

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

Work Session
of the Mayor & Council
September 15, 2025

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

MAYOR CHONG PAUL KIM CALLED THE MEETING TO ORDER AT 5:00PM.

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	Present
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:	August 18, 2025
Regular Meeting of the Mayor and Council:	August 25, 2025

Mayor Kim announced before they began, that it was decided the regular meeting would be held on the fifth Monday at 6:00 PM and not the following week due to a Jewish holiday. Mayor Kim stated that this was a good thing because they needed the extra week to finalize certain things that they anticipated discussing. Mayor Kim stated that if the council had any questions about the minutes to let the borough clerk know beforehand and they could rectify it when they met on the fifth Monday.

INTRODUCTION OF ORDINANCE:

ORDINANCE 2025-26 Requiring Illuminated Address Signs for Residential Properties

Mayor Kim stated that this was his project that he proposed to the council. Mayor Kim continued to explain that it was unsafe at night when people were looking for addresses whether commercial or residential. Mayor Kim stated the delay in searching could create traffic, accidents, or potential death. Mayor Kim stated this was a hazardous way of trying to identify locations within their borough. Mayor Kim recommended with the councilor to create an ordinance where new homes would have to install a luminated number sign for their homes. Mayor Kim believed this was a good idea and asked the council to read it over because they needed the council's votes. Councilman Min asked if they had the actual ordinance. Mayor Kim explained that with the recommendation from the borough clerk for Ordinance 2025-26, 2025-27, and 2025-28, there was still work that needed to be done on the finalization of the ordinances. Mayor Kim said that they were working with the building department and needed an extra week. Mayor Kim continued that they could probably get the ordinances completed by the end of the week so the council would have enough time to review it before the next meeting. Borough Attorney Scott Krumholz clarified that it was him creating the ordinances and not the borough clerk as the mayor had mentioned. Scott Krumholz stated as they were being drafted, there were some decisions made on which direction to go with certain items. Therefore, they would meet on Wednesday and either by Wednesday night or Thursday they would all be finalized and submitted, which would have given enough time to review. Scott Krumholz stated that they would be very straightforward and simple. Scott Krumholz said that if some decisions were made that geared in a different direction, it could be a little bit longer, but he did not anticipate that it would take too long to read, digest and form an opinion. Mayor Kim thanked Scott Krumholz and stated that they were talking about Ordinance 2025-26, 2025-27, and 2025-28 that were not present that week. Mayor Kim asked if there were any questions about Ordinance 2025-26. Councilman Shin asked if this ordinance was just for new homes. Mayor Kim confirmed that it was only for the new houses. Councilman Shin asked if it was okay for current homes to not have illuminated numbers. Borough Administrator Roberta Stern stated that some of the homes did have it, but they were grandfathered if they did not. Scott Krumholz explained that anyone that came in for a CO whether it be for someone that bought a home, or a home that was being newly constructed, would be required to have this illuminated sign. Scott Krumholz stated that this was not only for safety as the mayor mentioned but was also important for the emergency services to find locations quicker. Mayor Kim included

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

that it was very aesthetic, brightened up the neighborhood, and was very identifiable. Mayor Kim stated nowadays everyone used LED lights. Mayor Kim explained there would be uniformed colors and residents could not use different colors such as blue, red, or yellow. Mayor Kim repeated that this uniformed color would be bright, visible, and safe. Councilman Shin asked for clarification that this rule did not only apply to new homes, but any home with new construction as well. Scott Krumholz confirmed that was correct. Mayor Kim stated that if there were no more questions, they would move to Ordinance 2025-27. Roberta Stern stated that those three ordinances were kind of together.

ORDINANCE 2025-27 Establishing Uniform Business Signage

Mayor Kim stated that this was also his recommendation. Mayor Kim said that he believed Broad Avenue was all over the place in terms of signs that were different colors, and different sizes. Mayor Kim stated they were all governed by the area, including square footage of the area that the storefront had. Mayor Kim stated that they wanted to create a new ordinance. Mayor Kim continued that they would work with Building Official Tom O'Malley where signage would be unified within the confinements of what they expected. Mayor Kim stated at the end of the day, they would see signs that looked more uniform and not all over the place making Broad Avenue look cleaner. Mayor Kim stated that they could also add the numbers of the stores on top of the signages so they could be lit up as well. Mayor Kim said that they were working on it to put it together. Councilman Shin asked about stores with awnings. Mayor Kim clarified that he was talking about new stores. Councilman Shin stated he understood and asked if the new ones would all have similar signs. Mayor Kim said that they just had to be similar. Roberta Stern stated that they wouldn't be identical and that there would be more requirements regarding sizing. Scott Krumholz stated that they could limit the amount of colors owners used, but they could not tell them a specific color to use. Scott Krumholz repeated they could limit it to a few colors and that was what they needed to make a few decisions on. Councilman Shin asked if they could force business owners to put the business name and street number. Mayor Kim stated concerning the signage when they made a uniform law, one of the elements they wanted to include was for business owners to add their number of the store. Mayor Kim used Joe's Barber Shop as an example and stated people could physically see the store address. Mayor Kim asked if there were any more questions.

ORDINANCE 2025-28 Establishing Requirement for Tree Trimming

Mayor Kim stated that this was his request to the council members. Mayor Kim stated that the borough administrator and himself had noticed that it seemed like it was standard in pretty much all towns that they identified private properties. Mayor Kim stated if he had lived against backyards with Scott Krumholz and Mayor Kim's tree went over to Scott Krumholz property. Mayor Kim stated that the current law for Palisades Park and other towns was once the tree went over to the other person's property they could provide a written request to have the tree cut, leaving a record with their neighbor. Mayor Kim continued that if the property owner refused, complied, or didn't respond to the request then they had the right to cut off any pieces of the tree that encroached on their property. Mayor Kim stated that he thought it was unfair because he had been called in many of these situations. Mayor Kim stated callers would explain to him that their neighbor's tree was encroaching on their property and was not maintained. Callers explained that considering the tree wasn't maintained it would create damage on their property affecting the homes shingles and gutters. Mayor Kim stated that if it was the caller's property they would have taken care of the situation but considering it was the neighbors tree encroaching on their property it was now in their ability to cut it. Mayor Kim told Scott Krumholz that it was unfair and asked him to see why every town was doing that. Mayor Kim continued that if it was not against any local, state, or federal laws then they could create something. Mayor Kim said that could maybe say it is the tree owner's responsibility to remove the tree. Roberta Stern stated that it was a maybe. Mayor Kim repeated that it was a maybe but since the tree was on their property, it was their responsibility to take care of it, not the other person. Mayor Kim gave the example of him dropping off garbage or storage and leaving it across the border line to someone else's property. Mayor Kim stated that of course the property owner would let him know that the items were encroaching on their property and they were going to remove it because it could be considered trespassing. Mayor Kim stated that they should not wait until that happened. Mayor Kim stated there had to be a way to make property owners aware that their property was encroaching onto someone else's and it was their responsibility to maintain it. Mayor Kim said that if that was possible, it could relieve a lot of issues the residents were having with their neighbors.

Councilman Vietri stated that he had a question. Councilman Vietri stated let's say there was a tree hanging over his property, more specifically a 20-foot tree because that was where they had most of the problem. Councilman Vietri stated if the tree was hanging down onto his property he would cut it because it was now on his property. Mayor Kim stated that was very responsible of Councilman Vietri. Councilman Vietri added that the problem with this new ordinance, was that the homeowner, where the tree was hanging over, was going to have to pay for it. Mayor Kim stated that it was because the tree and the roots were grown within their property. Mayor Kim gave the example that if he was Councilman Vietri's neighbor and Mayor Kim saw there was a tree on Councilman Vietri's property going up to Mayor Kim's shingles creating damage and affecting sunlight, then Mayor Kim would send a certified letter and ask that Councilman Vietri cut the tree. Mayor Kim stated that either way, he would have to cut it himself. Mayor Kim then said that if it was within his property, he should be responsible for maintaining it, and respecting his neighbors, not to encroach on their property in the first place. Mayor Kim stated that he was trying to stop this prior to any future lawsuits against neighbors. Councilman Vietri stated that he agreed with what Mayor Kim was saying but if the neighbors turned around and said that they were not

going to do it, then they would have to go to court and sue the homeowner. Councilman Vietri asked if that was correct or not. Scott Krumholz responded that was what they were meeting to talk about because the alternative would be to create an ordinance that would make it a violation for the trees to grow over the property line, which would then have given the neighbor, if the neighbor didn't want to cut it themselves, the ability to file a report with the borough. The borough would then go and inspect and then issue violations potentially against the person whose tree it was and then that person could decide if they were going to continue to pay violations or if they would cut the tree. Councilman Vietri asked if there were any other laws like this in any other towns. Scott Krumholz said that every town pretty much controlled trees themselves and stated that there was no state regulation of trees. Scott Krumholz continued that it was left to the municipalities to determine how they wanted to control trees. Councilman Vietri asked what towns around Palisades Park had these laws. Scott Krumholz stated again they were going to be meeting the upcoming week to look at all the different laws and decide which direction they were going to go in because there were a bunch of different issues. Councilman Vietri stated that Leonia had a Shade Tree Commission and that was different from what Scott Krumholz was saying about putting an ordinance in like that. Scott Krumholz stated that the borough also had a Shade Tree Commission, but it was not used that often.

Roberta Stern added that as far as she knew the Shade Tree Commission could not dictate that and that the Shade Tree Commission was responsible for trees in the public right of way for the most part. Roberta Stern continued that they were also responsible for upholding - which many towns had done - fees for taking down trees when people were taking down too many trees. Roberta Stern stated as far as the Shade Tree Commission getting involved between two property owners, she had never seen that before, and she did not think it had anything to do with the Shade Tree Commission. Councilman Vietri thanked Roberta Stern.

Councilman Min stated that this was brought up in the agenda meeting and that he had mentioned that there was a case study already performed that concluded if the tree came across over to his property, he had a right to cut it. Roberta Stern said that was the current. Councilman Min stated that was the self-help rule or something. Councilman Min continued that when it came to someone not maintaining their property where the roof was, and that tree fell, the insurance would cooperate with both parties. Mayor Kim said that was after the fact that the damage had already been done and the milk was already spilled. Councilman Min asked why they were setting up an ordinance getting the borough involved when both parties were individually responsible. Mayor Kim stated that he totally understood that it was a private matter, but this was why they wanted to do some further research and that was why they didn't have an ordinance created yet. Mayor Kim repeated that his purpose was to make sure that it didn't get to the point where neighbors hated each other, yelled at each other, spent thousands of dollars cutting someone else's tree, going through private tort claims, and saying they had a lawsuit. Roberta Stern stated that this was very similar to everything else that they were talking about and that it was going forward. Roberta Stern specified that it was not going to cover the people whose trees were already there fully grown. Roberta Stern stated that they could not expect these residents to manage them when they were already grown. Roberta Stern stated that this would be the same type of thing where they would be advising people and making it noticeable. Roberta Stern stated if a homeowner had planted a tree and it was a young tree, but it was going to go over on to their neighbor's yard, they would be advised that they were responsible for maintaining it. Councilman Min asked who would address them. Mayor Kim responded they would address them from the complaints. Councilman Min asked based on the complaints. Mayor Kim stated they had received a ton of complaints, and they had always stated that it was a private matter. They had previously advised that they could cut off the pieces of the tree themselves with their own money and if it was unjust to call in a complaint with the court. Councilman Min stated that basically the neighbor had to call in for a complaint and the person who received the complaint would be the one to know what was going on. Roberta Stern stated she had seen so many discrepancies between people with her most recent one being a dead tree being very close to the property line. The person who didn't have the roots of the tree on their property was worried it was going to fall on their house. When they tried to speak to the owners themselves and request if they could help take this tree down so the neighbor would not have to worry about it, the owners said no and that was the end of it. Roberta Stern stated that at the end of the day, the person who wanted it down paid for it because they were worried about damage to their own home. Roberta Stern stated they tried to avoid this from the beginning, and they were not going to make everybody happy one way or the other. Mayor Kim said that it was probably not a good situation where neighbors would potentially live next to each other and after formally requesting help with the situation with no resolution, this would cause the relationship to break. Mayor Kim asked if there were any more questions.

**ORDINANCE 2025-29 Establishment of the Affordable Housing District 1(AHD-1) and Regulating
Development requirements for Block 617, Lots 21, 22 & 23**

Scott Krumholz asked if he could explain. Scott Krumholz said that he believed it was that year, within a few months after the settlement agreement was signed with all the builder remedy builders, there was one builder in particular where they had negotiated the terms of their development plan. As a result of that plan, it was agreed upon that the town planner would then revise the ordinance for this particular property with regard to the minimum set back. Scott Krumholz said that the different components of the plan would be incorporated into the zoning laws for that particular property so the applicant could apply as a matter of right to the Planning Board and wouldn't need any variances. The ordinance which was called the AHD-1 Ordinance was drafted by their planner, was reviewed by everybody, it was then passed by the council and was a result of the settlement agreement. Scott Krumholz stated that this particular builder had now applied to

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

the Planning Board to proceed with their development and then realized that the ordinance, the AHD-1 Zone that had been prepared had an oversight and there was a mistake. Scott Krumholz stated the minimum front setback should have been 3.67 feet, but they said it said 10 feet, which would have required a variance for this builder. Scott Krumholz stated that the builder asked if the council could amend the ordinance and the settlement agreement said first of all that the council agreed to cooperate with the builder in the event that anything happened like this and to work in conjunction with them and it was clearly an oversight on everybody's part that the ordinance was prepared that way. Scott Krumholz said they agreed with the builder based upon Scott Krumholz consultation with the planner and their outside attorneys that it was an oversight. Scott Krumholz stated that they agreed to put the ordinance on and then again at the request of the builder and there were no objections from anyone on the borough team. They asked that action be taken tonight so that it could be up for a second reading and hopefully be passed at the regular meeting on the 29th. Scott Krumholz stated this would then be perfect because they had the Planning Board application going in that could proceed. Scott Krumholz stated that was why they had asked for it to be on the agenda. Scott Krumholz stated that they received the consent, and it was actually this ordinance drawn up by the planner, reviewed by the attorneys and also by the builder. The attorney for the builder and their planner had fully approved and again asked that the action be taken tonight for the borough to basically cooperate in the spirit of the settlement that they agreed upon to proceed with the Planning Board. Mayor Kim asked if Scott Krumholz could reveal which developers they were. Scott Krumholz stated that it was DRC. Councilman Vietri asked if this was given to the council before the meeting that night. Mayor Kim stated that it was a part of builder's remedy. Councilman Vietri repeated that it was part of the builder's remedy but asked again if they got to see it before the meeting. Mayor Kim said that this was the work session. Councilman Vietri stated that Scott Krumholz was talking about passing the ordinance that night. Mayor Kim asked if they needed this ordinance that night. Scott Krumholz confirmed they needed it that night. Scott Krumholz said that when he reviewed the clerk's email, this was a part of the package they received by email on Friday. Councilman Vietri stated that whether he missed it or not, he did not see. Mayor Kim said that it was there now and that there was nothing that the council members could do to modify this. Mayor Kim added that there was no input they could provide except for finding any mistakes. Mayor Kim added that this was governed by the settlement that they all agreed to settle with the builder's remedy due to the horrible management under the former administration of their employees. Mayor Kim added that they needed to fix that so they could get their rights back and further builder remedies cases could not come knocking on the door. Councilman Vietri agreed with it 100 percent but stated that the problem was he did not get to read it, and he did not know if everybody else did and because he did not get to read it he was sorry. Scott Krumholz asked if he had read it at that moment in time and added that it was two pages long. Mayor Kim asked if Scott Krumholz would just review it with all of them.

Scott Krumholz said that they could skip the 4 whereas clauses because they just explained the reason for the ordinance. Scott Krumholz then stated that Section 1 went into the purpose, which was particularly Block 617, Lots 21, 22, 23. Scott Krumholz stated they created the AHD-1 Zone and within that zone, Section 3 talked about the permitted uses which included multifamily residential properties, and community amenities, including fitness center, community rooms, and then some accessory uses, such as parking, bicycle storage, and on site management. Scott Krumholz said that this particular property had its own zoning, almost like an overlay. Scott Krumholz continued saying that on the second page, they had the list of the development standards, and this was where they would find, under section 6, the minimum front yard setback was 3.67 feet. Scott Krumholz said that if they went back to number one, the maximum residential density was 89.2 dwelling units. Mayor Kim asked what that equaled to. Scott Krumholz replied that it was a pretty high number but that was the result of the negotiation of the builder's remedy lawsuit. Mayor Kim stated he did remember seeing the drawing and that some of the members saw it too. Mayor Kim asked how many units they were proposing on the property and asked for a ballpark figure. Mayor Kim said he believed it was 40 something. Scott Krumholz said that he believed off the top of his head that it was 40 at the most. Councilman Shin stated that it was 35. Councilman Shin asked as far as this density was involved, could they put as many units as they wanted. Scott Krumholz replied no, they were limited to the plan. Scott Krumholz said that their plan was for 35 units. 35 units based upon the square footage of the actual property itself, of the three lots, resulted in 89.2 density. Scott Krumholz stated that it was a mathematical formula based upon the actual number of units per acre. Mayor Kim said that it went to about 35 units. Scott Krumholz mentioned the minimum lot size, minimum building height, minimum coverage, impervious coverage and stated these were all the numbers that actually resulted from the plan they approved as part of the settlement. Scott Krumholz stated that their planner went and used the exact numbers from their plan and put it into this ordinance so they could apply as a matter of right and they did not need any variances. Scott Krumholz said they did not need to go before the Zoning Board or Planning Board to get permission. Mayor Kim said that it would only be for a special case to settle the case. Mayor Kim gave the example of some other builder buying three homes and structurally tried to build an apartment amongst the residents, they would not allow that. Mayor Kim said that they were in the process of mediating the third round in builders remedy that the prior administrative did not want to touch. Scott Krumholz said that the planner had advised that the numbers track exactly what the DRC development plan. This was the plan attached to the settlement agreement, and that was what the borough had proof to build. Scott Krumholz said that this allowed the DRC to go before the Planning Board and get that done. Mayor Kim stated he had a question. Roberta Stern said that it was only because of the change from 10 feet that wasn't noted. Scott Krumholz said that was true and that was the only change that was made from what they approved months ago to what they were approving now. Mayor Kim asked what the utmost importance and reason was to getting this ordinance passed. Mayor Kim asked why DRC could not wait until next month's meeting. Scott Krumholz said that DRC, if they wanted to, because they applied to the Planning Board and they had a right to proceed with that, and they had advised the council that there was a mistake with the ordinance, and it was an oversight and so the council

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

agreed to make a modification. Scott Krumholz said that DRC asked for it to be done expeditiously because they had a pending application. Mayor Kim stated that was the DRC's position. Scott Krumholz confirmed that DRC requested it and the settlement agreement did say that the borough agreed to comply. Scott Krumholz said that if this wasn't passed tonight, DRC would most likely run into court and tell the judge who had not been very friendly with the council that the borough was not cooperating. Councilman Min asked what for the reason the application was still pending. Councilman Min said that they passed the resolution another month saying they could proceed with the application which had been already accepted by the Planning Board before the governing body on August 17th. Mayor Kim said that what they messed up was one part of the minimum front yard setback. Councilman Min stated that was not what he had heard from the Planning Board and that the application had been adjourned the month before. Scott Krumholz said that the application was on for the end of that month. Councilman Min asked what the reason was for the application being extended and that they just said it was a mistake and that it had to be carried over. Scott Krumholz said that it had nothing to do with it as far as he knew. Mayor Kim then asked if it had nothing to do with the minimum front yard setback that they got adjourned. Scott Krumholz stated that he did not know why they adjourned the meeting. Councilman Min said that the public notice was not properly sent. Scott Krumholz asked to clarify if that was the Planning Board. Councilman Min confirmed it was the Planning Board.

Mayor Kim stated that he wanted everybody to know that if they reviewed other processes of other boroughs, some boroughs took the work session as a big session where they voted on a lot of things. Mayor Kim reminded them they decided not to do that because they had to have per formality and that the governing body had to get information in the right amount of time. Mayor Kim stated they have had to have organization to maintain the monthly meetings. Mayor Kim included that he did not mind requesting the council members to vote on the work session as long as there was a good reason for it. Mayor Kim told Scott Krumholz that it was unless he was told they should be able to have time until the regular session to vote on it, which was going to be the fifth Monday of the month. Mayor Kim stated that whether or not it was a simple thing, he tried to convince the council members it was a simple thing and that he tried to tell the council members that they had no choice but to get this going. Mayor Kim said that as long as there were some miniscule errors that were found, this had to pass, or they were going to lose all their rights. Mayor Kim added that people were going to come and start doing builders remedy cases everywhere. Mayor Kim added that he did not see why they had to rush this because the builders requested it so they could go through to the planning board the following week. Roberta Stern asked if they were going to be at the next meeting. Mayor Kim stated they wanted to do it that month. Scott Krumholz said that the Planning Board application was not going to go through one or two meetings but five or six at a minimum. Scott Krumholz then added that what they wanted was to make sure this ordinance was in place and after the ordinance passed, it then needed to be advertised in the paper for 45 days. Scott Krumholz stated that after that 45th day, the ordinance would become effective. Mayor Kim asked why they couldn't go to court and tell the judge they were following public procedures. Mayor Kim said they wanted to pass it but they were asking the council at the last moment to get this passed, even though it was an easy pass, in a work session, and they did not pass resolutions unless deemed necessary. Mayor Kim still did not see the necessity from the boroughs side of it, when they just wanted to rush it as fast as they could when they felt like it. Mayor Kim asked Scott Krumholz again if it was possible the council could pass this ordinance on the regular session on the fifth Monday. Scott Krumholz stated that they could, but they would be delaying their application. Mayor Kim said that they were not delaying it. Scott Krumholz stated that they could run into court for the delay. Scott Krumholz then said that there were no requirements that they had to pass this, and the council was free to do what they wanted but there would be consequences. Scott Krumholz repeated that they were free to not pass it or act on that night. Roberta Stern said that it would not take effect until after it was published so they would technically not have it for another month and a half so if they waited for the next meeting it would be two months of advertising. Roberta Stern said that it was a very grey area. Mayor Kim said that he just wanted to follow a simple rule they all agreed on that things should not be voted on at the work session unless it was deemed a good reason. Mayor Kim stated that they did that for a reason, and they wanted to keep it that way. Mayor Kim said that the builders said they would be delayed but the council was provided with the information, and the council was acting accordingly. Mayor Kim said that the council technically and procedurally did not vote at the work session and that they were asking for a special thing and thus they needed to give a good reason. Mayor Kim then asked how the council members felt. Councilman Vietri believed it should be at the end of the month so he could look into it further. Mayor Kim said that they just looked into it and that there was nothing else they wanted to look into. Mayor Kim added that he wanted to respect the law they had and the policy they wanted to enforce which they would rather not. Mayor Kim recommended making a motion to see what the council members felt and that they would have a record that they tried and it did not work. Mayor Kim said that would be more presentable to the judge. Councilman Shin said this ordinance and the contents were approved and passed already, but there was only one mistake over the front-line setback. Scott Krumholz confirmed that there was. Councilman Shin asked about the details like the density, the lot size and the height. Scott Krumholz said that the current ordinance was in effect at that time and they would see all these numbers except for the minimum front yard setback, which said 10 feet when it should have said 3.67 feet. Scott Krumholz stated this was the only thing that changed.

Mayor Kim said that right now it was an introduction of ordinance. Mayor Kim asked if there were not any more questions, if he should close and open to the public and give them up to discuss the four ordinances at once. Mayor Kim asked to do that first and then they could entertain a motion for putting it off or not taking action. Mayor Kim asked for a motion to close and open to the public. Councilman Min motioned. Councilman Shin seconded. Mayor Kim told the public they had 3 minutes to discuss about ordinances 26, 27, 28, and 29. Mayor Kim stated to let it be on the record that

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

there was no public participation. Mayor Kim asked for a motion to close the public and return to the work session. Councilman Vietri motioned. Councilman Min seconded. Mayor Kim recommended that they pass the introduction of ordinance 2025-29 because of the attorneys recommendation. Mayor Kim said that they just went through this exercise and that it was up to the right of the governing body, especially the council members to get this passed or not. Mayor Kim asked for a motion. Councilman Min motioned. Councilman Min then asked if it was to pass it. Mayor Kim clarified that it was just to vote on it. Mayor Kim stated that it would help the attorney because the attorney could go and say that they had a vote and the council members said they did not want to do it. Mayor Kim added that this would give more reason that they would have to wait until the fifth month and that the council needed support. Mayor Kim said that they should vote on it and if the council didn't like it they did not have to vote on it and there would at least be a record. Mayor Kim said he agreed with the reason Scott Krumholz gave because they were concerned about the court. Scott Krumholz wanted to at least tell the court that they did the vote and the council members said no. Mayor Kim said that because it was improper, they would have to wait until the regular session to vote. Mayor Kim said this action was to protect the borough. Mayor Kim repeated that if the council did not like it, they could make a motion and vote against it and then it would automatically go to the regular session and then they could vote then. Roberta Stern said if there was no motion made and no second, it would be a dead issue. Mayor Kim said if it was a dead issue, the borough wouldn't have much explaining to do. Mayor Kim asked for a motion to vote. Mayor Kim reminded councilmembers that they could just say no and protect the borough and mentioned it was the recommendation of the borough attorney. Scott Krumholz said he saw that if there was no motion to carry to the meeting on the 29th then the vote had to be for or against the ordinance itself. Scott Krumholz said if they were going to vote no on this ordinance that would create another issue. Scott Krumholz stated that they needed a motion to either put it off until the 29th or vote on it then. Mayor Kim said they had two choices, either vote right then and there and forget about it or wait until the regular meeting. Councilman Shin asked if the vote did not pass that day if it could be brought back up at the regular session. Mayor Kim said if they did not want to vote on this at the work session, they were going to vote on it at the regular session. Mayor Kim asked the council members to remember that this was through the recommendation of the borough administrator and the borough attorney who stated that it would be safe for them to vote on it but if they did not vote on it, they would have no choice but to wait until the fifth Monday. Mayor Kim asked for a motion to introduce Ordinance 2025-29. When no one motioned, Mayor Kim stated that they would table the ordinance to the fifth Monday. Mayor Kim apologized to Scott Krumholz. Scott Krumholz asked if they could do a roll call to table the ordinance. Sophia Jang stated they needed to vote to table the ordinance. Mayor Kim asked for a motion. Councilman Vietri asked how a vote could be made if there wasn't a motion made. Mayor Kim said there was only one way to do it. Scott Krumholz stated they had to make a motion.

Mayor Kim replied they did not have to do anything. Mayor Kim stated he wanted to take it out and they could not motion to table it because they were not voting on it that day. Mayor Kim said they would decide on this at the regular meeting, nothing was going to change and there would be no vote. Mayor Kim stated they all had an open discussion and there was no council member who motioned so it would automatically go to the regular session to be voted on. Mayor Kim said that there was no motion, and they were just discussing this ordinance. Mayor Kim said Ordinance 2025-29 was a very simple ordinance that dictated what and how this specific lawsuit could build according to the town laws and the agreement between the judge, the town and the builder to satisfy the builders' remedy and to get rights back. Mayor Kim stated also to prevent further builders' remedies from happening. Mayor Kim stated that if there were any questions to contact Scott Krumholz.

2ND READING OF ORDINANCE:

ORDINANCE 2025-24 Amending Ordinance 2025-15, Establishment of Salaries for Year 2025 – Re-Introduction of Ordinance

Mayor Kim asked Scott Krumholz to give a little reminder about why they were going over this ordinance. Scott Krumholz stated they were changing three items from the salary that was approved earlier in the year. Scott Krumholz added that the salary ordinance provided a range of base salaries for all borough employees and the Mayor and Council. Scott Krumholz said that the ordinance was being amended to make three changes. Scott Krumholz stated they were reducing the bottom of the range because the Mayor and Council were paying themselves less than the salary ordinance allowed. Scott Krumholz stated that they were also lowering the salary for the municipal housing liaison which was also a part of a resolution on the agenda which was Resolution 2025-280. Mayor Kim stated they talked about this in the agenda meeting. Mayor Kim emphasized that when they had private meetings under the Sunshine Law, there was a purpose for the meeting. Mayor Kim stated that they were the representatives of the council and were also part of the council votes. Mayor Kim said that Councilmembers were assigned departments and once they had meetings, it was best they wrote a simple email or a summary of what they thought was important to the rest of the council members. Mayor Kim stated that was pretty relevant to the judgement and making the decisions from the council members. Mayor Kim stated that he expected the council members to write about it but did not think that they did. Scott Krumholz said there was one more item and it was a dollar increase for the pool lifeguard. Mayor Kim said that this ordinance went through for a while. Scott Krumholz said that it was on for the second read the previous month. Scott Krumholz added that it was not one of the things they depended on changing but it turned out it was the Mayor and Council's salary that pointed out that the range was too high, so they had to reduce that. Mayor Kim asked if there were any more questions about Ordinance 2025-24. Roberta Stern stated that for the second reading they only needed a vote at the regular meeting.

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

Mayor Kim asked for a motion to close the work session to open to the public stating it was a good idea for the public to engage and ask questions. Councilman Shin made a motion. When a second wasn't made, Mayor Kim told the council they had to perform their duties and that they couldn't just say they were not going to do it because they were sworn in to do this whether they liked it or not. Mayor Kim respectfully requested a second to close the work session so they could open to the public. Councilwoman Lee seconded.

PUBLIC PARTICIPATION FOR ORDINANCE 2025-24

Mayor Kim reminded members of the public that they each had three minutes to discuss the second reading of Ordinance 2025-24. When no one volunteered to speak, Mayor Kim asked for a motion to close and open back to the work session. Councilman Shin made a motion and Councilman Vietri seconded.

ORDINANCE 2025-25 Amending Chapter 282 Entitled "Vehicles and Traffic", Section 24" Municipal Parking Areas" to Include EV Parking Rules

Mayor Kim stated that this was created by the conversation that they had last time about making sure they had walls in place for the media. Scott Krumholz said that in municipal parking lots, this enabled police and enforcers to ticket and tow any vehicle that was either not an electric vehicle parked in an electric vehicle spot or an electric vehicle that was not being charged.

Mayor Kim stated that they needed regulations to manage the parking spots in the EV parking lot. Mayor Kim said that they had two weeks to review the ordinance and asked if there were any questions. Mayor Kim stated that he would like to close and open to the public and asked for a motion. Councilman Shin made a motion, and Councilman Min seconded.

PUBLIC PARTICIPATION FOR ORDINANCE 2025-25

Mayor Kim reminded members of the public that they each had three minutes to discuss the second reading of Ordinance 2025-25. Mayor Kim explained that this was going to be a green parking lot, and they were going to have LED solar panel lights and LED solar panel kiosks. Mayor Kim stated the only power given in from the grid was going to be the charging of the EV stations.

Eric Spieley asked if there was going to be a charge for the EV charging stations. Mayor Kim confirmed there would be. Mr. Spieley asked if the charging stations were also for industrial vehicles that were electric. Mayor Kim said that was a good question, but he did not think so. Roberta Stern said that she had to ask the people who were installing the EV stations, but she had never seen an industrial vehicle using charging stations. Eric Spieley said the reason he was bringing it up was because he walked on Shaler Boulevard past the Ridgefield Municipal Parking Lot and they had an electric charging station with a big van with IKEA written all over it on the charging station. Mr. Spieley asked if that would be allowed.

Mayor Kim said that it would not be allowed due to the schematics of the lot size. Mr. Spieley replied it was just an oversized van. Mayor Kim stated they were not planning to draw lines that were going to be the size of a truck. Mayor Kim confirmed that the lot would be used for passenger vehicles. Mayor Kim asked if there were any more questions and stated the parking lot would be located at the 12 Bellview location. Mayor Kim asked to close and come back to the work session. Councilman Vietri made a motion which was seconded by Councilman Shin.

OFF CONSENT AGENDA

- | | |
|---------------------|--|
| RESOLUTION 2025-271 | Hiring Part -Time Special Law Enforcement Officer (Re: E. Ruiz) |
| RESOLUTION 2025-272 | Hiring Part -Time Special Law Enforcement Officer (Re: D. Santos) |
| RESOLUTION 2025-273 | Hiring Part-Time Special Law Enforcement Officer (Re: T. Lee) |
| RESOLUTION 2025-274 | Hiring Part -Time Special Law Enforcement Officer (Re: A. Rodriguez) |
| RESOLUTION 2025-275 | Hiring Part -Time Special Law Enforcement Officer (Re: E. Lim) – |

DISCUSSION (ITEMS FOR CONSENT AGENDA)

- | | |
|---------------------|--|
| RESOLUTION 2025-276 | Claims |
| RESOLUTION 2025-277 | Award Contract for Columbus Park Improvement |
| RESOLUTION 2025-278 | Award Contract for 1 st , 2 nd , 4 th and Highland Avenue Road Improvement |
| RESOLUTION 2025-279 | Affirming the Borough of Palisades Park's Commitment to Diversity, Equity, and Inclusion in Municipal Business Development |
| RESOLUTION 2025-280 | Appointing Municipal Housing Liaison and Administrative Agent |
| RESOLUTION 2025-281 | Awarding Street Parking Spaces for So Mahng Presbyterian Church of New Jersey |
| RESOLUTION 2025-282 | Acceptance of Resignation (Re: R. Carrasquilla) |

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

- | | |
|----------------------------|--|
| RESOLUTION 2025-283 | Hiring Full- Time Traffic Enforcement Officer (Re: K. Sarmiento) |
| RESOLUTION 2025-284 | Accepting Enrollment in the North Jersey Recovery Center Employee Assistance Program |
| RESOLUTION 2025-285 | Accepting Enrollment in the 1033 Program |
| RESOLUTION 2025-286 | Approving Payment to Alliotts Plumbing for Labor and Materials for Work Being Done In the Patrol Room in the Police Department |
| RESOLUTION 2025-287 | Authorizing the Police Department to Hire Beatriz Rojas Gonzaga as an unpaid Intern |
| RESOLUTION 2025-288 | Approving Payment to AL D Landscaping and Tree Services for Fall Plantings |
| RESOLUTION 2025-289 | Award Contract for Processing Fees for Contactless and Credit Card Fees for the New Parking Meter |
| RESOLUTION 2025-290 | Authorization of Raffle License (Re: Palisades Park / Fort Lee Elks, RL#679) |
| RESOLUTION 2025-291 | Authorization of Raffle License (Re: Palisades Park / Fort Lee Elks, RL#680) |
| RESOLUTION 2025-292 | Authorizing Entry Into Redeveloper Agreement with Fan Associates (Re :15 Grand Avenue) |
| RESOLUTION 2025-293 | Authorizing Entry Into Redeveloper Agreement with Leems Corporation (Re:21 Grand Avenue) |
| RESOLUTION 2025-294 | Hiring Certified Municipal Court Interpreter (Re: S. Kwon- Lee) |
| RESOLUTION 2025-271 | Hiring Part -Time Special Law Enforcement Officer (Re: E. Ruiz) |
| RESOLUTION 2025-272 | Hiring Part -Time Special Law Enforcement Officer (Re: D. Santos) |
| RESOLUTION 2025-273 | Hiring Part-Time Special Law Enforcement Officer (Re: T. Lee) |
| RESOLUTION 2025-274 | Hiring Part -Time Special Law Enforcement Officer (Re: A. Rodriguez) |
| RESOLUTION 2025-275 | Hiring Part -Time Special Law Enforcement Officer (Re: E. Lim) |

Mayor Kim invited Police Director Michael Gardner and Police Chief George Beck up to the podium. Councilman Vietri stated he had a question. Mayor Kim said he would introduce the resolution first then he would answer the question. Mayor Kim stated the police committee, the director, the chief and the managing officers came together in conducting the interviews and they all agreed that they needed part time special police officers because they were very efficient in supplying the understaffed police department in a very financially cost competitive way. Mayor Kim said there were outstanding candidates that they worked with that could really do well as part time special police officers. Mayor Kim stated they had the interviews and unanimously agreed on the picks. Mayor Kim then asked Councilman Vietri to ask his question. Councilman Vietri stated they had seven special police officers and now they were hiring five special police officers. Councilman Vietri stated it was nothing against the new hires but asked under Title 40A if there was something saying they could only have a certain amount of special police officers. Scott Krumholz stated they were within the amount of special police officers that was allowed. Councilman Vietri said it was .25 and they had 41 police officers. Police Chief George Beck stated it was something they had to talk to Ridgefield about who had about 20 special police officers. Councilman Vietri said he was not worried about Ridgefield but was worried about Palisades Park. Chief Beck stated he was just comparing and stated they had no language in the contract that would prohibit them from hiring special police officers. Mayor Kim said this was why this was a work session. Scott Krumhoolz said he was not aware of any issues they had with Title 40A. Mayor Kim said they should double check just to make sure. Councilman Vietri asked where the special police officers would be going to police academy. Chief Beck said it was the Passaic County Police Academy. Councilman Vietri asked how much it costed for each officer. Chief Beck said it was \$750. Councilman Vietri asked why they couldn't send them to Bergen County Police Academy. Chief Beck said it was because the next class wasn't open until the following spring. Councilman Vietri asked if they needed because more special police officers when they already had seven and asked if they could be hired as traffic officers. Councilman Vietri stated that this year alone his taxes had gone up close to \$1,000. Councilman Vietri said that as a traffic officer, they would still get the experience and then they would have more experience when they go to the academy the following year where it would not cost the borough residents \$750 a person. Councilman Vietri added that it had nothing to do with any of the people being hired and it was nothing against them but now the taxes would go up. Councilman Vietri stated not only that, but they would be sending them out of the county when they could send them to the Bergen County Police Academy where they would not have to pay. Chief Beck stated they found a way to pay for that by getting the psychiatric and medical evaluations, they attuned them down to find a way to pay for it so it would not be at an additional cost. Chief Beck stated that if they maintained the status quo and continued down that road it would have cost the same amount of money whether they went to the state or the Bergen County Police Academy. Chief Beck added that a traffic enforcement officer was a civilian position, and special police were sworn officers, and it was a lot more beneficial to the town and there was a need for it. Councilman Vietri stated as an ex-police chief he disagreed with Chief Beck. Mayor Kim asked Chief Beck if these were special police officers one or two. Chief Beck stated they were special police officers one. Scott Krumholz said there were only limitations on class two officers. Councilman Vietri said it was not. Scott Krumholz said it was, and he just checked the statute. Councilman Vietri asked if they had a contract. Scott Krumholz asked if Councilman Vietri was talking about with the union. Councilman Vietri clarified with the police department. Councilman Vietri said if it was okay normally, they had a contract with each special police officer. Chief Beck said he could answer the question and asked if they were talking about the collective bargaining for the police officers. Scott Krumholz stated that was what he thought Councilman Vietri was talking about, but it wasn't. Mayor Kim asked what contract Councilman Vietri was talking about. Councilman Vietri said they were talking about SLEO 1. Mayor Kim said SLEO 1 was fine because they

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

just found the ordinance and there was no limit to the number of class 1 personnel. Scott Krumholz repeated that it only limited class two officers. Councilman Vietri asked to see the ordinance. Mayor Kim gave the ordinance to Councilman Vietri and asked the finance department to explain how Councilman Vietri may have missed or didn't get the right information. Mayor Kim said the hourly rate for part time traffic enforcement officers were around \$19.50 and that there were seven workers right now. Mayor Kim then asked if all seven were fully working. Chief Beck said they had a couple older in age, and they provided maybe once a week. Chief Beck stated that Palisades Park was not the same place it used to be 20 years ago and that it was very busy and a lot happened on the avenue. Chief Beck stated the officers would suit the town very well by helping on the avenue. Chief Beck said they could put a traffic post out there, they could attend community events, and the sworn officers could see a major difference. Chief Beck added it would be a lot better if they lets say they had a situation where there was a traffic accident that would require the presence of a police officer. Chief Beck stated that traffic enforcement officers could not because they were civilians who were not trained. Chief Beck reassured that they would be sworn officers who would be trained as special police officers that would benefit the police department and the residents. Mayor Kim added that if the officers weren't working they would not be getting paid. Mayor Kim stated just because they were hired doesn't mean they are continuously being paid unless they are working. Mayor Kim stated they wanted law and order and a proper environment for Broad Avenue where they had a lot of problems. Mayor Kim said there was a lot of accidents and U-turns, and a lack of police officers right now where the special police could facilitate those needs. Mayor Kim gave the example of people walking around Broad Avenue littering blatantly where signs were present that stated no littering. Special police would be able to reprimand the people that throw cigarette buds, trash, and even drug paraphernalia into the bigger bags. Mayor Kim said that they would be amazed at what they found when they cleaned the streets. Mayor Kim stated that they would find drugs and needles and that these officers would be there to make sure Broad Avenue would be safe. Mayor Kim also stated that this would generate revenue for the town. Councilman Vietri said that the mayor was preaching to him as if he was a layman. Councilman Vietri stated he was a police officer for over 40 years and that he knew what was going on in the streets. Councilman Vietri stated his question was very simple and why they weren't hired as traffic officers until Bergen County Police Academy opened up. Mayor Kim told Councilman Vietri they just explained it and that the police department needed more resources. Councilman Min stated he had a question. Councilman Vietri stated resources on the street. Chief Beck stated that they had major congestion at the schools in the morning and that the traffic was intense. Chief Beck said that there was double and triple parking which was creating a dangerous hazard for the students, and they could appoint a special police officer in front of the schools to direct traffic and issue summonses as needed. Mayor Kim stated they would be leading in the streets. Chief Beck stated that a traffic enforcement officer had zero authority to do that, and they could not issue certain offenses. Councilman Vietri asked what happened when a traffic officer got into it with a resident. Mayor Kim said they were not doing traffic and that they could not grab somebody because they were civilians. Mayor Kim said it was like Councilman Vietri doing neighborhood watch. Councilman Vietri needed clarification that Mayor Kim was telling him that a traffic officer could not cite people urinating on the streets. Mayor Kim said they could not issue citations to people urinating on the streets. Councilman Vietri asked Mayor Kim if he was dreaming. Chief Beck stated that in those situations, a traffic enforcement officer would have to call a police officer, but the special police officer would not have to and could issue a citation. Mayor Kim said the polices resources were already scattered everywhere and that the police committee agreed that they were lacking on the police function and abilities because they were lacking on manpower and facilitating which a traffic enforcement officer could not do. Mayor Kim told Councilman Min to go ahead with his question.

Councilman Min stated that Scott Krumholz would have to clear this for all the council members there. Councilman Min stated NJSA 48 Statue number 14-146 said the municipality may appoint special law enforcement officer, but the number cannot exceed 25 percent of the total number of regular full time police officer which included class one, two, and three. Councilman Min asked if that was the ordinance they were looking into or if that was the statute of opinion for no limit on class one. Scott Krumholz stated that the local ordinance had no limit on class one. Scott Krumholz stated that the state statute that Councilman Min had read specifically limited the 25 percent requirement for class two SLEO.

Councilman Min asked why it stated that both counted towards the 25 percent cap. Mayor Kim asked to show that to the rest of the council. Mayor Kim stated that the Borough of Palisades Park Ordinance 58-5 General Code talked about the SLEO specifically and it said there was no limit on SLEO 1 personnel. Mayor Kim continued to say that for SLEO 2 it had to be 25 percent of the total of the full-time police officers. Councilman Min asked if the ordinance overcame the statute. Mayor Kim said no and that ordinances were the lowest. Scott Krumholz asked if Councilman Min was talking about 48:146.10. Mayor Kim told the council not to do multiple jobs and that the council members were here to get the correct information supplied by the certified borough administrator or the attorney. Mayor Kim stated that the attorney stated that with the attorney's expertise, it was fine. Mayor Kim said that if they voted on it and the attorney happened to be incorrect, then the attorney would have to pay the price for that but that would be the attorney's duty and responsibility. Mayor Kim added that the council looking into Code E360 was the reason they had a borough attorney. Mayor Kim stated that was the reason they had to rely on the attorney and the administrator and that the council didn't have to be their attorney. Mayor Kim asked Scott Krumholz if he was sure this would be okay. Scott Krumholz stated that his research indicated 25 percent of the class and there was nothing in the section that Councilman Min pointed out that even discussed the 25 percent. Scott Krumholz asked which subsection Councilman Min was referring to. Councilman Min said that he just wanted to be clear because this was the first time he was hearing it and that he just did his research at that time. Mayor Kim asked if Scott Krumholz would take five more minutes and that they needed a legal recommendation that this

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

was okay. Scott Krumholz stated that it was 25 percent for class two, and at that time they were hiring for class one. Mayor Kim said that this was all cleared out and that they should not get into somebody else's business and that their business now was to consider the rush on the SLEO's. Chief Beck stated that the classes at Passaic County started on October 7th. Chief Beck stated that PTC requirements mandated that the paperwork be submitted 21 days prior to the start of the academy. Chief Beck stated 21 days would be the following day, September 16th. Chief Beck stated that the candidates have had psychological background checks conducted by the boroughs detective bureau which they have all successfully passed and medical backgrounds they have successfully passed. Chief Beck continued that all that was left was to start processing their police training commission paperwork which was exactly 21 days prior to the academy's deadline the next day. Chief Beck stated that the council meeting on the 29th was not going to work so that was why they brought this up at that time. Chief Beck added that this was in full disclosure to the police committee from the start and they had a calendar where they discussed the dates, and they decided that this was the best course of action. Chief Beck clarified that it was not him or the director doing it, but it was at the recommendation of the police committee. Mayor Kim stated that he believed the police committee members did not give a report to the rest of the council members. Mayor Kim said that he sent out an email telling them why they needed to do this. Mayor Kim stated they needed part time people with competitive prices financially stating that they would be the same salary as a traffic enforcement officer but providing more functions to aid and support the police because they did not have enough police at the time. Mayor Kim added that they couldn't afford it, but he spoke with the Chief Financial Officer Roy Riggiano who would approve of it because they needed support for the police functions. Mayor Kim stated that some have been working with the police departments as traffic enforcement officers and were highly regarded and everybody who was involved was unanimous about their pick. Mayor Kim asked if there were any more questions. Mayor Kim stated that this was a very special cause, and he hoped the council members understood that it was better they got this going now and not having to wait until the following year. Chief Beck said that with his preliminary research, they were looking at Title 40A 14-146.17. Chief Beck told Scott Krumholz that he believed Scott Krumholz was correct and that under Title 40A, it said that the number of class two special law enforcement officers should not exceed 25 percent of their total number. Mayor Kim asked if that was only for class two. Chief Beck confirmed that it was only for class two. Mayor Kim asked Councilman Vietri if his question was resolved. Councilman Vietri said that some of it was. Mayor Kim asked if there were any more questions about the off-consent agenda. Chief Beck asked if he could say one more thing. Chief Beck stated that he knew they were not Ridgefield but in 1996 he was appointed a special officer in Ridgefield, and his badge number was 509. Chief Beck stated the program was so active that they were up to the 700 now. Chief Beck emphasized that Ridgefield had employed that many officers over that period of time in 30 years. Mayor Kim said that showed that there were a very good use and function for them. Chief Beck stated that Ridgefield had ranks for special police where they had a captain, lieutenant and special. Chief Beck said that he was not suggesting that but that he was suggesting they utilized the special police officers who were sworn officers to help the police department perform many quality-of-life tasks. Chief Beck stated this included traffic safety on Broad Avenue, to make sure the children were safe on their journeys in the morning and afternoon. Chief Beck stated to clear up the whole idea of the 750 dollars. Chief Beck stated since they had taken over the police department, they had been responsible for every dollar they had spent, often searching for new ways to do it. Chief Beck continued that if they had continued with the same place to conduct the psychological exams in Oakland, and the same medical exam that everybody's had been using all those years, it would have costed a lot of money. Chief Beck assured that any expense that was going to be going to Passaic County had been wiped away because Lieutenant Chris Beck went ahead and found a comparable psychological assessor, whose name was named Dr. Cullen. Chief Beck added that the officers would tell them that Dr. Cullen was very thorough, licensed, and conducted the police exams. Chief Beck stated the local police physician was Dr. Luke who agreed to follow the requirements of the PTC also at half the price. Chiefs Beck reassured that they were not entering any additional expenses on the taxpayer. Chief Beck stated that they worked to make this happen for everybody.

Mayor Kim stated that he believed it was a great idea. Mayor Kim asked if there were any more questions. Mayor Kim requested that they voted on the resolution because time was of the essence and they needed those officers at that point in time rather than the following year. Mayor Kim hoped that the council members would support this off consent agenda to be voted on the work session, which was irregular, but had good reason behind it. Mayor Kim requested a motion to pass off consent agenda Resolution 2025-271, 2025-272, 2025-273, 2025-274, and 2025-275. Councilman Min made a motion which was seconded by Councilman Shin. The motion carried on a roll call vote and was recorded as follows:

Councilman Kim	Yes
Councilwoman Lee	Yes
Councilman Min	Yes
Councilman Shin	Yes
Councilman Vietri	Yes

Borough Clerk Sophia Jang announced that the off-consent agenda Resolutions 2025-271 through Resolution 2025-275 was carried.

Mayor Kim stated that they were going to pause the function for the friends and family to congratulate the new officers. Mayor Kim asked for a round of applause. Chief Beck introduced first Emmanuel Ruiz who worked as a traffic

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

enforcement officer for over two years and had zero employment issues with the borough. Chief Beck included that Emmanuel Ruiz had served 16 years in the fire department, grew up in the town, and was highly recommended. Mayor Kim advised Emmanuel Ruiz to repeat after him “I, Emmanuel Ruiz, do solemnly swear I’ll support the constitution of the United States, and I’ll support the constitution of the state of New Jersey, I’ll bear truth, faith, and allegiance to the same, and to the governments established in the United States and in this state under the authority of the people and that I will faithfully, impartially, and justly perform all the duties of the Office of Special Police”. Mayor Kim congratulated Emmanuel Ruiz.

Chief Beck next introduced David Santos who was also a traffic enforcement officer with a satisfactory employment. Chief Beck stated that David Santos was also a Sergeant in the United States Army National Guard and had deployments to Iraq. Mayor Kim asked Chief Beck what they called David Santos. Chief Beck stated his nickname was supercharged. Mayor Kim told Santos to repeat after him “I, David Santos, do solemnly swear I’ll support the constitution of the United States, and I’ll support the constitution of the state of New Jersey, I’ll bear truth, faith, and allegiance to the same, and to the governments established in the United States and in this state under the authority of the people and that I will faithfully, impartially, and justly perform all the duties of the Office of Special Police” Mayor Kim congratulated David Santos.

Chief Beck next introduced Tongkyu Lee who was a resident of Palisades Park and was fluent in Korean. Chief Beck stated they had a serious need for Korean speaking officers as they only had six. Chief Beck stated it was an added benefit that he had a degree from Miami University in finance. Mayor Kim stated he believed his civil service scores were excellent. Chief Beck stated they were, and that he was a books guy.

Mayor Kim told Tongkyu Lee to repeat after him “I, Tongkyu Lee, do solemnly swear I’ll support the constitution of the United States, and I’ll support the constitution of the state of New Jersey, I’ll bear truth, faith, and allegiance to the same, and to the governments established in the United States and in this state under the authority of the people and that I will faithfully, impartially, and justly perform all the duties of the Office of Special Police” Mayor Kim congratulated Tongkyu Lee.

Chief Beck next introduced Alina Rodriguez and stated that she was a current traffic enforcement officer. Chief Beck stated that Alina was a tremendously hard worker, a beacon of light, and she was great for Palisades Park.

Mayor Kim advised Alina Rodriguez to repeat after him “I, Alina Rodriguez, do solemnly swear I’ll support the constitution of the United States, and I’ll support the constitution of the state of New Jersey, I’ll bear truth, faith, and allegiance to the same, and to the governments established in the United States and in this state under the authority of the people and that I will faithfully, impartially, and justly perform all the duties of the Office of Special Police” Mayor Kim congratulated Alina Rodriguez.

Chief Beck lastly introduced Edward Lim who was a Palisades Park resident who served in the United States Marine Corps. Chief Beck added that Edward Lim had a wife and a small daughter. Chief Beck stated Edward Lims son was set to be born November 7th. Chief Beck stated Edward Lim went through the same process as everyone else and was found fit to be a special police officer for the department. Mayor Kim advised Edward Lim to repeat after him “I, Edward Lim, do solemnly swear I’ll support the constitution of the United States, and I’ll support the constitution of the state of New Jersey, I’ll bear truth, faith, and allegiance to the same, and to the governments established in the United States and in this state under the authority of the people and that I will faithfully, impartially, and justly perform all the duties of the Office of Special Police” Mayor Kim congratulated Edward Lim.

RESOLUTION 2025-276 Claims

Mayor Kim asked the council members to review the claims for Resolution 2025-276 and to make sure that they were equipped to vote for these claims. Mayor Kim then asked Roberta Stern to explain Resolution 2025-277.

RESOLUTION 2025-277 Award Contract for Columbus Park Improvement

Roberta Stern stated that the Columbus Park Improvement project was mainly the dog park. Roberta Stern said that they were opening the bids that Friday and the engineer would have the review done. Roberta Stern stated they would hopefully pass this resolution in October, and the dog park would hopefully be finished before the end of the year. Mayor Kim stated that Resolution 2025-278 was also going to be opened the Friday past that meeting. Roberta Stern confirmed that both were being opened that Friday and would be reviewed and eligible to be awarded at the regular meeting on the 29th. Mayor Kim asked if this was why they didn’t have the resolution. Roberta Stern confirmed that statement. Mayor Kim stated he hoped that all the council members understood that. Roberta Stern said they had to be there because she wanted to make sure that they would get it on Monday.

RESOLUTION 2025-289 Award Contract for Processing Fees for Contactless and Credit Card Fees for the New Parking Meter

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

Mayor Kim stated they did not have a resolution yet because Roberta Stern was trying to digest all the applications, banks, and people who were interested. Mayor Kim stated that she was going through an interview process that week and by the following week would provide a recommendation. Mayor Kim added that not every vendor could come and apply and be applicable for the new systems because they used a specific type of system, therefore Roberta Stern had to filter them out. Mayor Kim then asked Scott Krumholz if he could explain Resolution 2025-292 and 2025-293.

RESOLUTION 2025-292 Authorizing Entry Into Redeveloper Agreement with Fan Associates (Re :15 Grand Avenue)

RESOLUTION 2025-293 Authorizing Entry Into Redeveloper Agreement with Leems Corporation (Re:21 Grand Avenue)

Scott Krumholz said that they once again had the redevelopment agreements with Fan Associates for 15 Grand Ave, and Leems Corporation for 21 Grand avenue. Scott Krumholz said that these were two of the builders remedy builders and as the council had once heard, the resolution agreement required the town to enter into a redevelopment agreement with both companies a few months prior. Scott Krumholz stated that two months prior they agreed to extend it a month and then again the following month in August they agreed to extend it to the current month. Scott Krumholz said that they were in the process of negotiating, and they had been promised a response back from Fan Associates by sometime the upcoming week and hoped the comments would be minimum. Scott Krumholz stated that they emphasized to both developers that they did not want to extend it again. Scott Krumholz included that there were a few issues with Leems Corporations draft, so it was going to take another day or two to hopefully come to a resolution on that. Mayor Kim asked when they would be provided to the council. Scott Krumholz said that as soon as he received it from the other attorneys saying they had a final agreement, Scott Krumholz would forward it to the Mayor and Council for review and consideration. Mayor Kim stated if Scott Krumholz could send it out sometime that week it would be great so the council would have a week to review it. Scott Krumholz stated that he would tell the attorneys that if they did not have an agreement by Friday afternoon, that they would then need to change this to an authorization for another amendment to the settlement agreement for one more month. Mayor Kim thanked Scott Krumholz and asked if there were any more questions concerning the consent agenda. Mayor Kim said that the council members would have that week and also the following week to inquire through Roberta Stern, Sophia Jang and Scott Krumholz.

COUNCIL REPORTS

Councilman Shin reported that the DPW had 401 works over three days and that the majority was 129 metal pickups and 64 electronic pickups. Councilman Shin added that they were rearranging specific pickup dates. Mayor Kim stated that was a good idea.

Councilman Min did not have anything to report

Councilman Vietri did not have anything to report

Councilwoman Lee stated she had one quick report. Councilwoman Lee reported that the new Superintendent of the Board of Education would attend the next meeting to make an introduction.

Councilman Kim did not anything to report.

ATTORNEY REPORT

Borough Attorney Scott Kromholz did not have anything to report.

BA REPORT

Borough Administrator Roberta Stern reported that they were hoping to get started with the work at 12 Bellview by the end of the month. Roberta Stern added that there were some changes made because of the location of the EV station and the transformer that was required because they were all level three. They also had to move one of the handicapped parking spaces because of that. Roberta Stern stated that once those changes were solidified and sent to West Craft, which was the vendor who was chosen, they hoped to start the appropriate work at the end of the month. Roberta Stern added that they were taking bids for both Columbus Dog Park and First, Second, Fourth, and Highland so there was a lot of progress with that. Mayor Kim added that Roberta made sure the borough was complying with the New Jersey Consuming Environmental Verifications. Roberta Stern stated that she had contacted the people who were responsible for the monitoring of Bellview to advise them and they met with the engineer to show where the wells were located. Roberta Stern stated there were two within the actual parking lot and one outside of it and they had been addressed.

Councilman Shin asked to confirm if the police department trailer containers were scheduled for that day.

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

Roberta Stern clarified that the company came the week prior and took the inside of the trailers out. Roberta Stern believed that they were coming that week to actually start dismantling them but at that time they hadn't been dismantled. Roberta Stern added that they had the property cleaned up by the DPW because they claimed that when they went there, there was encroachment, but the encroachment was on the fence by ShopRite, which had nothing to do with them. Councilman Min asked if they were still working on the trailer reports. Scott Krumholz said that they should have been finalized, and he was told he would have a draft of the report the week before but still had not seen it yet. Scott Krumholz included that he had reached out to the attorney for the delay but was told that they expected to be able to wrap everything up soon. Councilman Min asked what the status of the deal with Wilcott was. Scott Krumholz stated that the lawyer that was originally involved either pulled himself out or they put somebody else who was a little higher up than him in Wilcott. Mayor Kim stated that Scott Krumholz really felt that there was something to go for, so Scott Krumholz was really working on that. Mayor Kim added that he would be on top of Scott Krumholz to get the report done hopefully before the regular session. Mayor Kim told Roberta Stern to continue her report. Roberta Stern stated she was done with her report and asked if there were any questions to call her.

POLICE REPORT

Roberta Stern stated they would have a report the following week.

Councilman Min asked if they could do something about the tabletop. Roberta Stern asked what happened. Mayor Kim said they band aided the outside and the inside but received feedback that it didn't look too good. Mayor Kim asked the council if they wanted to recommend getting a whole new tabletop. Mayor Kim stated it would cost a pretty penny, but the governing body felt that this was inappropriate. Mayor Kim stated they were just trying to save money. Mayor Kim said he was also told that they should fix the sound system but that also cost money. Mayor Kim told the council members to let him know if they felt like they had enough. Councilman Shin said that the distance mark and cost was two different parts. Mayor Kim said that the problem was that the line that came outside and went to the other part of the line had to connect with another part. Mayor Kim added that they could change the mics, but they might have had a problem because the connection over there was different considering it was a very old synthesizer. Mayor Kim said that if they wanted to change the microphones, Roberta Stern could talk to the communication manager who was William Duarte. Mayor Kim stated that they purchased mics before and asked someone to check in the storage room because they did not install them due to the cost. Mayor Kim said that they were about to install the mics but were told they had to change all the lines. Roberta Stern said it was the worst system she had ever seen but it was an expense. Roberta Stern said that if they wanted to redo the system, they could bring people who do these systems and that meant changing everything. Mayor Kim said to ask the new Communication Manager, William Duarte, to see if they could get new microphones. Mayor Kim stated if that was not going to work, they would have to get the whole system redone. Mayor Kim stated it would cost a lot of money. Roberta Stern said they would check the prices and see.

Mayor Kim stated he forgot his report so he would save it for the regular session. Mayor Kim made sure no one else had a report then asked for a motion to close and open to the public. Councilman Min made a motion and Councilman Shin seconded.

PUBLIC PARTICIPATION

Mayor Kim told the public they had three minutes each to discuss anything they wanted to discuss. Mayor Kim added that he had good news and that Roberta Stern used her connections to call the State Senator, Gordon Johnson. Mayor Kim said that Gordon Johnson was the one that took care of the Grand Avenue road. Mayor Kim added that they wanted to do a crosswalk for many years, but they could not do it because the county and state would not respond and cooperate. Mayor Kim then asked Roberta Stern to report about it.

Roberta Stern said that at a meeting she had attended months prior, the DOT was talking about changes that were going to be made at the corner of Central and Grand Avenue, and they wanted to redo the whole intersection. Roberta Stern said she made some contacts and followed up with them after the meeting. Roberta Stern said those contacts started the process with the Department of Transportation to redo the five crosswalks the borough had suggested and then it got flat. Roberta Stern continued that she then called Senator Johnson's office who used their liaison at the DOT, and they were supposed to start the work three weeks prior, but they didn't. Roberta Stern then stated that she called again and got the message from Senator Johnson's office that all the engineering had been completed for the work they needed to do to turn them into safe crosswalks. Mayor Kim said there were five crosswalks up to date, that used a button to control the light. Roberta Stern said she did not know and that they had not seen the plans. Mayor Kim then said to just give the minimum and stated they were going to have at least a handicap ramp, proper signals, and proper drawings of the crosswalks. Roberta Stern confirmed them. Mayor Kim added that they hopefully could provide the push button signal soon, but they could not touch it without their authority. Mayor Kim assumed they could get this done before it got cold. Roberta Stern confirmed.

Borough of Palisades Park
Work Session of the Mayor and Council
September 15, 2025

Mayor Kim thanked her. Mayor Kim said he had nothing else and that there was no public participation. Mayor Kim asked for a motion to close and open back to the work session. Councilman Vietri made a motion and Councilman Shin seconded.

ADJOURN

Mayor Kim asked for a motion to adjourn the work session. Councilman Vietri made a motion which was seconded by Councilman Shin. All joined in favor.

Attest:



Sophia H. Jang, RMC
Borough Clerk