

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

Work Session
of the Mayor & Council
December 8, 2025

Borough of Palisades Park
Work Session of the Mayor and Council
December 8, 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 LEAD BY COUNCILMAN SHIN.

ROLL CALL:

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

Borough Attorney Scott Krumholz	Present
Borough Administrator Roberta Stern	Present

ADOPTION OF MINUTES:

Work Session of the Mayor and Council:	Cancelled
Regular Meeting of the Mayor and Council:	November 24, 2025
Executive Session of the Mayor and Council:	November 24, 2025

Mayor Kim asked the council members to review the minutes so they could pass it during the next meeting on Monday. Mayor Kim said they would move on to the second reading of the ordinances.

2ND READING ORDINANCE

ORDINANCE 2025-27 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 – Re-Intro

Mayor Kim stated they went about it plenty enough. Mayor Kim stated that they all decided that it was going to be CO for them to comply to the ordinance. Mayor Kim asked if there were any questions.

Borough Attorney Scott Krumholz said basically the new ordinance would apply for both residential and commercial new constructions. Scott Krumholz said that it would apply to renovations for existing commercial tenant spaces or occupation of a commercial space by any tenant. Scott Krumholz stated that those were the three areas where the ordinances would be enforced.

Mayor Kim asked if there were any questions or concerns.

ORDINANCE 2025-28 Bond Ordinance for Authorization to Lincoln Street

Mayor Kim asked Borough Administrator Roberta Stern if she would like to explain it again.

Borough Administrator Roberta Stern said that Lincoln Street was a community development grant from 2024 that they had a number of paperwork problems with. Roberta Stern stated that they had to redo everything. Roberta Stern added that unfortunately that street was not included in any of the bond ordinances of 2024. Roberta Stern said that generally speaking, some of the bond ordinances were broad enough to put other streets into, but not the way theirs were written. Roberta Stern said that they needed to adopt the ordinance so that this work could be paid for. Roberta Stern said that the work was already completed.

Mayor Kim asked if the council members had any questions about Ordinance 2025-28.

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ORDIANNCE 2025-29

**An Ordinance Amending Chapter 287 of the Code of the Borough of Palisades Park
Entitled “Vehicles, Removal and Storage of” to Update Section 11 Entitled “Towing
and Storage Fees”**

Mayor Kim said that they had a conversation about if they should move forward with this ordinance. Mayor Kim stated that he sent everybody an email just before. Mayor Kim said he got professionals who they should really take into consideration their opinions and recommendations. Mayor Kim said that it involved the borough attorney, the borough administrator, the director of the police department, and the chief of the police department. Mayor Kim said that they needed to provide the council in order to decide the following week. Mayor Kim said that he did his own due diligence of the surrounding towns, and then said Councilman Shin could speak up about it. Mayor Kim stated that he and Councilman Shin would figure it out as it was all about fact finding. Mayor Kim said that he discovered the rates were very similar and the towns that did not fully adopt the recommendations of the state police and the New Jersey State Towing Association Inc, the fee schedules were very similar. Mayor Kim said that there were other towns such as Leonia, that were going higher than what was recommended by the state of New Jersey. Mayor Kim said the reason why he was recommending they took consideration after they got more information was because they should not be the one doing their own research, but it should be professionals that provided the information, so Mayor Kim asked for that information. Mayor Kim said it included the surrounding areas, what they were charging, what their maximum rates were, and if they were adopting the guideline as well. Mayor Kim said that in his own due diligence, he thought it was fair as the boroughs rates were copied from the state and the Association of Towing in New Jersey. Mayor Kim said the reason he was asking the council to consider this was because the boroughs rates were the lowest and it had been low. Mayor Kim stated he checked when they modified the rates and they have not modified the rates according to inflation and service provided so Mayor Kim was asking to do that. Mayor Kim said it was because first of all, the police department in the municipality really appreciated the fast expedited service and relationship with the local towing companies. Mayor Kim said that they were not expecting more but were asking the borough to follow up with the common average rates. Mayor Kim said that he really wanted to do that because the towing companies service was most important. Mayor Kim said that secondly, he heard from Roberta Stern and other police officers that the towing in Palisades Park was usually for non-residents. Mayor Kim said that the council may have a different view on it, but what the mayor did was ask all the professionals to give the council members input through email so they could reassess it. Mayor Kim stated that if they wanted to do their due diligence on their own they could do that too. Mayor Kim said that he thought it was important that they got a professional written statement from the professionals who dealt with it to give a recommendation. Mayor Kim asked the council members to think about it and said that they still had a week. Mayor Kim said that if they did not have a majority to pass the ordinance, it would be tabled. Mayor Kim said it would be unfortunate, but he thought that they still had a week to figure it out. Mayor Kim asked if there were any more questions.

Councilman Shin stated basically, the councilmen representing the residents and even the people visiting Palisades Park, were there to protect the people and their benefits and their favor. Councilman Shin said that the Palisades Park people paying shouldn't be the highest in the area.

Mayor Kim stated that they were not.

Councilman Shin said that it should be the same or less.

Mayor Kim repeated that it was not.

Councilman Shin said to let him speak and finish as he waited until Mayor Kim finished. Councilman Shin said that the New Jersey state guideline was that they designated the highest amount so the towing company could not get more than that. Councilman Shin said their rate could be the same as that. Councilman Shin said it could be the same or less. Councilman Shin asked why they should let the towing company charge less than that. Councilman Shin said if the towing company did their own business, they could do the business for a lower price. Councilman Shin said it was not the administration bill for the town, but it was for the private companies benefit and earning. Councilman Shin asked why they should be so diligent to meet the companies interests. Councilman Shin said he would like to be diligent the peoples and residents interest as that was the councilman's goal and responsibilities. Councilman Shin said that it was not just the residents but the visitors coming into the town as they had to protect their interests as well. Councilman Shin said he came from overseas the previous night so he could not study. Councilman Shin said he would study more. Councilman Shin said that for example the elevator inspection bid, it did not matter. Councilman Shin stated that it came to the town and even that would be used for the benefit of the residents. Councilman Shin said that these fees were for the benefit of the towing companies and the private companies. Councilman Shin said that they did not need to be so diligent to protect the interests of those companies. Councilman Shin said it should be limited to the two towing benefits.

Mayor Kim thanked Councilman Shin. Mayor Kim said he understood and respected what Councilman Shin was doing. Mayor Kim said he had nothing to say and agreed with Councilman Shin on working for the people and not the private companies to make more money. Mayor Kim said he was concerned about the fact that the quality of work could diminish because the company was getting underpaid in Palisades Park compared to other towns. Mayor Kim said that they were also not making any money. Mayor Kim said he understood that too because once they made money, it would be used for

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the public. Mayor Kim said for example, Ridgefield was charging \$125, which was \$25 less than the towing fee for the light cars, but they were charging a \$25 administration fee.

Councilman Shin said that was much better than \$150.

Mayor Kim said he felt guilty taking that money.

Councilman Shin said that some money would come to the town.

Mayor Kim said he understood that and asked Councilman Shin what he wanted to do for the people.

Councilman Shin said he did not understand

Mayor Kim said that Councilman Shin wanted to protect the people and in that case, they should not take the \$25 administration fee and leave it at \$125.

Councilman Shin said that the worst was giving \$150 to the towing companies and the second worst was giving \$125 to the towing company and \$25 to the town as an administration fee. Councilman Shin said that the best was \$125 for the residents.

Mayor Kim said that the best was \$125. Mayor Kim said that he had been checking around the neighboring towns and there were no towns that had their rate at \$125. Mayor Kim asked if Scott Krumholz wanted to say something.

Borough Attorney Scott Krumholz said that he was just going to say that Councilman Shin's point was exactly what Mayor Kim was saying he was going to try and provide the information. Scott Krumholz said that if they could not get sufficient votes, it would be tabled. Scott Krumholz said that from the comments given, that was where they were clearly headed.

Mayor Kim said this was why the council members needed to get enough information to make the proper decision. Mayor Kim said that was why he sent a letter email asking everyone to chip in. Mayor Kim said that in his point of view, the borough was the lowest still. Mayor Kim said that there was no \$125 anywhere.

Borough Administrator Roberta Stern said that they only changed three things out of the towing ordinance. Roberta Stern said that she would have to review it but that was what she understood.

Mayor Kim said that they would get the council members enough information and to let them decide. Mayor Kim said that he respected Councilman Shin trying to protect the residents too. Mayor Kim said that they also had to think about how if they did not follow the rates of other towns and asked what would happen if they reduced the services. Mayor Kim asked if the companies did not want to work anymore because the town was paying them too little. Mayor Kim said it was like a double-edged sword, so it was definitely something they wanted to talk about.

Councilman Shin said that they could find the other towns using a lower price and could find those towing companies and use those companies instead.

Mayor Kim said that those companies would not come.

Borough Attorney Scott Krumholz stated that by law, they had to have a lot.

Mayor Kim said that they had to have a lot within 1.2 or 1.5 miles.

Councilman Shin said that for example Englewood Cliffs was using a towing company.

Mayor Kim said that they could not come to Palisades Park.

Councilman Shin said that if that towing company was located in Ridgefield, if it was more than 1.5 miles away.

Mayor Kim said that would work.

Councilman Shin said that they could then go to Ridgefield, Union City, or other towns that were 1.5 miles away.

Borough Attorney Scott Krumholz said that it would require them amending their current ordinance and he would have to look into the legality of that because he was under the impression that by state law, their ordinance needed to require the towing companies to have contracts within the borough and must make lots within the borough.

Mayor Kim said there was a lot in the borough and the range too.

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Borough Administrator Roberta Stern said that 1.5 miles was standard.

Mayor Kim asked the council members to take everything into consideration. Mayor Kim asked if there were any more questions about Ordinance 2025-29.

ORDINANCE 2025-30 An Ordinance Abolishing Articles IX, XX, and XXIII of Chapter 48, Entitled “Officers and Employees,” of the Code of the Borough of Palisades Park

Mayor Kim said that this was the second reading if they recalled. Mayor Kim said that they should understand why they needed to remove the unnecessary positions so they could skim down the budget. Mayor Kim asked if there were any more questions about the ordinance.

ORDINANCE 2025-31 An Ordinance Amending Chapter 116 of the Code of the Borough of Palisades Park Entitled “Construction Codes, Uniform” to Modify Section 3 Entitled “Elevator Fees” to Update The Fees in According with New Jersey Regulations

Mayor Kim asked if there were any questions and said to move forward to the next ordinance.

ORDINANCE 2025-32 Amending Ordinance 2025-23, Establishment of Salaries for Year 2025 – Re-Intro

Mayor Kim said they all knew why they were doing the ordinance. Mayor Kim asked Borough Administrator Roberta Stern to explain.

Borough Administrator Roberta Stern said that they were taking out the salaries of the positions they just took out of the code. Roberta Stern said they had to go hand in hand.

Mayor Kim said that the ones crossed out were the ones that Borough Administrator Roberta Stern was suggesting to remove as well.

Borough Administrator Roberta Stern gave the example of the executive director of the municipal industrial committee.

Mayor Kim said that there were more. Mayor Kim said that the ones they made the ordinances for were jobs inside the ordinance and everything they did right there.

ORDINANCE 2024-12 Bond Ordinance for Authorization for Improvement of Palisades Boulevard Phase II Re Adoption

Mayor Kim asked Borough Clerk Sophia Jang to explain what happened.

Borough Administrator Roberta Stern asked to let her explain as it was the second time they had to do it. Roberta Stern said that the first time it happened, something was not correct. Roberta Stern said that at the beginning of the year they redid the ordinance. Roberta Stern said that when they redid it, unfortunately there was an issue with the newspaper not printing the ad correctly.

Mayor Kim said that there was a problem with it being submitted on time.

Borough Clerk Sophia Jang stated that they sent it on time and during that time, the systems were merging with the county so there was a computer glitch.

Mayor Kim said that they lost a lot of files.

Borough Clerk Sophia Jang stated they lost a lot of files and they sent it, but the newspaper said that they did not receive it.

Mayor Kim said that according to the bond council, they could just re-adopt the bond ordinance for 2024-12 and they could get everything all straight. Mayor Kim asked Borough Attorney Scott Krumholz if that was correct.

Borough Attorney Scott Krumholz said that it was correct, and the advice of bond council was that the first read was sufficient. Scott Krumholz said that they rely on the publication and the votes so they could just, assuming it passed again, basically perfect the issuance of that bond ordinance.

Mayor Kim asked Borough Attorney Scott Krumholz if Scott Krumholz agreed that it was the right procedure to get it done.

Scott Krumholz replied yes.

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Mayor Kim asked if there were any questions.

OFF CONSENT AGENDA

RESOLUTION 2025-352 Authorization of Appropriation Transfers

Mayor Kim asked Borough Administrator Roberta Stern to explain the transfers. Mayor Kim said it was the year end transfers, and it was a common thing.

Borough Administrator Roberta Stern said that it was what the CFO had to do at the end of the year to finish paying bills. Roberta Stern stated that the CFO moved money from line items where there was unused funding into the areas where the CFO needed money to pay the bills. Roberta Stern said that they did a very large one the last month and this was just a clean up at the end of the year.

Mayor Kim said that this was the appropriation of funds and did the calculations for it. Mayor Kim said that they did it the month prior.

Borough Administrator Roberta Stern said that it was the same but also that there were different categories. Roberta Stern said that every time bills were paid, money was moved so sometimes the CFO just had to rearrange where he was taking it from and moving it to.

Mayor Kim said that it was the same number.

Councilwoman Won-Yoon asked if she could ask a question about this resolution.

Mayor Kim said yes.

Councilwoman Won-Yoon said that if they looked at building inspector salary and wage, and this was the appropriation fund, it was \$210,000. Councilwoman Won-Yoon said that if they looked at the last two months transfers, they saw the same thing. Councilwoman Won-Yoon said that the list of appropriation number two building inspector salary and wage was exactly the same account except the last four digits and they transferred \$375,000. Councilwoman Won-Yoon said that there was another one with a slightly different account, but same category was \$100,000. Councilwoman Won-Yoon said that they were transferring to that and then all of sudden, they were taking money from the same category and same account to give to somebody else. Councilwoman Won-Yoon asked if this was because there was some error.

Borough Administrator Roberta Stern said no and that it was because as money was spent, the line items changed. Roberta Stern said that it could sometimes be the exact same thing they were moving from and to, but it depended if anything was paid from that between the last one and this one. Roberta Stern said that the CFO had to adjust it per the numbers. Roberta Stern said that the numbers were not made up. Roberta Stern said that it could be the same exact thing as Councilwoman Won-Yoon was saying only because it happened in two or three weeks' time that bills were paid where the money wound up. Roberta Stern said that the numbers were very specific. Roberta Stern said that in Edmunds, when they did the general ledger, they could see where the money was still sitting and where it was needed to finish paying the bills until the end of the year.

Councilwoman Won-Yoon said that if she was interpreting it correctly, after they transferred to that category the money was not used.

Borough Administrator Roberta Stern stated that was correct.

Councilman Min said he had a question. Councilman Min said that basically if they were to continue from the salaries and wages, the building inspector transferred \$210,000 from one account to preparation to below. Councilman Min said that for example, the police salary got appropriated \$170,000 and asked if they were short the police salary.

Borough Administrator Roberta Stern said that was what usually happened. Roberta Stern said that if there was no money in a particular line item that needed to get paid, they moved money from someplace where the money was appropriated but not spent.

Mayor Kim stated that it was the leftover gap they had to fill every single year.

Councilman Min said that when they budgeted for the whole year, they budgeted on the prior years totals.

Borough Administrator Roberta Stern said that generally speaking that was true.

Councilman Min said that it was plus three or five percent because of the raised salaries. Councilman Min said that they should be staying within that cap of the budget for that item. Councilman Min said that if they overspent, they definitely had to transfer from different accounts for this item. Councilman Min said that if there was no large change in the difference of departments, such as them being short for the salary and wages, then they would definitely have to transfer

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funds from a non-used budget of line items. Councilman Min stated that they were basically trading from salary wages. Councilman Min said that the majority of line items were salary and wages and those were the huge numbers of the corporation, so they were actually paying other salary and wages from that transfer. Councilman Min asked if they were not budgeting appropriately.

Borough Administrator Roberta Stern said that at the beginning of the year when they did the budget, they did not know how many police officers the police department were going to hire. Roberta Stern added that they did not know how many traffic officers either, so the CFO made a judgement based on the previous year. During the year when they brought new people on and said that those people were on family plans for the health insurance, it changed.

Borough Attorney Scott Krumholz said that what Councilman Min was trying to say was a good one and that they should try to find out from the CFO if there was a specific reason why.

Borough Administrator Roberta Stern said that she was just saying the reasons that were generally fitting this.

Councilman Min said that it was the overall picture and in the past year they budgeted for the whole current year. Councilman Min said that on top of that, they basically gave little bumps of three or five percent.

Borough Administrator Roberta Stern said it was plus the new employees.

Councilman Min said that based off on that, if they did not have huge changes of the employees, then they should be staying within that range. Councilman Min said he was not just talking about the police but in general.

Mayor Kim stated that they understood. Mayor Kim wished that the CFO was there.

Borough Administrator Roberta Stern stated that the CFO could not be there that night.

Councilman Min said that for that account, they were transferring \$210,000 which meant that they basically have not spent that money in the building department. Councilman Min said there was no employee change in the building department in the past year.

Mayor Kim said that the CFO legally could modify and move around the money from one place to another where the salary ranges or any and then make it up. Mayor Kim said that this was the reason they needed the CFO.

Borough Administrator Roberta Stern said that the CFO would be there the following week but could not make it that night.

Mayor Kim said it was too late for the next week to explain. Mayor Kim said to send an email to the CFO and all the council members asking to explain exactly what Councilman Min was talking about. Mayor Kim said he was sure there was a reason for it and they just did not know. Mayor Kim said that he was right and they did not hire so many more people. Mayor Kim said there was a lot of money owed for legal fees. Mayor Kim said that the CFO had the ability to do that to transfer funds to fill something up and go back to salary and wages to fill that up legally. Mayor Kim said that the CFO had to answer that week.

Borough Administrator Roberta Stern said that she would not be in the next day so she would send it Wednesday.

Mayor Kim told Borough Administrator Roberta Stern to send it out Wednesday to all the council members. Mayor Kim asked if there were any more questions.

Borough Attorney Scott Krumholz said that even though it was a work session, they did Ordinance 2024-12.

Borough Clerk Sophia Jang said that they just did that on the off-consent agenda.

Mayor Kim said that they should have went to talk to council. Mayor Kim said it was his mistake. Mayor Kim said to go back to the second reading of the ordinances and would like to make a motion to close and open to the public.

Councilwoman Won-Yoon motioned and Councilman Shin seconded.

PUBLIC PARTICIPATION FOR 2ND READING OF ORDINANCES:

Mayor Kim told the public that they had three minutes to talk about the second reading of the ordinances on the work session. Mayor Kim stated that he wanted to still give the opportunity to do that. There were no public members, so Mayor Kim asked for a motion to close and return to the work session.

Councilman Shin motioned and Councilwoman Won-Yoon seconded.

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DISCUSSION (TO BE CONSENT)

RESOLUTION 2025-353 Claims
RESOLUTION 2025-354 Authorization of Reorganization Meeting
RESOLUTION 2025-355 Authorization of Medicare Part B Coverage Reimbursement
RESOLUTION 2025-356 Authorizing Payment to System One Alarm Services
RESOLUTION 2025-357 Approving 1st Payment for 12 Bellview (Re: Westcraft Builders Inc)
RESOLUTION 2025-358 Approving CDBG Grant Application for 12 Bellview
RESOLUTION 2025-359 Approving Seventh Amendment to Settlement Agreement with Fan Associates
RESOLUTION 2025-360 Approving Seventh Amendment to Settlement Agreement with Leem's Corporation

RESOLUTION 2025-355 Authorization of Medicare Part B Coverage Reimbursement

Mayor Kim said that in the claims, he believed there was one person missing.

Borough Clerk Sophia Jang stated that it was Medicare Part B Coverage.

Mayor Kim asked if that was Resolution 2025-355.

Borough Clerk Sophia Jang stated that it was correct.

Mayor Kim stated that Jack Belleza said that there was one person that was not put in but Mayor Kim did not have Resolution 2025-355. Mayor Kim asked if anyone had the resolution.

Borough Clerk Sophia Jang said that Jack Belleza stated he would have that resolution ready by the regular meeting.

Mayor Kim asked how many people they needed to cover.

Borough Clerk Sophia Jang stated she had no idea. Sophia Jang said that they would receive all the information from the finance department.

Mayor Kim asked why finance was balking down the process.

Borough Administrator Roberta Stern said that she did not have an answer for that one because she was not sure why they did not have it. Roberta Stern said that she did not discuss it and finance spoke directly with Sophia Jang. Roberta Stern said that somebody got their paperwork late with the proof of what they paid and this was probably a straggler to that. Roberta Stern said that they have done the whole one with everybody's name so apparently - Mayor Kim interjected and stated that somebody had to keep them responsible for being on time and it was not the councils. Roberta Stern said that because the meetings were so close that was another reason there was not enough time for them to submit it. Roberta Stern stated that they thought the meeting was the 15th but it was the 8th.

Mayor Kim asked when they could provide the council with Resolution 2025-355.

Borough Administrator Roberta Stern said that they would find out the next day.

Mayor Kim said that it had to be done properly by Wednesday or Thursday.

Borough Administrator Roberta Stern said it might be done the next day so she would make a phone call because as she said, she was just assuming that this was somebody who had never sent their paperwork in a timely way.

Mayor Kim apologized to the council members stating that Resolution 2025-355 was not there, but they would address it and get it to the council as soon as possible with Wednesday or Thursday the latest. Mayor Kim asked if there were any other questions. Mayor Kim asked Borough Administrator Roberta Stern to explain Resolution 2025-356.

RESOLUTION 2025-356 Authorizing Payment to System One Alarm Services

Borough Administrator Roberta Stern said that System One had done a lot of the work on the police side of the building that was all part of the accreditation. Roberta Stern said that there were a couple of doors that were not included originally that should have been. Roberta Stern said that the system, because of the key reading scanner, was no longer big enough so they had to get a new one. Roberta Stern said that the other work was the work that was done because, as they knew, they were trying to lock the borough hall at night, so people did not come in and spend the night there. Roberta Stern said that they were just about finished with that work and were just waiting for the outdoor phone to be installed which was ordered. Roberta Stern stated that until that was installed outside, they could not put the doors on automatic lockdown.

Mayor Kim told the council members that if they looked at the packet, the total amount that they were asking was about to be \$15,010. Mayor Kim said that it was two projects, one for \$8,855 and \$6,155. Mayor Kim said that the \$6,155 was about installing two access cards on the two basement communication rooms.

Borough Administrator Roberta Stern stated it was part of a safety issue in the police department for the accreditation.

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Mayor Kim stated that the other project for \$8,855 was to secure the area for the borough. Mayor Kim said it was something they should have done to secure the borough. Mayor Kim asked to confirm if this project was part of the police budget and asked why they were paying for it.

Borough Administrator Roberta Stern stated it was actually part of the bond for the improvement to the building.

Mayor Kim asked if they were using the bond for the improvement.

Borough Administrator Roberta Stern said yes.

Mayor Kim told the council members not to forget that they had a reorganization meeting on Monday, January 5th at 6:00PM. Mayor Kim said that there would be a ceremony and also the exchange of new council members being sworn in. Mayor Kim said to talk about the CDBG account grant and asked Borough Administrator Roberta Stern to explain.

Borough Administrator Roberta Stern said that the deadline applying for the grants for community development was December. Roberta Stern stated that after reviewing the eligible areas in town, the one Roberta Stern really wanted to do was on Edsall Boulevard. Roberta Stern said that it did not fit the eligibility but because they were doing the parking lot on Bellview and because that street was in very poor condition, it seemed to make sense, and it was in the eligible area that they applied for that grant.

Mayor Kim said he thought it was a good idea. Mayor Kim said that road was really bad and they were getting a new parking lot.

Borough Administrator Roberta Stern said that they did not want cars to break down on the way to the parking lot.

Mayor Kim said not to forget to remove the trees in the back.

Borough Administrator Roberta Stern said that the trees were fine and that they did not have to remove them. Roberta Stern said that they looked at it and it was fine.

Mayor Kim said he knew that, but they talked about the concerns.

Borough Administrator Roberta Stern said that they could trim them if they wanted but none of those trees were beyond the limit of what the parking lot was.

Mayor Kim said that Borough Administrator Roberta Stern told him that the trees were in the property of the property owner.

Borough Administrator Roberta Stern said that they were the boroughs, but it was the parking lot distance off the back those trees fit in.

Mayor Kim stated that the two residents there complained about the trees going over their shingles.

Borough Administrator Roberta Stern was about to ask Mayor Kim a question when Mayor Kim stated that it was the back end of the parking lot.

Borough Administrator Roberta Stern stated she knew which one. Roberta Stern said that she was there all the time and that there was one tree that they could trim.

Mayor Kim asked to confirm that they were not moving it but could trim the side going into the private property.

Borough Administrator Roberta Stern said yes and that they had no issue with that. Roberta Stern said it was not part of it originally.

Mayor Kim asked to confirm that it was not part of the project.

Borough Administrator Roberta Stern said that that was correct, but they could away do it. Roberta Stern said she thought it was interfering with the actual new parking pavement.

Mayor Kim said that if that was the case they would have to remove it, but they did not have to for the construction. Mayor Kim said it was now a concern of the residents. Mayor Kim said that they would trim it.

Borough Administrator Roberta Stern said that if they needed to take the trees down, the DPW could take it down as the trees were small enough.

Mayor Kim asked Borough Attorney Scott Krumholz about the Seventh Amendment to Settlement Agreement

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RESOLUTION 2025-359

Approving Seventh Amendment to Settlement Agreement with Fan Associates

RESOLUTION 2025-360

Approving Seventh Amendment to Settlement Agreement with Leem's Corporation

Borough Attorney Scott Krumholz said that as the council knew, they were very close to having a final agreement with the owner of 21 Grand Avenue and they still were. Scott Krumholz stated that the owners requested that the borough worked with an accelerated schedule. Scott Krumholz said that they were willing to do that and then thanked the council for the willingness to reschedule the first special meeting which they cancelled at the last minute. Scott Krumholz said

that they could not have things in writing by that time. Scott Krumholz said that they were planning on scheduling another special meeting the last week of December to accommodate the owners schedules but as it turned out, the things the borough was being asked to do in return in terms of the agreement did not make sense from Scott Krumholz's perspective. Scott Krumholz stated that he asked the owners if it would be possible to begin with the approvals in the new year with the new council so that they did not have to ask people to come that Christmas week and so on and the owners agreed with that. Scott Krumholz said that they would come to terms if the owners hopefully soon. Scott Krumholz said that they did extend the agreement for two months until February, so they did not have to do it again in January if for some reason they did not have a final agreement. Scott Krumholz said that hopefully by then everything would be done and it would give them enough time to meet with the two by two, specifically in regard to the financial agreements that some of the council may have heard about.

Mayor Kim asked Borough Attorney Scott Krumholz to explain about the financial agreement.

Borough Attorney Scott Krumholz said he did not want to get into too much detail. Scott Krumholz said he knew that Councilwoman Won-Yoon and Councilwoman Lee both participated with their team to understand the scope of what they were doing. Scott Krumholz said that there were some questions and directions they received from them. Scott Krumholz said that they had been following up on that and were doing what they have been asked to do. Scott Krumholz said it was a combination of trying to get all the pieces to fit together at the right time in terms of what they need, what the borough was willing to do, and having the time to work through the technical issues and come to a final agreement.

Mayor Kim said that they could not agree until the team was done.

Borough Attorney Scott Krumholz said that they were working on the numbers. Scott Krumholz said that with the financial agreements the RDA was different from the other properties involved but that was beyond what this issue was.

Councilwoman Won-Yoon said that she had a question. Councilwoman Won-Yoon said that the alleyway that was in the resolution was not included in the financial agreement that they just mentioned.

Borough Attorney Scott Krumholz said that was correct and that the RDA and the financial agreements were two separate things. Scott Krumholz explained that the RDA could be approved by a resolution while the financial agreement, by law, had to be in an ordinance because they were going to basically constrain the finances of the borough over a period of time. Scott Krumholz said that they could not do that because it would go beyond terms of one council so they would need to have it by ordinance. Scott Krumholz stated that those financial terms would have to be introduced and then re-introduced at two separate meetings, which was why they were going to have the special meeting. Scott Krumholz said that was what Councilwoman Won-Yoon was involved with at the meeting of financial terms. Scott Krumholz stated that for the RDA, it was more of a project compliance, health and safety, and everything that they could want to know and then some about the actual development itself. Scott Krumholz said that it included the plans, the specifications, the contribution to on-site improvements and more that would be defined in the redevelopers agreement. Scott Krumholz stated that the actual financial arrangements would be by ordinance separately.

Councilwoman Won-Yoon said that Resolution 2025-359 stated it was no later than February 28th, 2026 that the governing body of Palisades Park should adopt the resolution approving the RDA. Councilwoman Won-Yoon said she hoped it required both parties to have agreed upon it. Councilwoman Won-Yoon said she hoped they got the agreement way in advance so that they could actually approve it.

Borough Attorney Scott Krumholz agreed with Councilwoman Won-Yoon. Scott Krumholz said that his hope was not only that they got it, but it was also good for the borough.

Councilwoman Won-Yoon said that she just did not want to create a situation that one week before February 28th they would receive it and they just had to approve it.

Borough Attorney Scott Krumholz said that was why in the previous week on Wednesday, Scott Krumholz reached out to the main attorney because the main attorney was trying to direct the borough to a number of different things. Scott Krumholz stated that he told the main attorney to hold on a minute and that they would have another special meeting but to do that, Scott Krumholz would need to provide the council with the actual agreement by Friday night. Scott Krumholz said that if they could do that then they could have the special meeting.

Borough Administrator Roberta Stern stated that they got no copies or agreements.

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Borough Attorney Scott Krumholz said that was why it was in January as it was not an emergency and they were not going to rush it in two days to get it to the council.

Mayor Kim asked if there were any more questions. Mayor Kim said that they should not be asking more questions, but it was the work session. Mayor Kim asked if they could move forward. Mayor Kim said to move forward.

COUNCIL REPORTS

Councilman Shin reported that the recreation department had the Christmas tree lighting the last Saturday on December 6th and it was very successful. Councilman Shin said that there were some comments from the residents that the towns Christmas tree was not as fancy as other towns.

Mayor Kim asked to confirm if it was not fancier?

Councilman Shin stated that it was not as fancy as other towns.

Borough Administrator Roberta Stern said that they had to get a different company to do the decorations.

Mayor Kim said that he was sick of the current company.

Councilman Shin stated that for the next year they had to consider

Borough Administrator Roberta Stern said that the tree needed trimming, and it was crooked. Roberta Stern said that if they looked at the tree as they drove to the borough, it needed trimming.

Councilman Shin stated that the lighting was bad too.

Borough Administrator Roberta Stern said that coincidentally.

Mayor Kim added that the lighting for the roads, the snowflakes, were about 50 years old.

Borough Administrator Roberta Stern said that she was trying not to spend money.

Councilman Shin said that they needed to put more money to make it fancier and said that at the moment it was like the Ohio countryside.

Mayor Kim jokingly asked if Councilman Shin had something against Ohio. Mayor Kim asked if there was anything else.

Councilman Shin stated that was it from him.

Councilwoman Won-Yoon did not have anything to report.

Councilman Min did not have anything to report.

Councilman Kim did not have anything to report.

ATTORNEY REPORT

Borough Attorney Scott Krumholz did not have anything to report.

BA REPORT

Borough Administrator Roberta Stern said that although the tree needed a little help the event itself was very nice and she thought that the kids that performed from the school were excellent and it was nice to see them every year.

Councilman Shin stated he had one question. Councilman Shin asked why they still had the very old-style timecards. Councilman Shin said that even other companies started them.

Borough Administrator Roberta Stern said that the kids still sang nicely, and everyone was happy.

Mayor Kim asked if Councilman Shin was the chair of recreation and told Councilman Shin to talk to David Terranova.

Councilman Shin said that he did not want to see the timecard.

Mayor Kim said that they could talk to the recreation department the next year.

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POLICE REPORT

Mayor Kim said that there were no police there to make a report.

ENGINEER REPORT

Mayor Kim stated that there was no engineer report.

Mayor Kim stated that he would like to add an executive session for the regular meeting the following Monday. Mayor Kim said it would be about doing evaluations for personnel year end basis. Mayor Kim stated that it was just an evaluation and they needed to evaluate certain personnel and they would do that at the next meeting during the executive session.

Councilman Shin asked if they could get some information before the meeting.

Mayor Kim said he would ask the people they needed to review to give the information. Mayor Kim said that they could then review it and give a presentation. Mayor Kim said that was all. Mayor Kim said that the good news was that they were up to date, were clocking in and out right, doing their duties and were earning what they kept there. Mayor Kim said that Roy Riggitano was shaking his head as if it was not going to work.

Borough Administrator Roberta Stern said that it was not working yet but was a work in progress.

Mayor Kim said that they were working on 12 Bellview and if they had not noticed, on Edsall Boulevard they were inputting the parking kiosks.

Borough Administrator Roberta Stern stated that the kiosks were starting to be installed.

Mayor Kim asked if they started.

Borough Administrator Roberta Stern said that there were already a few of them installed.

Councilwoman Won-Yoon said that she saw some of the kiosks on Broad Avenue.

Borough Administrator Roberta Stern said that the kiosks were all covered up in plastic.

Mayor Kim said that was about it. Mayor Kim asked for a motion to close the work session and open up to the public.

Councilman Shin motioned and Councilwoman Won-Yoon seconded.

PUBLIC PARTICIPATION

Mayor Kim told the public that they had three minutes to talk about what they felt like. No one came up so Mayor Kim asked for a motion to close and come back to the work session.

Councilwoman Won-Yoon motioned and Councilman Shin seconded.

ADJOURN

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

Borough Administrator Roberta Stern corrected Mayor Kim and said it was supposed to be a motion to adjourn the meeting.

Mayor Kim corrected himself and said it was to adjourn.

Councilman Shin motioned and Councilwoman Won-Yoon seconded.

Attest:



Sophia H. Jang, RMC
Borough Clerk