

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

Special Meeting
of the Mayor & Council
April 6, 2026

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

STATEMENT:

This is a Special Meeting of the Mayor and Council, and notice was given as follows:

1. Notice was posted on the Bulletin Board at the Borough Hall and the Borough website at <https://palisadesparknj.org/>
2. Copy is preserved in the Clerk's Office.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE WAS LED BY COUNCILMAN SHIN.

ROLL CALL:

Mayor Kim	Present
Councilman Donohue	Present
Councilman Kwak	Present
Councilwoman Lee	Present Via Zoom
Councilman Min	Present
Councilman Shin	Present
Councilwoman Won-Yoon	Present
Borough Attorney Allan Roth	Present
Borough Administrator Roberta Stern	Absent

Mayor Kim stated they had a full house including the Zoom conference meeting.

2ND READING OF ORDINANCE:

ORDINANCE 2026-5	Authorizing the Sale of Block # 734, Lot #1, On the Current Tax Map of the Borough of Palisades Park in the County of Bergen and Not Needed for Public Use
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Mayor Kim stated to the council members they all knew about the situation. Mayor Kim stated just to recollect, Borough Attorney Phillip Gertner wasn't present, but Borough Attorney Allan Roth was. Mayor Kim stated this was about an impromptu change of ordinance. Mayor Kim stated they introduced the ordinance for the first reading for the same subject matter because there were no bids for this property because there was a minimum. Mayor Kim stated they all decided through the majority of the votes, they would have no minimum. Mayor Kim stated if they checked out Ordinance 2026-5, nothing had changed except for the part where they put a minimum, so there was a minimum. Mayor Kim stated hopefully they got a bid to develop this area, and it would be nice. Mayor Kim stated they mentioned many reasons why it was right, including the ratables they could collect instead of being abandoned and dangerous. Mayor Kim stated it was surrounded by bedrock where the bedrock always deteriorated and broke off. Mayor Kim stated the bedrock landed on the ground, on the sidewalks, and the streets. Mayor Kim stated he imagined the residents would be very happy because it was not a very safe area there. Mayor Kim asked if there were any questions about this ordinance.

Councilwoman Won-Yoon stated they decided to do the survey and asked if they had a survey result.

Councilman Min stated it was an environmental survey.

Mayor Kim asked environmental survey.

Councilwoman Won-Yoon replied building a house on wetland could harm the neighbors. Councilwoman Won-Yoon stated that was why this survey was very important.

Mayor Kim asked why Councilwoman Won-Yoon was saying that.

Councilwoman Won-Yoon replied because it could.

Councilman Min stated it was mentioned – Mayor Kim interjected and stated Councilwoman Won-Yoon and Councilman Min were both talking, and he knew they were excited, but they should speak one at a time.

Councilwoman Won-Yoon stated because it could increase flooding risks, change the drainage paths, and possibly damage the foundation. Councilwoman Won-Yoon stated she thought that was one of the reasons they did the survey.

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Mayor Kim stated considering Councilwoman Won-Yoon's four reasons of flooding increase, foundation and whatnot, that was bedrock. Mayor Kim stated there was no accumulation of soil there. Mayor Kim stated he didn't need professional documentation to let Councilwoman Won-Yoon know about soil and percolation examinations. Mayor Kim stated that it would be provided and the survey should have been provided shortly. Mayor Kim stated he believed Borough Administrator Roberta Stern was doing observing the religious holiday, but she would have the survey. Mayor Kim stated for him personally, that didn't dictate the fact why Councilwoman Won-Yoon wanted that because of what she explained about increased flooding, residents not liking it, and no foundation. Mayor Kim stated he wanted to let Councilwoman Won-Yoon know the bedrock was the only foundation and there was no perk. Mayor Kim stated they needed soil there to suck in the water and absorb it for a while so it could dissipate. Mayor Kim stated at that time, it was a runoff, and there was a stream but that was all part of the survey. Mayor Kim stated he didn't see any changes. Mayor Kim asked if anybody else had a question.

Councilman Min asked what the purpose of the Special Meeting was. Councilman Min asked if it was because of the second reading of the ordinance or the Executive Session.

Mayor Kim replied there were two reasons why they were doing it. Mayor Kim stated one reason was for the second reading because they had to put it on the market fast. Mayor Kim stated that was why they passed the first reading of the ordinance at the last meeting. Mayor Kim stated the second reason was the Executive Session, which was very important, but it involved personnel. Mayor Kim stated Phillip Gertner would meet them in the Executive Session. Mayor Kim stated they would have to go behind closed doors, and they would talk about that. Mayor Kim stated he didn't think that it would take long, and it was something that they were aware of, but he could not say that in front of the public.

Councilman Min stated the second reading was scheduled to be held at the Regular Session in April.

Mayor Kim stated yes, but like he said, they wanted to expedite this because they had to get this done fast.

Councilman Min asked why.

Mayor Kim replied he was telling him. Mayor Kim stated it was because time was of the essence. Mayor Kim stated they sent a lot of advertisements, and everybody was interested until they saw bedrock, so it was something they wanted to address as fast as they could. Mayor Kim stated that was why they were doing the second reading that day while they were doing the Executive Session. Mayor Kim stated it was his choice to get this done fast and there was no reason for them to continue without the survey. Mayor Kim stated a survey was a survey. Mayor Kim stated they would get it for sure, but what Councilwoman Won-Yoon said about neighbors not liking it, flooding increase, and the stream, he did explain it was bedrock. Mayor Kim stated the water was just going to flow down on bedrock. Mayor Kim stated he was sure and he was not a professional, but he was going to bet his car that it would provide more solutions for rainfall. Mayor Kim asked if there were any more questions.

Councilman Min stated this was scheduled for the second reading April 28th at 6:00PM and the public auction show was to be held on April 28th at 10:00AM.

Mayor Kim replied that was why they had to get this done fast.

Councilman Min asked who originally put this on and scheduled this.

Mayor Kim replied he guessed the borough administrator and purchasing agent CFO. Mayor Kim asked Councilman Min why he had a problem with the date.

Councilman Min asked why they couldn't do the public auction a day after.

Mayor Kim replied he had no idea. Mayor Kim asked if there was a reason why Councilman Min wanted to do it a day after while he wanted to get this done fast.

Councilman Min replied yes, they had to publicly notify properly.

Phillip Gertner stated there were plenty of notifications for the second reading.

Councilman Min stated yes, because the original second reading was supposed to be scheduled for April 28th.

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Mayor Kim stated they wanted to do a Special Meeting because the borough administrator recommended if they wanted to follow the schedule for the auction in a short amount of time frame, they should get this done while they were having the Special Meeting for the Executive Session.

Councilman Min stated that was his question. Councilman Min asked if the purpose of the Special Meeting was for the second reading of the ordinance or the Executive Session.

Mayor Kim replied it was for both. Mayor Kim stated it started out with the Executive Session because they needed this to be closed fast.

Councilman Shin stated if they knew, the rent demand in Palisades Park was very popular these days. Councilman Shin stated if they didn't put any minimum price or if these were auction based, that could cause some kind of confusion. Councilman Shin asked about putting a minimum price. Councilman Shin stated they had a minimum price before, but they were reducing it – Mayor Kim interjected and stated they weren't reducing.

Mayor Kim apologized for interrupting and stated when the developers came, they wanted to see it, but they said, "The value is 1.6 or 1.7." Mayor Kim stated there was no way no one was going to develop it because the cost of getting rid of the bedrock was going to be between seven hundred thousand to one million dollars based on what the developers said. Mayor Kim stated when they said a minimum of 1.7, no one would have betted it. Mayor Kim stated after he talked with the CFO, appraiser, Allan Roth, and the borough administrator, they all said the best solution was to put it as no minimal. Mayor Kim stated if they got the bid and it was too low, they had the right to say, "No, thank you." Mayor Kim stated they didn't have to sell.

Councilman Shin asked if that was right.

Phillip Gertner replied yes, and without doing this, they were limiting themselves to what they were doing.

Councilman Shin stated first, the minimum price was 1.7. Councilman Shin stated they found some kind of rock area there so that was a minus to the value of the rent. Councilman Shin stated he thought they could reduce the minimum price to 1.2 or 1.3. Councilman Shin stated that would sound more reasonable without deleting all the minimum prices and putting the minimum price at zero.

Phillip Gertner stated he understood.

Councilman Min asked what the minimum – Mayor Kim interjected and stated he was out of order. Mayor Kim asked Councilman Min what was funny. Mayor Kim stated Councilman Min liked to bug everybody, and he should have some water.

Phillip Gertner stated they were not pigeonholing themselves into accepting the lowest bidder. Phillip Gertner stated as they said, they could object and move on. Phillip Gertner stated the idea was to bring more people to the table. Phillip Gertner stated they could see what was going to be offered and then from there they could decide how they wanted to move forward. Phillip Gertner stated the thought of removing the minimum, one million cost price was that they were going to scare developers away. Phillip Gertner stated they might know or were ready to buy it but then already backed out <Speaking Indistinctly>. Phillip Gertner stated there they were bringing everyone to the table, knowing the price, and then they would sell the evaluation in.

Mayor Kim stated they didn't have to choose unless they didn't like it.

Phillip Gertner stated this was not the same as putting out a bid and precuring it where they had to go with the lowest bidder. Phillip Gertner stated that was not what they were doing.

Councilman Shin stated for the survey about this area and Pembroke Way, back in 2022, that house was very old and was sold for \$820,000. Councilman Shin stated that was 100 by 50 and they were selling 100 by 100 this time. Councilman Shin stated considering the price went up after 2022, let them say 850 or 890 a house <Speaking Indistinctly> was there. Councilman Shin stated he thought the value of the rent could be addressed as \$600,000 or \$700,000. Councilman Shin stated the second thing was, these days, especially near that area, they had to put a basement. Councilman Shin stated if they wanted to put a basement, they had to break the bedrock which would cost a lot of money. Councilman Shin stated these days there was some trends, especially because that was in the high areas, and they could build up, not the basement but the ground roof.

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Mayor Kim stated they still needed a foundation. Mayor Kim stated they still needed to bring water and the drainage system into the connecting. Mayor Kim stated they still had to dig it.

Councilman Shin stated that was what he saw. Councilman Shin stated at least there were some barriers so if the price was not good, they had to take care of that.

Mayor Kim stated absolutely, they would. Mayor Kim stated that was why it was so nice. Mayor Kim stated as the borough attorney said, they were going to attract a lot of people, and they were going to let the bidders spend their own money to figure out how much their value was. Mayor Kim stated they didn't have to spend their money to say, "We estimate between 700 to a million dollars of bedrock removal." Mayor Kim stated he wanted the bidders to figure that out and then give him a price. Mayor Kim stated he would say, "How much is it going to cost you to remove it so you could build a residence there and how much are you willing to offer us." Mayor Kim stated the governing body, the majority, as they all knew, he did not vote to choose. Mayor Kim stated every single hundred dollars was approved by the majority of the council members and not him. Mayor Kim stated they all got the opportunity to go, "They're lowballing us. 200,000? 300,000? Forget about it." Mayor Kim requested a motion to close and open to the public.

Councilman Kwak made a motion which was seconded by Councilman Donohue. All joined in favor.

Following the public participation portion, Mayor Kim requested a motion to pass the second reading of Ordinance 2026-5, so they continued this venture to create a better-looking neighborhood with less runoff of flood because it was under bedrock and there was no way for the water to absorb. Mayor Kim stated to see if they could do something there, no harm, no foul. Mayor Kim stated he was hoping they could see what was out there and create a ratable.

Councilman Shin asked if the bidders would have a chance because of the value.

Mayor Kim replied he believed this was the third time and he was going to talk very slowly. Mayor Kim stated after the end of the bid, everybody would get the opportunity. Mayor Kim stated all council members would look at the bill for what it was and decide with the majority of the votes. Mayor Kim stated he would repeat again they had the right for refusal. Mayor Kim requested a motion to pass the second reading of Ordinance 2026-5.

Councilman Kwak made a motion which was seconded by Councilman Donohue. The motion carried on a roll call vote and was recorded as follows:

Councilman Donohue	Yes
Councilman Kwak	Yes. Councilman Kwak stated he just wanted to reiterate on the reason he did agree on this which was that they had an option like Mayor Kim said, the right of refusal to reject the price, but it was also important from what he understood of the council members was to assess the proper value as well to make sure the lot was priced and bid on correctly so that they were not losing a potential asset for the near future, because this was a borough asset. He understood how everything might feel in terms of surveying environmental issues and bedrock issues, especially the surrounding neighbors as well. He would reject an offer if there were other findings of danger to residents as well. He knew that once they did their due diligence and they came across those issues, they were going to be diligent and be very thorough when it came to surveys. Case and point, checking out the bedrock, checking out the wetlands. Councilman Kwak agreed this would bring in some revenue for the town and it would hopefully further the growth of Palisades Park without impeding it in its infrastructure as well. Mayor Kim asked Borough Clerk Sophia Jang if she was recording this. Sophia Jang replied yes.
Councilwoman Lee	Yes
Councilman Min	No
Councilman Shin	Yes
Councilwoman Won-Yoon	No

Sophia Jang announced there were four "yes" votes and two "no" votes, therefore Ordinance 2026-5 was passed. Sophia Jang stated notice was given that the forgoing ordinance was approved for final adoption by the Mayor and Council of the Borough of Palisades Park at a Special Meeting held on April 6, 2026.

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Mayor Kim thanked the majority of the council members for being open-minded. Mayor Kim stated there was another option. Mayor Kim stated according to Councilman Kwak, there might be developers, and they met some developers there. Mayor Kim stated anybody who thought they were making side deals was out of their mind. Mayor Kim stated he was doing one hundred percent philanthropy work, and there was no crazier person than him making \$13,000 to do what he had to do for the borough, and he appreciated the opportunity. Mayor Kim stated having said that, because the majority of the council agreed to go ahead for this, there might be an opportunity where developers could access and tap into grants. Mayor Kim stated that it was available for developers, that they could help and the developers could create a park there and they could make their money as well. Mayor Kim thanked the council members for allowing this to pass, and he stated he appreciated it. Mayor Kim stated they had the Executive Session and they would be back and have it done quickly. Mayor Kim requested a motion to close and go to the Executive Session.

Councilman Kwak made a motion which was seconded by Councilman Shin. All joined in favor.

Mayor Kim stated to the public they would be back within five to ten minutes. Mayor Kim stated it shouldn't take long.

PUBLIC PARTICIPATION FOR 2nd READING OF ORDINANCE 2026-5:

Mayor Kim stated to the public that they had three minutes each to talk about Ordinance 2026-5. Mayor Kim stated it seemed like there was no participation. Mayor Kim requested a motion to close the public participation portion and come back to the Special Meeting.

Councilman Kwak made a motion which was seconded by Councilman Shin. All joined in favor.

EXECUTIVE SESSION

RESOLUTION 2026-120 Authorization to Enter Executive Session – Personnel Matter

Mayor Kim thanked everyone for the Executive Meeting. Mayor Kim requested a motion to close the Executive Meeting and return to the Special Meeting.

Councilman Kwak made a motion which was seconded by Councilman Donohue. All joined in favor.

Mayor Kim advised Phillip Gertner to read the Executive Session resolution.

Phillip Gertner announced whereas on or about June 17th 2024, David Chun was suspended without pay, getting the outcome of disciplinary charges and whereas on or about March 5th, 2026, David Chun was served disciplinary charges, and whereas on April 2nd, 2026, the hearing was held pursuant to New Jersey statute 40A:14-147 in sequence and whereas on April 3rd, 2026, the police director as the hearing officer issued a decision recommending the termination of David Chun. Phillip Gertner stated now therefore, be it resolved that the governing body accepts and adopts the recommendations of the police director and hereby terminates David Chun effective June 17th, 2024.

Mayor Kim thanked Phillip Gertner for the explanation. Mayor Kim requested a motion to pass Resolution 2026-120.

Councilman Kwak made a motion which was seconded by Councilman Shin. The motion carried on a roll call vote and was recorded as follows:

Councilman Donohue	Yes, even though it pained him. Councilman Donohue stated everyone was responsible for their actions and there were consequences. David Chun was a former student of his, former discus for his track team, and the family was very close to his family on Glen Avenue. Councilman Donohue knew David Chun's sister very well. Even though it pained him, the answer was "yes" because he had to perform his duty.
Councilman Kwak	Yes, and he agreed with Councilman Donohue. Unfortunately, he didn't know that was the relationship Councilman Donohue might have had with David Chun. Councilman Kwak stated people made decisions like Councilman Donohue said. It was unfortunate that this was the road David Chun took, and he applauded Councilman Donohue's care for the town over that personal matter. Councilman Kwak stated this was for the betterment of the town.

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Councilwoman Lee
Councilman Min

Yes
Yes, even though it was a heartbreaking situation, but like the other council members were saying, everyone had to be responsible for their actions.

Councilman Shin
Councilwoman Won-Yoon

Yes
Yes, she concurred like the other council members said.

Mayor Kim thanked the council members and stated this was a unanimous decision. Mayor Kim stated he was glad they were in uniform with some things. Mayor Kim requested a motion to close and open to the public.

Councilman Kwak made a motion which was seconded by Councilman Donohue. All joined in favor.

PUBLIC PARTICIPATION

Mayor Kim stated to the public they had three minutes each to talk about anything they wanted. Mayor Kim requested a motion to close the public participation portion and come back to the Special Meeting.

Councilman Kwak made a motion which was seconded by Councilman Donohue. All joined in favor.

ADJOURN

Mayor Kim requested a motion to close the Special Meeting and adjourn.

Councilman Kwak made a motion which was seconded by Councilman Donohue. All joined in favor.

Attest:



Sophia H. Jang, RMC

Borough Clerk