

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

Work Session
of the Mayor & Council
July 21, 2025

MAYOR CHONG PAUL KIM CALLED THE MEETING TO ORDER AT 5PM:

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 BROUGHT BY COUNCILMAN SHIN.

ROLL CALL:

Mayor Kim	Present
Councilman Kim	Absent
Councilwoman Lee	Present
Councilman Min	Present
Councilman Shin	Present
Councilman Vietri	Present
Councilwoman Won-Yoon	Absent
Borough Attorney Scott Krumholz	Present
Borough Administrator Roberta Stern	Present

ADOPTION OF MINUTES:

Work Session of the Mayor and Council:	June 16, 2025
Regular Meeting of the Mayor and Council:	June 23, 2025
Special Meeting of the Mayor and Council:	June 30, 2025

Mayor Kim requested the council members to diligently review the claims and ask if they had any questions or concerns to email Borough Administrator Roberta Stern. Mayor Kim stated that they would move forward with the adoption of minutes and would finalize them the following week. Roberta Stern stated that if there were questions, she would be happy to answer them before the following week. Mayor Kim stated he would like the council members to write an email to answer all the questions so they can get it done before the following week. Mayor Kim continued that before the second reading, he would like to let Chief Financial Officer Roy Riggitano, the official purchasing agent, come up and discuss notice 9716, the corrective plan which outlined the actions the Borough of Palisades Park would take to correct the findings listed and prepared in coordination with the federal state requirements. Copyright laws were being prepared by Jason. Mayor Kim asked if they could check. Mayor Kim stated that Councilman Shin did not have it either and Councilman Vietri did not have it. Mayor Kim then said that if they don't mind, they would then wait for the copies. Mayor Kim stated that for the rest of the council that was not there, he requested that the clerk scan the corrective action plan prepared by the Chief Financial Officer to be digitally sent to the council members. Borough Clerk Sophia Jang agreed to do so. Mayor Kim thanked Sophia Jang. Mayor Kim asked for Roberta Stern. Mayor Kim then asked one of the officers to ask where Roberta Stern was. Mayor Kim then yelled that they only needed three copies. Mayor Kim asked the Chief Financial Officer to continue with the corrective action plan. Roy Riggitano stated that for the Mayor and Council, they would review the plan that week. Roy Riggitano added that for any specific questions to call him for he is around all week. Roy Riggitano highlighted that there were 15 comments. Out of those 15, 7 have been corrected already this year. The most notable ones were that some of the bonds and ordinances must be updated. The town would be doing that during the notice sale in August. The grant appropriation, the town did not spend enough, and they would be spending it now. Roy Riggitano continued that the administrators were spending most of it now as they spoke. The health and construction departments must turn that money over by December 31st. Roy Riggitano stated that he was working with both departments so they could make that happen. The outside duty for the borough police officers had been corrected. The vacation payouts which were done by resolution, there were three separate comments, and they have been corrected. They would see the actual resolution the following week, so they were following the resolution. Because they didn't do the resolution formally, even though they approved it, it was put in as a comment. Councilman Kim stated that he had joined the zoom call. Sophia Jang stated that Councilman Kim had arrived. Chief Financial Officer Roy Riggitano continued to say that the W-9 towards the end had now been updated. Roy Riggitano stated that was basically the audit for them and finance. Mayor Kim thanked Roy Riggitano then stated that he had a question. Mayor Kim repeated that Roy Riggitano started his statement with the fact that they have 15 but

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all Mayor Kim saw was 12 that was flagged considering the findings. Mayor Kim then continued to say that in the recommendations there were 13. Mayor Kim asked how many corrective actions they have. Roy Riggitano stated that it was 13 to be factual. Mayor Kim stated that in the findings there were 13 missing. This was because in the recommendation there were 13 in the findings. Roy Riggitano corrected Mayor Kim saying that there were also 13 on the bottom. Mayor Kim stated that he understood but it was just that the first findings were numbered 1 through 12 and recommendations were numbered 1 through 13. Mayor Kim continued to say that if there was a 13 on the findings, and if Roy Riggitano knew what it is. Roy Riggitano stated that it was a deferred compensation program, and they needed to be renewed and reconciled. Mayor Kim stated that they had a problem not reviewing it therefore they had to review it at this time. Mayor Kim continued that out of those findings, that year, how many did they correct and comply. Roy Riggitano stated that at the moment, they corrected numbers 2, 5, 6, 8, 9, 11. Roy Riggitano repeated that those have been corrected and as of today there was obviously work to correct even more. Mayor Kim said that right now out of 13 they had 7 left over. Roy Riggitano confirmed Mayor Kim's statement but added that they could be repeated and that they are trying to fix it. Mayor Kim asked the council members if they had any questions. Councilman Vietri stated that he had a question. Councilman Vietri asked on number 6. Roy Riggitano stated that it was in the county principal, that the town was not following the year before. Were they weren't paying the officers on a timely basis. Roy Riggitano clarified that they had fixed that that year. Councilman Vietri asked if the vacations had been corrected. Roy Riggitano stated that it had been corrected. Roy Riggitano clarified that it had to do with the resolution. Even though they approved it through the Mayor and Council, the ordinance certain approach because of the controls and they are also now going to substantiate resolutions assigned an augment and they are going to add the resolution on top of that. Councilman Vietri asked where the control report was from. Roy Riggitano stated that was because they did not do the resolution. It was a recommendation from the control. Councilman Vietri then asked when the control report came out. Roy Riggitano said that it came out around 3 years prior. Roy Riggitano then included that since they now signed a signed agreement that was approved by the mayor, and they should be setting also for the resolution on top of that. Mayor Kim asked if Councilman Vietri was okay with the answer. Councilman Vietri responded yes. Councilman Shin said that he just got the report today and could not do anything with it that day. Mayor Kim said that what he can do is review it and then ask questions and email them to Roy Riggitano while CCing Roberta Stern and they would answer the questions. Roy Riggitano reiterated that if anyone had questions to please call him. This way by the next meeting they would have all the answers. Mayor Kim stated that he would like all the council members to ask questions about this. Again, Sophia Jang would scan and send the digital copy. Mayor Kim asked again to the council to ask questions to Roy Riggitano that week so they could have a productive meeting at the regular session. Mayor Kim asked if there were any more questions and then thanked Roy Riggitano. Councilman Vietri stated that he had a question but not about this topic. He asked how long a bond lasts. Roy Riggitano said that a bond ordinance usually lasted between 5 and 7 years. Councilman Vietri said that they are spending a lot of money at the pool, and he takes it that it comes out from a bond. Roy Riggitano stated that 2018 was the first bond. Councilman Vietri asked how much that bond was. Roy Riggitano said that it was significant and that he would get that information to the councilman. Councilman Vietri continued saying that with all the money put in, and Councilman Vietri said that he knows Roy Riggitano does not know now and that Roy Riggitano could get back to him - Councilman Vietri asked how much the pool had made or taken in for that year. Councilman Vietri reiterated that it did not have to be answered right at that moment but preferably within the week because he had been curious about that. Roy Riggitano told Roberta Stern that they should make sure to get the information from Mike Apicella. Roberta Stern said that while they do not have the number, that up to today, they are just about the year prior at this time whatever that number is. Councilman Vietri stated that he was just looking for the total that they have spent. Roberta Stern said that Roy Riggitano knew that when they had a conversation with the auditor months ago, they talked about these outstanding bonds. They were told by the auditor that they needed to pay them down, and that they had to use this money because that was what they were there for. Roberta Stern stated that she wasn't there when the bonds were introduced and what the theory was behind making all the improvements, but she was challenged with spending this money and there were obviously a lot of things at the pool that needed fixing. Councilman Vietri stated that he wasn't questioning Roberta Stern. Roberta Stern answered that she knows but is simply giving a little background. Councilman Vietri said that to him it was a lot of money, and he knew that they had been spending a lot of money that year. Councilman Vietri said that he was trying to look out for the taxpayers with the little time that he had left. He then reiterated the fact that it seemed like a lot of money coming through the bond. Roberta Stern said that whoever was there and voted for those bond ordinances had a reason they wanted to spend that money to improve the pool. Roberta Stern stated that she wasn't here then, and she does not know who was responsible and she could not speak for them. Roberta Stern included that she was trying to make improvements but was not looking to spend all the money from the bond. Mayor Kim said that the improvements were required but reassured Councilman Vietri that he will get the information he was looking for. Mayor Kim then asked Councilman Shin if he had something to say and Councilman Shin responded that he did not. Mayor Kim stated that they would now move on to the second reading.

2nd READING/HEARING

ORDINANCE 2025-20

General Capital Bond Ordinance for Supply and installation Multi-Space Parking Pay Station

Mayor Kim asked the council members if they had any questions about the ordinance and reminded them that it was the second reading. Councilman Shin asked what the total amount was that they were putting into the parking meters. Roberta Stern said that it was \$325,000. Councilman Shin then asked what the income of the parking meters would be per year. Mayor Kim said that it was a very good question and asked if anyone knew that information. Roberta Stern stated that the year before, it was \$394,000. Mayor Kim asked Councilman Shin if he was asking for the estimated projection of income that would generate for 12. Councilman Shin clarified that he was not talking about the parking meters. They were currently putting in \$325,000 into the parking meter and Councilman Shin wanted to know what kind of income they could expect. Mayor Kim stated that Roy Riggitano said that when they were peaking, they had an income of around \$1,000,000. However, if they would like an exact amount, they should ask Roy Riggitano to send an email to certify it. Roberta Stern stated that it was not something they could certify. Mayor Kim said that sending the email proved that he was telling the truth. If they wanted an email instead of verbal, they could ask for the income for 10 years for the parking meters. Mayor Kim asked Councilman Shin if he would like that. Councilman Shin replied yes. Mayor Kim asked Roberta Stern to make that happen. Councilman Vietri asked to be sent a copy of that as well. Mayor Kim stated that everyone would get that. Mayor Kim asked if there were any more questions about Ordinance 2025-20. Mayor Kim asked to go on to the next ordinance.

ORDINANCE 2025-21

Amending Ordinance Chapter 282, Vehicle and Traffic, Article V. Parking Meter, Section 31. Parking Fees

Mayor Kim asked council members if they had any questions regarding this ordinance. Councilman Shin asked to clarify if they were charging 25 cents. Mayor Kim stated that it was 25 cents per 15 minutes for a maximum of 4 hours in all zones. Borough Attorney Scott Krumholz stated that this was for the current ordinance. The only thing being changed in this ordinance was what was underlined where it says in addition to the parking fees, the borough may charge merchants' service and processing fees related to the use of parking meters within the borough. Mayor Kim asked if they remembered the conversation that they couldn't control their end and what they are going to charge so they will explain to everyone that it is going to happen. Councilman Shin said that he checked 3 towns, Fort Lee and North Bergen were charging a convenience fee while River Edge was using the same machine as the boroughs, they were not charging the convenience fee. Mayor Kim asked if Councilman Shin meant the FPS machines they were using at that time. Councilman Shin confirmed Mayor Kim's statement. Councilman Shin continued to say that Fort Lee and North Bergen were charging 40 to 50 cents per transaction. Mayor Kim thanked Councilman Shin and stated that was good to know. Mayor Kim asked the council members if they had any more questions.

ORDINANCE 2025-22

Amending Chapter 84 of the Code of the Borough of Palisades Park Entitled "Alcoholic Beverages" to Modify the Permissible Hours for Sales, Delivery, and Service of Alcoholic Beverages within the Borough

Mayor Kim asked the council members to review the instructions and if they check this is about how they will allow on premise. There was a little bit of a misunderstanding. On premises they should still be allowed to finish their drinks, but they can't buy anymore after 2 am. Also, because there were some slight improvements to the public drunkenness, especially during the daytime from morning to lunch, the police department and everybody else that cleaned up decided to, because the off premises were cooperative, the town should consider their business impact as well. They all decided that it was going to be moved to 11:00 PM instead of 10:00 PM to make sales. Mayor Kim said to move forward. Councilman Shin asked if this was for the liquor store. Mayor Kim stated that it was for both. Councilman Shin then asked if the restaurants had to stop selling liquor by 2:00 AM. Mayor Kim said that it was no later than 2:00 AM. Councilman Shin continued to ask if they could still consume past then until 3:00 AM. Mayor Kim said yes and that this would let them sober up. Councilman Shin then asked where this 3:00 AM limit is mentioned. Mayor Kim stated that all the liquor stores usually close around 3:00 AM. Councilman Shin said that at the liquor stores they do not drink there. Mayor Kim stated that liquor stores are from 11:00 AM to 11:00 PM. Mayor Kim stated that the restaurants were getting tickets by the enforcing officer at 2:01 AM. If they do an inspection and liquor bottles are on the table, they get cited. However, they are not going to do that anymore. You can not order after 2:00 AM but 2:00AM to 3:00 AM finish up, sober up, and go home because it was unfair because they were supposed to do business until 3:00 AM. Councilman Shin asked

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- RESOLUTION 2025-233 Authorization of Liquor License Transfer (#0245-33-016-005, Dongwon Tuna NJ Inc)
- RESOLUTION 2025-234 Authorization of Liquor License Transfer (#0245-33-028-007, Yesan Inc)
- RESOLUTION 2025-235 Hiring of Police Officer (Re: O. Hernandez)
- RESOLUTION 2025-236 Hiring a Part Time Traffic Enforcement Officer (Re: A. Rodriguez)
- RESOLUTION 2025-237 Hiring a Part Time Traffic Enforcement Officer (Re: K. Fatehmanesh)
- RESOLUTION 2025-238 Hiring a Part Time Traffic Enforcement Officer (Re: J. Dorilas)
- RESOLUTION 2025-239 Authorization of the Borough Clerk Advertise for Police Chief
- RESOLUTION 2025-240 Authorizing the Police Department to Hire Part-Time Records Clerk (Re: S. Yoon)
- RESOLUTION 2025-241 Acceptance of Retirement (Re: Police Officer Michael DeBartolo)
- RESOLUTION 2025-242 Authorization to Auction Surplus Equipment (Re: Police Department)
- RESOLUTION 2025-243 Award Contract for Stop and Pedestrian Signs (Re: Traffic and Parking Control Co, LLC)
- RESOLUTION 2025-244 Authorizing MOU with Teamsters Local 97
- RESOLUTION 2025-245 Revised Authorizing New Jersey County of Bergen 2024 Community Development Block Grant for Lincoln Street Improvements
- RESOLUTION 2025-246 Authorization the Borough Clerk Advertise of Bids for Lincoln Steet
- RESOLUTION 2025-247 Awarding Contract for Swimming Pool Clean Up Service (Re: VCI LLC)
- RESOLUTION 2025-248 Swimming Pool Membership Refund
- RESOLUTION 2025-249 Authorizing Reimbursement for 2023 Social Security Contributions (Re: T. Juliano)
- RESOLUTION 2025-250 Declaring an Emergency and Authorizing Pool Repairs for the Intermediate Pool at the Municipal Pool Complex (Re: Nautilus Swimming Pool Supplies & Service, Inc.)
- RESOLUTION 2025-251 Appointing Rent Leveling Board Member (Re: T. Christolias)
- RESOLUTION 2025-252 Modifying the Appointment of Rent Leveling Board Member (Re: K. Rogers)

RESOLUTION 2025-225 Claims

Mayor Kim said that there was a question about animal shelter and animal control. There was an error with the time period of the bill. That was supposed to be half a year's worth. Mayor Kim asked Roy Riggitano to change that to be fixed for the regular session. Roberta Stern stated that it had been done. Mayor Kim said that the second thing would be wastewater sewage. He continued to say that it was a lot of money, but they paid on a quarterly basis. Councilman Shin said that for the third quarter they were paying \$570,000 to the county. Roberta Stern clarified that it was to the utilities authorities which were a separate body. Councilman Shin said that for a year, they paid \$2.7 million dollars. Roberta Stern stated that was what was in the budget. Councilman Shin said that was 8 percent of the total town budget. Mayor Kim said that he did not know what the percentage was, but it was a lot. Roberta Stern repeated that it was a separate authority, and it was not the county. Councilman Shin said that there was a fixed amount they could adjust, or they could negotiate. Mayor Kim said no and explained that what they do is what Roberta Stern spoke about in the closed session that they charge the town on the amount coming out from the sewer line. He continued to say that they had a meeting at the end. Therefore, if they use more, they will spend more and if they use less, they would decrease it. That is how they averaged it. Mayor Kim stated that he believed it was the Bergen County Utilities. Roberta Stern stated that there was the Bergen County Authorities and there was also the Northwest. There were parts of the county handled by the Northwest Sewer Authority, not by Bergen County Authorities. They were separate authorities based on where they were in Bergen County and where the pipes were. Councilman Shin asked if the rate was determined by the population or something else. Roberta Stern said that it was a combination mainly based on the flow of sewage that came through Palisades Park on its way to the Bergen County Utility Authority where it was processed. Councilman Shin mentioned Leonia as an example, stating it had a population of 9,000. However, in size, they were two times larger in size than Palisades Park. Roberta Stern said that she does not know who pays more. Mayor Kim stated that it was not about more, but it was like water meter. How much they use for sewage coming out from Palisades Park, they charged the borough. It was just by the amount. Roberta Stern said that because sometimes they had more restaurants and things like that, there is heavier flow coming out of Palisades Park than other places because of who is producing the waste into their system. Roberta Stern then stated that she was happy to get more information from Bob Lau who is the executive director. Councilman Shin then gave an example for the apartments coming in which means 6 to 8 thousand more people would be living in town. Councilman Shin asked them if they had to pay more such as 30 percent more. Roberta Stern said that she will speak to the executive director to see exactly where it comes from and what his projections are based on every town. There were very few towns that don't have the additional district charge because of affordable housing but she would speak to the executive director and see how they project and will let Councilman Shin know as soon as she got in touch with him. Councilman Shin said that most of the towns except for Englewood Cliffs, they just built the affordable housing 100 percent but in Palisades Park,

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they only have 20 percent affordable housing and 80 percent is houses. Roberta Stern stated that Englewood Cliffs was much smaller and that was a higher number for a small town. Roberta Stern reminded Councilman Shin that it had a population of only 6,000 people with 600 units and 112 town houses. Roberta Stern said that she would use both of them as an example and see what the director said. Mayor Kim stated to put on record that Councilman Shin would like to know how it equates and how do they make it, so the charge is that amount. Mayor Kim requested that they ask how they pay the sewage for 5 years. Mayor Kim then asked if Councilman Shin would like to know for the past 5 or 10 years. Councilman Shin stated that he would like to know for the past 5 years which would gauge if it was going up or down. Roberta Stern stated that their rates go up as well. Mayor Kim then asked to check that as well for a total of three things then asked if that was okay. Roberta Stern said yes. Mayor Kim then asked the council members if they had any more questions. Mayor Kim told the Police Committee, Councilman Min said he would be there tomorrow. Mayor Kim stated that he would send them an email and that he wanted to have a meeting with the police committee and they would talk further about the resolution to advertise for the police chief no later by Wednesday so they would have some time. Mayor Kim then asked again if the council members had any more questions. Councilman Shin stated that Councilman Min was not there. Mayor Kim stated they were going to have another meeting. Councilman Shin stated that there were police officer hiring resolutions too and asked if they would discuss that as well. Mayor Kim stated they can leave that there and that they will talk about that too. Councilman Shin stated that Councilman Min was the chairman. Mayor Kim stated that he knew Councilman Min was the chairman but stated they will explain why they decided to do this because Councilman Min wasn't there. Mayor Kim stated that time is of the essence. Mayor Kim added that they would talk about that later in the discussion. Mayor Kim added that for Resolution 2025-248, the council would see that there was nothing there yet and the councilman was trying to figure that out for the mayor. Mayor Kim wanted to know what the swimming pool policies and procedures were to allow these refunds because they could not be giving out these refunds left and right because they felt like it. Mayor Kim said that it is a membership and wanted to know why they were refunding. Mayor Kim stated that it couldn't be because they just didn't feel like it anymore. There must have been some policies and procedures to the pool. They asked the pool attorney, Jay, and Mayor Kim sent an email to assess it and Scott Krumholz was going to follow through. Councilman Shin stated that he was the councilman in charge of the swimming pool, so he met this member. Councilman Shin said that she lives in Cliffside Park. Scott Krumholz stated that they shouldn't give it to them. Scott Krumholz asked Councilman Shin if he had the contact information for the municipal pool attorney. Councilman Shin said yes. Scott Krumholz told Councilman Shin to consult with the pool attorney. Mayor Kim told Councilman Shin to ask Roberta Stern to do that. Since Roberta Stern was the Borough Administrator she would get back to him. Councilman Shin stated that he did not intend to meet the member, but he bumped into her. Scott Krumholz stated that he understood but just did not want to get into people's personal issues. Councilman Min asked if he could voice his concern. Mayor Kim told him to go ahead. Councilman Min stated that regarding the resolution that was related to the swimming pool, he was also the swimming pool liaison as well. It seemed like since the year started, he had not received any of the backgrounds of all the information. They have been going through a lot of different problems with the swimming pool throughout the whole year until now and it seems like he is not getting any of the background of any of the resolutions here. Mayor Kim clarified that their conversation was about Resolution 2025-248 and asked if that was what Councilman Min was talking about. Councilman Min stated that was also what he was talking about. Mayor Kim said that Resolution 2025-247 and 2025-248 were the only ones about the pool. Councilman Min was the liaison but not the chair. Mayor Kim requested that all council members report about the situation. Mayor Kim then asked to send an email to Councilman Min and why they were doing Resolution 2025-247 and 2025-248. Councilman Min stated that 2025-250 was included as well. Mayor Kim said that Councilman Min was right and asked to include that as well. Councilman Shin stated that he had some comments about that matter. He was the newest councilman and what he found here is that nobody gave information automatically if he stayed quiet and alone. Like Councilman Vietri, he was interested in police matters but nobody invited him to discuss these things when he showed interest in these things. Councilman Shin stated that like this, Councilman Min was the committee member for the swimming pool, so nobody automatically gave the information and the invite there so Councilman Shin found out that you must go after it. Mayor Kim stated that they must ask and that they could not go out all councilman to go and get information. Councilman Shin stated that was what he learned as a councilman. Mayor Kim stated that it was very simple. If there were any council members that wanted information, they would give it to them. But everybody had a signed committee and within those committees there was a chair and a committee member. The chair oversaw that, and the chair and the committee should be working together on that. If there was something relevant, they should let the other governing members know, and anybody else had the opportunity to write an email and give it to the rest of the council members before the meeting or during the workshop meeting before they make decisions. They had the council report opportunities to express what was going on and that was important. And they got to have better communication, and they would work on it. Mayor Kim

asked if the council members had anything else about the consent agenda. Mayor Kim told Councilman Min that they would sit down and talk. Mayor Kim told the council members this was why they were having a work session. They had liberty of reviewing the packet and calling the borough administrator, and they had all the resources. Mayor Kim requested that they ask questions and concerns by that week, so by the regular session they won't be wasting too much time. They were doing this for work sessions so they could work things out and so their questions, Mayor Kim does not want anyone to grandstand, and if they know they have a problem, to please not wait until the regular session. They were there to talk to the council members and solve their problems, issues, and questions. Mayor Kim stated that if there were no more questions about the consent agenda, they would move on to the council reports. Councilman Shin stated he had questions about Resolution 2025-230 and 2025-231.

RESOLUTION 2025-228 Awarding Contract for 12 Bellview Parking Lot Project (Re: Westcraft Builders Inc)

Councilman Shin said that this would be the new public parking lot. He then asked when they expected the parking lot to be done. Roberta Stern said that they were awarding the contract at the next meeting and then there would be a pre-construction meeting so maybe a month or 6 weeks. Councilman Shin asked if they could expect it by September. Roberta Stern said yes. Mayor Kim told Councilman Shin that it would be within two months. Mayor Kim stated that there was a question about claims and that Councilman Shin brought it up.

RESOLUTION 2025-230 Approving Second Amendment to Settlement Agreement with Fan Associates, LLC (Re:15 Grand Avenue)

Councilman Shin said that there were a lot of people that would be interested in this resolution and asked for further explanation. Scott Krumholz stated that very simply, they have, through the builder's remedy lawsuits, resolved with 6 of the builders which resulted in 6 settlement agreements. Two of those builders, one for the property at 15 Grand Avenue and one for the property at 21 Grand Avenue. There were quite a number of pre-requisites, things that they have been following along on the timeline to get done and one of them that they may recall was recently done for both properties the month prior. It was the endorsement of the planning boards adoption of redevelopment plans for both of those properties. Scott Krumholz continued and said the next step for both those properties was negotiation and agreement of a redeveloper's agreement. Basically, over a month ago, those two property owners and the town and its attorneys realized that the time frame that was set forth in their respective settlement agreements for that to be done, which was supposed to be done this month, was simply too aggressive. The builders and the town needed a little bit more time to negotiate those terms so all they were doing with the two resolutions was that they were saying that redevelopers' agreement, instead of being done in July, would be done in August. Councilman Shin then asked if these two resolutions were nothing to do with the number of units or anything. Scott Krumholz stated that nothing changed. Councilman Shin asked if it was just changing the scheduling of events. Scott Krumholz clarified that it was just an agreement they were hashing out with the builders where they just got an extra month to do it. Mayor Kim stated that it was just an extension. Scott Krumholz stated that it was an extension of time. Mayor Kim added that it was both parties. Scott Krumholz confirmed that it was agreed to by the builders and the borough. Scott Krumholz thanked Councilman Shin for addressing that topic.

RESOLUTION 2025-235 Hiring of Police Officer (Re: O. Hernandez)

Councilman Vietri stated that he read the resolution, but this is the second time that there was no application that was filled out or at least not in his. Mayor Kim asked about which application. Councilman Vietri said he was talking about the job application. Mayor Kim stated that they had the resume. Councilman Vietri said he understood but they had to fill out an application. Mayor Kim stated that he would like to see the application. Mayor Kim asked Officer Lee to bring an OIC if they were there. Roberta Stern said that they were not there. Councilman Vietri stated that they didn't have to have it at that moment, but he would like it before the meeting. Mayor Kim asked Roberta Stern to look for that. Councilman Vietri stated that he had seen that multiple times in the past. Roberta Stern said that they would have the application the following day. Mayor Kim repeated that it was the application for Resolution 2025-235. Councilman Vietri said that he had one more question. Mayor Kim asked which resolution. Councilman Vietri said that it was Resolution 2025-239.

RESOLUTION 2025-239 Authorization of the Borough Clerk Advertise for Police Chief

Councilman Vietri said that the borough clerk should advertise for the Police Chief. Mayor Kim confirmed his statement. Mayor Kim said that the police committee and himself believed that it was good because the expiration of the six month cycle was coming up and if they didn't start looking into it and if they didn't start

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this month, they would end up being default after 60 days, they have to make a decision to either do another six months or get a chief. They got six months of the former OIC, and they were getting six months of the new OIC. Mayor Kim stated that it was important to get leadership established in the police department and the borough attorney and the police committee all believed that they should look for it. Councilman Vietri asked that when they said advertise for police chief - Mayor Kim stated that they were talking about interviews. Councilman Vietri said that by saying advertise, they were going outside the police department. If they were putting that in the newspaper, advertising for a police chief. Mayor Kim interjected that it should be advertising the interview. Councilman Vietri stated that it should be an interview not advertised. If it was advertised, then they were putting it out to the public. Councilman Vietri said that was what it looked like because they were advertising in the newspaper that they wanted a new police chief from outside the police department. Mayor Kim stated that they can't just advertise. They were looking to interview police chief candidates and Mayor Kim asked Councilman Vietri if that was what he wanted in there. Councilman Vietri confirmed and stated that it should not be advertised and should be taken within the Police Department. This way it looks like they are taking advertisements and taking it from anybody that wants to apply to be the chief of police. Mayor Kim asked, aren't they supposed to allow anybody else to apply. Mayor Kim said that he thought that was a fair way of doing the interviews. Councilman Vietri clarified that he said outside the police department. Mayor Kim asked if he meant other police officers and offices. Councilman Vietri said yes and said that it should be within the police department. Scott Krumholz stated that the resolution only allowed advertising. The advertisement itself would set forth whatever parameters the borough was going to consider in terms of the requirements, the interview, the background. It would be very specific as it had to be. Councilman Vietri said that he followed what they were saying, but they were not following what he was saying. Scott Krumholz stated that they may not be following. Councilman Vietri said that when you advertise for a police chief in the newspaper, which was what they were saying with the qualifications and everything. With this they can get anyone outside. It was not fair to anyone who had 20 years in the police department of Palisades Park. With the way it sounded, they were going to take it from an outsider and make them the chief of police. Councilman Vietri then said that he did not understand the advertisement. Mayor Kim told Councilman Vietri that he understood completely. Mayor Kim said that the in-house officers would feel unjustified for the town to open advertisements for all applicable, with conditions, chief applicants. Councilman Vietri wanted to restrict the hiring of the chief from the pool within the borough. Mayor Kim stated that he disagreed and that he would like to be open and would like all the applicants to come out from other sources. Scott Krumholz repeated that if there was going to be restrictions as to whether the person was going to be hired solely from within the borough or would be looking outside the borough, that would and had to be in the advertisement itself. They would check with the police and the police committee, and they would make sure. Councilman Vietri said that he would like to make a recommendation. Seeing that this was such a big position that they were hiring a new police chief, in the past, as they had said, everything was different. Councilman Vietri suggested that the police department get a hold of the Bergen County police chiefs and allow them to give the police chiefs interview. Mayor Kim said no thank you. Councilman Vietri asked why that was. Mayor Kim stated they would be doing it in house. Councilman Vietri said that they weren't going in house, and they were going out of house when they said they were advertising. Mayor Kim stated that they were going to follow their procedure. Councilman Vietri said that they were doing one thing here and one thing there. He continued to say that if they wanted to open it up for the police chiefs, they needed to interview for the best guy. Mayor Kim stated that they were not going to delegate their responsibilities. Councilman Vietri stated that it was not a responsibility. They have a police committee here and there was a director. Councilman Vietri stated that they were showing the public that the Bergen County police chiefs came in and gave the interview and that they chose the best officer there. Mayor Kim thanked Councilman Vietri and stated they were moving on. Mayor Kim then asked if there was anything else. Councilman Min asked if could say something. Councilman Min stated that the matter was discussed during the committee meeting. Councilman Min continued to say that he was the police committee chair, and he was not there and did not agree to put this up on the resolution and had no chance. Mayor Kim stated that Councilman Min was overseas. Councilman Min wanted to rephrase that. Mayor Kim told Councilman Min that he was here right now and asked what he would like to do as the council chair. Councilman Min stated that the police committee had been conducted so he had not received any of the reports from any of the either director or the OIC or whoever about what is going on. Councilman Min wanted to rephrase that not all the police committee members have agreed upon this resolution. Mayor Kim asked Councilman Min what he would like to do now that he knew and asked for his recommendation. Councilman Min asked if either the director or the OIC or Councilman Shin, one of the committee members, could send him the report of what has been discussed. Mayor Kim said that he will send an email to Councilman Min with Councilman Shin and the Director to explain why without Councilman Min, because he was overseas on vacation, that they thought it was a good idea to look for a police chief because of the time constraints and legal inherence that they have to do with the amount of time left for the current OIC. Mayor Kim stated that they would give Councilman Min an explanation and that he would read it over. Mayor Kim then asked Councilman Min if he was going to come to the regular session. Councilman Min said yes and stated that he was taking his flight back the next day. Mayor Kim said that Councilman Min would have time before the regular session and that they would touch base. Mayor Kim then

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asked Councilman Min to send an email regarding what he thought and if they should move forward and that they will meet that during the regular meeting. Councilman Min said yes then asked if he could make one more comment. Mayor Kim said sure. Councilman Min said that just not this resolution but anything that relates to the committee meeting, if he could get the whole report and what happened. Mayor Kim said OK and no problem. Councilman Vietri said that he had another comment. Councilman Vietri stated that seeing that the committee had two officers in charge that think you should definitely go to outside because they were going to have an officer in charge give the mayor his opinion when he could be up for promotion to chief. Mayor Kim said that he did not see the relevance. Councilman Vietri said he himself does because that officer recommended. Mayor Kim said that he is not the recommender. Councilman Vietri asked Mayor Kim how he knows that the officer is not the recommender? Mayor Kim stated that if he was not going to apply to become a chief then Councilman Vietri can recommend him. However, the officer was going to recommend that they see the interview and see if the officer can become chief there is a conflict. Councilman Vietri stated that he had another question. Mayor Kim asked what his other question was. Councilman Vietri asked that when at the last meeting they had, Mayor Kim said that when the committees meet, and they come up with a plan, they were going to forward what ever happened at that meeting to the rest of the council people. Councilman Vietri then stated that he hasn't received one. He hasn't received anything from the police committee, or any committee saying they were going to do this or that. Councilman Vietri repeated that Mayor Kim was the one who said it. Mayor Kim stated that he remembered. Councilman Vietri repeated that he still had not received it and had still not received anything from the police department. Councilman Vietri requested that he meet with Councilman Min. Mayor Kim stated he can't do that as it would be against sunshine law. Mayor Kim said that Councilman Vietri could send an email, and they could get his concern. Mayor Kim added that Councilman Min is there to understand Councilman Vietri and they will give him the report. Mayor Kim said that this is only the work session. Councilman Vietri stated that was what he was asking for before going to the regular meeting. Mayor Kim said that they would send it to Councilman Vietri. Councilman Vietri said that he would like to have council. Councilman Vietri then asked if it is against sunshine law if there were two council men meeting. Scott Krumholz stated that it was not two but more than two would be against sunshine law. Councilman Vietri stated that would be good enough for him. Mayor Kim apologized to Councilman Vietri saying that Councilman Vietri was not a part of the committee, but Councilman Shin is. Councilman Vietri said that it did not matter as he just asked. Councilman Vietri repeated that he still didn't get anything and told the mayor that the mayor himself said that they were going to be transparent and everybody is going to get one except for him. Mayor Kim told Councilman Vietri that he would get the information. Mayor Kim stated that Councilman Min and Councilman Vietri would be receiving a copy of what happened at the meeting. Mayor Kim asked if the council members had any other questions. Councilman Shin stated that he had a question about Resolution 2025-228.

COUNCIL REPORTS:

Councilman Vietri did not have anything to report.

Councilman Kim did not have anything to report.

Councilwoman Lee did not have anything to report.

Councilman Min did not have anything to report.

Councilman Shin reported that the DPW had no report, and the recreation department had a movie night on the 15th which was the previous Tuesday at the Lindbergh School Field. They had about 30 or 40 kids and parents to see the movie called Wicked. It was a fun experience. Councilman Shin stated that they needed more advertisement for these kinds of things and next time they would address 100 people that want to be there. Mayor Kim said he understood. Scott Krumholz asked if it was on the borough website. Roberta Stern said she believed it was due to the weather. She added that it had been tough at night, and people stayed away because of the weather. Councilman Shin said that on August 18th, they have family night at the swimming pool. Councilman Shin stated that it used to be sometimes like 200 to 300 people but last year was only 150 people. He hoped that there would be more PR so more people could attend. Mayor Kim stated that Councilman Shin made a good point. They have vision media that provided newsletters. Mayor Kim believed it was a good idea and asked Roberta Stern for a favor. Although all the events happening in this town would be from the DPW, they would be from the health office which is Michael Vietri, they also have recreation. All those events, even the borough events, Mayor Kim stated they should ask those departments what their schedule is for the rest of the summer and fall season so they can write a list of all that is happening, and they will send it over for the next newsletter. Councilman Shin agreed with the idea. Councilman Shin asked Roberta Stern when they would

be implementing the time in and out system for the borough employees. Roberta Stern said they are working on it and it takes about another 6 weeks until it is organized. They awarded it and Maria Goode, even though on maternity leave, had been working with people at Time Track and Roberta Stern had been in touch with them and they said it would be around 6 weeks. Councilman Shin then asked if they would have the time in and out clock working in 6 weeks including the DPW. Roberta Stern said that it would be facial recognition and the DPW would be included. Mayor Kim said everybody. Roberta Stern said it would be all 5 departments. Mayor Kim asked if the Police Department was included. Roberta Stern stated that the Police Department had their own system. Mayor Kim stated they will be putting it in for the Fire Department too. Councilman Shin asked why they didn't have this kind of system. Mayor Kim told Councilman Shin that they were doing good and they would never have that kind of system unless they had new management and administration. They could not even fathom it. Mayor Kim stated that it was a great thing he was mentioning, doing proper HR, managing the employees properly. This was what they needed, and Mayor Kim said that he was very happy they were changing it. Mayor Kim stated that if there were no more council reports they would be moving on to the attorney report.

ATTORNEY REPORT

Scott Krumholz did not have anything to report.

BA REPORT

Roberta Stern told Mayor Kim there was one thing they were starting to investigate. They were notified that the state health benefits plan would be going up another 35 percent. Mayor Kim asked to make sure she was talking about health insurance. Roberta Stern confirmed it was about health insurance and stated that they had begun to get everything put together to see if there are any other ways for the town to provide health benefits that are equal for the borough employees and retirees. Mayor Kim thanked Roberta Stern. Mayor Kim recalled that the price went up last year as well. Roberta Stern stated that last year it went up by 22 percent. They said 25 but it was about 22 percent and that year the last meeting they had, it was reported back to all that they were looking at another 35 percent. Mayor Kim asked if it was 35 percent in print for this year potentially. Roberta Stern said potentially. Mayor Kim stated that Roberta Stern was working with Roy Riggitano, they have options to do privatization and group insurance with neighboring towns. Roberta Stern was working on it because it was ridiculous, and they could not afford it anymore. It was very difficult, and this was why the taxes went up a lot. Roberta Stern stated that was all she had.

POLICE REPORT

No police officers were present to report.

Mayor Kim asked to close the work session and to open it to the public. A motion was made by Councilman Kim and seconded by Councilman Shin.

PUBLIC PARTICIPATION

Mayor Kim told the public that they had three minutes to discuss Ordinance 2025-20 to Ordinance 2025-23. Mayor Kim asked to have a motion to be close to the public and come back to the work session. Councilman Shin started the motion and Councilman Vietri seconded.

Mayor Kim told the public that they had three minutes to discuss their concerns and questions. To come up they must say their name and address. Ernie came up to mention that Mayor Kim had been praising the Police Department and they had been doing a super job. Mayor Kim stated they had been doing a much better job. Ernie asked why they were hiring a new chief. Mayor Kim stated that it created an instability in the ranking form and management. It was not natural to have a position of chief and leave it open for OIC, which was supposed to be a temporary force. Mayor Kim told Ernie they had done this before. They had done this with a prior chief, so they were following the proper procedures again. Mayor Kim mentioned that prior chief

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discussions were Sean vs somebody, but they were doing six months and six months and they decided. Ernie mentioned that the other thing was that he didn't understand why they kept hiring police officers. Mayor Kim stated that it was because there were a lot of police officers retiring. Ernie asked if there were a lot and how many were retiring. Mayor Kim asked Councilman Min to explain how many officers are retiring. Scott Krumholz stated they were talking about this current year. Councilman Min stated that since last year, it looked like there were about five officers including one where they accepted the retiring resignation so there about five to six. Mayor Kim then asked what their total number of officers were. Councilman Shin stated that Palisades Park currently has thirty-eight officers including seven special officers in charge of traffic or similar things. Councilman Shin stated that they have two police officers for every thousand people in Palisades Park. In Fort Lee, they have a population of forty-thousand people, and they have ninety nine police officers. For Leonia, they had a population of nine thousand and nine hundred and they had twenty officers. Ridgefield had a population of eleven thousand and they had thirty police officers. New Jersey had an average of two point five police officers per one thousand people. However, in Palisades Park there was only two police officers for thousand people therefore Councilman Shin mentioned that they should increase the number of police officers. Ernie asked if the Port Authority Police is included in the Fort Lee Police Department numbers. Councilman Shin stated that they were not. Mayor Kim stated there are no Port Authority officers. Councilman Shin stated that Palisades Park has the lowest amount of police officers per thousand people. Mayor Kim thanked Ernie for his question. Mayor Kim then asked if there was anyone else with a question and to come up and state their name and address.

Jay Park stated that his first question was about Resolution 2025-247. It said swimming pool clean up. Jay Park asked if that was supposed to be done in the springtime or before the swimming pool. Roberta Stern stated that it was done before they opened but it was never paid. Jay Park said that it stated "awarding contract" not payment. Roberta Stern stated that it was the payment. Jay Park stated that it should say payment. Roberta Stern said that is how they do say it. When they award someone, that authorized the town to pay them. Roberta Stern told Jay Park that if he looked at all their resolutions, that was the way they were worded. Jay Park stated that if it was payment, it was okay, but this was awarded. Roberta Stern stated that it was done before the pool was opened. Jay Park asked another question about Resolution 2025-230 and 2025-231. One is at 15 Grand Avenue, and the other is at 21 Grand Avenue. Jay Park then asked regarding the settlement agreement if there was any paper that the public could look at. Scott Krumholz stated that for the settlement agreement he would have to check. Jay Park said that if it was not known to the public, or to the officer of the planning board, it should not be adopted at the meeting. Jay Park stated that it should be withdrawn. Mayor Kim and Scott Krumholz asked why. Jay Park stated that if it is not open to the public or not reported to the public body. Mayor Kim said that the public is not the governing body. Jay Park asked the governing body if they knew what the settlement agreement is. Mayor Kim stated that they just explained it. Jay Park stated it was not explained and asked if there was a paper ready. Scott Krumholz said that the settlement agreements were approved back in September. Jay Park said that it should be written in paper. Mayor Kim asked Jay Park to please listen. Mayor Kim continued to say that it was provided back in September. Scott Krumholz stated that he could not answer if the documents were public now but even if they were, it was approved by the council back in September or October the year prior. Jay Park stated that as a council they should make sure it is publicized. Scott Krumholz told Jay Park that if he were there during the meeting, all they are doing is pushing the deadline back one month. Mayor Kim told Jay Park that they were talking to councilman, but the mayor does not know which councilman Jay Park was referring to. Jay Park stated it was all of them. Jay Park stated that if there are any councilman or woman that didn't know about this. Mayor Kim interjected and stated that they would be able to come to the rest of the council and ask. Scott Krumholz said that the agreement was attached, and it was not open to the public, but the council had a copy word for word of the agreement of what was being changed, and they knew what they were voting on. Scott Krumholz then thanked Jay Park. Mayor Kim stated that if Jay Park wanted that information, to go to the clerk's office and get an OPRA request. If that information was going to come out, they needed to know if it would be public or not. Mayor Kim told Jay Park that he was trying to help him. Jay Park stated that if there were any illegal parts without the public knowing it could not go on like this. Mayor Kim and Scott Krumholz asked what he meant by illegal. Jay Park stated that they cannot adopt this without letting the public know. Mayor Kim stated that was what they were doing at that moment. Jay Park stated that the council man can do it of course. Scott Krumholz told Jay Park that the agreements were approved by the court. Scott Krumholz added that whether it was open to the public or not, he was not 100 percent sure. Jay Park

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stated his question was if he should check with the court. Mayor Kim stated it was a builder's remedy. Scott Krumholz told Jay Park to make an OPRA request. Jay Park stated that it was not a builder's remedy, and it did not say that. It said that it was just an agreement with the F.A.N Association and settlement agreement with the LEEMS Corporation. Jay Park said that he wanted to know about it. Councilman Shin stated that he asked the council what the amendment was, and the council said that this amendment was just about the schedule of the meeting. Councilman Shin stated that he knew what the content was. The content of the amendment was the adjustment of the schedule and that was it. Jay Park stated that if it was adjusting the schedule, it should say adjusting the schedule and asked why it just said settlement agreement. Councilman Shin repeated that it was nothing about the settlement, it was about the amendment to the meeting schedule. Jay Park stated that if all of them knew then it is fine. Mayor Kim told the council members that this was the first approving of a first amendment of the settlement agreement from back in September or October. They passed it and they couldn't have amnesia right now. They were making a second amendment, and the content hadn't changed, only the time to discuss it has been extended by one month. Mayor Kim then asked if there was anyone else.

Christopher Kwak stepped out and stated it was good to see everybody. Christopher Kwak stated that the first thing he wanted to mention was that over the summer they had many great events, especially the committee, so he implored everyone to get some families out and tell people because they had a lot of things in Palisades Park and they were trying to increase community efforts and community outreach. Christopher Kwak asked everyone to participate and show some unity because they would love to have everyone participate and the whole point of these events is to bring people together. Especially considering the times they are in, Christopher Kwak believed it was very important. Christopher Kwak talked about the movie theater and how they were having a street event and things like that. Christopher Kwak continued to talk about the development and settlement stating that he was not sure exactly on what is and isn't transparent, but all he knew was that the town was stuck between the sharpest rock and the hardest place in terms of where they stood on how they would fulfill their duties to build right but also build the requirements the New Jersey state is making them. Christopher Kwak stated that he did not know what they were going to do in terms of how this settlement was going to pan out, but he was hoping that things worked out for the best. He knew the council and administration had the betterment and improvement of Palisades Park at heart and although he may not have seen it at that time, he believed in everything that was going on. Christopher Kwak also stated that he truly believed that whatever may come of this, that after everything, they could make this town better. They can be mad at everybody and be upset but at the end of the day, he did not believe that the council was trying to make money out of their pockets, and they were trying to build the right way. They have an opportunity to make some changes and to give them the chance. As somebody who worked in the recreation department, he loved everybody there. He had nothing but respect for everyone and that they should not do this and they should work together. Christopher Kwak then thanked everyone. Mayor Kim asked if there was anyone else.

Marco stated that he was there that night to listen and to learn and better understand where the priorities lie in the community and across the district. He stated that he was also a state assembly candidate for district 37. One thing that caught his attention was, coming from a public safety background, he wanted to better understand why they were looking for a police chief outside of the department, not because it was wrong or right, but because he wanted to understand. Mayor Kim asked if it was also against the union then stated they needed to figure that out. Mayor Kim asked if there was a union. Scott Krumholz stated there was a lot to be discussed and that right now, based on Councilman Vietri's comment and the Councilman Min's comments, they were going to go back and revisit the police committee discussions and reconsider the approach. At that time, there was really nothing. Marco stated he understood and just asked from a public safety view. Marco also acknowledged every council member and the mayor's dedication to safety. Mayor Kim thanked Marco and told him good luck. Mayor Kim asked if there was anybody else. Mayor Kim asked for a motion to close the public participation and to come back to the work session. Councilman Shin first and Councilman Kim seconded.

ADJOURN

Mayor Kim asked for a motion to adjourn the meeting. Councilman Kim first the motion and seconded by Councilman Shin. Mayor Kim thanked everyone for the meeting.

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Attest:



Sophia H. Jang, RMC
Borough Clerk