kim explained to remedy this issue they would have had to dig into Broad Avenue and Route 46. Councilman Min stated that the property was owned by someone, and that person didn't want to take the responsibility of paying for the work that needed to be done. Mayor Kim commented that the location had been a horrid environment with rubble and had most likely been providing parking for the food locations. Mayor Kim continued that Broad Avenue was the bread and butter of the borough and the lot didn't look good or look like there was any type of development. Councilman Kim stated that this was out of the borough's hands considering EPA was federal and they weren't allowed unless the borough was willing to dig into Broad Avenue and Route 46. Councilman Min stated that he agreed with Councilman Kim and just to get the survey completed would cost a quarter million dollars. Eric Spieley asked if the governing body could at least enforce that the owner of the property do something about this. Mayor Kim responded that he was thinking about it, but if EPA stated that the leak was stable and there was nothing else going on underground – Mayor Kim stopped and stated that he wanted to know exactly what the EPA said regarding the property because someone did go out to assess the damage because the borough knew about it. Mayor Kim stated this was something that wasn't good but had to be put on the backburner. Roberta Stern asked if this was on Grand Avenue or Broad Avenue. Mayor Kim stated it was an eyesore. Councilman Kim stated that the federal governmental would never allow development unless they dug all the way until Route 46. Mayor Kim stated that it would be a lot of money. Councilman Kim stated it was a lot of money, and the cost may out way the worth of the land itself. Roberta Stern stated that there had to be paperwork on the property. Councilman Vietri commented that if they had to dig up borough owner roads then the borough did own it and had to pay for it. Mayor Kim stated again it was an eye soar. Mayor Kim asked if Mr. Che wanted to come to the front and say hello but he declined. Mayor Kim closed the public participation session and requested a motion to move to the executive session.

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Councilman Min made a motion to close the work session and enter the executive session. Councilman Kim seconded and all joined in favor.

EXECUTIVE SESSION

Mayor Kim requested a motion to close the executive session and come back to the work session. Councilman Min made a motion, and Councilman Shin seconded. All joined in favor, none opposed.

ADJOURN

Mayor Kim requested a motion to close the work session. Councilman Min made a motion, seconded by Councilman Kim. All joined in favor.

Attest:



Sophia H. Jang, RMC
Borough Clerk