BOROUGH OF PALISADES PARK

AGENDA
May 26, 2026

REGULAR MEETING
6: 00 P.M.

CALL TO ORDER
MAYOR CHONG PAUL WILL CALL THE MEETING TO ORDER

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

- Notice was filed January 13, 2026, with the Record and Newark Star Ledger, both official newspapers of the Borough.
- Notice was posted on the bulletin Board at the Borough Hall and the Borough Website at https://palisadespark.org/
- Copy is preserved in the Clerk's Office

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:

ROLL CALL:

Mayor Kim
Councilman Donohue
Councilman Kwak
Councilwoman Lee
Councilman Min
Councilman Shin
Councilwoman Won-Yoon

Borough Attorney
Borough Administrator

APPROVAL OF MINUTES:

April 6, 2026	Special Meeting
April 21, 2026	Executive Session

EXECUTIVE SESSION

INTRODUCTION OF ORDINANCES:

ORDINANCE 2026-12	BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE BOROUGH OF PALISADES PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $915,000 TO PAY THE

	COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.
ORDINANCE 2026-13	BOND ORDINANCE TO AUTHORIZE THE RESURFACING OF VARIOUS ROADS IN, BY AND FOR THE BOROUGH OF PALISADES PARK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $420,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.
ORDINANCE 2026-14	Amending Chapter 247 “Sewers” of the Code of the Borough of Palisades Park
ORDINANCE 2026-15	Amending the Code of the Borough of Palisades Park to Authorize the Borough Clerk to Approve Certain Annual Raffle License Applications

ADOPTION OF ORDINANCES.

ORDINANCE 2026-06	Borough of Palisades Park Affordable Housing / Development Fee – Repeal and Replace Chapter 123 Article I Development Fees and Article III Affordable Housing and Mandatory Set- Aside
ORDINANCE 2026-07	Creating the Bergen Boulevard District (BBD) Overlay Zone
ORDINANCE 2026-08	Amending the Zoning Ordinance of the Borough of Palisades Park to Establish the “Route 5 Senior Housing Overlay District” Applicable to Block 724, Lot 14; Block 725, Lot 1; and Block 726, Lot 1
ORDINANCE 2026-09	Establishing the “Bellview Place Overlay District: for Block 217, Lot 23 and Amending the Zoning Map and Land Use Regulations of the Borough of Palisades Park
ORDINANCE 2026-10	Establishing the Affordable Housing District 1(AHD 1) and Regulating Development Requirements for Block716, Lot 20,21 &22

ORDINANCE 2026-11	Adopting Redevelopment Plan for the Tamares Management Site, Consisting of Block 504, Lots 1-5 &10 (121-131 West Ruby Avenue & 20-40 Fairview Street), In Accordance with The Local Redevelopment and Housing Law

OFF CONSENT AGENDA:

Resolution 2026-147	Approval of Raffle License-St. Nicholas Church
Resolution 2026-148	Awarding Contract and Authorizing payment to 4 Clean Up for Milling and Paving of 5th Street
Resolution 2026-149	Approval to submit an award extension request for Contract No. 2024-MA-00308, LA-2024 MA Palisades Park Borough Broad Avenue Streetscape Project – Phase 3, to the New Jersey Department of Transportation.
Resolution 2026-150	Awarding Broad Ave Paving Streetscape Project Phase 3 contract to AA Berm LLC

DISCUSSION (TO BE CONSENT)

Resolution 2026-151	Payment of Claims
Resolution 2026-152	Authorizing the rejection of Bid for Pembroke
Resolution 2026-153	Municipal Alliance Grant
Resolution 2026-154	Authorizing Agreement between the Borough of Palisades Park and Park West Development
Resolution 2026-155	Authorizing payment to West Craft for Broad Street Parking lot in the amount of $119,050.40
Resolution 2026-156	Authorizing Shared service agreement with BCUA for Recycling Coordinator.
Resolution 2026-157	Authorizing payment to Mainline Pool for Water Filtration System in the amount of $190,000.
Resolution 2026-158	Approving Handicapped Parking at 540- 7th Street
Resolution 2026-159	Accepting the resignation of David Santo as Special Police Officer (SPO)
Resolution 2026-160	Authorizing Pay Increase for various Pool employees
Resolution 2026-161	Approving Settlement Agreement between Palisades Park and Fair Share Housing

Resolution 2026-162	Appointing Interim Municipal Clerk Laura Borchers
Resolution 2026-163	Appointing Part Time Tax Office Clerk Debra H. Beningo
Resolution 2026-164	Authorizing the Progress Payment to Cifelli and Son General Contracting
Resolution 2026-165	Authorizing Extension of Plenary Retail Consumption License (Re:#0245-33-028-007) to Michael Kopelman Court Appointed Assignee on behalf of BC Kim Enterprise LLC.

REPORTS:

- COUNCIL
- ATTORNEY
- BOROUGH ADMINISTRATOR
- POLICE
- ENGINEER

PUBLIC COMMENT:

ADJOURNMENT: