

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

Regular Session
of the Mayor & Council
May 26, 2026



BOROUGH OF PALISADES PARK

AGENDA
May 26, 2026

REGULAR MEETING
6: 00 P.M.

CALL TO ORDER

Mayor Chong Paul Kim called the meeting to order at 6:00 PM.

STATEMENT OF COMPLIANCE:

Mayor Kim read the statement of Compliance

This is a Public 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:

The pledge of Allegiance and Moment of Silence was led by Councilman Kwak

ROLL CALL:

Mayor Kim	Present
Councilman Donohue	Present
Councilman Kwak	Present
Councilwoman Lee	Present (Via Phone Conference)
Councilman Min	Present
Councilman Shin	Present
Councilwoman Won-Yoon	Present
Borough Attorney	Present
Borough Administrator	Present

EXECUTIVE SESSION

Borough Attorney Allan Roth read a statement in the record, stating if any members of the Council needed any clarification regarding any of the Ordinances or Resolutions concerning the Affordable Housing matters on the agenda for Public Hearing the Council must adjourn to executive session to discuss the matter further.

Ms. Stern commented there were residents in the audience who received the 200-foot list notification. Mr. Roth explained the reason for the receipt of the 200-foot list.

Mayor Kim recognized former Mayor Chris Chung in the audience.

Mayor Kim asked the Borough attorney to explain Builders Remedy and why the borough is in a lawsuit with Affordable Housing.

At this time Mayor Kim asked for a motion to go into Executive Session, motion by member Won-Yoon, seconded by member Min.

All ayes

Motion to come out of Executive session by member Donohue, seconded by Member Kwak.

All ayes

PUBLIC HEARING

Broad Avenue Pedestrian Safety-Tap Grant for the Borough of Palisades Park, Bergen County, New Jersey

On a motion by member Donohue seconded by member Kwak Mayor Kim opened the public hearing on the Tap Grant.

A representative from Pennoni Kenneth DeGennaro summarized the details of the Tap Grant.

- Enhance Pedestrian Safety and Accessibility
- Beautify & Revitalize Broad Avenue.
- Curb extension on Broad Avenue at Brinkerhoff Terrace
- Stamped concrete with paver patterns
- Stormwater drainage upgrade
- Rapid Flashing Beacon Assemblies to enhance safety and visibility
- New amenities: Benches, bike racks and trash receptacles
- Sustainable landscaping: Planter boxes, new trees and planters.

Robin Katz resident of Glen Ave discussed the issue with motorized bicycles riding on the sidewalks.

Ernest 329 East Columbia Ave talked about the trees that were cut down on Columbia Ave because the merchants were complaining. Ms. Stern stated the trees will be replaced with ones that will be shorter in height.

On a motion by member Donohue seconded by member Kwak, Mayor Kim closed the public hearing.

Motion to approve the Broad Ave Pedestrian Safety Tap Grant offered by member Donohue, seconded by member Kwak.

All ayes. Motion passed

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.

Motion to open public session on Ordinance 2026-12 by Member Donohue, seconded by member Kwak. There being no public comment member Kwak closed public comment, seconded by member Donohue.

Motion to introduce Ordinance 2026-12 by member Donohue, seconded by member Kwak.
All ayes- Motion passed.

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.

Motion to open public session on Ordinance 2026-13 by Member Donohue, seconded by member Kwak. There being no public comment member Kwak closed public comment, seconded by member Donohue.

Motion to introduce Ordinance 2026-13 by member Donohue, seconded by member Kwak.
Ayes: Members, Donohue, Kwak, Lee and Shin.
Nays: Members Min and Won-Yoon
Motion passed.

ORDINANCE 2026-14

AMENDING CHAPTER 247 "SEWERS" OF THE CODE OF THE BOROUGH OF PALISADES PARK.

Motion to open public session on Ordinance 2026-14 by Member Donohue, seconded by member Kwak. There being no public comment member Donohue closed public comment, seconded by member Kwak.

Motion to introduce Ordinance 2026-14 by member Donohue, seconded by member Kwak.
All ayes- Motion passed.

ORDINANCE 2026-15

AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF PALISADES PARK TO AUTHORIZE THE BOROUGH CLERK TO APPROVE CERTAIN ANNUAL RAFFLE LICENSE APPLICATIONS

Before voting on the introduction the Borough administrator Stern asked the Clerk to provide an explanation of the Ordinance.

Motion to open public session on Ordinance 2026-15 by Member Donohue, seconded by member Kwak. There being no public comment member Donohue closed public comment, seconded by member Kwak.

Motion to introduce Ordinance 2026-15 by member Donohue, seconded by member Kwak.

Ayes- Members Donohue, Kwak, Lee, Shin and Won-Yoon

Nay: Member Min.

Motion passed.

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.

Motion to open public session on Ordinance 2026-06 by Member Donohue, seconded by member Kwak. There being no public comment member Donohue closed public comment, seconded by member Kwak.

Motion to adopt Ordinance 2026-06 by member Donohue, seconded by member Kwak.

Ayes- Members Donohue, Kwak, Lee, Shin.

Abstain: Members Min and Won-Yoon

Motion passed.

ORDINANCE 2026-07

AN ORDINANCE CREATING THE BERGEN BOULEVARD DISTRICT (BBD) OVERLAY ZONE

Motion to open public session on Ordinance 2026-07 by Member Donohue, seconded by member Kwak.

Ann Kasesi 407 Bergen Boulevard asked for an explanation of what An Overlay Zone is.

Mr. Del Guercio stated it meant a zone that lays on top of an existing zone. It establishes certain parameters that encourage owners to redevelop in the same zone.

Wes Ragsdale expressed concerns of what is currently planned with the overlay zone will not be the result. Changes will be made as the work progresses.

Motion to close public session on Ordinance 2026-07 by Member Donohue, seconded by member Kwak

Motion to adopt Ordinance 2026-07 by member Kwak, seconded by member Donohue.

Ayes- Members Donohue, Kwak, Lee, Shin.

Abstain: Members Min and Won-Yoon

Motion passed.

ORDINANCE 2026-08

AN ORDINANCE TO AMEND 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

Motion to open public session on Ordinance 2026-08 by Member Donohue, seconded by member Kwak.

No Public comment

Motion to close public session on Ordinance 2026-08 by Member Donohue, seconded by member Kwak

Motion to adopt Ordinance 2026-08 by member Kwak, seconded by member Donohue.

Ayes- Members Donohue, Kwak, Lee, Shin.

Abstain: Members Min and Won-Yoon

Motion passed.

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.

Motion to open public session on Ordinance 2026-09 by Member Donohue, seconded by member Kwak.

No Public comment

Motion to close public session on Ordinance 2026-09 by Member Donohue, seconded by member Kwak

Motion to adopt Ordinance 2026-09 by member Kwak, seconded by member Donohue.

Ayes- Members Donohue, Kwak, Lee, Shin.

Abstain: Members Min and Won-Yoon

Motion passed.

ORDINANCE 2026-10

ESTABLISHING THE AFFORDABLE HOUSING DISTRICT 1(AHD 1) AND REGULATING DEVELOPMENT REQUIREMENTS FOR BLOCK 716, LOT 20,21 &22

Motion to open public session on Ordinance 2026-10 by Member Donohue, seconded by member Kwak.

Motion to close public session on Ordinance 2026-10 by Member Donohue, seconded by member Kwak

Motion to adopt Ordinance 2026-10 by member Kwak, seconded by member Donohue.

Ayes- Members Donohue, Kwak, Lee, Shin.

Abstain: Members Min and Won-Yoon

Motion passed.

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

Motion to open public session on Ordinance 2026-11 by Member Donohue, seconded by member Kwak.

Motion to close public session on Ordinance 2026-11 by Member Kwak, seconded by member Donohue

Motion to adopt Ordinance 2026-11 by member Kwak, seconded by member Donohue.

Ayes- Members Donohue, Kwak, Lee, Shin.

Abstain: Members Min and Won-Yoon

Motion passed.

Member Sang Lee left the meeting at 7:12 PM.

CONSENT AGENDA:

RESOLUTION 2026-147

APPROVING RAFFLE LICENSE FOR ST. NICHOLAS RC CHURCH

WHEREAS, St. Nicholas RC Church, Identification No. 371-1-8183, located at 442 East Brinkerhoff Avenue, Palisades Park, New Jersey 07650, submitted an application for a raffle license to conduct an On-Premise Tricky Tray raffle event; and

WHEREAS, the raffle event is scheduled to be conducted on Saturday, May 30, 2026 at 7:00 p.m. at 442 East Brinkerhoff Avenue, Palisades Park, New Jersey; and

WHEREAS, the application has been reviewed by the Borough Clerk and found to be in proper form pursuant to the Legalized Games of Chance Control Commission laws and regulations; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, that the raffle license application submitted by St. Nicholas RC Church for an On-Premise Tricky Tray raffle event is hereby approved, subject to compliance with all applicable laws, rules, and regulations.

Motion: Member Kwak

Seconded: Member Donohue
Ayes: Members Donohue, Kwak, Min, Shin, Won-Yoon
Absent: Member Lee

Resolution 2026-148

RESOLUTION AWARDING CONTRACT TO 4 CLEAN-UP INC.

WHEREAS, the Borough of Palisades Park solicited proposals for roadway paving improvements at 5th Street between Homestead Avenue and Brinkerhoff Avenue; and

WHEREAS, 4 Clean-Up Inc., PO Box 5098, North Bergen, New Jersey 07047, submitted a proposal dated April 7, 2026 for milling and paving services in the amount of \$35,500.00; and

WHEREAS, the Mayor and Council have reviewed the submitted proposals and determined that the proposal submitted by 4 Clean-Up Inc. is the lowest responsible proposal and in the best interests of the Borough; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, that the contract for roadway paving improvements at 5th Street between Homestead Avenue and Brinkerhoff Avenue is hereby awarded to 4 Clean-Up Inc. in the amount of Thirty-Five Thousand Five Hundred Dollars (\$35,500.00).

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and all appropriate Borough officials are hereby authorized to execute any and all documents necessary to effectuate this Resolution.

Motion: Member Kwak
Seconded: Member Donohue
Ayes: Members Donohue, Kwak, Shin,
Nays: Min, Won-Yoon
Absent: Member Lee

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.

WHEREAS, the Borough of Palisades Park is the recipient of funding through Contract No. 2024-MA-00308, LA-2024 MA Palisades Park Borough Broad Avenue Streetscape Project - Phase 3; and

WHEREAS, the Borough seeks to obtain a six-month award extension for the above-referenced project from the New Jersey Department of Transportation; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, that the Borough Council formally approves the submission of a request for a six-month award extension for Contract No. 2024-MA-00308, LA-2024 MA Palisades Park Borough Broad Avenue Streetscape Project - Phase 3.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to submit a formal request for a six-month award extension for the above-referenced project to the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to sign the six-month award extension request on behalf of the Borough of Palisades Park, and that their signatures shall constitute acceptance of the terms and conditions of the grant agreement and approval for execution of the same.

Motion: Member Kwak
Seconded: Member Donohue
Ayes: Members Donohue, Kwak, Shin,
Nays: Min, Won-Yoon
Absent: Member Lee

Resolution 2026-150

Awarding Broad Ave Paving Streetscape Project Phase 3 contract to AA Berm LLC

WHEREAS, the Borough of Palisades Park publicly advertised for bids for the Broad Avenue Streetscape Project – Phase 3, Colliers Engineering & Design Project No. PSPC0005; and

WHEREAS, public bids were received on May 13, 2026, and AA Berms LLC, PO Box 180, Belleville, New Jersey 07109, submitted the apparent lowest responsible bid in the amount of \$355,824.00; and

WHEREAS, Colliers Engineering & Design, Inc., by correspondence dated May 15, 2026, recommended the award of the Base Bid to AA Berms LLC in the amount of \$355,824.00, subject to approval by the Borough Attorney and certification of funds by the Chief Financial Officer; and

WHEREAS, the Mayor and Council have reviewed the recommendation of the Borough Engineer and desire to award the contract accordingly; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, that the contract for the Broad Avenue Streetscape Project – Phase 3, Project No. PSPC0005, is hereby awarded to AA Berms LLC, PO Box 180, Belleville, New Jersey 07109, in the amount of Three Hundred Fifty-Five Thousand Eight Hundred Twenty-Four Dollars (\$355,824.00).

BE IT FURTHER RESOLVED that the award of this contract is contingent upon review and approval by the Borough Attorney and certification of available funds by the Chief Financial Officer.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute any and all documents necessary to effectuate this Resolution.

Motion: Member Kwak
Seconded: Member Donohue
Ayes: Members Donohue, Kwak, Shin,
Nays: Min, Won-Yoon

Absent: Member Lee

Resolution 2026-151

Payment of Claims

RESOLVED, by the Mayor and Council of the Borough of Palisades Park, that the following claims, aggregating **\$ 7,227,660.15** as so ordered and approved by the Finance Committee; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer has certified the availability of funds;
and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor, Borough Clerk and Collector shall and are hereby authorized to draw warrants in payment of said claims:

Affordable Housing Acct	\$ 0.00
Affordable Housing Rent Acct	\$ 0.00
Affordable Housing Security Acct	\$ 0.00
Affordable Senior Facility	\$ 0.00
Animal Account	\$ 0.00
Building Dept Account	\$ 0.00
Capital Account	\$ 0.00
Capital Fund T-03	\$ 0.00
Capital Fund C-04	\$ 637,038.29
Cash Management Account	\$ 0.00
Centennial Trust	\$ 0.00
Community Development Trust	\$ 0.00
Community Policing	\$ 0.00
Current Account – 5-01	\$ 499.94
Current Account – 5-06	\$ 0.00
Current Account – 6-01	\$ 6,337,238.50
Developers Escrow	\$ 0.00
Dog Trust	\$ 0.00
Electronic Parking Meter Account	\$ 0.00
Escrow	\$ 5,839.00
Federal Share Forfeiture	\$ 0.00
Korean Host Donations	\$ 0.00
Library Trust	\$ 0.00
Library Checking	\$ 0.00
Memorial Fund	\$ 0.00
Municipal Court Bail Account	\$ 0.00

Municipal Court General Account	\$ 0.00
Net Payroll	\$ 0.00
Night Out Against Crime	\$ 0.00
Parking Meter Account	\$ 0.00
Payroll Agency	\$ 0.00
POAA	\$ 0.00
Police Acct	\$ 0.00
Public Defender Trust	\$ 0.00
Recycling Trust	\$ 0.00
Swim Pool Operating Account- 5-06	\$ 0.00
Swim Pool Operating Account- 6-06	\$ 9,292.28
Swim Pool Cafe	\$ 0.00
Swim Pool Capital Account- C-07	\$ 237,416.00
Tree Preservation Trust	\$ 0.00
Trusts, T-03	\$ 336.14
UFC Fines & Penalty	\$ 0.00
Unemployment Trust	\$ 0.00
Veterans Account	\$ 0.00
125 Anniversary Trust	\$ 0.00
Total:	\$ 7,227.660.15

NOW, THEREFORE, BE IT RESOLVED, that the Borough Clerk be and is hereby authorized to furnish copies of this Resolution to the following:

1. Chief Financial Officer
2. Tax Collector

Motion: Member Kwak
 Seconded: Member Donohue
 Ayes: Members Donohue, Kwak, Shin, Min
 Abstain: Won-Yoon
 Absent: Member Lee

Resolution 2026-152

RESOLUTION REJECTING BID FOR SALE OF MUNICIPAL PROPERTY

WHEREAS, the Borough of Palisades Park conducted a public auction for the sale of municipal property known as Pembroke, Block 734, Lot 1; and

WHEREAS, the public auction commenced at 10:00 a.m., with two members of the public in attendance; and

WHEREAS, the auctioneer announced the property sale and the applicable instructions, terms, and conditions of the auction prior to opening the bidding; and

WHEREAS, only one bid was received in the amount of One Dollar (\$1.00), and no additional bids were submitted; and

WHEREAS, the Mayor and Council have determined that the bid amount is substantially below the fair market value of the property and that acceptance of said bid would not be in the best interests of the Borough; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, that the bid submitted for Pembroke, Block 734, Lot 1 in the amount of One Dollar (\$1.00) is hereby rejected as being below fair market value.

Motion: Member Kwak

Seconded: Member Donohue

Ayes: Members Donohue, Kwak, Shin, Min, Won-Yoon

Absent: Member Lee

Resolution 2026-153

MUNICIPAL ALLIANCE GRANT

WHEREAS, the Governor’s Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, The Borough Council of the Borough Palisades Park, County of Bergen, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only upon not only public officials but upon the entire community to take action to prevent substance use Disorder in our community; and,

WHEREAS, the Borough Council has applied for funding to the Governor’s Council on Substance use Disorder through the County of Bergen.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Palisades Park, County of Bergen, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Palisades Park Municipal Alliance grant for fiscal year 2027 in the amount of:

GCSUD Grant	\$ 4507.18
Cash Match	\$ 1126.80
In-Kind	\$ 3380.39

2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Motion: Member Kwak

Seconded: Member Donohue

Ayes: Members Donohue, Kwak, Shin, Won-Yoon

Nays: Member Min

Absent: Member Lee

Resolution 2026-154- TABLED-No action was taken

RESOLUTION TO EXTEND MUNICIPAL SERVICES AGREEMENT WITH TRIO FOR TRASH REMOVAL SERVICES

WHEREAS, by Resolution 2017-326, the Borough of Palisades Park (the “Borough”) entered into a Municipal Services Agreement (“MSA”) with Park Development West Condominium Association, Inc. a/k/a Trio Condominiums (“Trio”) whereby the Borough agreed to reimburse Trio for the cost of certain services including trash removal; and

WHEREAS, the MSA extension expired on December 31, 2024;

WHEREAS, Trio has continued to incur costs intended to be reimbursed pursuant to the MSA by the Borough to TRIO; and

WHEREAS, the Borough has determined that it is in the best interests of the Borough and TRIO to continue with the benefits and obligations set forth in the MSA; and

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the Borough of Palisades Park hereby authorizes the extension of the MSA for a period commencing from the expiration of the MSA and continuing for a period of five (5) years from the date of this Resolution; and

BE IT FURTHER RESOLVED, that payment of all TRIO’s costs and expenses incurred after expiration of the MSA be and hereby are authorized.

RESOLUTION 2026-155

RESOLUTION AUTHORIZING PAYMENT TO WEST CRAFT BUILDERS FOR BELLEVIEW PLACE PARKING LOT IMPROVEMENTS

WHEREAS, the Borough contracted with West Craft Builders, Inc. to construct the 12 Bellview Place Parking Lots;

WHEREAS, Pennoni has approved the attached request for payment, and;

NOW THEREFORE BE IT RESOLVED that the Mayor and Governing Body approve the payment of \$119,050.40 to West Craft Builders, Inc. consistent with this Governing Body's previous award of said contract.

Motion: Member Kwak

Seconded: Member Donohue

Ayes: Members Donohue, Kwak, Shin.

Nays: Member Min, Won-Yoon

Absent: Member Lee

RESOLUTION 2026-156

RESOLUTION OF THE BOROUGH OF PALISADES PARK APPROVING A SERVICE AGREEMENT WITH THE BERGEN COUNTY UTILITIES AUTHORITY FOR CERTIFIED RECYCLING PROFESSIONAL SERVICES TO PREPARE, SIGN, AND SUBMIT THE ANNUAL RECYCLING TONNAGE REPORT

WHEREAS, the Bergen County Utilities Authority (the "Authority") has offered to provide Certified Recycling Professional ("CRP") services to the Borough of Palisades Park (the "Borough") in connection with the Borough's Annual Recycling Tonnage Report;

WHEREAS, the New Jersey Recycling Enhancement Act, P.L. 2008, c. 6, requires municipalities to have the mandatory Annual Recycling Tonnage Report approved and signed by a Certified Recycling Professional, and such report must be submitted to the New Jersey Department of Environmental Protection on or before April 30 of each year;

WHEREAS, the proposed Service Agreement provides that the Authority shall designate a CRP for the limited purpose of signing and submitting the Borough's Annual Recycling Tonnage Report to the New Jersey Department of Environmental Protection on or before April 30, 2026, provided that the Borough completes and submits the report to the Authority on or before April 16, 2026;

WHEREAS, the Service Agreement further provides that the Borough shall remain solely responsible for the accuracy of all tonnage and materials reported, for retention of the supporting documentation, and for any repayment obligation in the event the New Jersey Department of Environmental Protection disallows tonnage or requires repayment of grant funds;

WHEREAS, the Agreement states that the term of the Service Agreement shall be one (1) year commencing March 1, 2026; and

WHEREAS, the Borough Council has reviewed the proposed Service Agreement and finds it to be in the best interests of the Borough to approve the same and authorize its execution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and this governing body, as follows:

1. The Service Agreement between the Borough of Palisades Park and the Bergen County Utilities Authority for Certified Recycling Professional services in connection with the Borough's Annual Recycling Tonnage Report is hereby approved.

2. The Mayor and Borough Clerk are hereby authorized and directed to execute the Service Agreement on behalf of the Borough.

3. The appropriate Borough officials, employees, and professionals are hereby authorized and directed to take all actions necessary to carry out the purpose of this Resolution and the Borough's obligations under the Service Agreement.

4. This Resolution shall take effect immediately.

Motion: Member Kwak

Seconded: Member Donohue

Ayes: Members Donohue, Kwak, Shin, Min, Won-Yoon

Absent: Member Lee

RESOLUTION 2026-157

RESOLUTION APPROVING THE FIRST INSTALLMENT PAYMENT TO MAIN LINE COMMERCIAL POOLS

WHEREAS, Main Line Commercial Pools ("Main Line") was appointed to repair and replace the water filtration system for the Municipal Pool; and

WHEREAS, the Business Administrator has determined that Main Line has been diligently performing pursuant to the contract;

NOW THEREFORE BE IT RESOLVED that the Mayor and Governing Body approve the second installment payment of \$190,000 to Main Line Commercial Pools consistent with this Governing Body's previous award of said contract.

Motion: Member Kwak

Seconded: Member Donohue

Ayes: Members Donohue, Kwak, Shin.

Nays: Members Min, Won-Yoon

Absent: Member Lee

RESOLUTION 2026-158

RESOLUTION ACCEPTING THE RESIGNATION OF SPECIAL POLICE OFFICER DAVID SANTOS

WHEREAS, David Santos is employed by the Borough of Palisades Park as a Special Police Officer ("SPO");

WHEREAS, on April 30, 2026 David Santos resigned from his position;

WHEREAS, the Mayor and Council has accepted David Santos's resignation, effective April 30, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, as follows:

1. The Borough hereby accepts David Santos's resignation, effective April 30, 2026.

2. This Resolution shall take effect immediately upon adoption.

Motion: Member Kwak

Seconded: Member Donohue

Ayes: Members Donohue, Kwak, Shin, Min, Won-Yoon

Absent: Member Lee

RESOLUTION 2026-159

RESOLUTION AUTHORIZING PAY INCREASES FOR VARIOUS POOL EMPLOYEES

WHEREAS, the Borough of Palisades Park employs seasonal employees for the operation and maintenance of the Borough Pool facilities; and

WHEREAS, the Borough has reviewed compensation rates for various pool employees for the 2026 pool season and determined that certain pay increases are appropriate, including adjustments related to minimum wage requirements and employee retention; and

WHEREAS, the Mayor and Council have reviewed the proposed compensation adjustments submitted by the appropriate Borough officials; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, that the Borough is hereby authorized to approve the proposed pay increases for various pool employees for the 2026 pool season as reflected in the documentation submitted to the Borough.

BE IT FURTHER RESOLVED that the Borough Chief Financial Officer and all appropriate Borough officials are hereby authorized to take all necessary action to implement the compensation adjustments authorized herein.

Motion: Member Kwak

Seconded: Member Donohue

Ayes: Members Donohue, Kwak, Shin, Min, Won-Yoon

Absent: Member Lee

RESOLUTION 2026-160

RESOLUTION APPROVING GLOBAL SETTLEMENT AGREEMENT BETWEEN THE BOROUGH OF PALISADES PARK AND FAIR SHARE HOUSING CENTER, TO RESOLVE OUTSTANDING ISSUES ARISING FROM MOUNT LAUREL LITIGATION IN CONSOLIDATED DOCKET NO. BER-L-566-23 (THIRD ROUND), AND WITHIN DOCKET NO. BER-L-825-25 (FOURTH ROUND), INCLUSIVE OF BOTH THE THIRD AND FOURTH ROUNDS

WHEREAS, the Borough of Palisades Park (the “Borough” or “Palisades Park”) and Fair Share Housing Center (“FSHC”), have been engaged in ongoing consolidated Mount Laurel litigation before the New Jersey Superior Court, Bergen County, Docket No. BER-L-566-23 (Third Round), and Docket No. BER-L-825-25 (Fourth Round), pursuant to an Interim Mediation Agreement executed by the parties thereto on December 31, 2025; and

WHEREAS, various disputes subsequently arose between Palisades Park and FSHC with respect to the scope and nature of the Borough's affordable housing compliance efforts, including among others, disputes over the implementation of certain overlay zones; the terms and scope of the adopted/endorsed HEFSP; the issue of certain Third Round affordable housing trust fund spending; the treatment of 83 Centre Place; etc.; and

WHEREAS, after ensuing discussions, Palisades Park and FSHC have now reached agreement to resolve, in the entirety, the disputes between them respecting the Borough's affordable housing compliance for both the Third and Fourth Rounds; and

WHEREAS, among others, the agreement reached between the Borough and FSHC addresses the agreed upon implementation of certain overlay zones (Bergen Boulevard, Route 5 and Bellview Avenue); the terms of the adopted/endorsed HEFSP, which was endorsed by this Council on April 28, 2026; permitting the Borough to "repay" excess Third Round administrative expenditures to the Borough's affordable housing trust fund by forgoing claims for such administrative expenditures for a time in lieu of actual repayment thereof; agreement on the treatment of 83 Centre Place going forward; etc.; and

WHEREAS, the said settlement agreement with FSHC is substantially embodied within the attached form of Settlement Agreement (the "Settlement Agreement") appended hereto as Exhibit A, which has been negotiated with respect to form with FSHC, and with the input of legal counsel; and

WHEREAS, on the basis of the foregoing Recitals, the Borough is now desirous of entering into and approving the Settlement Agreement with FSHC, to memorialize all of the foregoing.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Palisades Park, in the County of Bergen, State of New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Borough hereby approves the agreed upon Settlement Agreement with FSHC in the form appended hereto as Exhibit A, as the same has been substantially negotiated between the Borough and FSHC, with the input of legal counsel. All necessary Borough officials and personnel be and hereby are directed and authorized to execute the said Settlement Agreement, and carry out all acts reasonably necessary to implement the same.

Section 3. The Borough, by virtue of its approval of the Settlement Agreement, requests that the Superior Court of New Jersey deem the same fair and approved in connection with the Borough's ongoing compliance efforts with respect to both the Third and Fourth Rounds.

Section 4. This Resolution shall take effect immediately.

Motion: Member Kwak
Seconded: Member Donohue
Ayes: Members Donohue, Kwak, Shin.
Nays: Members Min, Won-Yoon
Absent: Member Lee

RESOLUTION 2026-161

APPOINTMENT OF INTERIM MUNICIPAL CLERK

WHEREAS, there is a need in the Borough of Palisades Park for an interim Clerk; and

WHEREAS, the Borough has conducted interviews for the position of interim Clerk; and

WHEREAS, the Borough Administrator has determined that Laura Borchers has the necessary qualifications to hold the position of interim clerk; and

WHEREAS the Borough Administrator is recommending Laura Borchers to be hired as an interim clerk.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council hereby accept the appointment of Laura Borchers as interim clerk effective May 1, 2026, with the salary of \$50 per hour up to 29 hours a week.

Motion: Member Kwak

Seconded: Member Donohue

Ayes: Members Donohue, Kwak, Shin.

Nays: Members Min, Won-Yoon

Absent: Member Lee

RESOLUTION 2026-162

APPOINTMENT OF PART TIME TAX OFFICE CLERK

WHEREAS, there is a need in the Borough of Palisades Park for an part-time Tax Office Clerk; and

WHEREAS, the Borough has conducted interviews for the position of part-time Tax Office Clerk; and

WHEREAS, the Borough's Tax Office has determined that Debra H. Beningo has the necessary qualifications to hold the position of part-time Tax Office Clerk; and

WHEREAS the Borough's Tax Office is recommending Debra H. Beningo to be hired as an interim clerk.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council hereby accept the appointment of Debra H. Beningo as a part-time Tax Office Clerk effective, May 26, 2026 with the salary of \$25 per hour with no more than twenty four (24) hours per week.

Motion: Member Kwak

Seconded: Member Donohue

Ayes: Members Donohue, Kwak, Shin.

Nays: Members Min, Won-Yoon

Absent: Member Lee

RESOLUTION 2026-163

RESOLUTION AUTHORIZING PROGRESS PAYMENT TO CIFELLI & SON GENERAL CONTRACTING, INC.

WHEREAS, the Borough of Palisades Park awarded a contract to Cifelli & Son General Contracting, Inc. for the 1st Street, 2nd Street, 4th Street and Highland Avenue Improvements Project, Project No. PSPC0004; and

WHEREAS, the Borough Engineer, Colliers Engineering & Design, has reviewed Progress Payment No. 1 and recommends payment in the amount of \$346,596.60; and

WHEREAS, the payment represents completed work performed in connection with said project, less retainage, as set forth in the engineer's memorandum dated April 17, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, that Progress Payment No. 1 to Cifelli & Son General Contracting, Inc. in the amount of Three Hundred Forty-Six Thousand Five Hundred Ninety-Six Dollars and Sixty Cents (\$346,596.60) is hereby approved.

BE IT FURTHER RESOLVED that the Borough Chief Financial Officer is hereby authorized to issue payment accordingly subject to certification of available funds.

Motion: Member Kwak
Seconded: Member Donohue
Ayes: Members Donohue, Kwak, Shin.
Nays: Members Min, Won-Yoon
Absent: Member Lee

Resolution 2026-164 - TABLED-No action was taken

**Authorizing Extension of Plenary Retail Consumption License #0245-33-028-007.
To Assignee for the Benefit of Creditors of BC Kim Enterprises LLC
C/O Michael S. Kopelman**

WHEREAS, an application has been filed for the extension of Plenary Retail Consumption License #0245-33-028-007 to the Court – Appointed Assignee in the matter of the General Assignment for the Benefit of Creditors of Michael S. Kopelman trading as BC Kim Enterprise LLC, sole owner of the license; and

WHEREAS, the submitted application form is complete in all respects, including proof of appointment to serve as interim BC Kim Enterprises LLC Trustee.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the Borough of Palisade Park that it does hereby approve, the extension of the Plenary Retail Consumption License No #0245-33-028-007 to Michael S. Kopelman to conduct business under the privileges, terms, and conditions of the license as the court appointed Assignee for the benefit of creditors of BC Kim Enterprises LLC, for

the benefit of the corporation until such time as the property is sold and the license may be transferred in compliance therewith and directs the Borough Clerk to endorse the License Certificate as follows: This license is hereby extended, subject to all its terms and conditions, to Michael S Kopelman – the Court-Appointed Assignee in the matter of the General Assignment for the Benefit of Creditors – Docket No. P-063-24.

REPORTS:

- COUNCIL

Councilman Shin showed slides of the improvements with potted flowering pots and flowering bed along Broad Avenue. The department of Public Works did all the work, saving the Borough close to \$10,000 if they hired a landscaping company.

Councilman Min had no report.

Councilman Kwak reported the Memorial Day Parade was a great success, he thanked Mayor Kim, Roberta Stern. David for their help with coordinating it. Ms. Stern was able to find some great sponsors. Member Kwak thanked the DPW, the police department and fire department for all their help, Mayor Kim and member Donohue for donating the Juniors member cards.

Family Swim Day will be on Monday June 29, 2026 from 5:30-8:30. Free admission for Palisades Park residents. There will be a World Cup watch party at the pool on June 18, 2026 between 9:00 PM – 11:30 PM weather permitting.

Member Kwak mentioned the new water park at the pool which was Ms. Stern's accomplishment. On June 27, 2026 there will be another launch for Columbia vs Portugal weather permitting. Member Kwak mentioned the library has some events so to please check out the library website. The Borough is in the process of creating a Hometown Hero Banner honoring all the service members including police officer, EMTs and Firemen. He is hoping to receive sponsorship from the businesses in town, if residents as a family wish to contribute to the program the borough will be honored and will accept the charge. If someone cannot afford to honor a worthwhile person, the borough will help.

Councilman Donohue thanked the Police Department for their hard work and dedication with the Police Leadership program. The High school Graduation is on June 27, 2026 at the Overpeck Amphitheater. He hopes the Mayor and Council will be in attendance. Member Donohue was not certain as to the date of the scholarship night at the high school, but it is a worthwhile event to attend. He apologized for not attending the Memorial Day Services due to an ailment, he mentioned the honoring of Allan Bataan and was very glad he was honored.

Councilman Shin read an article into the record on Palisades Park ranking number in the US for small business startups.

Councilwoman Won-Yoon: No report.

Mayor Paul Kim reported Broad Avenue is becoming cleaner, safer. He thanked the police officers for keeping the borough safe and safeguarding the crosswalks, residents appreciate the police

presence. The Bellevue parking lot is almost complete, it will be a Green parking lot that uses LED solar panel streetlights, parking lights and will have about 80 parking spaces.

There will be two EV parking spaces to attract other local patrons or even residents who have electric vehicles. There are soon to be multiple parking lots around Broad Avenue.

Mayor mentioned some of the locations of the metered parking. He also mentioned the groundbreaking of the first ever dog park. Mayor Kim stated that Ms. Stern is working on some outdoor exercises, recreation, exercising, and equipment at Columbus Park as well, so I think that's a good thing as well. We are trying to address and remedy the problem of flooding a first step of a ten (10) year plan which includes bringing the upstairs floor to code.

Mayor Kim thanked the Councilmembers, the BA and the police department for making Palisades Park a better place.

ATTORNEY

Mr. Roth did not have much to report just that the Borough is almost there with their obligations in terms of Affordable housing.

BOROUGH ADMINISTRATOR

Ms. Stern stated she was happy the borough is close to compliance with Affordable Housing obligations.

POLICE

Distracted Driver completed in April:
235 Motor Vehicle Stops focus was on distracted driving to make it safer for drivers and pedestrians

Scam Presentation May 15 @ the Senior's Center. This was a very informative lesson presented by Director Gardner and PO Bob Lee. Sharing of informative information to help our seniors.

Memorial Day Parade yesterday was a success. We had the highest turnout of officers in all the years I have been working. More than 90 percent showed up and March and were respectful to all those who lost their lives defending our country.

On Friday June 5th our officers will be participating in the Annual Torch run for NJ Special Olympics. Are officers will meet the neighboring police department and carry the torch through our town from Leonia to Ridgefield and pass along the torch. High School students will join them in the run. Lindbergh an ECC will stand outside and cheer on the runners.

On Saturday June 6th PO Robert Loewrigkeit, PO William Duarte and PO Julio Mancilla will attend the NJ Special Olympics Games and will present medals to the athletes at The College of NJ in Ewing, NJ.

On June 12th our Community Policing Unit will take charge of Chief for a Day. A special needs student from Lindbergh was selected and will be the honorary chief that day. Will wear a uniform and have a tour of the police department and meet for lunch at the Courthouse in Hackensack.

On June 18, 2026, from 8:30 am to 1:30 pm we are hosting the NJ DMV here in the Municipal Parking lot to conduct vehicle inspections. This is a free service where the mobile DMV comes to us to assist our residents. Check your vehicle and if you need an inspection, please join us on June 18th.

Our Officers are preparing for the Junior Police Academy which is being held Monday June 22nd to Friday June 26th. We are at capacity with 35 recruits.

As of this morning we have had 10,537 incidents our officers handled. This is showing an increase in activity up not to an approximate 72 incidents per 24-hour period. As you can see our officers are very busy out there working.

Since last meeting we have had multiple arrests. (5) were Domestic Violence related arrests (3) arrests for trespassing and criminal mischief

Det. Kunz completed an investigation that involved a theft from a local bar and a subsequent theft. Det. Kunz concluded this investigation through arresting those responsible.

Terroristic threat charges with an absentee defendant. This arrest was made by Det. Sgt. Michael Lee on an inmate who is currently serving a lengthy sentence in the Florida prison system.

A discussion took place regarding concerns that some residents and visitors continue to pay for parking after 6:00 PM despite parking being free during that time. Mayor Kim stated that there are claims the Borough is intentionally charging for parking after 6:00 PM which are false. Some individuals are voluntarily paying because they are unaware that parking is free after 6:00 PM. The Director explained that every parking kiosk contains a notice informing users that there is no parking fee between 6:00 PM and 9:00 PM. The notice is the first message displayed when someone begins the payment process. The Borough explored the possibility of shutting down the kiosks during free parking hours but was advised that repeatedly turning the machines off and on would increase wear and maintenance costs. The Director expressed confidence that, over time, patrons will become familiar with the free parking hours. It is untrue, responded Mayor Kim that the Borough is misleading the public or intentionally collecting money, officials stated that while the kiosks will still accept payments if users choose to pay, the Borough is not intentionally collecting fees or engaging in any deceptive practices. Notices have been posted on all kiosks to inform users of the free parking period. It was further noted that parking enforcement is not issuing tickets between 6:00 PM and 9:00 PM, reinforcing that parking is free during those hours. A concern was raised regarding mobile/text-to-pay parking applications, which reportedly do not display a notice that parking is free after 6:00 PM and may still accept payments. Officials acknowledged the concern and directed staff to contact the parking vendor to determine whether a notice can be added to the online payment system advising users that parking is free during the designated hours.

The Police Captain noted that financial reports show only a minimal amount of revenue is collected after 6:00 PM, suggesting that relatively few people are making unnecessary payments during the free parking period.

- ENGINEER
No report.

PUBLIC COMMENT:

Resident from 329 E Columbia Ave raised concerns about the gate that was opened at the pool after hours. He stated aside from the place being vandalized it's a safety and liability issue. He further stated that the Kiddie Pool is under construction and questioned if it was approved by Council.

Ms. Stern stated it was approved two (2) years ago when the former Council decided to add a Splash Park instead.

Former Mayor Christopher Chung addressed the Mayor and Council regarding statements made about the trailer contract and related costs. He emphasized the importance of honesty and transparency by elected officials and questioned prior statements concerning disclosure of disconnection fees associated with the contract. He asked who approved and signed the contract and whether the governing body, administration, police department representatives, and legal counsel were aware of the contract provisions. Discussion followed regarding the contract amount, payment cycles, and the calculation of costs associated with terminating the contract early.

The Borough Attorney explained that the settlement discussions were based on the remaining value of the contract and associated fees. He stated that the amount paid was less than the total amount previously authorized under the contract and therefore did not require additional Mayor and Council approval. The attorney further explained that both parties agreed to terminate the contract and that the Borough did not expend funds beyond those already approved.

Mr. Chung had sent in an OPRA requesting information regarding the number of payments made under the contract and related documentation. The attorney stated that some information could be provided immediately, while other records would need to be reviewed. He also referenced a prior newspaper article concerning remediation timelines and questioned whether projected savings associated with the trailer project had been realized. An exchange followed regarding the costs of infrastructure improvements and the rationale for utilizing trailers.

Mr. Chung concluded with concerns regarding the use of official communications during an election period. Mayor Kim advised him that allotted public comment time had expired and directed him to submit any additional concerns in writing.

Motion to close public comment was offered by Member Kwak, seconded by Member Donohue. Motion carried.

ADJOURNMENT:

There being no further business to come before the Council Mayor Kim asked for a motion and a second to adjourned.

On a motion offered by member Kwak seconded by member Donohue, Mayor Kim adjourned the meeting at 9:00 PM

Respectfully submitted.


Laura Borchers RMC, CMR

Interim Borough Clerk