

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

Special Meeting of the Mayor & Council
June 30, 2025
6:00 PM

Borough of Palisades Park
Special Meeting of the Mayor and Council
June 30, 2025

MAYOR CHONG PAUL KIM WILL CALL THE MEETING TO ORDER:

STATEMENT:

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

1. Notice was filed June 24, 2025, with the Record & Newark Star-Ledger, both official newspapers of the Borough.
2. Notice was posted on the Bulletin Board at Borough Hall and the Borough website at <https://mypalisadespark.com/>
3. Copy is preserved in the Clerk's Office.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:

ROLL CALL:

Mayor Kim	Present
Councilman Kim	Present
Councilwoman Lee	Present
Councilman Min	Present
Councilman Shin	Present
Councilman Vietri	Absent
Councilwoman Won-Yoon	Present

The record will reflect that Mayor Kim attempted to call Councilman Vietri but did not receive an answer; Councilman Vietri was absent from the Meeting.

Borough Attorney Scott Krumholz	Present
Borough Administrator Roberta Stern	Absent

Borough Clerk Jonathan Mandel filled in for Borough Clerk Sophia Jang

Borough of Palisades Park
Special Meeting of the Mayor and Council
June 30, 2025

CLOSED SESSION

BE IT RESOLVED in compliance with N.J.S.A. 10:4-12, the Mayor and Council of the Borough of Palisades Park entered into Closed Executive Session.

Minutes will be taken of the meeting and released to the public at the time that the matter is resolved. After the Closed Executive Session, the Mayor and Council will reconvene.

On a motion from Councilman Kim, seconded by Councilman Shin, and all present voting in favor, the meeting was adjourned to the Closed Executive Session at 6:03 p.m.

The Mayor and Council exited Closed Executive Session at 7:12 p.m. with a motion from Councilwoman Won-Yoon and seconded by Councilman Kim, and reconvened the meeting.

OFF CONSENT AGENDA:

RESOLUTION 2025-224

The Borough of Palisades Park, County of Bergen, New Jersey, Endorsing the Borough's Fourth Round Housing Element and Fair Share Plan

Mayor Kim requested a motion to pass Resolution 2025-224. Motion by Councilwoman Lee, seconded by Councilman Kim.

Councilman Min abstained, reasoning that he felt uncomfortable voting on the resolution as there was not enough time provided to the Council to review all the different factors. Mayor Kim responded to the Councilman by acknowledging that there were faults in the process, but due to outside factors such as the courts, it required expediency. Mayor Kim further spoke that there was enough time in the closed session to have these questions, but it seems the Councilman is voting based on his discomfort.

Councilman Shin commented that he held very mixed feelings on the resolution, as when he was elected, his first promise was to prevent excessive development. Councilman Shin acknowledged the difficulty of the situation and spoke about the amount of effort and thought he has put into the issue. To

Borough of Palisades Park
Special Meeting of the Mayor and Council
June 30, 2025

pursue the best interests of the residents, Councilman Shin decided to vote in favor of passing the resolution.

Councilwoman Won-Yoon sympathizes with Councilman Min; however, she believes that the best way to protect the municipality is to vote in favor of the resolution. Councilwoman Won-Yoon voted in favor.

With Councilman Min abstaining and Councilman Vietri absent, and all others voting in favor, Resolution 2025-224 carried.

Councilman Min requested to know if there was any way in which the impact of passing the resolution could be studied and research collected to better prepare the municipality. Mayor Kim agreed that at this point, it is prudent for both the professionals and staff who are involved to research and project what can happen after the passage of this resolution.

There was a motion by Councilman Kim and a second by Councilwoman Won-Yoon to close the discussion on Resolution 2025-224 and open the meeting up for public participation.

PUBLIC PARTICIPATION

Jae Park, 519B Hillside Avenue, Palisades Park, Planning Board member, came forward to speak as to Resolution 2025-224. Mr. Park made a complaint that, as a Planning Board member, he was not given enough time to review the resolution, feeling that it was brought up at the last minute and that the decision process was closed. Mr. Kim requested that the process be more open and widely advertised to the public going forward.

Mayor Kim responded to Mr. Park by disputing the claim that the meeting and process were hidden. Mayor Kim, however, did acknowledge the expedited manner in which the process of adopting this resolution was followed. Mayor Kim spoke as to how issues such as a builder's remedy lawsuit helped to cause issues in the logistics, with the attempt now being to fix mistakes the prior administrator was unable to. It was acknowledged that more time should have been given to review all necessary documentation before approval, but the adoption of this resolution is mandated by the State. The resolution had to be passed to prevent further builder's remedy lawsuits.

Borough of Palisades Park
Special Meeting of the Mayor and Council
June 30, 2025

Borough Attorney Krumholz further spoke as to the necessity of this resolution, and that legal challenges faced by the Borough prevented the beginning of the process for the creation of the Fourth Round Plan until April 23, 2025.

Mr. Park further questioned the potential move of the Borough Hall. Mayor Kim responded that the potential move of Borough Hall does not have a relation to affordable housing.

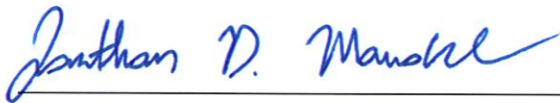
Mr. Park further expressed his concern with the process that was followed and claimed the process was hidden. Mayor Kim requested that the record reflect that he stated that the process was not hidden.

Motion by Councilwoman Won-Yoon, Seconded by Councilman Kim, that the public participation portion of the meeting be closed and the meeting be returned to the special meeting.

ADJOURN

Mayor Kim requested a motion to adjourn at 7:30 P.M. Councilwoman Won-Yoon made a motion, which was seconded by Councilman Kim. All joined in favor, none opposed.

Attest:



Jonathan Mandel, RMC
Borough Clerk