

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

Regular Session
of the Mayor & Council
September 29, 2025

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

MAYOR CHONG PAUL KIM CALLED THE MEETING TO ORDER AT 6:00PM.

STATEMENT:

This is a Regular Meeting 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 KIM.

ROLL CALL:

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

Borough Attorney Allan Roth	Present
Borough Administrator Roberta Stern	Present

Mayor Kim said that as everyone could see by the gathering of the public audiences, they had a very special event. Mayor Kim stated he had the privilege to recognize the unsung heroes. Mayor Kim stated this happened since the 125th anniversary and that he came to recognize a powerful truth that Palisades Park was built on the proud strength of everyday unsung heroes. Mayor Kim read that "these remarkable residents, philanthropists in spirit and in action had given service for years, expecting nothing in return. They were the pillars of the town, the foundation upon which the progress stands. Their sacrifices were often unseen and have paved the way for a brighter, more united future. It is with deep gratitude and pride that I stand before the people today to continue to honor and announce the individuals who embody the very heart of Palisades Park." Mayor Kim asked when he called their names, to please come up to the podium. Mayor Kim invited Cheryl Menzela, a proud teacher of Palisades who had been teaching for 35 years. Mayor Kim stated that she had taught for 33 years in Palisades Park and for many generations of 1st grade and Kindergarten students. Mayor Kim stated their parents remembered her as a passionate and caring person who positively shaped their lives. Mayor Kim added that she had given the same to every student like her own. Mayor Kim stated that teachers were almost like part-time parents when the real parents went off to work. Mayor Kim said that teaching required more than a lot of patience, and it required a belief that every interaction made with the students would make a difference in the future of the students and for the world. Mayor Kim stated that even if the impact was just a moment in their tender age. Mayor Kim thanked Cheryl Menzela and on behalf of Palisades Park, Mayor Kim asked her to receive her certificate of appreciation. Mayor Kim stated that he would read it once as it was the same as the other certificates of appreciation. Mayor Kim read "For your unwavering dedication and countless contributions to the borough of Palisades Park, your quiet strength and genuine care for your neighbors. You have embodied the spirit of community without seeking recognition or reward. Your selfless service has made a lasting difference in the lives of those around you. As an unsung hero, you represent the best of Palisades Park, demonstrating the pride, culture, and progress that defines our borough. Your generosity and commitment have helped shape our community into a better place for all. On behalf of Palisades Park and its residents, I express my heartfelt gratitude for your invaluable service. Congratulations. Thank you."

Mayor Kim next called Mr. Chong Il Kim. Mayor Kim stated that he believed Mr. Chong Il Kim was not there but introduced Mr. Chong anyways. Mayor Kim said that Mr. Chong Il Kim was a developer and owner of King Sauna in Palisades Park and now the owner and farmer of a proud evergreen orchid farm. Mayor Kim stated that Mr. Chong Il Kim has been an instrument in showcasing the Korean culture to all Americans through his businesses but most importantly showing that Korean Americans cherish America and that true success is measured by not oneself but the success of the community. Mayor Kim stated that Mr. Chong Il Kim had provided hundreds of thousands of dollars in donations to those in need throughout the many years and will continue to do so because this was what he truly enjoyed. Mayor Kim thanked Mr. Chong Il Kim on behalf of Palisades Park and presented Mr. Chong Il Kim with a certificate of appreciation.

Mayor Kim invited Mr. Thomas O'Malley to come up. Mayor Kim stated that Mr. Thomas O'Malley was a lifelong resident of Palisades Park for over 55 years and had been a steadfast public servant dedicated to the safety and progress of the community. Mayor Kim said that since 2013 Mr. Thomas O'Malley had served as the borough construction official following his earlier role as zoning official beginning in 2002. Mayor Kim stated that Mr. O'Malley's civic contributions included service with the Palisades Park Ambulance Corp, the Board of Education, the Planning Board, and the Board of Adjustments. Mayor Kim added that beyond Mr. O'Malley's professional impact, Mr. O'Malley was a proud father to Caitlyn who was an elementary school teacher at the Early Childhood Center and devoted grandfather to two granddaughters. Mayor Kim included that beyond Mr. O'Malley's titles and responsibilities, Mr. O'Malley had been a pillar of fairness and respect in the town. Mayor Kim said that he personally considered Mr. O'Malley instrumental in

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

helping the governing body move forward with a critical ordinance to reform, soon to be announced at the next month's meeting particularly aimed at strengthening fire and building code enforcement, thereby reducing and in many cases eliminating safety risks associated with illegal tendencies, overpopulation, and providing needed benefits for the residential property owner. Mayor Kim thanked Mr. O'Malley and on behalf of Palisades Park presented Mr. O'Malley's certificate of appreciation.

Mayor Kim called up Mr. Joseph Ferguson. Mayor Kim stated that Mr. Ferguson had been a devoted resident of Palisades Park since 1971, an incredible 55 years of commitment to the community. Mayor Kim stated that Mr. Ferguson's public service included 36 years on the Board of Adjustment and 25 years on the Library Board where he served both as an active member and chairperson. Mayor Kim said that though they mourned the loss of Mr. Ferguson's beloved wife in 2022, but they were grateful that Mr. Ferguson remained a respected and inspiring presence in the town. Mayor Kim stated that as mayor, it was his duty and honor to recognize individuals like Mr. Ferguson, who had given so much without asking for anything in return. Mayor Kim thanked Mr. Ferguson and on behalf of Palisades Park proudly presented Mr. Joe Ferguson with the certificate of appreciation.

Mayor Kim invited Mrs. Kilrim Kang to come up. Mayor Kim introduced Mrs. Kilrim Kang who was a resident of Palisades Park for the past 10 years Mayor Kim stated she began her journey of civic advocacy after experiencing unfair treatment by police officers, an experience that inspired her to stand up for seniors facing language barriers and systematic challenges. Mayor Kim stated that Mrs. Kang became a passionate defender of senior rights, a tireless promoter for voter registration and a visible leader in community cleanup efforts, proving that actions speak louder than words. Mayor Kim added that for a decade Mrs. Kang had been a backbone of both the Korean American Voter Registration Group and the Palisades Park Citizens Association, working with unwavering dedication to uplift and empower others. Mayor Kim said that it was his honor to present this small token of appreciation for her remarkable service for the town. Mayor Kim thanked Mrs. Kilrim Kang and on behalf of Palisades Park, Mayor Kim presented Mrs. Kang with her certificate of appreciation.

Mayor Kim invited Mr. Jae Ryung Choi to come up. Mayor Kim introduced Mr. Choi, who had spent the past 10 years as a tireless advocate for the people of Palisades Park, never wavering in his commitment to improving the quality of life for the residents. Mayor Kim said as president of current voter registration, he had taken on the vital task of engaging the community, especially in those facing language barriers by providing clear and impartial information and encouraging civic participation. Mayor Kim stated that Mr. Choi's leadership was defined not by politics but by deep focus on the shared needs of the town. Mayor Kim added that whether Mr. Choi was helping shape policy or literally cleaning the streets, Mr. Choi continued to be a hands-on force for progress and unity in Palisades Park. Mayor Kim thanked Mr. Choi and on behalf of Palisades Park, Mayor Kim presented Mr. Choi with his certificate of appreciation.

Mayor Kim invited Mr. Chae Ock Lee to come up. Mayor Kim introduced Mr. Lee, who had spent his years selflessly serving the seniors of Palisades Park with humility, compassion, and unwavering dedication. Mayor Kim said as president of the Senior Apartment Group, Mr. Lee had helped resolve countless challenges at the Palisades Park Senior Activity Center, fostering a spirit of unity among senior residents at 300 Highland Avenue. Mayor Kim stated that Mr. Lee's leadership had ensured that hundreds of seniors received what they needed from those who truly understood the struggles of aging alone. Mayor Kim stated that from personal experience as director of the center, he could attest that without Mr. Lee and his organization, many would face uncertainty without a helping hand. Mayor Kim said that Mr. Lee was a true public servant and that it was Mayor Kim's honor to recognize him. Mayor Kim thanked Mr. Chae Ock Lee and on behalf of Palisades Park, Mayor Kim presented Mr. Lee with a certificate of appreciation.

Mayor Kim invited Hyuk Man Kwon. Mayor Kim asked if Mr. Kwon was present, but Mr. Kwon was not. Mayor Kim announced Mr. Kwon's certificate of appreciation. Mayor Kim stated that Mr. Kwon had spent many years fearlessly advocating for reform in Palisades Park, challenging local leadership to uphold fairness, transparency and accountability. Mayor Kim said that Mr. Kwon stood firmly against corruption and worked tirelessly to mobilize Korean American students, recognizing that grassroots participation was a key to meaningful change. Mayor Kim added that Mr. Kwon's door-to-door outreach surpassed that of many political candidates asking for votes. Mr. Kwon's early efforts to create spaces for residents to voice their concerns laid the foundation for a more inclusive and responsible local government. Mayor Kim said that thanks to Mr. Kwon's unwavering commitment, the community had pivoted toward a future rooted in reform and improved quality for not just a few, but for the many. Mayor Kim thanked Mr. Kwon and on behalf of Palisades Park, Mayor Kim presented Mr. Kwon with the certificate of appreciation. Mayor Kim stated that he would give the certificate to Mr. Kwon when Mayor Kim saw Mr. Kwon again.

Mayor Kim invited the new Board of Education Superintendent Carl Albano and asked Mr. Albano to introduce himself. Soo Chung the President of the Board of Education stepped up and introduced herself and thanked the council for inviting her and the new superintendent. Soo Chung stated that it had been a while since she had come to the Mayor and Council meeting and it was good to see everyone. Soo Chung said that she saw the many agendas that the borough and the school district discussed and worked together on to cooperate for the betterment of the community. Soo Chung said that she was looking forward to working together with the borough. Soo Chung said that the Board of Education had a very busy summer trying to find the most suitable superintendent for the school district and that they have been successful and were very happy and confident with the new superintendent. Soo Chung stated that it was her pleasure to introduce Mr. Albano and asked to give him a warm welcome. Mr. Albano said that it was an honor to be invited to the meeting and to hear about the unsung heroes in the community. Mr. Albano stated that he started at the end of July and came from New York

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

where he was a public educator for 35 years. Mr. Albano stated that it was an honor to be serving the community. Mr. Albano said that they had to hit the ground running and that they had a number of vacancies over the summer but was proud to say that they had all been filled. Mr. Albano claimed that those people were settled in and mentored and supported. Mr. Albano stated that they could not have done it without the support of the Board of Education, and the school year was off to a great start. Mr. Albano said that they had their back-to-school nights, they had their goals that were going to be presented at the next board meeting which would revolve around communication, hiring protocols, student achievement, and improving student attendance. Mr. Albano said he was looking forward to seeing those goals through over the course of the school year. Mr. Albano added that they had the police and fire department representatives present and that they reached out to Mr. Albano over the summer and had been nothing but supportive of the safety. Mr. Albano stated that the police department did a safety training with the entire faculty at the opening superintendents conference day. Mr. Albano added that the fire department had been supportive by making some upgrades in the school facilities and that he deeply appreciated the support he received from the town and the borough. Mr. Albano said he was looking forward to being back in the future and giving updates on the progress. Mayor Kim thanked Mr. Albano. Mayor Kim stated that as mayor he wanted to trust the elected officials of the Board of Education but was scared and frightened like a lot of residents in town that all of a sudden, a lot of staff just left at once. Mayor Kim commended and wanted to congratulate the Board of Education members, especially Soo Chung, for having the courage and steadfast to move fast. Mayor Kim said that they were right and that they made a very good decision on filling those spaces including Mr. Albano and the director. Mayor Kim wished Mr. Albano the best of luck and commended Soo Chung. Councilman Shin introduced himself as a member of the school board education council of the town and a former Board of Education member. Councilman Shin said that he would like to firstly warmly welcome the new superintendent Mr. Albano. Councilman Shin stated that the towns reputation was built on both its local government and its school system that were both equally important. Councilman Shin said that while they were doing their best on the municipal side, they knew that the schools current rank was not looking good in Bergen County. Councilman Shin checked the state education departments statistics every month and while it was improving, the schools were not satisfactory. Councilman Shin stated that the people judged the town on both governance and school quality, so it was a matter of concern for everyone in Palisades Park. Councilman Shin continued that they had high expectations for the new superintendent and the new principal too. Councilman Shin stated that the community fully supported them, and the school system was essential because it educated the young people who shape the future of the town and the nation, and how well the schools did would directly influence the future. Councilman Shin stated that they asked the school leaders to create not just a short-term solution but also long-term plans so that they could build a new and improved educational system. Councilman Shin acknowledged that Mr. Albano was an interim but also hoped that Mr. Albano could help set up some long-term plans. Councilman Shin stated that the town government would do their best to support the efforts. Councilman Shin said that ultimately they see their mission to keep the town thriving, not for personal gain but for the good of the entire community. Councilman Shin added that if Mr. Albano encountered any difficulties, to please let the council know so they could work together and move forward successfully. Councilman Shin thanked Mr. Albano. Mayor Kim stated that as everyone knew that year the direct connection would be Councilwoman Sang Hee Lee as she was the liaison chairperson for the Board of Education and had been working with Soo Chung.

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 asked if there were any issues or questions with the minutes. Councilman Vietri stated that when they had the work session, Ordinance 2025-26 - Mayor Kim interjected and told Councilman Vietri that they were in the adoption of minutes and that Councilman Vietri would get his time to talk about the ordinance. Mayor Kim asked again if there were any questions about the adoption of minutes. Mayor Kim stated that he would appreciate it the council members performed their duties and passed the minutes. Mayor Kim asked for a motion. Councilman Kim motioned, and Councilwoman Lee seconded. 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
Councilwoman Won-Yoon	Yes

Mayor Kim stated that the adoption of minutes had passed.

Mayor Kim then said that before they moved on to the introduction of ordinance, he would like to invite the CFO Roy Riggitano to explain the best practice. Roy Riggitano introduced himself and stated that the law required him to appear before them for the best practice inventory checklist. Roy Riggitano stated he was happy to report that out of the number of surveys, they met the minimum criteria which was 32. Roy Riggitano added there were 34 yes answers and with that being said, they would get their full complement of aid on November 1st. Roy Riggitano said very quickly that some of the no answers had to do with the environment, such as, they did not have at that time hybrid vehicles or electric charging stations in the borough. Roy Riggitano stated those were two out of the numbers that they had to answer no. Roy Riggitano said that the GL and the recons on the software system would be done by December 31st. Roy Riggitano stated that since they did not have them today, those were no votes and that was the first time since Roy Riggitano was there

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

over 30 years that they had to put no because they changed to a new software system. Roy Riggitano stated that they also had, which would be fixed January 1st, and was put on as a resolution already for October, the storm recovery trust fund set up, and compensating trust fund set up as well. Roy Riggitano clarified that these were all no answers that hopefully would become yes the following year. Roy Riggitano said that the rest, everyone could read on their own as he did not want to take much more time since they did meet the minimum criteria. Roy Riggitano confirmed that it was a go and that they would be getting the aid in November. Mayor Kim said that obviously some things they had no resources to comply with yet. Roy Riggitano agreed and said it was not a reflection on the Mayor or the Council, but they were just items they did not have in Palisades Park. Roy Riggitano stated they did not have an economic development center and that they didn't need one because they were at an economically better advantage. Mayor Kim asked the council members if they had any questions. Mayor Kim thanked Roy Riggitano.

Mayor Kim then asked Mr. Kwon to come up before they continued. Mayor Kim stated that he explained why Mr. Kwon deserved the certificate of appreciation. Mayor Kim repeated that Mr. Kwon was a forefront leader of advocacy and reform. Mayor Kim added that it took a very long time and effort and that Mr. Kwon cried, bled, and sweated, and that the borough recognized that. Mayor Kim said that for Mr. Kwon's unwavering dedication and countless contributions to the Borough of Palisades Park through quiet strength and genuine care and care for neighbors. Mr. Kwon embodied the spirit of the community without seeking recognition or reward. Mayor Kim stated that Mr. Kwon's selfless service made a lasting difference in the lives of those around and that as an unsung hero. Mr. Kwon represented the best of Palisades Park, demonstrating with pride, culture, and progress which defined the borough. Mayor Kim said that Mr. Kwon's generosity and commitment had helped shape the community into a better place for all. Mayor Kim asked on the behalf of Palisades Park to please accept the certificate of appreciation. Mayor Kim thanked Mr. Kwon.

INTRODUCTION OF ORDINANCE:

ORDINANCE 2025-26 Establishing of the Affordable Housing District 1 (AHD-1) and Regulating Development Requirements for Block 617, Lots 21, 22 & 23

Mayor Kim asked Councilman Vietri to continue with his comments on the introduction of Ordinance 2025-26. Councilman Vietri stated that at the work session, they had Ordinance 2025-26 which required illuminated address signs for residential property. Mayor Kim clarified that they were talking about the introduction of Ordinance 2025-26 and asked if Councilman Vietri had any questions for that ordinance. Mayor Kim said that the illumination was still in progress so they would prepare that for Councilman Vietri by the following month, and they would get it in the work session and have plenty of time to review and come back during the work session. Councilman Min asked if the first three ordinances that were listed during the work session were now not ready. Mayor Kim asked Councilman Min to list the titles for the first three. Councilman Min stated the illumination and the signage. Mayor Kim stated that they were still in the works and that they came together. Mayor Kim stated that what they were trying to do was to make sure that at nighttime the residents in new homes, not old homes, required illumination of their address numbers. Mayor Kim stated that it was very important that it brightened up at night, because if not it could create accidents and people could get lost so he thought it was a good idea. Mayor Kim added that the councils put it together to also incorporate the updates of the awnings and the way the commercial business should display their awnings and their the signs. Mayor Kim said it was still a work in progress so their other attorney Scott Krumholz and the building director, Tom O'Malley, would work on it. Councilman Min asked what about the tree service. Mayor Kim stated that they all decided the tree service was too much of a pain in the butt. Mayor Kim said that he agreed it was too much, so he said to just forget about it. Mayor Kim said it was kind of unfair because it seemed like it was not a unified law but understanding that it happened in every town. Mayor Kim said that if the neighbor's property tree grew over to his property, the law stated that he could ask the neighbor to cut it for him, and if the neighbor said no thank you, he had the right to say fine and give a formal notice that he was going to cut whatever neighbor's property that was crossing over into his property. Mayor Kim stated he believed that was unfair because the tree was not his property but the neighbors and even if he wanted to maintain it, he did not have the rights until it went over crossing and encroaching his property. Mayor Kim said he was hoping they could create a law that said the resident who had a tree that was going over the property should be responsible. Mayor Kim said that however, because the attorney and everybody else thought that it was a private matter, it was best that it was untouched. Councilman Min said that he did some research and that as a borough they were too involved into the private matters, so he thought it was a good idea taking the ordinance out. Councilman Shin asked if it was out. Mayor Kim confirmed that it was out. Mayor Kim said that they at least tried because they understood certain residents being unfair, but it was a private issue, and a tort claim, and the attorney said to leave it alone. Mayor Kim decided to take the attorney's recommendation and was happy the others agreed. Mayor Kim asked what the third ordinance was. Councilman Min said he mentioned the illumination, signage and the tree. Mayor Kim clarified that the illumination for residential and the signage for the commercial were going to come as one ordinance and that was why it was two and not three. Councilman Shin said it was Ordinance 2025-26, 2025-27, and 2025-28. Borough Attorney Allan Roth stated the two would be combined into one ordinance. Councilman Vietri asked again that at the work session they were requiring illuminated lights. Mayor Kim told Councilman Vietri that he was reviewing the wrong ordinance again. Councilman Vietri asked how he was in the wrong. Allan Roth stated that the ordinances were renumbered. Councilman Vietri asked if they just renumbered them. Allan

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

Roth stated they were renumbered because they removed some ordinances and that the next ordinance number would be 2025-25. Councilman Vietri said that at the work session they were there but now that they were having a regular meeting, they changed 2025-26 to establish affordable housing. Mayor Kim explained that it was because the one ordinance was eliminated. Allan Roth clarified that the next one, the one that Councilman Vietri was reading, would be 2025-27. Councilman Vietri said he was looking at 2025-26 from the work session and there at the regular meeting 2025-26 had been changed to affordable housing. Allan Roth stated that it was correct. Councilman Vietri asked when they decided that they would just remove it and asked for it to be explained to him. Allan Roth explained that the ordinances were introduced in numerical order and what was under the work session 2025-26 was pulled. Allan Roth stated that 2025-27 from the work session in numerical order was now 2025-26. Councilman Vietri repeated that his question was when the ordinance was pulled. Allan Roth stated that they just discussed that between the work session and Friday. Councilman Vietri said that was what he was asking because he did not know anything about it. Allan Roth stated that the packages were delivered on Friday by the borough clerk. Mayor Kim asked Sophia Jang to read the introduction of Ordinance 2025-26 one more time. Mayor Kim reminded the council that the ordinance number had changed but the contents had not changed. Mayor Kim asked if there were any questions about the ordinance. Councilman Shin asked if the ordinance was reviewed by the Planning Board. Mayor Kim answered that this ordinance was not going to the Planning Board first. Allan Roth explained that the ordinance was in place because the settlement provided that the borough complied with the requirements of the Planning Board, so the setback was changed to be in compliance with the Planning Board. Councilman Shin asked if it was the setback lines and such. Mayor Kim confirmed that was the problem as there was an error that said 10 feet when they changed it to 3.67 feet. Councilman Shin said that one thing he was curious about was when they submitted this building plan for the first time two years ago, they planned to build 60 more units. Councilman Shin asked to confirm if this was Columbia Avenue. Mayor Kim stated that it was for 15 and 21 Grand Avenue. Mayor Kim corrected himself that it was for West Columbia Avenue. Councilman Shin said that the original plan was putting 60 to 70 units, but it was reduced to 35 units. Councilman Shin asked if the setback remained the same. Allan Roth clarified the setback was listed at 10 feet when it wasn't and was supposed to be 3.67 feet. Councilman Shin stated it was one thing if they were talking about if council members cared, but it should have been reviewed by the Planning Board and that was why he was asking if this was seen by the Planning Board. Mayor Kim stated he thought this one went from the council to the Planning Board. Allan Roth stated that the reason for the ordinance was that there were requirements that the Planning Board set that the council had to comply with as part of the settlement for the building. Allan Roth stated that this was the settlement from 2024. Mayor Kim asked if there were no more questions if he could have a motion to close and open to the public. Councilman Min made a motion, and Councilwoman Won-Yoon seconded.

Mayor Kim asked to move to the 2nd reading of the ordinances. Sophia Jang asked Allan Roth if they needed to vote and Allan Roth responded that they did. Mayor Kim apologized to the council members stating they had to vote on the introduction to pass the first reading. Mayor Kim asked for a motion to pass the first introduction reading of Ordinance 2025-26. Councilwoman Lee made a motion which was seconded by Councilman Kim. The motion carried on a roll call vote, and was recorded as follows:

Councilman Kim	Yes
Councilwoman Lee	Yes
Councilman Min	No - Councilman Min stated that he had been saying this specific area was taken back to the Planning Board and that he did not feel comfortable voting on this because it took a proper procedure in terms of the application being adjourned from the Planning Board. Councilman Min stated he was going to say No.
Councilman Shin	Yes
Councilman Vietri	No
Councilwoman Won-Yoon	No
Mayor Kim	Yes

Sophia Jang stated that they had three yes votes and three no votes. Mayor Kim stated that before he made his decision, he wanted the council members to know that at that point in time they were dealing with the court and complying with the law. Mayor Kim stated that they were not complying with the rule at that time and what they were doing was trying to get their rights back. Mayor Kim stated that whether they understood that or not, it was crucial that they voted yes because the court deemed it. Mayor Kim said it was the law and that if they were saying no to the law it was fine but he was glad that it was a split vote so he could overturn it. Mayor Kim said that it was not about "I don't know". Mayor Kim told Councilman Min that Councilman Min was the closest person who knew about builder's remedy and that Councilman Min was who Mayor Kim talked to the most about this issue. Mayor Kim said that the council mentioned improper procedure, but they needed to get this passed. Mayor Kim said that if they didn't get this passed, they would have big problems in court, and they may have lost all rights and more developments like Columbia would be knocking on the door. Mayor Kim stated he understood proper procedure was important to everyone but right then they had to satisfy the

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

court. Mayor Kim stated that it was deemed by it, and everybody agreed on it because they had no choice. Mayor Kim said that getting three no votes was very irresponsible. Mayor Kim voted yes.

Sophia Jang announced that Ordinance 2025-26 “Establishing of the Affordable Housing District 1 (AHD-1) and Regulating Development Requirements for Block 617, Lots 21, 22 & 23” was introduced and passed at the first reading at the regular meeting of the Mayor and Council held on September 29, 2025 and all published in accordance with the law. Said ordinance will consider for the first reading and adoption at the meeting on October 27, 2025 at 6:00pm in the council chamber at which time all persons interested may appear for or against of the said ordinance. A copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the office of the borough clerk.

Mayor Kim said he could not believe saying no to a settlement and asked the council if they wanted even more problems. Mayor Kim asked to move to the 2nd reading of ordinance.

PUBLIC PARTICIPATION FOR ORDINANCE 2025-26

Mayor Kim told the public that they had a few minutes to discuss the introduction of Ordinance 2025-26. When no one volunteered to comment, Mayor Kim asked for a motion to close and return to the regular session. Councilman Kim made a motion and Councilwoman Lee seconded.

2ND READING OF ORDINANCE:

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

Mayor Kim said that when Scott Krumholz was there, they went through this at the work session and that nothing had changed. Mayor Kim then asked if there were any further questions about Ordinance 2025-24. Mayor Kim asked for a motion to close and open to the public. Councilman Kim motioned, and Councilwoman Won-Yoon seconded.

Following the public participation portion, Mayor Kim asked for a motion to pass Ordinance 2025-24. Councilwoman Lee motioned and Councilman Shin seconded. 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
Councilwoman Won-Yoon	Yes

Sophia Jang announced that Ordinance 2025-24 “Amending Ordinance 2025-15, Establishment of Salaries for Year 2025 – Re-Introduction of Ordinance” was approved for final adoption by the Mayor and Council of the Borough of Palisades Park at the regular meeting held on September 29, 2025. A copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the office of the borough clerk.

PUBLIC PARTICIPATION FOR ORDINANCE 2025-24

Mayor Kim told the public they only had 3 minutes to discuss the second reading of Ordinance 2025-24. Mayor Kim asked for a motion to close to the public and return to the regular session. Councilman Kim motioned, and Councilwoman Lee seconded.

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

Mayor Kim asked if the council members had any questions. Mayor Kim asked for a motion to close and open to the public. Councilman Kim motioned, and Councilwoman Lee seconded.

Following the public participation portion, Mayor Kim asked for a motion to pass ordinance 2025-25. Councilman Lee motioned, and Councilman Kim seconded. The motion carried on a roll call vote and was recorded as follows:

Councilman Kim	Yes
Councilwoman Lee	Yes
Councilman Min	Yes

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

Councilman Shin	Yes
Councilman Vietri	Yes
Councilwoman Won-Yoon	Yes

Sophia Jang announced that Ordinance 2025-25 “Amending Chapter 282 Entitled “Vehicles and Traffic”, Section 24” Municipal Parking Areas “to Include EV Parking Rules” was approved for final adoption by the Mayor and Council of the Borough of Palisades Park at the regular meeting on September 29, 2025. A copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the office of the Borough Clerk.

PUBLIC PARTICIPATION FOR ORDINANCE 2025-25

Mayor Kim told the public they had three minutes to discuss Ordinance 2025-25. Mayor Kim reminded the public that they were trying to reform Palisades Park and one way to bring business, and attraction was to create EV charging stations or benefits. Mayor Kim stated that they were installing the EV charging stations and asked Roberta Stern how many parking spaces there were. Roberta Stern answered that there were 18 parking spaces at 12 Bellview because they needed that on Broad Avenue. Mayor Kim stated that they were going to code it as a green parking lot. Mayor Kim said that they were going to use solar panels. Mayor Kim clarified that the charging stations would require juice, but they were also trying to save the environment by making it green. Roberta Stern stated that two of the parking spaces were for EV. Mayor Kim agreed and said that they needed rules to regulate those two parking spaces. Mayor Kim asked the public again if they wanted to discuss anything about the ordinance. Anne Ahne approached the dais. Mayor Kim stated that they also filled the potholes with hot patch at 12th street and then they were on the way to getting grants because they didn’t want to increase the taxes. Mayor Kim said they would hopefully start the repaving that year and if not it would be first thing in the Spring. Anne Ahne came up and said that the mayor mentioned besides the solar they would have to have electrical. Mayor Kim stated that the only electrical grid that was going to be connected was the EV chargers but everything else would be solar. Mayor Kim clarified that they were talking about the kiosk meters and the lights at the parking lots. Anne Ahne asked if they were attaching the electrical currents from a source. Mayor Kim confirmed that it was for the EV charging stations only. Anne Ahne stated they had it in their condo and they were curious where the source was coming from. Mayor Kim asked if there were any more questions. Mayor Kim asked for a motion to close to the public and return to the regular session. Councilman Won-Yoon motioned, and Councilman Kim seconded.

OFF CONSENT AGENDA

RESOLUTION 2025-271	Hiring Part Time Special Law Enforcement Officer (Re: E. Ruiz) — PASSED AT THE WORK SESSION
RESOLUTION 2025-272	Hiring Part Time Special Law Enforcement Officer (Re: D. Santos) — PASSED AT THE WORK SESSION
RESOLUTION 2025-273	Hiring Part Time Special Law Enforcement Officer (Re: T. Lee) — PASSED AT THE WORK SESSION
RESOLUTION 2025-274	Hiring Part Time Special Law Enforcement Officer (Re: A. Rodriguez) — PASSED AT THE WORK SESSION
RESOLUTION 2025-275	Hiring Part Time Special Law Enforcement Officer (Re: E. Lim) — PASSED AT THE WORK SESSION

Mayor Kim stated that the off-consent agenda was crossed out because they had to pass it at the work session and thanked the council for understanding why they had to do that. Mayor Kim stated that before they continued with the consent agenda, he wanted to pull out Resolution 2025-290. Mayor Kim stated that there were two raffle ticket authorization resolutions from the Fort Lee Elks Club and according to the borough clerk, Resolution 2025-290 was not completed. Mayor Kim said they had to follow the law, so they were going to have to take it out. Borough Attorney Allan Roth stated that for the record, Resolution 2025-290 would not be part of the consent agenda and would not be voted on that night.

CONSENT AGENDA

RESOLUTION 2025-276	Claims
RESOLUTION 2025-277	Hiring Certified Municipal Court Interpreter (Re: S. Kwon- Lee)
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)
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 –

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

- | | |
|---------------------|---|
| 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 | Approving Fourth Amendment to Settlement Agreement with Fan Associates (Re :15 Grand Avenue) |
| RESOLUTION 2025-293 | Approving Fourth Amendment to Settlement Agreement with Leem's Corporation (Re: 21 Grand Avenue) |

Mayor Kim asked if there were any questions about the consent agenda. Mayor Kim then asked to go first before Councilwoman Won-Yoon.

RESOLUTION 2025-277 Hiring Certified Municipal Court Interpreter (Re: S. Kwon- Lee)

Mayor Kim stated that he had been working with the judge and the prosecutors, trying to find out how they could expedite the funnel effect that they had been having during court cases. Mayor Kim stated there was a lot of confusion and it seemed like the people attending court to speak on their charges needed more time and it was decided it would be more efficient and they could prevent the funnel effect by hiring another translator that could work in the court and also outside as well. Mayor Kim said that it was decided that it would definitely improve efficiency. Mayor Kim claimed that this was the recommendation he wanted to do after putting a lot of thought into it. Mayor Kim hoped for their support. Mayor Kim said that was it for him. Councilwoman Won-Yoon stated she had several questions with the first being the claims.

RESOLUTION 2025-276 Claims

Councilwoman Won-Yoon stated if they looked at the claims on page 21, they had a charge for Jalloh and Jalloh LLC for a little more than \$11,000 and at the last meeting they charged more than \$14,000. Councilwoman Won-Yoon stated that the resolution to appoint Jalloh & Jalloh had a cap at \$22,000. Councilwoman Won-Yoon stated this was increasing and she added that they did not have a signed contract. Councilwoman Won-Yoon stated that they also needed to know the tax appeal status in order to extend it so, they knew how much it had increased. Allan Roth stated that he spoke with Mr. Jalloh and the contract signed in terms of the cap of the expenditure, it was believed it needed to be increased. Allan Roth stated that in terms of the outstanding cases, he could have a presentation at the next work session and executive session. Roberta Stern followed up and stated that they already, at the beginning of the year, done another resolution to increase the cap because there were a number of tax appeals. Roberta Stern said that she did not recall the date but remembered that they did one because there were a number of tax appeals. Mayor Kim agreed. Roberta Stern said that they became aware that it was already over the cap, so they introduced one to increase that cap. Mayor Kim asked if it was Jalloh & Jalloh and Roberta Stern confirmed that it was. Councilwoman Won-Yoon replied no and stated that she checked and found another resolution in January to use a different person for tax appeal. Roberta Stern stated that it was separate. Councilwoman Won-Yoon agreed that it was separate, but both of the resolutions cap was \$22,000 and she did not believe they had any resolution to increase the cap. Roberta Stern stated she wanted to go back where they had an exceptional amount of tax appeals that were getting settled at that time. Allan Roth stated that there were some tax appeals that we're not handled for over ten years, so they were cleaning everything up. Councilwoman Won-Yoon stated she understood but just wanted to point it out. Allan Roth said his understanding was that there was a second resolution as to increase the cap. Councilwoman Won-Yoon said no. Allan Roth emphasized that it was his understanding, but they could double check in terms of the statuses and get her a written report. Councilman Min said that if he could remember correctly, they had about 64 tax appeal cases in 2024, and he thought about 12 to 15 were settled prior to the cases opening. Councilman Min said he thought they should have about 30 something cases from 2024 and believed they were still working on the 2023 ones. Roberta Stern said that some of them were settled and that they had a meeting with Mr. Leonard who had been doing the appeals before. Mr. Leonard decided which he would keep because they were close to stipulation. Roberta Stern said they went further and signed the new ones stating they would stay with Jalloh and Jalloh. Roberta Stern said that it took place maybe 2 months prior but at the next meeting they had already discussed with Mike Apicella that Jalloh & Jalloh would be coming in because there were rather significant details that they wanted to explain to the council. Councilman Min said that the point he wanted to make was that whenever there were cases, the council members would like to know what the settlement process was. Councilman Min continued that at the some were already settled months prior, and they were asked to vote on it. Councilman Min stated they wanted to know what the mediation process was, so they knew exactly how much they were giving back or where they were going to stand. Roberta Stern said that in most cases they tried to not give anything back and that it was more efficient to do a credit on future taxes so that the borough was not in a position of writing a check back to the people. Councilman Min mentioned the last appeal case that they just settled and the details from that settlement. Allan Roth stated that if they would like a monthly report or a report prior to the meeting they could do that. Councilman Min said he was sure they were spending a lot of money on it. Roberta Stern said what they wanted to do going forward, because they did not have an explanation before the last appeal, Jalloh & Jalloh wanted to hold a meeting with the council prior to the regular meeting, in a closed session, where they would explain the entire process. Roberta Stern said that apparently it hadn't been done in previous years. Councilman Min stated he was not going to say the assessed value on the settled building because it was a lot. Mayor Kim said it was the old things they never settled with the tax appeals and that

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

it had been so long it was a good thing they were beginning to catch up because it was nearly 10 years' worth of tax appeals. Mayor Kim asked Roberta Stern if she had a discussion with Councilwoman Won-Yoon about it or if it was the first time talking about it. Roberta Stern said it was the first time. Mayor Kim recommended the council members review the claims because the claims did come in on the work session and talk to the appropriate person whether it was going to be Roberta or the CFO to find out about this beforehand because they went through the work session, and they should not have been talking about something that should have been talked about in the work session. Mayor Kim stated that since they were going to open this up it was going to be a longer meeting than he thought. Mayor Kim then asked Sophia Jang if she could find a way to increase the cap on this because he remembered that. Mayor Kim stated he remembered talking with Roberta Stern and she stated that they increased something. Mayor Kim stated that he did not remember if it was Jalloh and Jalloh. Allan Roth stated that it was Jalloh and Jalloh. Mayor Kim said that he did remember it was an increase and added that Councilwoman Won-Yoon said she did not have any of the resolutions. Roberta Stern said it was one of the things she caught when she went through the bill's months prior and in order to pay they had to do the resolution otherwise they would have been behind and owed them a lot more money than they did owe them. Mayor Kim asked them to wait because they had to figure this out. Mayor Kim said this should have been reviewed during the whole week and he did not know why they were doing it right then. Mayor Kim asked Councilwoman Won-Yoon what her next question was. Councilwoman Won-Yoon stated that they also did not have a signed contract. Councilwoman Won-Yoon then said that the next one was Ruderman and Roth on page 32. Councilwoman Won-Yoon said that all together it was more than \$97,000 and again the cap was \$145,000. Councilwoman Won-Yoon stated now new total was \$266,000 which also definitely hit over the cap. Councilwoman Won-Yoon stated that they needed to have a resolution to increase the cap. Roberta Stern said that the original contract had \$80,000 for the retainer and as far as the other part of the contract was concerned, there was special litigation that did not have a cap. Roberta Stern stated that it said that there were certain litigation matters such as OPRA and affordable housing, separate from that \$80,000, so there was no cap on that part. Roberta Stern said that in the contract it was an hourly rate. Councilwoman Won-Yoon said to look at the resolution from the January 6th meeting and that their cap was \$145,000 dollars. Councilwoman Won-Yoon continued to say that in the contract they did not have a cap but there was the \$80,000 retainer. Councilwoman Won-Yoon continued that if they looked at the resolution and looked at the \$64,000 which they would spend for the rest of it unless they had a resolution. Councilwoman Won-Yoon emphasized that they needed a resolution to extend that cap. Councilwoman Won-Yoon added that they did it the year prior. Councilwoman Lee asked Mayor Kim if the CFO should be responsible for the cap. Mayor Kim stated he believed it was the responsibility of the borough administrator and not the CFO to figure this out. Allan Roth stated that the CFO was required before the payment of any bills to certify the funds, and they were there. CFO Roy Riggitano confirmed that the funds were there and whether they went to the cap or not, they should have talked about it two weeks prior and not at that moment. Mayor Kim agreed that they should have talked about it two weeks ago. Mayor Kim said that he did not understand why they were speaking about it there. Mayor Kim said he did not understand why people were grandstanding when they had a whole week. Mayor Kim said they were still stuck on the question, but they shouldn't be answering those kinds of questions there. Councilwoman Won-Yoon said it was better that they found out. Mayor Kim then stated that she found out every time at the last moment. Councilwoman Won-Yoon said yes. Mayor Kim stated that Councilwoman Won-Yoon was then not performing her duties because she was essentially saying she was going to hold it and make sure to make a mockery of the meeting on a regular session. Mayor Kim asked how many times he had to ask them to please talk to the people. Mayor Kim stated that Councilwoman Won-Yoon did not talk to the people until the last moment. Mayor Kim asked why. Councilwoman Won-Yoon said to not let her regret what she said and that she was raising this concern on behalf of the residents. Allan Roth said he wanted to verify for the record and asked the CFO if the bills list had been certified that all funds were available for all that was contained on the bill list. Roy Riggitano stated that the funds were available, and the POs were issued a week prior and that this was not the forum they should have been speaking about. Mayor Kim stated that all he knew was that the Ruderman and Roth didn't get an increase in cap, so they were going to wait for Jalloh and Jalloh. Mayor Kim stated that Sophia Jang was going to confirm if Councilwoman Won-Yoon was correct. Mayor Kim said that if Councilwoman Won-Yoon was not correct, then they were going to pass that. Mayor Kim said that for Ruderman and Roth, because he did not recall an increase in cap and neither did Roberta Stern, they were going to have to wait until the next month's meeting. Mayor Kim emphasized that it should have been discussed before the regular meeting and that was why they had the work session. Councilwoman Won-Yoon asked if she could continue and ask another question. Mayor Kim said sure. Councilwoman Won-Yoon asked about Resolution 2025-277.

RESOLUTION 2025-277 Hiring Certified Municipal Court Interpreter (Re: S. Kwon- Lee)

Councilwoman Won-Yoon said that they do have one Korean interpreter which they usually paid about \$187. Mayor Kim said that was right. Councilwoman Won-Yoon said that they also had the rest of the languages like Spanish which they used Delgado Service which was paid \$100 per hour. Mayor Kim stated that they were actually paid \$200 per session. Councilwoman Won-Yoon said no and that it was somewhere between \$100 or \$130 per hour. Mayor Kim said it was not and told Roberta Stern that she told him it was close to \$200 a session. Roberta Stern stated that it was a company and not an individual because there were different people who could come to serve. Mayor Kim added that their payment of \$164 was outdated and he wanted to change the salary ordinance and was waiting until the next month. Councilwoman Won-Yoon said that she was trying to say that she did not know how much they charged for a Korean interpreter, but Spanish and Russian interpreters - Mayor Kim cut her off and stated that there was no Russian. Councilwoman Won-Yoon said they did have Russian. Mayor Kim asked if they had Russian. Councilwoman Won-Yoon said it was from the Delgado Service. Mayor Kim asked that it was not from the borough. Councilman Min said it was a third party. Councilwoman Won-

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

Yoon said that except for Korean, the rest of the interpreters were used from Delgado Services. Mayor Kim said that according to Roberta Stern, they charged \$200 per session and the borough charged \$164 per session. Councilwoman Won-Yoon said that for the economic purpose of this, she thought it was better to use Delgado Service for Korean interpreters. Mayor Kim stated that Councilwoman Won-Yoon was again stonewalling the issue and had it in the work session. Mayor Kim asked why Councilwoman Won-Yoon always came out in the regular session arguing. Councilwoman Won-Yoon said that she was not there. Mayor Kim said he did not understand it. Mayor Kim stated that she got it on Friday and could have called. Mayor Kim said that he was trying to explain that they had a big problem with the court system and if they came once, they would notice how it worked. Mayor Kim stated that there was a funnel effect where they couldn't handle outside the courtroom and there was only one translator inside the court room there was a Hispanic outside. Mayor Kim said they were requesting and that they all agreed. Mayor Kim said that it was not Councilwoman Won-Yoon's thought process that was more important, and it was her decision, but it came from the professionals. Mayor Kim stated that they really had to rely on the professionals because they were not the CFO or the architect or fighting in court. Mayor Kim said that the judge, prosecutor, himself and Roberta Stern were working on this for almost two months and they all said yes and that it would definitely help expedite the process, be more efficient, and also it would make them more money. Allan Roth stated that currently the interpreter was running back and forth between the prosecutor and the court and it delayed everything. Councilwoman Won-Yoon asked if the mayor had talked to Delgado Service. Mayor Kim stated he had not talked to Delgado Service and that was his authority and asked Councilwoman Won-Yoon why she was going against his authority. Mayor Kim told Councilwoman Won-Yoon if she wanted to vote no, to just vote no and not make a mockery of it. Mayor Kim told Councilwoman Won-Yoon she had the right to choose and that he said it was a very good idea to get it done and all the professionals agreed. Mayor Kim repeated that Councilwoman Won-Yoon had the right to say no. Mayor Kim stated that they were trying to expedite the court proceeding. Councilman Min asked how much the person was getting. Mayor Kim stated they were receiving \$164 but he believed it was way too low, and he didn't want to change the salary guide so he hoped they could change it the following month. Mayor Kim asked if Sophia Jang confirmed. Sophia Jang stated that for the tax appeal counsel, there were three appointed. Sophia Jang stated the first tax appeal counsel was John Bang and was not to exceed \$22,000. Sophia Jang said the next tax appeal counsel Jalloh and Jalloh was not to exceed \$22,000. Sophia Jang stated the real estate tax appeal council was Donald Leonard not to exceed \$20,000. Sophia Jang stated she did not see any increase in caps. Mayor Kim also stated there was no increase in caps. Mayor Kim claimed that they talked about it. Roberta Stern said that she found it and was not going to pay their bill because it was over the \$22,000 so they did a resolution to pass that. Mayor Kim said he remembered voting for it. Roberta Stern added that she said to the finance office recently to double check what they paid them because the borough may have had to do it again. Sophia Jang asked if that was only for last year 2024. Mayor Kim stated this conversation took place possibly only 3 to 4 months prior. Roberta Stern stated that the next day, she would get the history of all the payments to Jalloh and Jalloh and when she realized that it was going over the \$22,000, the action they took. Roberta Stern stated if it didn't happen it didn't happen, but she had requested it to happen. Mayor Kim stated that when they passed the claims, they would stipulate that they would not pass the two Jalloh and Jalloh and also Ruderman and Roth until this was cleared up. Mayor Kim stated that when he went home, he would review the videos from a gentleman in the public that recorded and posted each meeting. Mayor Kim swore that they passed it. Mayor Kim said that they would have to omit those two in the claims. Roy Riggitano stated that this was not the first time this happened in any of the towns. Roy Riggitano stated that his suggestions as the CFO were, the funds were available, they were right about the cap, so predicated for the next month, instead of holding up bills that the services were rendered, they could pay the bills that evening with the stipulation for the next meeting there would be a resolution to increase the cap on these two professionals. Mayor Kim asked what the council members thought. Roberta Stern said that the point Roy Riggitano made was that the work had been done and it was money that had activity and some production had happened. Councilwoman Lee stated that they could not make a contingent on a resolution that had not been passed. Roberta Stern said that she was not making a contingent and that in this case she was talking about work that had been completed. Councilwoman Lee said that passing it or not was a separate issue from if work was completed. Mayor Kim agreed with Councilwoman Lee that was proper procedure so they would have to in stipulation take out Jalloh and Jalloh and the Ruderman and Roth while they processed it. Councilman Min asked if he could request something to Roberta Stern. Councilman Min asked for a breakdown of each professional that they had including the borough engineer and how much money had been invoiced and how much they had paid so far until the time of the meeting. Roberta Stern said that it was called a vender history, and they could produce it for everyone. Councilwoman Lee stated that it should include the cap. Mayor Kim stated that they should make sure other professionals were not going over the cap while they were doing this. Councilman Min stated he was afraid they were spending a lot of money on the professional services. Mayor Kim asked if they knew why they were doing that. Roberta Stern said she did not disagree, but she had never been at any other place where the cap for the professionals was as low as the borough set it. Roberta Stern said that at the end of the day, they know that these particular ones, the attorneys, the tax appeal attorneys, were not a fixed item meaning they did not know how many lawsuits they were going to do. Roberta Stern said that besides the \$80,000 that they agreed to paid monthly was a set fee, and she did not believe there was any professional that could tell them exactly how much they would charge because they couldn't know what could come up. Mayor Kim said that Roberta Stern was 100 percent right. Roberta Stern said she had no problem in producing it and that she agreed because she was the one that caught the one for Jalloh and Jalloh and would not pay them the last time. Mayor Kim stated he thought they did a cap. Roberta Stern stated she would get a vendor history for all the professionals. Mayor Kim stated they were going to table the two and they would be presented the following month. Mayor Kim asked if there were any more claim issues. Mayor Kim asked if there were any other questions. Councilman Shin said he had a question about Resolution 2025-292 and Resolution 2025-293.

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

- RESOLUTION 2025-292 Approving Fourth Amendment to Settlement Agreement with Fan Associates (Re :15 Grand Avenue)**
- RESOLUTION 2025-293 Approving Fourth Amendment to Settlement Agreement with Leem's Corporation (Re: 21 Grand Avenue)**

Councilman Shin stated that the two resolutions were based on the first settlement agreement dated December 16, 2024. Allan Roth confirmed that statement. Councilman Shin stated that he was not a councilman at that time so, he was not familiar with what the settlement agreement was. Councilman Shin added that day they had a lot of topics so, he would like to take five minutes for the borough attorney to explain this settlement to the public too. Allan Roth apologized and said if the councilman wanted something done about the settlement, it would have to be done in an executive session. Allan Roth said that he could talk a little bit about the terms for this particular issue but at the time it was a disagreement between the two developers. Allan Roth stated that this was part of a settlement that had been going on for a while. Mayor Kim told Councilman Shin that he did not know what Councilman Shin wanted them to say to the councilman to make the councilman feel better but they could not divulge every single detail of this in public. Mayor Kim stated that if Councilman Shin wanted an executive session, he could have asked the same question before. Mayor Kim said he did not know why he was doing this but if Councilman Shin wanted an executive session, he had a right to do that. Mayor Kim said that what they could say was that they had a situation between the two people – Allan Roth interjected and asked Mayor Kim not to get into detail. Mayor Kim asked Councilman Shin if the councilman would like an executive session. Councilman Shin asked to explain as far as the public could know because every meeting, they submitted remedies, and it was accepted by the court. Mayor Kim said this was not settled yet. Councilman Shin understood that this resolution was not but on a separate note, they submitted something like that and whenever they had a meeting, they had to decide again and again. Councilman Shin asked what happened if the limit was rejected and for example the council members did not approve the project. Mayor Kim asked Allan Roth what would happen if they said no. Allan Roth stated that they would have to go back to the court and explained why they were not abiding by the court's directions in any of the cases. Allan Roth added that there were things he could not talk about in public but all the resolutions they were talking about in the builder's remedy cases, were accommodated to time frames for a fairness hearing. Allan Roth stated that some of the stuff dated back to March and February of 2025. Mayor Kim stated this was something they had to approve so the courts could settle so they could get their rights back. Allan Roth read that it defined in the first and second "whereas the subsequently reviewed and approved by the Supreme Court of New Jersey within the consolidate action as defined in the agreement in the March 14, 2025 order moralizing the act of the fairness hearing which was held on February 24, 2025. Allan Roth stated that they already went through the fairness hearing. Mayor Kim said they did so many times and the redevelopment agreement was part of the agreement saying the governing body was okay to let them build because they had no choice. Councilman Shin said that the resolution being presented that night was to extend that schedule which was a simple thing. Councilman Shin stated that now they were taking another subject the issue they had discussed so far. Mayor Kim said it was just an extension because they were not settling. Councilwoman Lee said that Councilman Shin's point was that he wanted the public to understand what had been settled in completion that probably could not be changed and what were those things that were coming up that were amended. Mayor Kim said that they needed more time. Allan Roth clarified that there was a court order, but the borough needed time to resolve some of those specifics. Allan Roth stated that those specifics were not necessarily for this, not between the borough and the developers, but between the two developers. Mayor Kim said it was not them. Allan Roth said he did not want to go further than that. Councilwoman Lee stated Councilman Shin was asking to explain whatever they could to the public regarding what had been decided as final by the court and what the council was approving. Allan Roth stated that what the council was approving now was just extending the time for them to figure. Councilwoman Lee said that for something as generic as that, if they could explain more to the public. Allan Roth said that there was a timeline for putting everything together. Allan Roth stated that in this particular case there was an issue between the two developers that they were trying to come up with a resolution. Allan Roth added that because it was two different properties there were two different resolutions with two different developers. Allan Roth stated that the two developers had to work together but they had not finalized their particular issues so this was just an extension for the court so the borough could sit there and say that the developers needed to figure out what they were doing. Councilwoman Lee asked if they could explain what had been ruled on as final. Allan Roth stated he was not prepared to talk about that at the meeting. Councilwoman Lee stated that was what Councilman Shin wanted to talk about. Allan Roth stated that there were multiple cases going on and confirmed with Roberta Stern that it was six in total. Allan Roth stated that each one had settlement terms that were different, and he would not be able to talk about any particular case. Councilwoman Lee asked at a high level what had been settled and done. Allan Roth repeated that he could not because some of the stuff was still in litigation. Allan Roth said that in brevity they were trying to resolve all of the open issues and none of the cases were complete. Mayor Kim said not yet but they were getting there. Allan Roth said that they were working through it and that was part of the reason the resolution needed to continue but no case had been fully resolved. Mayor Kim stated that there was nothing decided as it was still in the process, and this was just an extension because 15 and 21 Grand Avenue had not agreed upon anything. Councilman Shin stated he was not asking for such detailed information but there were even articles in the NorthNewJersey.com. Councilman Shin said they did not have any choice except some remedies from the court which such things the public did not know about. Mayor Kim told the public that they had to understand about builder's remedy was that it was established a long time ago. Mayor Kim explained that the former administration did not follow through for many reasons such as malice and the fact that they had not performed their duties. Mayor Kim said he strongly felt that people did it for other reasons. Mayor Kim said that as a new administration, the borough got sued by the builders. Allan Roth repeated that this administration was sued by the developers for past actions and past administrations and not the current administrations, so they were now dealing with the

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

aftermath of those. Allan Roth told Councilman Shin that they were still in litigation and that was what the issue was. Allan Roth stated that every one of the issues was piecemeal and that this one was piecemeal because some of them were just dealing with developers in the borough and some of them had to deal with themselves between the two developers. Allan Roth said that if they would like an overview of where they were, they could provide that, but it was an extensive amount of material. Mayor Kim said that they should and if it was possible, anybody who was interested in how much they could do, they could do an executive session. Councilman Shin said he knew the information, but the public did not know the information and that he promised the public. Mayor Kim said he knew that Councilman Shin promised but that it was to one singular individual not to the people. Mayor Kim told Councilman Shin that the councilman had a bigger responsibility than to just a few people and that Councilman Shin had a responsibility, so they didn't get into more lawsuits. Mayor Kim said at that point in time there was a dangerous situation when three no's came out. Mayor Kim asked if they knew what would happen if they said no to the judge. Councilman Shin said he knew. Mayor Kim said that he did not know then thanked Councilman Shin for being one of the yes votes. Mayor Kim continued to say that some people said no and if the vote became no, the applicants of 15 and 21 Grand Avenue could complain to the judge that the borough was not complying and would say they wanted more. Mayor Kim added that the judge was not good, and they knew that. Mayor Kim stated that was the reason he was so upset because Councilman Shin was saying that they had to tell somebody. Mayor Kim said he wanted to tell somebody too and maybe they could tell them quietly. Councilman Shin said that was not what he was asking. Mayor Kim responded that Councilman Shin was asking to tell the public what was going on but they could not. Mayor Kim said that the only thing they could tell the public was that they were in the pursuit of trying to settle the remedies. Mayor Kim stated that the public could not have the information at the moment. Councilman Shin said he knew all the details so he had to say yes. Mayor Kim said that was good. Councilman Shin stated that some councilmembers said no and Councilman Shin would like to let the public know why they said no. Mayor Kim stated that he personally believed they were saying no not because they did not understand. Mayor Kim said that if they wanted to talk about it again, they had plenty of opportunities last week as well. Mayor Kim stated that people were saying that the council was not working together well and Mayor Kim asked why they had to open it up during the regular session when they had plenty of time to talk in confidence with the professionals. Mayor Kim asked why now. Councilman Min asked to say one thing. Councilman Min stated that if they were representing the residents of Palisades Park. If the resident asked what was going on with the town, about borough matters and not just litigation matters, if they could not answer and not represent to the people, Councilman Min asked why they were sitting there. Mayor Kim stated that they had no idea and that there was a law and that they had to abide by the law and then they were responsible for letting the public know. Mayor Kim stated that if they didn't abide by the law, they would get them in more trouble and then they would complain why the borough was allowing more overdevelopments coming into the town. Allan Roth started to explain builders remedy cases but Councilman Shin told Mayor Kim that the mayor did not understand what he was trying to say. Councilman Shin asked Mayor Kim to please calm down and to think about what the councilman was saying. Councilman Shin stated that they didn't have any other choice but accepting this type of settlement. Councilwoman Lee asked why that was the case. Allan Roth stated that builders remedy cases were cases where developers came in and in a nutshell said they wanted to build this much housing and that the town did not comply with fair share housing and that they were going to force the borough to build. Allan Roth continued to say that the state then with the Fair Share Housing, which was an independent entity, not by legislature but by the courts would basically intercede with developers to say Palisades Park should have created this much housing over the last 10 years. Allan Roth explained that old administration did not do it for whatever reasons so now the developers were coming in and saying they were going to force Palisades Park to move forward and allow the developers to build this much affordable housing and this much housing in general. Allan Roth said that Fair Share Housing then came in not caring about the developers but about affordable units. Allan Roth continued that the developer said they would build 100 units and the town would say no because the town did not have the infrastructure for 100 units. Then the developers would say they would make 40 of those 100 units affordable housing then all of a sudden Fair Share Housing came in saying they needed the Fair Share Housing, and the town did not have enough. Allan Roth said that the borough broke the law not now but before and now they were trying to resolve it. Allan Roth explained that they filed a lawsuit, and the town was before the courts trying to resolve them. Allan Roth stated that it was not an issue for just Palisades Park but an issue almost throughout the entirety of New Jersey. Allan Roth explained what used to happen was towns used to send their affordable housing to Newark, Paterson, Elizabeth, Camden and everyone under COLA, allowed that to happen. Allan Roth explained that now they could not do that and now every town was being called to task and that was what was going on. Allan Roth said that they were trying to resolve those cases and they had a special firm handling that in which they were trying to negotiate with the developers and the court to get the best deal they could for Palisades Park. Allan Roth added it would include extra affordable housing, additional units and they did not have much of a choice. Allan Roth stated that the judge had indicated that the borough had not been compliant over the last few years so they had to catch up. Councilman Min said that the only thing that they knew for a fact was that they had been sued and they had settled. Allan Roth stated they hadn't settled yet. Councilman Min clarified that they were in the process of settling. Councilman Min stated that they had been extending the settlement agreement for the fourth time already. Councilman Min said that they just received an email and stated he would not say the details but in the email they found out why it had to be extended. Mayor Kim asked who sent the email. Councilman Min stated the Borough Attorney Scott Krumholz sent an email. Allan Roth asked if it was to explain the resolution. Councilman Min confirmed. Mayor Kim stated they explained that at the work session. Councilman Min said that by receiving the email, they knew for a fact why it had to be extended once again. Councilman Min stated that the councilmembers were not fully aware of what was going on but that was the little information they had. Mayor Kim stated he also did not know what was going on. Councilman Min stated they had a right to know what was going on to let the people know later on. Mayor Kim repeated Councilman Min's statement that the councilman understood the simple email

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

why they had to get the extension and asked Councilman Min if he understood that. Councilman Min said yes. Mayor Kim stated that this was not new. Councilman Min stated that for the past three months there was no new information. Mayor Kim explained that the whole builders remedy issue started from the year prior. Mayor Kim stated Councilman Min was a part of it and that a lot of people were a part of it. Mayor Kim said they knew why they got into trouble and why they had to settle the third round before they moved to the fourth round which started in 2025. Mayor Kim said that after they settled the third round and while they presented it to the judge they all agreed to the packet that was prepared by Kauker and Kauker to show the judge that they were working on the fourth round and ask to not let developers come overdevelop again. Mayor Kim then added that they even told some of the public that they were trying their best to reduce the footprint of overdevelopment because that year for the fourth round starting in 2025, they had to supply close to over 200 units of affordable homes. Mayor Kim said everyone knew what that equaled out to, which was 1,000 more units. Mayor Kim told the public that they were going to try their best and whatever it took to reduce the amount. Mayor Kim said that what they were doing right now was to look for builders who could do 30 years of affordable homes for free. Mayor Kim stated all they had to do was find the land and if they could find an agreement, these guys would build 225 units 100 percent affordable housing and then avoid a thousand more units and that would be the best remedy. Mayor Kim asked if anybody else had a better idea than that, because they had been talking about this for a very long time and thought they all agreed it was a good idea. Councilman Min stated it was earlier in the year and there was no information since then. Mayor Kim said that it seemed everybody had amnesia stating that they had so many builders' remedies coming in and it was not the first time. Mayor Kim said they were doing this continuously and they just told the people they were sorry because there were some things they could not say. Allan Roth stated it was because it was an active negotiation. Mayor Kim stated that Councilman Min believed they settled certain things, but Mayor Kim said that they were not even there yet. Mayor Kim reminded them that it was per case and that it was different pieces that had to all come together. Mayor Kim said they wanted to settle this because if they didn't settle, then more builders' remedies would come up. Mayor Kim said they would throw away the town zoning rights, and their Planning Board rights again. Mayor Kim reminded everyone that they had to comply and change their rules and ordinances to comply with the judge. Mayor Kim stated that it was very important, and they could not mess around with it politically or personally because they had to get it done. Allan Roth stated that if they needed more of an update they would be more than happy to provide it with an executive session regarding the status of every negotiation. Mayor Kim added he had been hearing rumors that the mayor was part of this deal and stated that he had not made a single cent and that he did not want to. Mayor Kim stated he was in a position to give and not take and stated that he did not like that kind of rumor coming to him. Councilman Shin asked if they could move to the next subject. Mayor Kim asked if there were any other questions about the consent agenda. Councilman Vietri said he had a question about Resolution 2025-287.

RESOLUTION 2025-287 Authorizing the Police Department to Hire Beatriz Rojas Gonzaga as an unpaid Intern

Councilman Vietri stated that as long as he was an intern, they never allowed an intern to go into the police department because of the problems that may occur at any minute. Councilman Vietri also stated that it was unpaid and to him it looked like a lawsuit. Allan Roth stated that the intern needed for a course. Councilman Vietri said he was not talking about what the intern needed. Allan Roth stated that Councilman Vietri was talking about the cost and that she shouldn't be getting paid. Councilman Vietri stated it did not matter and even if she was getting paid, an intern should not have been in the police department because those people came in with some of them not being very nice. Mayor Kim clarified that the intern was not in the hallway but with the Director. Councilman Vietri stated it did not say that in the resolution. Mayor Kim stated they were not even close to the police department. Councilman Vietri said to show him where in the resolution it said the intern was with the director. Allan Roth stated that it was an assignment for criminal justice for the police department. Councilman Vietri stated that he understood the intern was doing it for their class. Allan Roth stated that they still needed to be assigned to a department and that was why they were assigned to the police department. Councilman Vietri stated that they should have put it in there that intern was in the directors office. Mayor Kim apologized. Councilman Vietri stated that they were going to have another lawsuit. Allan Roth stated that it was a simple resolution and that they normally did not do more than assignments per department. Mayor Kim asked the Chief of Police George Beck to come up and explain what the intern did. George Beck explained that it was a college student who was interning to complete credits for her college degree. George Beck stated that she had been certified by the TAC officer so she could be inside the building and it had been approved by Roberta Stern so they could make sure the intern was included on the insurance and was zoned off in the records room which was new and had two doors between it so she would not interact with any inmates at any time. Mayor Kim thanked George Beck. Councilman Vietri stated that was not explained in the resolution. Allan Roth stated that it would normally not be explained in the resolution. Councilman Vietri stated then he was voting no. Mayor Kim stated they did not need emotions but thanked Councilman Vietri. Mayor Kim stated it was a waste of time to explain what just happened. Mayor Kim said that they answered Councilman Vietri's question but Councilman Vietri still wanted to do to it because he felt like it. Mayor Kim then told Councilman Vietri to go for it. Councilman Vietri stated he would not go for it and was listening to the mayor talk. Mayor Kim told Councilman Min to go ahead. Councilman Min asked for resolution 287 if they received the application for that position. Mayor Kim said no and that it was his mayor's right for summer interns. Allan Roth stated they got these a lot across towns that a person that lived in town or an adjacent town. Mayor Kim stated she was an unpaid intern and that he went through Roberta, the attorney and the attorney said to make a resolution to make it official. Mayor Kim stated there was nothing wrong about it. Mayor Kim stated they provided interns through the winter, the summer and they

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

provided good help for the clerk or any other department and it was good to work with the public. Mayor Kim stated that there was no liability and the intern was certified according to the chief. Mayor Kim asked if there were anymore questions. Mayor Kim asked if the certified municipal interpreter, S Kwan Lee was present and asked her to come up so he could introduce her to the governing body. Mayor Kim commended Ms. Lee for taking than anybody else and followed the rates that was provided here. Mayor Kim told the council that Ms. Lee was more qualified than the current person inside the court just by certifications. Mayor Kim asked Ms. Lee to give a background. Ms. Lee introduced herself as Sumi Lisa Kwon Lee, a court approved interpreter and was licensed in the state of New Jersey as well as federal courts. Ms. Lee said she had a long list of experiences with both as well as international negotiations and communications and was very honored to be there. Ms. Lee stated she was looking forward to connecting the Korean community residents of Palisades Park and the court system to help everyone. Mayor Kim said that they were lacking Korean translator as there was Spanish from outside and inside, but there was no Korean inside and outside so they needed a Korean translator for the outside and inside. Mayor Kim asked for a motion to pass consent agenda 276 through 293 except for the claims in the stipulation of taking out Jallo and Jallo and Rudman and Roth for this month's claims and 290 which was stricken out. Mayor Kim asked for a motion. Councilwoman Lee motioned and Councilman Shin seconded.

- | | |
|-----------------------|---|
| Councilman Kim | Yes except he recused himself for 2025-292 and 293 |
| Councilwoman Lee | Yes but made a comment with respect to claims. Councilwoman Lee thought there was a procedural problem so she recommended Roberta Stern and the CFO to make sure there was never an instance where the charge exceeded. Councilwoman Lee stated it was a simple procedural thing that she thought they could manage. Mayor Kim stated that with this lesson, he hoped the borough administrator would check all the professional services that they were not going to go over the cap. |
| Councilman Min | Yes except no on 279 because he believed they should focus on the current business owner , 280 because he believed the resolution was made for a single individual. Mayor Kim asked who the single individual would be and stated that it seemed like a political attack. Councilman Min stated that was his vote. No on 281 because he had been checking other churches in Palisades Park and they had not given specific parking spaces for their needs. Mayor Kim stated that they have for St. Michaels, St. Nicholas. Councilman Min abstained from 292 and 293. |
| Councilman Shin | Yes, with the comment that the two resolutions 292 and 293 was not approving for the developer to construct but just to postpone settlement scheduled for next month. |
| Councilman Vietri | Yes except no on 279, 280, 281, 287 and abstaining from 292 and 293. |
| Councilwoman Won-Yoon | Yes except no on 277, 279, 280, 281, and abstain from 292 and 293. |

Mayor Kim stated that if there were 3 abstains, they could not vote on the resolution and they could not pass. Mayor Kim said that they needed the majority of the council. Mayor Kim reminded the council of the repercussions. Mayor Kim asked to put it on record that three council members abstained. Mayor Kim stated that if that was the case, they would have to go to court and the counselors would have to go and explain why they were not following the court. Mayor Kim stated that he wanted to make it clear that it was not his responsibility and that he tried to encourage and explain to the council members they had to get this done in order to protect their rights. Mayor Kim stated they may lose their rights because of it and it was not his fault. Allan Roth asked Councilwoman Won-Yoon if she said no to 277. Councilwoman Won-Yoon confirmed that was the case. Allan Roth stated because Councilman Kim who recused himself, that leaved only 5 votes which meant 292 and 293 failed out right. Mayor Kim told the council members they make their bed and sleep on it. Mayor Kim stated he would not be responsible for the repercussions the judge was going to come put down on the town. Allan Roth stated that 279 was a tie vote and that the mayor had to vote on that one. Mayor Kim said that he would vote yes on 279 because he did not know what the council members were talking about with how they should focus on more Korean businesses and that he believed that they were killing each other here and they were trying to create a program where they could diversify the commerce so there would be less competition. Mayor Kim said yes to 279. Allan Roth stated that 280 was also a tie and confirmed it with Sophia Jang. Mayor Kim stated that he believed Councilwoman Won-Yoon stated on record that this person would be hired as an affordable home agent and representative was playing an intricate part and the BA and the borough attorney and everybody else that was involved in the litigation and the build a remedy could testify that this person was the affordable representative was doing a great job in making their lives much better. Mayor Kim added that this person was about propose \$100,00 savings and applied for a grant for ADUs that provided \$50,000 every year for 2 years so they could reduce the issues with build a remedy and also providing the ADUs that should be having in a diversified town. Mayor Kim stated that the person had just made them money and she was going to do more. Mayor Kim said yes to 280. Sophia Jang stated that 281 was also a tie. Mayor Kim stated this was what happened when election season would come around. Mayor Kim stated that Councilman Min said they did not provide parking spaces for other churches but Mayor Kim stated it was provided for St Nicholas and St Michael as well. Mayor Kim stated the church was requesting parking spaces because they had two vans to take care of the children and seniors and the vans going through their parking lot created a very dangerous situation where they could get into an accident. Mayor Kim stated they went through the procedures and went through the traffic engineer and everything was good to go and he thought they should help the church and said yes to 281.

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

Allan Roth stated that everything would then pass with the exception of 292 and 293 and asked to confirm with Sophia Jang. Mayor Kim asked to council members to leave the personal feelings aside and admit that the two resolutions had to pass saying that it would come back to them. Mayor Kim said that if the attorneys went to court and tried to explain why they did not pass this and the judge who was not very favorable in his point of view. Mayor Kim stated he was scared of what was going to happen and begged and pleaded to the council members to reconsider their votes. Councilman Kim asked how they would count the recuse. Allan Roth stated they were not counting the recuse and when Councilman Kim recused, Councilman Kim would be making himself not a part of the governing body for that particular resolution. Councilman Kim then asked how many alive votes there were. Allan Roth stated there were 3 abstains for 292 and 293, and 2 votes. Allan Roth confirmed that with the one recuse it gave them 5 active votes of which 3 abstained and 2 yes. Mayor Kim stated that abstain was a vote. Allan Roth confirmed and stated that 5 people voted which meant it was two zero and three. Allan Roth stated that there were 2 yes, zero negative and 3 abstentions which meant the resolutions would pass. Mayor Kim thanked the council members. Mayor Kim asked that before they went to the council reports, he would like to invite the affordable housing liaison Miss Diane Gloria. Miss Gloria stated that they did a presentation throughout the state of New Jersey where each municipal housing liaison submitted an application for the governors housing conference to look at their proposals for both affordable housing, ADUs and some of the programs and educations had through the department of community affairs. Miss Gloria stated that their department was being overseen by the department of community affairs. Miss Gloria said that out of the whole state there were 10 recipients of the governors award on housing conferences and Palisades Park was the only Bergen County town picked to receive a reward of \$50,000 a year to cover her salary and/or to use the money for other reasons at the discretion of the mayor and council on how they would want to use the money. Miss Gloria stated that the first \$50,000 would be received by October and in addition to the money they would be receiving, they would be training Miss Gloria with the top representatives from the state of New Jersey in affordable housing, in zoning in placement, in how to overcome build a remedy and every aspect of the affordable housing genre. Miss Gloria stated they would have the top heads of the department of community affairs at their discretion because they were awarded it. Miss Gloria added that the mayor and council would get the choice of what nonprofit gets the first grab at the 10 million dollars. Miss Gloria stated they were called the New Jersey Homes Cohort for the 2025 Governors Housing conference on affordable housing and that the Governors promotion was of ADUs which was an accessory dwelling unit that was provided whether it was a basement apartment, whether it was adjacent to property or whether it sat in a backyard underneath a self contained pod. Miss Gloria said that the packets they received tonight showed the self contained pods that Tesla was putting out and also entertained on how to take the illegal apartments in Palisades Park make them legal or make them into an ADU where this municipality would get one credit for every project they were able to complete without putting additional housing resources or building in the municipality. Miss Gloria stated that she appreciated those who did vote yes for the judge stating that the ramifications for saying no as a municipality was something that nobody would like whatsoever because it would lift the boroughs protection. Miss Gloria stated that once the protection was lifted, the judge would come back with a wrath because for years, they were supposed to produce a certain amount of housing, new construction or renovating existing houses. Miss Gloria stated that they did do a rehabilitation program which they did receive credit for and they would be continuing the rehabilitation program but housing and affordable housing was about a lot of programs and not just building housing. Miss Gloria said that they wanted to see every municipality as a part of the trust fund to be able to do community outreach and that the money they got could be used for community outreach or to educate or to have an easier way for the borough to communicate. Mayor Kim repeated the fact that Miss Gloria got a grant which was very hard to do out of all the towns. Mayor Kim thanked Miss Gloria and said that she had a lot of experience with affordable homes. Mayor Kim stated that ADUs were a very good idea and that ADUs also counted towards affordable homes. Mayor Kim stated that they could use the money for ADUs but also for other aspects of affordable housing.

COUNCIL REPORTS

Councilwoman Lee said that she would like to welcome the new superintendent, Mr. Carl Albano and was looking forward to working together and would also like to thank the board of education president for being at the meeting to do the introduction as well. Councilwoman Lee said that one update was that in early November, the police department would be conducting an active shooter training at the early childhood center to make sure the children know how to respond when there was an active shooter situation. Councilwoman Lee stated that was all for the school side. Councilwoman Lee stated that one update from the library board would be that they were considering making improvements to the library building including the entrance but they were still working through the details. Mayor Kim said that he heard the roof was there and was fine and heard they were working on the stuckle.

Councilman Shin said that the DPW 400 works in 20 days in August including 288 pickup and 20 lawn care and 27 sign replacements and 27 tree cuts resulting in 401 works in August. Councilman Shin stated that on September 20th, the recreation department had a very successful food street festival and on October 24th called trunk and treat in which all kids get together in some places with last years event being in the Lindbergh parking lot. Councilman Shin stated that this year would be on Central Boulevard between Grand Avenue and Broad Avenue. Councilman Shin asked to let the people know about the event. Mayor Kim stated that Trunk or Treat was a very powerful event that the recreation department really worked hard for lining up the trunks and bringing the kids to a secure location. Mayor Kim said they consulted with the Police department and the Fire department. Councilman Min said he had no report. Councilman Kim said they were still in the process of having a mini health fair program and that the date had been set up on November 1st or November 8th. Councilman Kim stated they were trying to have it on 300 Highland Avenue so they would have to get the approval of the housing authority. Councilman Kim said if they had the go, they would have the mini health fair. Mayor Kim stated he

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

appreciated Councilman Kim for revitalizing the health fair that had to stop because of covid. Councilman Vietri said he had no report. Councilwoman Won-Yoon said that she attended a webinar from NY/NJ host committee who represented FIFA world cup in New York and New Jersey and they published the community engagement toolkit. Councilwoman Won-Yoon stated that she believed it was time to create a Palisades Park committee to take advantage and benefit from the 2026 world cup event. Councilwoman Won-Yoon said that she would like to ask some people from the community and in the departments so they could form a committee and plan for it. Mayor Kim said the world cup was an exciting event in the next year and there would be a lot of opportunity where they could do commerce and trading and also invigorate the businesses in Palisades Park. Mayor Kim stated that he dedicated Councilwoman Won-Yoon and Councilman Shin to work on it for the borough. Councilwoman Won-Yoon added the Councilman Min and Councilman Shin were with her at the beginning of it so both of them would be of help. Mayor Kim stated that he asked Councilwoman Won-Yoon and just wanted to make sure she did not just ask others to do it instead. Mayor Kim then asked Allan Roth if three councilmembers could get involved with the fifa committee because they usually liked to have pairs because of the sunshine law. Allan Roth stated that 3 council members would be considered to be a voting block in a case like this. Mayor Kim said that even if it was a recreational thing, they would rather be safe. Allan Roth said that if it could be considered borough business then no. Mayor Kim agreed that it was more the merrier but also said that he wanted to protect the council members so it was best they did it as two. Roberta Stern said she was in the zoom and learned about the toolkit and that there were a lot of great opportunities with some of them beyond what Palisades Park could do but the important part being that they get the local people and get a discount to get the package together. Roberta Stern said if they wanted to sit down and look at it again, it would not be on zoom. Roberta Stern said there were a lot of ways to go about it and they had the toolkit and they could get copies of it. Roberta Stern stated that they were talking about recreation, about kids starting a soccer program, or even a scavenger hunt. Roberta Stern said the point was there were many things they could do but it was a lot of interesting stuff and took that stuff and saw where it applied. Roberta Stern said it was a great presentation and it was worthwhile to try and put together. Mayor Kim stated he wanted to create a committee and Councilwoman Won-Yoon was adamant about it and volunteered but also recommended the council members to come to the BA because the BA was the general manager and would protect them from not getting into trouble. Mayor Kim said that he really hoped for build a remedy, the council would really consider his request and Mayor Kim also pleaded to let the professionals handle it. Mayor Kim said that as much as they could, they wanted to get things going and not to stop this process because they didn't see it or understand it. Mayor Kim understood there were procedures but stated that specific thing, they want to listen to the professionals. Mayor Kim asked them not to get into this sort of craziness the next time when they were close to getting in trouble with the court. Mayor Kim that there was a reason they had the work session. Mayor Kim emphasized that the work session was when they reviewed it and they had the whole week up until Monday, not right before the meeting or during the meeting to discuss their concerns and questions so in the meeting they wouldn't be in that kind of situation. Mayor Kim said that if every single time they were reviewing it at the last moment, the council members were talented and appreciated them finding errors, but also asked them to do that a bit earlier. Mayor Kim clarified that he was not saying the members were wrong but to please do it before so they could rectify it and get it moving along.

ATTORNEY REPORT

Allan Roth said that he had no report. Mayor Kim said he believed it was wise that if they would like, they could have an executive meeting so all the council members could sit down and they could answer all the questions about build a remedy. Roberta Stern stated she believed it to be a very good idea because there still may be questions and misunderstandings but the biggest problem would be one person repeating within that and jeopardizing the legal situation. Mayor Kim said to let them get sued and that he understood that there were people right now talking to other people and told them to keep on pushing that button and to see what happened after that. Mayor Kim said they should do an executive meeting in groups or in subgroups but Mayor Kim wanted to provide them the opportunity to sit down and discuss. Mayor Kim added that whether or not they went outside to talk to the public and whisper in their ear, that would be their responsibility.

BA REPORT

Roberta Stern reiterated that they read in the newspaper about health care costs going up and last year the state raised the rates 21 percent and this year they warned that there was a blended increase between health benefits and prescriptions that was going to be as much as 36 percent. Mayor Kim asked for a time out to slow down since it was so important. Mayor Kim said that since 2024, one of the main reasons why property taxes went up in not just Palisades Park but in the whole state of New Jersey, because the majority of them were using state affiliated health insurance plans and last year it went up 21 percent. Mayor Kim stated that this year to the next was going to increase 36 percent which was insane. Roberta Stern was told to prepare as much as she could by obtaining the loss ratios from the insurance company and also the prescription plan which she received about two weeks ago. Roberta Stern said that they were looking around the marking to see where else they could possibly place insurance. Roberta Stern added that it depended on what the loss ratios showed because if they had tremendous losses or alot of people with major illnesses, people would not be looking at the borough favorably. Roberta Stern said one of the options was B Med which was similar to the joint insurance fund which they had between many towns throughout the state of New Jersey with six different towns. Councilman Shin asked if it would be the same insurance for the teachers. Roberta Stern aid it would not as it was only for the municipality. Roberta Stern confirmed that teachers had their own

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

insurance. Mayor Kim asked if the teachers' insurance was also increasing. Roberta Stern answered that it all was going to increase. Roberta Stern said there were 4 different options and they were exploring all the options to see if any of them would save the borough a tremendous amount of money. Roberta said that the numbers were out and they were reviewing the loss ratios to see if they were interested in taking the borough in. Mayor Kim said that he believed in Roberta and Roy and hoped they worked to protect the town's interest. Roberta added that the contract was awarded for the 1st, 2nd, 4th, Highland Avenue contract. Roberta Stern said it was very good accomplishments as both her and Mayor Kim were there and saw the previous problems. Mayor Kim said that some of the streets didn't have a drain on one side. Mayor Kim said administration was trying to do their best to fix these kind of problems. Mayor Kim stated that there was one more thing about the dog park and it was best to let them know as they didn't like surprises. Roberta Stern said that when they received the bids on Friday for the dog park which they had been struggling with for a number of months with the lowest bid being \$230,000 and the highest bid was \$470,000. Roberta Stern said they were reviewing what had been included and not many dog parks included lighting while this one did. Roberta added that most dog parks did not have a fountain for both the dog and the person which was cute but it entailed a lot of piping coming in. Roberta Stern stated that they were going to be reducing the scope of the dog park quite a bit to get it back to what it originally was supposed to be which was simple installation of some grading, a wall, some fencing, and couple toys for the dogs. Councilman Shin said to go to the dog park in Overpeck and Fort Lee which didn't take much money. Roberta Stern said it was ridiculous and they were reducing the scope and now they didn't have to wait the full 30 days and it was now 10 days and as soon as they had the information, they would let everybody know and as soon as those bids would come back, they should be able to get it done before the end of the year. Mayor Kim said they would then discover who the lowest bid was and then they would make a decision on the next month's meeting. Roberta Stern asked if the bid comes in soon, if she had to wait for a meeting. Roberta Stern said that if they got a bid that made sense, if that was okay. Allan Roth said that at this juncture, he would not recommend a sharp hole. Mayor Kim said they would try to get the bid open and decide by next month.

POLICE REPORT

George Beck said it had been a busy month and that they were almost complete with their accreditation at 99 percent complete and had an onsite inspection coming soon. George Beck said that he would email the date and time which would be in the next couple weeks. George Beck the council to come as it would be a good time to come meet the accreditation managers and meet the accreditation agency who would be certifying the boroughs agency. George Beck stated that he was happy to report that the accreditation manager had informed them that it normally took 12 months to get accredited and the fast the manager had seen it was 10 months. George Beck stated that Palisades Park did it in 5 months and 19 days. George Beck said that much of that was to the credit of Captain Rotundo. Mayor Kim asked why they want accreditation. George Beck said it was the standard of law enforcement and it equaled the playing field of many areas of law enforcement and it reduced liability for the town and was the overall best practices for law enforcement. George Beck repeated that it was the gold standard and that it would also bring Palisades Park into this modern era. Mayor Kim asked if Palisades Park had ever been accredited. George Beck stated that Palisades Park had never been accredited. Mayor Kim added that it was also recently that they had the first black police officer in Palisades Park but for some reason they never brought him here and that they would be bringing him in. Mayor Kim asked for confirmation that that officer was doing a fabulous job. George Beck said the officers were doing a great job and this year was the year of many firsts. George Beck said the police department participated in the 9/11 anniversary at the moment to honor those who lost their lives. George Beck also stated that the street fair was an overwhelming success and that over 90 percent of the officers attended. George Beck said that the streets were barricaded completely so no vehicles could get in and also thanked the DPW for assisting with that. George Beck stated that they had different approaches to security such as periodic checks on the roof. George Beck said that the special officers would begin academy on October 7th and that they met the deadline for that. George Beck said that school was back in session and as the superintendent said they had a good relationship going and had many evacuation drills as well as lockdowns and discussed many safety issues. George Beck added that they discussed parking issues and discussed in the past few weeks. George Beck said they had done a lot in the past few weeks and thanked the superintendent and the Board of Education president and also thanks Mike Lee and Natalia Kim, police officers, who had done a tremendous job representing the department within the schools. George Beck stated that Their first in-service training was held on the 26th and they trained more than 90 percent of the officers. George Beck said that it was one of 5 training sessions that would happen this fall. George Beck said that they participated with the mayor and council for help-back-hunger at the ShopRite and it was a nice community outreach event. George Beck stated that one resident was having a parking issue, and the police received a letter from their attorney regarding some issues the residents had been having over the years, but the police took some steps to address that and the parking issue was remedied. George Beck stated that officers James Park, Natalia Kim, and Bob Lee held an elder abuse seminar at the senior citizen center. George Beck said that the Palisades Park Police Department was a new police department. George Beck stated that not only did they provide the lesson with the county, but it was also a joint venture but also Alfo Rodriguez treated them to wonderful entertainment of piano playing. George Beck said that They had a road rage incident where one of the drivers brandished a handgun at the other driver. Officer Steven Kim located this person and arrested him after finding the driver with the handgun which turned out to be an

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

imitation handgun which at the moment the other driver and officer Kim did not know that was a imitation hand gun but it was a testament to the skill and ability of the officers to handle dangerous situations. George Beck said that back in June one of the residents decided to sell an iPhone 16 on Broad Avenue at 10:00PM at night and was approached by a 19-year-old man from Hudson County who brandished a knife and robbed him of the phone. Detective Brian Cunz worked this case for several months and through thorough investigation, they were able to apprehend that person on September 5th. One of the police officers stated that if people wanted to sell stuff off of Facebook marketplace, that they were free to come to the police station to do the transaction rather than their home or a side street. George Beck said that Officer McDermott was a very good officer during a motor vehicle stop and noticed that the cylinder for the drivers door was missing and impounded the vehicle, did a lengthy investigation including warrants and ended up charging the driver with receiving a stolen vehicle, altering a motor vehicle VIN number and insurance fraud. George Beck stated that the reason he was sharing these things was because the officers were out there working and doing the job of detecting criminals and detecting anybody who was causing problems in the community and bringing them under arrest. George Beck shared that in the past weekend, two of the officers were assaulted and one of them was out injured for the next couple days and the other one didn't get injured. George Beck repeated that the officers were out there working and they were happy doing their job serving the residents of Palisades Park. George Beck said that on the 30th, they would be bringing their mobile DMV, New Jersey DMV unit to the parking lot where people could get their license or registrations renewed. Councilman Min stated that walk ins were not allowed. George Beck stated that it filled up very quickly. Mayor Kim stated that if there were walk ins and someone didn't make it to their slot, they could fill somebody in. Councilman Min stated that the last time the mobile DMV came, the appointments were already full and they were not aware they could go in and make appointments for upcoming town visits so it was hard to make an appointment. Mayor Kim said it was very popular. George Beck said if they would like to come the next day, they could see what they could do. Roberta Stern said they would try to assist those who could not get an appointment but there was no guarantee. George Beck said overall it was a good thing for the residents to get done. George Beck asked if there was anything else. Mayor Kim stated that the whole reformation of the police department was the good leadership of Jim Rotundo, the director and George Beck but also the time and hours spent by the police committee and police committee chair John Min was there for two years. Mayor Kim added that Councilman Shin was also there and that those two worked really hard to fight off further lawsuits and the mayor wanted to say thank you. Councilman Shin asked if George Beck knew of the incident of Victoria Lee in the Fort Lee department. Councilman Shin said there should be many many reasons and that he was a retired marine officer so in his experience, one of the reasons, although not the main reason, was untrained and inexperienced officers. Councilman Shin stated that he heard that there was a similar case in Palisades Park but Councilman Shin heard they treated her very well and Councilman Shin appreciated that. Councilman Shin added to be ready for those cases, they needed to be training and educating in advance. George Beck said that they were partnering with the arrive together program where the state would provide a mental health expert here to the department one night a week where there would be some training requirements on the polices part so that they could keep them safe as well. George Beck stated in the occurrence that someone was emotionally disturbed or going through some sort of crisis, they would not have the added benefit of a professional who would respond with the police officer to the call to mitigate things before it got out of hand. George Beck said you could either train someone or hire good decent people to get a good officer. George Beck stated that they hired 9 officers in the past year and that one of the things the police committee had decided was that they didn't care as much about how much they knew about police work, but the most important thing was that they were moral, decent, ethical, great people. George Beck said that on October 11th they would have training in defense tactics that was mandated by the state but also as another experience for the officers. George Beck stated that the officers were finding tremendous value in it. Mayor Kim asked to use a taser first for mentally distraught people. George Beck said that they found something in the agreement with the taser company that would allow them to get new tasers before the end of the contract. George Beck stated that he and the command staff were very proud of these officers and that he could say with 100 percent certainty that the officers were proud to represent the Palisades Park residents. Police Director Gardner stated he had two things to share. Director Gardner shared that in Bergen county there had been an increased number of car break ins and the disturbing part for a lot of the cars were that they were unlocked. Director Gardner asked the residents to lock their cars and not to leave the keys inside the cars. Director Gardner said if they saw anything to call the police right away. Director Gardner stated that they wrote 2582 summons in the month of August and that it was 260 more tickets than the month of July. Director Gardner recognized 4 individuals that wrote more than 200 summons. Director Gardner said that Sun Kim wrote 280 summons, Angela Gonzalez wrote 306 summons, Jaden Uerelyis wrote 356 summons, and Alina Rodriguez wrote 291 summonses. Director Gardner stated it was very productive and that they worked 30 percent less hours than July given the restriction of hours they could work. Director Gardner also mentioned that one of the special officers being sent to the academy was female and that when she finished the training, she could be utilized if they arrest a female individual, to do a search on that individual because it had to be done by a female. Director Gardner said that since they only had one female officer in the department, they would be able to use her to do searches of females that were arrested so they would not have to contact other departments or bring the other officer in off hours. Councilman Shin asked when they would be getting new parking meters. Captain Rotundo stated that the new parking meters were ready and that they were waiting for the new software and were hoping it would be ready within the next few days and as soon as they had the paperwork, Captain Rotundo would have to facilitate the installation. Captain Rotundo stated that they were at the finish line. Mayor Kim stated that some of the trailers were moved and that when they were fully moved they

Borough of Palisades Park
Regular Meeting of the Mayor and Council
September 29, 2025

were going to put parking meters there because of the lack of parking spaces there in the meantime. Mayor Kim asked for a motion to close and open to the public. Councilman Shin motioned, and Councilman Kim seconded.

PUBLIC PARTICIPATION

Mayor Kim told the public they had three minutes. Eric Spielie mentioned the illegal apartments that he called on the duplexes and said that they had been a historical situation ever since there were duplexes. Eric then asked when there was going to be an administration that was going to take charge to charge those people's taxes. Mayor Kim stated that he believed he had mentioned this in front of Eric and hoped the council would support it, but they were creating an ordinance to enforce the basement policies. Mayor Kim said they were supposed to present it this month but the attorneys wanted to make sure they were ironclad and that there was no tick in the armor. Mayor Kim was hoping they would do the introduction next month. Brianna Sarlat stated she was there with her husband and lived on 145 Grand Avenue. Brianna stated that they were happy with the community but they were concerned about one safety measure that had occurred several times and it was pedestrian walking. Brianna stated that near their home it was a great access point on Grand Avenue for them to cross over and to walk towards Broad Avenue. Brianna mentioned that there were multiple instances where they were attempting to cross but there was no walkway there available, so it was difficult for them to make that walk. Brianna added that even if there were walkways, that there were a couple instances where they were almost hit and her husband had to even put his hands on a vehicle which was not safe. Brianna wanted to create an open discussion, so it was well known to the public eye. Mayor Kim stated that it was a problem that existed way before his administration or prior administration but mentioned that he also had good news and asked Roberta Stern to say it. Roberta Stern said that they had reached out to the state of New Jersey who had control of Grand Avenue while Palisades Park did not. Roberta Stern said that there was a very long review process which was unfortunate, but they enlisted the help of Gordon Johnson, the state senator, and he had been making Palisades Park better known to the DOT and they promised that they were going to do this in late July or early August until they said there was still some engineering as they could not just put the crosswalk. Roberta Stern said that last week was her latest update and that they were staying on top of them. Roberta Stern stated that they were going to have crosswalks at the five major intersections on Grand Avenue. Mayor Kim asked how many crosswalks and Roberta replied 5. Roberta reiterated that they were working on it. Roberta Stern said she promised the engineering was completed and was hoping that in the next week they would be able to see the construction. Mayor Kim asked for a motion to close and return to the regular session. Councilman Kim motioned, and Councilman Shin seconded.

ADJOURN

Mayor Kim asked for a motion to adjourn the regular session. Councilman Kim motioned and Councilman Shin seconded.

Attest:



Sophia H. Jang, RMC

Borough Clerk