

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

Work Session
of the Mayor & Council
October 20, 2025

Borough of Palisades Park
Work Session of the Mayor and Council
October 20, 2025

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

STATEMENT:

This is a Work Session of the Mayor and Council, and notice was given as follows:

1. Notice was filed January 9, 2025 with The Record & Newark Star Ledger, both official newspapers of the Borough.
2. Notice was posted on the Bulletin Board at the Borough Hall and the Borough website at <https://palisadesparknj.org/>
3. Copy is preserved in the Clerk's Office.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE BROUGHT BY COUNCILMAN VIETRI.

ROLL CALL:

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

Borough Attorney Scott Krumholz	Present
Borough Administrator Roberta Stern	Present

ADOPTION OF MINUTES:

Work Session of the Mayor and Council:	September 15, 2025
Regular Meeting of the Mayor and Council:	September 29, 2025

Mayor Kim asked if there were any questions regarding the adoption of minutes. Mayor Kim stated he hoped the council members would read them over, and stated they had until Friday to ask questions, so they did not delay the regular meeting. Mayor Kim requested that all council members review the minutes and confirm everything before Friday. Mayor Kim stated they would move onto the executive session next.

Borough Clerk Sophia Jang stated the executive session was about Jalloh & Jalloh's presentation regarding pending tax appeal settlement offers.

Mayor Kim added that the attorney Carl Kemp would be joining the executive meeting to discuss the basement ordinance. Mayor Kim said it was an important executive meeting. Mayor Kim said he would let the public and Zoning Board members know that the executive meeting may extend past 7 o'clock so he was hoping the Zoning Board members, and the attorney understood the situation. Mayor Kim stated that they did not try to go over 7 o'clock but they may have had to.

Borough Administrator Roberta Stern stated there were three applications being presented before the Board of Adjustments.

Mayor Kim asked for a motion to close the work session and go into an executive meeting.

Councilman Shin made a motion and Councilman Kim seconded. All joined in favor, none opposed.

EXECUTIVE SESSION: JALLOH & JALLOH PRESENTATION REGARDING PENDING TAX APPEAL SETTLEMENT OFFERS

Mayor Kim requested a motion to close the executive session and come back to the work session.

Councilwoman Won-Yoon motioned, and Councilman Kim seconded. All joined in favor.

Borough Attorney Scott Krumholz announced that the Zoning Board meeting would be held immediately after the work session, and that the Mayor and Council meeting would be running longer because they had a long executive session.

Mayor Kim apologized and stated they were trying to get it done as quick as possible. Mayor Kim asked Borough Clerk Sophia Jang to continue with the introduction of ordinances.

INTRODUCTION OF ORDINANCE:

ORDINANCE 2025-27

Creating Article II to be titled “Property Rental License” in Chapter 234 “Rental Property” of the Code of the Borough of Palisades Park

Mayor Kim stated that Ordinance 2025-27 was discussed in the executive session and asked if there were any questions about it in public. Mayor Kim added that they could not mention anything they talked about in the executive session. Mayor Kim asked again if there were any other questions. When no questions arose, Mayor Kim requested to move on.

ORDINANCE 2025-28

An Ordinance Amending Chapter 300 of the Code of the Borough of Palisades Park Entitled “Zoning “ to Modify Article V Entitled” Signs” to Require Illumination of Residential Address Plates and Creating More Uniformity for Nonresidential Signage

Mayor Kim asked Scott Krumholz to give a quick summary of the ordinance. Mayor Kim stated Scott Krumholz copied and pasted the existing Ordinance 2025-28, and underlined the modifications, and amendments to that specifically to make sure that the requirement for residential home address illuminations were eliminated. Mayor Kim said they had a lot of problems. Mayor Kim said that when it got dark outside, it was difficult for people to see the address on the home and would frequently cause accidents. Mayor Kim stated he believed it would be a good idea as it also brightened up the location as well. Mayor Kim asked Scott Krumholz what he changed in the ordinance.

Scott Krumholz stated that the underline was the only change.

Mayor Kim read, “a sign or marker that displayed the building number making it easy and visible for identification.”

Scott Krumholz read that the residential address plate should be illuminated in accordance with Provision 300-34 and 300-35. Scott Krumholz stated that by Provision 300-34 signage should be illuminated from sunset to sunrise and they would be illuminated no more than 400 lumens using soft light, or day light. Scott Krumholz added that according to Provision 300-35 Paragraph “L” it stated no certificate of occupancy, continued certificate of occupancy, or tenant certificate shall be issued on or after January 1st, 2026 unless it complied with the ordinance.

Mayor Kim said that the grandfather rule complied and that residents’ homes that had already been existing without illuminated address numbers were okay. A phone rang in the audience again, and Mayor Kim asked where the police were. Mayor Kim said that there were new homes and those new homes were always illuminated which made a big difference and people would not get lost. Mayor Kim asked the council members to review only the underlined amendment for the ordinance. Mayor Kim then asked if there were any other questions.

Councilman Shin asked if it was for the new constructions.

Mayor Kim confirmed it was for new constructions. Mayor Kim asked if there were any more questions. When no questions arose, they moved on.

2ND READING 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 stated that this was the second reading of the ordinance.

Borough Attorney Scott Krumholz said that in simple terms, pursuant to a settlement agreement entered in one of the build a remedy cases, that builder and the town agreed upon a certain setback which was 3.67 feet.

Mayor Kim asked if that was correct.

Scott Krumholz said that the towns planner introduced the zoning ordinance and was reviewed by everyone, somehow everybody missed the fact that the setback the planner put was 10 feet which was quite larger than the 3.67 feet that they had agreed upon. Scott Krumholz stated they were amending the ordinance to include the number they had all originally agreed to but there was a mistake made when the ordinance was first introduced.

Mayor Kim said that they did not want 3.67 feet.

Scott Krumholz replied that it was 3.67 feet. Scott Krumholz stated that it was just changing things to the way it should have been in the first place.

Mayor Kim asked if there were any questions. Mayor Kim stated that it was the second reading of the ordinance. Mayor Kim asked Sophia Jang to continue.

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Scott Krumholz asked if they wanted to open up to the public. Mayor Kim stated it was a work session. Sophia Jang confirmed it was a work session. Mayor Kim stated they would not do it and asked if they had to.

Scott Krumholz said that they did not have to but added that he recommended allowing people to comment for the second reading of an ordinance in a work session.

Mayor Kim asked if that applied for work sessions. Scott Krumholz replied yes. Mayor Kim said that Scott Krumholz was the pro and asked for a motion to close the work session and open to the public concerning Ordinance 2025-26.

Councilman Kim made a motion.

Mayor Kim asked for someone to second the motion quickly as it was already 7 o'clock. When no one seconded the motion, Mayor Kim asked for a second again and stated that there was no reason for a delay.

Scott Krumholz clarified that they were talking about opening it up for the public. Mayor Kim asked if council members did not want to open up to the public.

Councilwoman Lee seconded.

Mayor Kim thanked Councilwoman Lee. All joined in favor.

PUBLIC PARTICIPATION FOR ORDINANCE 2025-26:

Mayor Kim told the public that they had three minutes to come up to the podium to ask questions about Ordinance 2025-26. When no one approached the dais, Mayor Kim asked for a motion to close the public participation portion and come back to the work session.

Councilwoman Won-Yoon motioned, and Councilman Kim seconded.

OFF CONSENT AGENDA:

RESOLUTION 2025-294 Approval to Submit an Award Extension Request for MA-2024-00308 to the New Jersey Department Of Transportation. - FY 24 Broad Avenue Streetscape – ACTION TO BE TAKEN

Mayor Kim said that the agenda stated, "ACTION TO BE TAKEN" and asked Roberta Stern to explain.

Roberta Stern explained the grant was given to the town back in 2023 for the year 2024 and the appropriate resolution was never offered to accept the grant for \$249,000. Roberta Stern continued to explain that the grant was for doing some streetscape work on Broad Avenue from Edsall to Washington. Roberta Stern added that it was going to be compatible with the design that they were making for 1.4-million-dollar streetscape project, that was going to be done on Broad Avenue from Central.

Mayor Kim said it could possibly go from Brinkerhoff or even to Henry.

Roberta Stern said she forgot which three.

Mayor Kim stated it started off with Brinkerhoff but then because Roberta Stern had discovered, they were thinking about expanding a little more.

Roberta Stern stated in any event, what they needed to vote on that night was an extension because they only had until October to actually award it, but they never did the work to get it ready to be awarded. Roberta Stern stated a draft extension letter was already sent to the state. This was required but the state said that action had to be taken sooner than later therefore they were voting on it that night.

Mayor Kim said it was irregular that they voted at the work session, but in order to get that grant, Mayor Kim recommended that they approved it. Mayor Kim stated they wanted that \$249,000 to perform the Broad Avenue Streetscape Project. Mayor Kim asked if there were any more questions before they voted. Mayor Kim hoped the borough could receive the \$249,000. Mayor Kim asked for a motion to approve the off-consent agenda resolution 2025-294.

Councilman Kim 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

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Councilman Shin	Yes
Councilman Vietri	Yes
Councilwoman Won-Yoon	Yes

Borough Clerk Sophia Jang announced that the off-consent agenda Resolution 2025-294 was carried.

RESOLUTION 2025-295 Amending Resolution 2025-289 (processing fees) to include Additional Vendor and Authorized Employees for Accounts – ACTION TO BE TAKEN

Mayor Kim asked Roberta Stern to explain.

Roberta Stern explained that in the process of getting ready for the parking meters to be installed they had ran into an issue, unfortunately after they approved it, which was finding out the Bank of Hope did not meet the conditions to open the account. Roberta Stern stated they formally did meet the conditions, but the approval lapsed because the Bank of Hope was not doing business with the government. Roberta Stern said that in order to get it moving because it was holding up the parking meters, she wanted to take action that night so they could complete all the pre-requisites to get the parking meters installed. Roberta Stern said that the meters were almost ready to be installed but there were a couple of pieces that still had to be done, and this resolution was part of it.

Mayor Kim asked if they passed the off-consent agenda, when they would expect the grounding and installation.

Roberta Stern stated she was told the company would need two weeks to complete everything. Roberta Stern stated that the parking meters themselves were in the hands of the vendor and had been received. Roberta Stern stated that there were two pieces that interacted that they needed for credit card payment and contactless payment which were the last pieces.

Mayor Kim hoped the council members would pass the resolution because without their approval, the parking meters installation would not occur. Mayor Kim stated they luckily caught it for the October meeting and they could not wait another month to get it passed. Mayor Kim asked for a motion.

Councilman Shin 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

Borough Clerk Sophia Jang stated that the off-consent agenda Resolution 2025-295 was carried.

CONSENT AGENDA:

RESOLUTION 2025-296	Claims
RESOLUTION 2025-297	Establishing Storm Recovery Reserve
RESOLUTION 2025-298	Approving Memorandum of Agreement with NJHOMES
RESOLUTION 2025-299	Authorizing Salary Increases for Municipal Employee
RESOLUTION 2025-300	Amending Resolution 2025-15 of Borough Attorney, Ruderman & Roth
RESOLUTION 2025-301	Amending Resolution 2025-21 of Borough Planner, Kauker & Kauker LLC
RESOLUTION 2025-302	Amending Resolution 2025-27 of Borough Special Counsel, McManimon & Scotland
RESOLUTION 2025-303	Amending Resolution 2025-17 of Bond Counsel, McManimon, Scotland & Bauman
RESOLUTION 2025-304	Amending Resolution 2025-28 of Borough Tax Appeal Attorney, Jalloh & Jalloh
RESOLUTION 2025-305	Amending Resolution 2025-23 of Alternate Municipal Prosecutor, Brian K. LaRoche
RESOLUTION 2025-306	Authorizing Membership in the South Bergen JIF
RESOLUTION 2025-307	Authorizing Payment for Central Blvd Improvement (Re: DLS Contracting Inc)
RESOLUTION 2025-308	Authorizing a Memorandum of Understanding with the County of Bergen to Provide With Childhood Lead Exposure Prevention Program Conduct Activities
RESOLUTION 2025-309	Authorizing a Memorandum of Understanding with the County of Bergen to Receive Grants
RESOLUTION 2025-310	Authorizing Planning Board Review and comment for Ordinance 2025-26
RESOLUTION 2025-311	Authorizing Advertise for New Pool Filtrations System
RESOLUTION 2025-312	Rejecting Bids for the Columbus Park Dog Park and Authorizing the Borough Clerk To Re-Advertise for Bids
RESOLUTION 2025-313	Authorizing Lease with Bergen Energy
RESOLUTION 2025-314	Authorizing a Share Service Agreement with Bergen County for Emergency and Non-Emergency equipment

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- RESOLUTION 2025-315 Creating an Affordable Housing Committee
- RESOLUTION 2025-316 Authorizing Advertise for RFQ
- RESOLUTION 2025-317 Authorization of Refund for Duplicate Tax Payment in the Amount of \$4,278.29
(Re: 300 A 7th Street)
- RESOLUTION 2025-318 Authorization of Refund for Tax Payment in the Amount of \$971.15 to S. Park
(Re: 344 Northwood Way)
- RESOLUTION 2025-319 Acceptance of Resignation (Re: A. Albanese) and Appointing New Library Member
(Re: A. Monteleone)
- RESOLUTION 2025-320 Authorizing Refund of Residential Parking Permit (Re: H. Lee)
- RESOLUTION 2025-321 Authorizing Refund of Residential Parking Permit (Re: E. Ko)
- RESOLUTION 2025-322 Acceptance of Resignation (Re: A. Gonzalez)
- RESOLUTION 2025-323 Hiring of Full-Time Code Enforcement Officer (Re: P. Kim)
- RESOLUTION 2025-324 Approving the Settlement of a Tax Appeal (Re: Block 311, Lot 1)
- RESOLUTION 2025-325 Approving the Settlement of a Tax Appeal (Re: Block 221, Lot 11)
- RESOLUTION 2025-326 Approving the Settlement of a Tax Appeal (Re: Block 225, Lot 2)
- RESOLUTION 2025-327 Authorization of Raffle License (Re: St. Michael Church)
- RESOLUTION 2025-328 Authorization of Bingo License (Re: St. Michael Church)
- RESOLUTION 2025-329 Authorization of Raffle License (Re: Palisades Park / Fort Lee Elks, RL#679)
- RESOLUTION 2025-330 Approving Fifth Amendment to Settlement Agreement with Fan Associates
- RESOLUTION 2025-331 Approving Fifth Amendment to Settlement Agreement with Leem's Corporation

RESOLUTION 2025-307 Authorizing Payment for Central Blvd Improvement (Re: DLS Contracting Inc)

Mayor Kim said he wanted to disclose to the council members that for Resolution 2025-307 he wanted to strike it out because Scott Krumholz had found out they already got awarded it.

Scott Krumholz said they had a resolution awarding a contract to DLS and it had the amount of the contract.

Roberta Stern stated she thought it was Innovational and when it came to something like this, because they had to present the paperwork for payment to the state to get the money – Roberta Stern stated this was different.

Scott Krumholz asked if it was different from Innovational.

Roberta Stern said it was definitely different as it was a road improvement. Roberta Stern stated in order to have received the money back, they would have to show that the purchase order came through and was approved.

Scott Krumholz apologized because he was confused about something else.

Mayor Kim asked to check it out because it was the work session.

Scott Krumholz said they should not strike it for now.

Councilwoman Won-Yoon stated she had a question.

Mayor Kim asked Councilwoman Won-Yoon to hold on for a second. Mayor Kim asked Sophia Jang if she took it out of the agenda.

Sophia Jang said she was told it had to be taken out so she did.

Scott Krumholz said he thought it was the Innovational, so he advised to take it out.

Mayor Kim asked Sophia Jang to bring it and thanked her.

Sophia Jang said that she believed they did not prepare this resolution.

Roberta Stern explained that it was a little bit late because Pennoni had to make inspections and Central Boulevard was paved two months prior. Roberta Stern said that this was the final payment for that project.

Mayor Kim asked to clarify if it was from Grand Avenue to Shoprite.

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Roberta Stern confirmed it was from Shoprite to Grand Avenue. Roberta Stern said that the work was completed and the inspections were made and now they had to pay for it. Roberta Stern said that for a road improvement project, they needed a resolution saying they were approving payment then they would send in copies of the checks that were paid and the copy of the original invoice. Roberta Stern stated that they would send that in to whoever the grant came from so they would get the money. Roberta Stern added that it required all of those stages, so it was different from what they were talking about.

Sophia Jang told Mayor Kim that she did not have the resolution, but she had the attachments.

Mayor Kim said it was okay, and it explained to the governing body why they needed to keep this resolution.

Scott Krumholz said he would prepare it so the council would get it as soon as possible.

Roberta Stern said it was not a complicated resolution as it was just authorizing payment for the work that was done that was part of the grant.

Mayor Kim asked Scott Krumholz to work on the resolution and to send it to the council the next day. Mayor Kim asked Councilwoman Won-Yoon to continue.

Councilwoman Won-Yoon asked to go over Resolution 2025-299.

RESOLUTION 2025-299 Authorizing Salary Increases for Municipal Employee

Councilwoman Won-Yoon stated that Resolution 2025-299 did not make sense at all. Councilwoman Won-Yoon stated the resolution read that the violation clerk was to receive a \$2,000 increase in yearly salary when in fact, they approved Resolution 2025-167 back in May which was the 2025 salary increase and compensation for all employees.

Councilwoman Won-Yoon said in that resolution, the violation clerk salary after the three percent increase was \$69,988.58. Councilwoman Won-Yoon stated that if they increased it by \$2,000 it was going to be \$71,988.58.

Councilwoman Won-Yoon said that when she checked the violations clerk's paycheck back on August 1st, it was \$76,920.87. Councilwoman Won-Yoon said that this position was not the only one who had financial discrepancies.

Councilwoman Won-Yoon said that her suggestion was to strike the resolution, and they should not discuss an increase but analyze, review, and investigate why the amounts were different.

Mayor Kim said he would explain why it increased. Mayor Kim asked if Roberta Stern had explained why and added that he was also a part of the decision.

Scott Krumholz said that Councilwoman Won-Yoon was stating the salary amounts did not match. Scott Krumholz said since the numbers came from the Chief Financial Officer Roy Riggiano, he would consult with him and Roberta Stern to find out why. Scott Krumholz said that there were parts of those numbers that were for other things. Scott Krumholz continued in order to make sure things were correct based on what they were saying - Roberta Stern interjected and stated that the CFO was away on vacation, so she was not able to discuss this with him until that very morning.

Roberta Stern stated they were going to get back to the council with an answer to why the numbers were the way they were. Roberta Stern said that there was nothing that was incorrect with the salary ordinance but since the discussion was

regarding personnel they would not be discussing it in a public meeting. Roberta Stern stated the CFO would go over it with them probably the next day and added that she gave the CFO a copy of Councilwoman Won-Yoon's email.

Councilwoman Won-Yoon said she appreciated it but suggested for the finance committee to look at the payrolls.

Mayor Kim said that Councilwoman Won-Yoon was a part of the finance committee and had the resources.

Councilwoman Won-Yoon suggested that this resolution should not be discussed until they found the difference.

Mayor Kim said it was the work session and they were not voting on it.

Roberta Stern said that they had plenty of time to get all the information before the meeting.

Councilwoman Won-Yoon added that she did not know how much they could do that week, but she would wanted to get access to all the payroll information.

Roberta Stern stated that would not happen.

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Scott Krumholz said that they could talk about that afterward. Scott Krumholz stated that there was a limit on the council's access, as they were entitled to review certain things and that they should talk about it afterwards.

Councilwoman Won-Yoon stated that when she found that difference, it was all public information.

Scott Krumholz said they would talk about it later.

Councilwoman Won-Yoon said that the increases were already executed a month prior, before the governing body approved them.

Roberta Stern said that she would tell them about it when they spoke separately.

Councilwoman Won-Yoon said it was unfortunate because she didn't see the need for a governing body if they were going to go ahead and execute it anyways without the governing body's knowledge or approval. Councilwoman Won-Yoon said that was actually something that they really needed to correct.

Mayor Kim stated Councilwoman Won-Yoon, Roberta Stern, Scott Krumholz, the CFO, and himself would meet.

Councilwoman Won-Yoon said no because they also needed Councilman Min as well.

Mayor Kim asked if she in fact did not want to meet because she just said no.

Councilwoman Won-Yoon repeated she did want to meet but she wanted Councilman Min to be involved as well.

Councilman Min stated he would join the meeting as he was a part of the finance committee as well.

Mayor Kim asked if there was anything else.

Councilman Shin said he had two questions with one being easy and the other being difficult. Councilman Shin said he thought the governing body could see a resume or something.

Mayor Kim asked what resolution Councilman Shin was referring to.

Councilman Shin stated Resolution 2025-323.

RESOLUTION 2025-323 Hiring of Full-Time Code Enforcement Officer (Re: P. Kim)

Councilman Shin stated the resolution highlighted Mr. Pan Kwon Kim.

Mayor Kim said the resolution was for a full-time code enforcer.

Councilman Shin stated the resolution showed originally as a traffic enforcement officer.

Mayor Kim said the resolution was incorrect prior.

Councilman Shin asked if Mr. Pan Kwon Kim was a traffic enforcement officer.

Mayor Kim replied no.

Councilman Shin stated that Mr. Pan Kwon Kim was hired as a part time code enforcer but thought they were changing it to a full-time code enforcer position.

Mayor Kim said absolutely and thanked Councilman Shin for fixing that.

Scott Krumholz asked to confirm that Mr. Pan Kwon Kim was a code enforcement officer.

Councilman Shin asked about Resolutions 2025-300 to Resolution 2025-304.

RESOLUTION 2025-300	Amending Resolution 2025-15 of Borough Attorney, Ruderman & Roth
RESOLUTION 2025-301	Amending Resolution 2025-21 of Borough Planner, Kauker & Kauker LLC
RESOLUTION 2025-302	Amending Resolution 2025-27 of Borough Special Counsel, McManimon & Scotland
RESOLUTION 2025-303	Amending Resolution 2025-17 of Bond Counsel, McManimon, Scotland & Bauman
RESOLUTION 2025-304	Amending Resolution 2025-28 of Borough Tax Appeal Attorney, Jalloh & Jalloh

RESOLUTION 2025-305 Amending Resolution 2025-23 of Alternate Municipal Prosecutor, Brian K. LaRoche

Scott Krumholz asked which resolutions Councilman Shin was talking about.

Councilman Shin stated he was referring to Resolution 2025-300 through Resolution 2025-304. Councilman Shin corrected himself and said it was from Resolution 2025-300 to Resolution 2025-305. Councilman Shin said he would not say the actual amounts out loud but stated it was a very big increase. Councilman Shin said compared to the original amount, the increased amount was 300 percent more. Councilman Shin asked if they could afford that in their budget and added that it was not realistic to increase the spending amount 300 percent.

Scott Krumholz said that for the first three resolutions, he could tell them that it was all related to litigation that they believed was coming to an end the previous year but did not. Scott Krumholz said there was additional on top of that which was not expected. Scott Krumholz said for the 4th resolution, he was not 100 percent sure about.

Roberta Stern said it had something to do with the meeting they had during the executive session.

Scott Krumholz said that was correct and it was because of the tax appeal attorneys. Scott Krumholz stated that the last resolution related to the municipal prosecutor's salary, which was somehow well below what it should have been.

Roberta Stern said that the prosecutor was coming in more because they were trying to alleviate some of the lines outside during court.

Mayor Kim said he thought that too but was corrected by someone saying that the reason why they needed to amend and increase the cap for Brian LaRoche was because the original amount had a number that was less than what his actual rate was for the year so it needed to be adjusted, or they would not have a municipal prosecutor.

Scott Krumholz said they were increasing and those were the reasons for those increases.

Councilman Shin said the difference was more than half a million and asked if they could approve the increase in terms of the budget.

Scott Krumholz said he was told by the CFO they could, but that was a question for finance.

Roberta Stern said it was a question for Roy Riggitano that could not be there that evening due to a personal issue.

Mayor Kim said that they could sit down together and go over Resolutions 2025-300 to Resolution 2025-305. Mayor Kim stated they would do a conference call to see what was costing so much money. Mayor Kim said he knew there were a lot of legal fees.

Councilman Shin said they had to pay anyways which was the problem, and they could not avoid the fine. Councilman Shin said they should discuss with the CFO.

Roberta Stern said that going forward they needed to address the not to exceed limits based on what the previous year had shown and not guessing that they were not going to have. Roberta Stern said it was easier to make a bigger amount and not spend it, than to put a smaller amount at the beginning and having to keep increasing it.

Mayor Kim said they had to understand the new administration had been trying to reform and clean up the mess as they could see from the tax appeals and all the stuff that was there. Mayor Kim said there were a lot of lawsuits and it was all a part of trying to clean up this place.

Councilman Shin asked why it happened at the beginning of his term.

Mayor Kim said sorry and added that they were cleaning up and that was why it costed a lot of money. Mayor Kim said that he would like to have a meeting with the CFO that week.

Roberta Stern said she would find out what days the CFO would be available.

Mayor Kim added that they would have a meeting with the CFO, Councilwoman Won-Yoon, and Councilman Min. Mayor Kim said they could do it all in one day.

Councilwoman Won-Yoon said she had another question.

Mayor Kim said that before Councilwoman Won-Yoon moved on, he wanted to note that for Resolution 2025-302 it was supposed to be McManimon and Scotland and Bauman instead of just McManimon and Scotland.

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Councilwoman Won-Yoon stated she had a question regarding Resolution 2025-313.

RESOLUTION 2025-313 Authorizing Lease with Bergen Energy

Councilwoman Won-Yoon said this resolution was for the charging station access agreement and it looked like the access fee was \$1,000 per month for two parking lots.

Roberta Stern said confirmed there were two parking stations.

Councilwoman Won-Yoon asked what the revenue was. Mayor Kim said it was the revenue.

Councilwoman Won-Yoon stated that was what the borough paid the company. Mayor Kim said the borough did not pay a single dime. Roberta Stern said that the company was paying the town.

Councilwoman Won-Yoon asked if the access fee was being paid to the town. Mayor Kim confirmed and stated that was why it was so good.

Councilwoman Won-Yoon said that they were getting in addition to fees also thousand dollars.

Mayor Kim said that the company would install everything and it would not be a single dime off the taxpayer's money. Mayor Kim asked if there were any more questions.

Councilwoman Won-Yoon said she had a question about Resolution 2025-330 and Resolution 2025-331.

RESOLUTION 2025-330 Approving Fifth Amendment to Settlement Agreement with Fan Associates
RESOLUTION 2025-331 Approving Fifth Amendment to Settlement Agreement with Leem's Corporation

Councilwoman Won-Yoon said that it seemed like they had these resolutions every month and asked why they could not just extend it for 6 months so they could settle and come back.

Scott Krumholz asked if they wanted to extend it 6 months. Scott Krumholz said that the month prior and the month prior to that, he told them that the two builder remedy property owners of Fan Associates and Leem's Corporation, were not getting along and were not negotiating certain things they were supposed to work out together because their properties were adjacent. Scott Krumholz said they went before the Planning Board and were trying to negotiate redeveloper agreements which to a large extent circled on some of the issues the two were fighting over. Scott Krumholz stated that in the week prior they had to engage the special judicator from the builder remedy case to mediate between the two property owners. Scott Krumholz said they were waiting to see how they resolved things and finalize the agreements. Scott Krumholz said they now had to wait for the two individual owners to resolve the differences. Scott Krumholz stated it could be another month or two. Scott Krumholz stated if they would like to make it 6 months they could, but Scott Krumholz would have rather kept a tight leash on it and not let it go that far.

Mayor Kim said to force them.

Councilwoman Won-Yoon said that for the last four months the resolution was the same every month.

Mayor Kim asked if the owners were coming to the regular session.

Scott Krumholz said the property owners and their attorneys would be there. Scott Krumholz had asked the owners to come because they had some issue getting the resolutions passed. Scott Krumholz stated that because it was being extended, the borough was doing nothing besides sitting back and watching. Scott Krumholz stated the problem was that if the borough did not pass the resolution and there was a councilmember that either voted against it or abstained, causing it not to pass, that person could possibly be subpoenaed to court or mandated by the judge to explain. Scott Krumholz said the property owners were there because they got wind of some of the issues with some of the council for the past few months passing the resolutions. Scott Krumholz said that the council would be free to ask questions the following Monday.

Mayor Kim said they were there for the public and they got in trouble for this but at the end of day what was conflicting was the owners' problem, and they had no partake in it. Mayor Kim said he was not the attorney, but it was good for the borough as the owners would have to negotiate.

Councilman Shin said they saw all the details so they knew what it was but the public did not so they would be confused that the council was supporting the same resolution every month. Councilman Shin asked why they did not extend for two months this time instead of one month.

Mayor Kim said it was because they wanted to tell the judge in court that the borough was getting fed up and that they were waiting. Mayor Kim said it would show they were waiting for the owners, and it was the borough problem.

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Scott Krumholz said that he would reach out personally to the attorneys for both parties and ask if they would be willing to extend more than a month. Scott Krumholz stated that both may say yes or no but he would ask how long. Scott

Krumholz said he would send an email to everyone with a new resolution if it did change that would explain that they were able to increase it from a month to two months, or however many months they agreed upon.

Councilman Shin asked if it was just the extension of the time frame. Scott Krumholz confirmed it was.

Mayor Kim said this was the reason why he was very upset in the past few months when some of the council members said no or abstained from voting. Mayor Kim stated he thought they were being irresponsible doing that. Mayor Kim said he was hearing rumors that the council members were going out and saying that the mayor and the council members that were following the law were not protecting the residents from over development. Mayor Kim said that was false and that one day Mayor Kim would come out and prove everyone wrong. Mayor Kim asked if there was anything else.

COUNCIL REPORTS: No Report

ATTORNEY REPORT: No Report

BA REPORT: No Report

POLICE REPORT: No Report

ENGINEER REPORT: No Report

Mayor Kim asked to hold the council reports for the regular session because they were running out of time. Mayor Kim asked to skip everything including the attorney report, borough administrator report, and police report. Mayor Kim stated that the engineer should be at the regular session.

PUBLIC PARTICIPATION:

Mayor Kim asked for a motion to close the work session and open to the public for public participation.

Councilman Shin motioned and Councilwoman Won-Yoon seconded.

Mayor Kim asked the public to come up and talk about whatever they wanted to talk about for three minutes. When no one volunteered, Mayor Kim asked for a motion to close and come back to the work session.

Councilman Shin motioned and Councilwoman Won-Yoon seconded.

ADJOURN:

Mayor Kim asked for a motion to adjourn the work session.

Councilman Kim motioned and Councilman Vietri seconded.

Attest:



Sophia H. Jang, RMC
Borough Clerks