

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

Regular Meeting
of the Mayor & Council
July 28, 2026

**BOROUGH OF PALISADES PARK
MAYOR AND COUNCIL REGULAR MEETING
MINUTES
JULY 28, 2026, 6:00 PM**

MEETING CALLED TO ORDER

Mayor Chong Paul Kim called the Regular Meeting at 6:00 PM.

STATEMENT OF COMPLIANCE

Mayor Kim read the public notice statement into the record, confirming that notice of this meeting was filed on January 13, 2026, with The Record and the Newark Star Ledger, both official newspapers of the Borough; that notice was posted on the Bulletin Board at Borough Hall and on the Borough website at <https://palisadesparknj.org/>; and that a copy is preserved in the Clerk's Office.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

The Pledge of Allegiance and a Moment of Silence were led by Councilman Donohue.

ROLL CALL

Mayor Kim	Present
Councilman Donohue	Present
Councilman Kwak	Present
Councilwoman Lee	Present
Councilman Min	Present
Councilman Shin	Present
Councilwoman Won-Yoon	Present
Borough Attorney	Present
Borough Administrator	Present

ADOPTION OF MINUTES

Executive Session of Mayor and Council May 26, 2026

Mayor Kim stated that additional Minutes from April and June had also been mentioned but were not yet ready for adoption, as council members had not had adequate opportunity to review them. Mayor Kim stated those minutes would be held until the appropriate review was completed. Mayor Kim asked council members whether they had reviewed the May 26, 2026 Executive Session minutes prior to the vote.

Motion to adopt the Executive Session minutes of the Mayor and Council from May 26, 2026, was made by Councilman Donohue and seconded by Councilman Kwak.

Ayes: Members Donohue, Kwak, Lee, Councilman Min, Councilman Shin, and Councilwoman Won-Yoon.

EXECUTIVE SESSION

The Borough Attorney stated that the Executive session will be to remedy cases in general and, specifically, a matter currently before the court related to redevelopment. The Borough Attorney stated that updates had been received requiring council discussion in closed session due to the litigation-related nature of the subject matter.

Mayor Kim proposed moving the Executive Session to the end of the meeting agenda in order to allow the public in attendance to observe all regular agenda items without delay. The Borough Attorney confirmed this was permissible, stating that a vote would be required upon the council's return from closed session. Mayor Kim stated that the related off-consent agenda item Resolution 2026-208, pertaining to Tamares Management LLC as Redeveloper, would accordingly be voted upon at the conclusion of the meeting, following the Executive Session.

INTRODUCTION OF ORDINANCE

Ordinance 2026-21 — Calendar Year 2026 Ordinance to Exceed the Municipal Budget Cost of Living and to Establish a Cap Bank (N.J.S.A. 40A-4-45.14)

VOTED AT THE WORK SESSION JULY 21, 2026

Ordinance 2026-22 — Revising Existing Ordinance to Incorporate Berkeley Palisade Project Included in the Housing Element and Fair Share Plan ~~(STRIKED)~~

2ND READING OF ORDINANCE

Ordinance 2026-16 — Establishment of Ordinance for the Storage of Salt and Other Solid De-Icing Materials on Properties Not Owned or Operated by the Municipality (Privately-Owned), Including Residences, in the Borough of Palisades Park

A motion was made by Councilman Kwak to open the public hearing on Ordinance 2026-16, which was seconded, by Councilman Donohue and all were in favor.
No members of the public came forward with questions or comments regarding this ordinance. The public hearing was closed on a motion by Councilman Donohue and seconded by Councilman Kwak.
All in favor.

Motion to adopt Ordinance 2026-16 on second reading was made by Councilman Donohue and seconded by Councilman Kwak.

Roll call: Councilman Donohue Yes; Councilman Kwak Yes; Council President Lee Yes; Councilman Min Yes; Councilman Shin Yes; Councilwoman Won-Yoon Yes.

The ordinance was adopted.

OFF CONSENT AGENDA

Mayor Kim commented that all Off Consent Agenda items Resolutions 2026-197, 2026-198, 2026-199, 2026-200, and 2026-201 had been voted upon at the July 21, 2026 Work Session and therefore did not require a separate vote at this meeting. Resolution 2026-208, the redeveloper designation for Tamares Management LLC, was confirmed as removed from the Consent Agenda and deferred to a vote following the Executive Session at the close of the meeting.

CONSENT AGENDA

The Borough Attorney confirmed for the record that Resolutions 2026-197 through 2026-201 had already been adopted at the July 21st Work Session. The Consent Agenda before the governing body at this meeting was therefore comprised of Resolutions 2026-202 through 2026-227, with Resolution 2026-208 removed and placed on the Off Consent Agenda.

Motion to adopt the Consent Agenda comprising Resolutions 2026-202 through 2026-227 (excluding 2026-208, which was removed), amendment to correct Resolution 2026-202 to reflect the Finance Department, was made by Council President Lee, Seconded by Councilman Donohue. The motion carried,

May by Councilman Min on Resolutions 2026-202, 2026-210,2026-213, 2026-214, 2026-215, 2026-216, 2026-217, 2026-218, 2026-219, 2026-220, 2026-224,2026-225, 2026-226,

May by Councilwoman Won-Yoon on Resolution 2026-215, 2026-216, 2026-219, 2026-220, 2026-224, 2026-225, and 2026-226.

COUNCIL REPORTS

Councilman Donohue reported that the Police Department had conducted interviews earlier that day for four candidates for the Class III Special Law Enforcement Officer (SLEO) position for the schools. He expressed confidence in all four candidates, remarking that "whichever candidate is ultimately selected will do a fine job in the schools." He acknowledged that the interview session had been lengthy and well-attended, and thanked Police Chief Beck and others who participated in the process.

Councilman Kwak provided an update on the Borough's recent summer recreation events, thanking Mayor Kim and the community for their participation. He stated it was a great attendance at the events, which included ice cream trucks and a wood-fired pizza truck. He also mentioned the Family Fun Night, which attracted approximately 500 to 600 attendees. Councilman Kwak described it as one of the Borough's best summer events and thanked everyone involved in organizing the food, activities, and overall event.

Councilman Shin provided an operational update on Borough services. He reported on street sweeping activity, signage, infrastructure conditions, and cases processed by the Borough. He also stated that the Borough manages four public parking lots along Broad Avenue and announced that new public parking signs would be installed at two locations to improve visibility and help direct motorists to available parking. Councilman Shin also announced that the Borough's National Night Out was scheduled for August 4 from 5:30 PM to 8:30 PM at 275 Broad Avenue.

Mayor Kim asked for clarification regarding garbage collection for apartment buildings, particularly which properties receive Borough service versus those using private haulers.

Borough Administrator Stern explained that under New Jersey law, the Borough is required to provide residential garbage collection, including apartment buildings. She stated that some apartment buildings have historically used private haulers, but if a property requests municipal collection, the Borough must accommodate the request. She mentioned Central Avenue apartments as a recent example of a property that contacted the Borough and is now receiving municipal garbage service. It is case-by-case situation.

Councilman Shin introduced the Borough's newly appointed part-time DPW Superintendent, Joe, to the full governing body. Mayor Kim invited the Superintendent to address the council directly.

The DPW Superintendent, Joe Imglima, addressed the governing body and stated that he had been with the Borough for approximately three months and had conducted an in-depth evaluation of the Department of Public Works. He noticed significant deficiencies that required attention from the ground up, stating, "You gotta hit the reset button" From what I've evaluated, this DPW needs to start from base and build up to an elite DPW that can provide the services the residents here deserve."

Issues he listed as follows

- Upon arrival, he found a complete absence of safety equipment being used. He immediately procured necessary safety gear for all staff.
- He reviewed and renegotiated vendor relationships, identifying that most materials had been ordered through a single vendor, and added new vendors offering more competitive terms.
- The storm water mapping had been initiated and was being finalized, with a meeting scheduled with the engineers to address sanitary lines. He identified outfalls in the Borough that had not been inspected or cleaned in an indeterminate period of time.
- He noticed a critical lack of employee training, specifically the \$500,000 sewer jetting machine that the Borough had purchased approximately two years prior and which had never been operated. Employees were unaware that it contained a built-in pressure washer, and the spare tire remained unopened in the vehicle. He stated, "If you're not training your employees and you're not teaching your employees, then you're gonna fall off."
- He noted that the Borough's parks, particularly Columbus Park require upgrades, with playground equipment he noted as seriously outdated. He reported that crews were currently painting the gazebo as part of an effort to refresh the park's appearance.
- He preferred it being a proactive rather than reactive management, also stating that they are already preparing for the upcoming school year by planning line painting and wall work at all school properties. He also stated he had reviewed winter operations and identified a shortage of both equipment and manpower to handle snow events.

Councilman Shin asked the Superintendent for his staffing recommendation. The Superintendent responded that he would recommend approximately 12 full-time field operational employees for the Borough's needs, stating that the current level of manpower was insufficient to carry out both routine operations and emerging proactive initiatives.

Regarding CDL capacity, Mayor Kim raised the issue of the two recently retired senior DPW employees, stated the Borough had lost well-experienced individuals with CDL credentials, and asked for the Superintendent's strategy. The Superintendent indicated that he hoped applicants for new positions would already hold CDLs, and that for snow events specifically, he recommended contracting supplemental CDL drivers to allow existing staff adequate rest during extended operations rather than driving fatigued at the 12- or 14-hour mark. He also recommended having a larger contractor on call for significant snow events.

The Superintendent said he would prefer new hires who already possess CDLs and recommended using supplemental CDL contractors during major snow events. This would allow Borough employees adequate rest during extended snow operations and reduce the risk of fatigue. He also recommended maintaining a larger contractor on call for significant storms.

Ms. Stern commented that the relationship between the Superintendent, Joe Inglima and DPW deputy superintendent Charlie Chung had already produced a noticeable improvement in staff morale, stating: The men seem to be taking more of an interest in their jobs, quite frankly, because there's a relationship between Charlie and Joe that may not have been there previously. She also noted that the Superintendent had implemented structured task assignments, reducing the scattered approach that had previously characterized daily operations.

Councilman Shin requested that official titles be used formally in the record, stated that Joe holds the title of DPW Superintendent and Charlie the title of Deputy Superintendent.

Mayor Kim requested an update on negotiations for the DPW union contract. The Borough Administrator reported that negotiations had come to a halt due to new language contract proposed by the union's attorney and expressed hope that an agreement could be reached by the end of August. Mayor Kim emphasized the importance of resolving the contract and recommended that the DPW Superintendent participate in the review. Ms. Stern agreed, stating the Superintendent had reviewed the existing contract and found it deficient.

Mayor Kim also raised concerns regarding provisions allowing employees to call out sick during snow events and stated that the Superintendent's input could help improve the contract. A meeting was proposed with Councilman Shin, the DPW Superintendent Joe Inglima and Deputy Superintendent Charlie Chung to discuss staffing and CDL incentives.

The Borough is also advertising for additional DPW employees. Mayor Kim provided updates on upcoming projects, including the anticipated August opening of the new Bellevue Place municipal parking lot with EV charging stations and solar lighting. He also reported that the Columbus Park dog park was nearly completed and discussed the Borough's long-term goal of creating its first recreation center and senior auditorium with a basketball court and space for community and cultural activities.

ATTORNEY REPORT

The Borough Attorney briefly stated that matters pertaining to ongoing negotiations and redevelopment would be addressed during the Executive Session later in the meeting and did not offer further public comment.

BA REPORT

The Borough Administrator, Roberta Stern, reported on the following:

- During the recent period of extreme heat, with temperatures reaching 100 degrees, five or six parking kiosks had experienced software-related shutdowns. The vendor had been contacted, and replacement software and screen components had been ordered. A new kiosk machine was anticipated to arrive within the week, to be located on the corner of Broad Avenue near the new Bellevue Place lot. She explained that the decision to place the kiosk on Broad Avenue rather than inside the lot was made after careful consideration — the narrow dimensions of the lot made an interior placement unsafe, as the kiosk could be struck by turning vehicles. Appropriate signage directing users to the kiosk will be installed.
- Future paving work along Bellevue Place using CDBG funds is planned for the coming spring, with the intent to also create on-street metered parking spaces on that block.
- Two grant applications have been submitted for outdoor fitness equipment for Borough parks. Results are expected by the end of the year, with a spring installation timeline.
- Ms. Stern acknowledged Mayor Kim's reference to the successful completion of four new crosswalks on Grand Avenue, accomplished through the efforts of Senator Gordon Johnson and Ms. Stern's office. She noted, however, that automatic installation of pedestrian push-button signals was not included in the county's authorization, and that a follow-up request must be made to the county to provide those safety enhancements.
- Approximately 40 code enforcement matters were addressed in the prior month. Ms. Stern noted ongoing coordination between code enforcement officer Peter Kim and the DPW, and stressed that safety protocols had been reinforced specifically, that code enforcement staff must notify the department of their location when conducting field inspections.
- Ms. Stern thanked the council for approving the rehiring of Nelson. Then as a part-time Special Law Enforcement Officer. She noted that Nelson is a seasoned and hardworking individual who also has experience operating the Borough's line-painting machine expertise currently shared only with DPW deputy superintendent Charlie Chung which would assist with training other employees.
- Suggested that a current part-time Code Enforcement Officer, Merrick, who holds a CDL and has expressed interest in transitioning to DPW, might be a candidate for the department. She noted he was described as a good worker who reported to work on time, and that he was already pursuing a CDL, making him a potentially good fit.
- Ms. Stern described a solar-powered automated parking enforcement technology called "Safety Stick," which was brought to the Borough's attention by a council member. This technology can detect vehicles parked in restricted zones such as fire hydrant areas and bus stops and automatically generate a citation subject to officer verification. She noted concern about the lack of clearly marked loading and unloading zones on Broad Avenue and indicated this technology would continue to be evaluated, particularly for fire hydrant and bus stop enforcement.

POLICE REPORT

Police Chief Beck delivered the department's report:

1. We held our annual Junior Police Academy at the end of June with a bunch of activities and lessons for the cadets. Our Junior Police Academy graduation was held on Tuesday June 30th in this room. It was a success and our officers are looking forward to Junior Police Academy next year.
2. On annual National Night Out is scheduled for next Tuesday at 5:30 PM in front of headquarters. This is our 22nd consecutive year hosting National Night Out for our community. We hope everyone can join us.
3. They were pleased to inform we were awarded the 2026 Drive Sober or Get Pulled Over Statewide grant for DWI enforcement support August 19th through September 7th. Thank you to Lt. Beck and PO Bob Lee and the rest of our grant writing team for securing this important grant funding.
4. As of this morning they had 14,483 incidents our officer's handled since the beginning of the year. At this pace we are expected to exceed over 25,000 which is the highest ever recorded in Palisades Park's 105-year history. As you can see our officers are very busy out there working.
5. Since last meeting they had eleven arrests, three of which were Domestic Violence related arrests ten for other multiple crimes our officers detected such as the following notable arrests:

On Tuesday July 7th, a 24-year-old man from Palisades Park hit a liquor store clerk in the face with a beer bottle. PO Sal Farnese and PO Chang Han responded and arrested the man at the scene.

On July 10th our Detective Bureau executed a search warrant on a residential home. About a month ago we received information about possible prostitution happening inside the residence. Sgt. Michael Lee and Det. Brian Kunz led this investigation which led to shutting down the illegal operation and the arrest of 28-year-old person, from the Dominican Republic. I also thank the BCPO for their assistance in this investigation.

On Monday July 20th, Det. Kunz arrested a 39-year-old woman from Litte Ferry who on June 12th in the middle of the night keyed three parked vehicles in town. Det. Kunz utilized the technology of the BCPO to identify the actor's vehicle from surveillance footage he collected.

Mayor Kim took a moment to acknowledge the extraordinary effort of Police Department officers who had volunteered during a severe storm that produced approximately 48 inches of total precipitation, stating: "You guys, it would've been a much worse place than how we are right now. So, we're not forgetting that."

Director of Public Safety Michael Gardner added remarks stated that conversations with police chiefs from neighboring jurisdictions had revealed a regional uptick in arrest numbers, which law enforcement officials attributed in part to the perception among offenders that the no-cash-bail system would result in rapid release, thereby reducing deterrence.

ENGINEER REPORTS

- The Borough Engineer is working with the DPW Superintendent and the county on the storm water program report. The document originates at the Borough level, is reviewed by the county, and then returns to the Borough for adoption. He noted the process was nearly complete and that once the GIS mapping referenced by the DPW Superintendent is finalized, the Borough can begin a formal annual inlet and outlet maintenance program.
- Washington Avenue and 12th Street Improvement Project (Fiscal Year 2024): This project which involves sidewalk work between Edsall and Washington is ready to commence. The Borough had recently received bids and was preparing for a pre-construction meeting with the contractor, anticipated within the next two weeks. The Engineer estimated both the 12th Street project and the Broad Avenue project would begin by the end of August and be completed within 30 to 45 days, wrapping up by late September to early October.
- The Engineer confirmed that the Broad Avenue contract was approved at this evening's meeting. He noted that bids were to be received on August 12th, with a recommendation expected at the August regular meeting.
- Mayor Kim raised the issue of electrical conduit and outlets being incorporated into upcoming streetscape projects, noting that the Borough currently lacks electrical access points along Broad Avenue and must use gas generators to power lights and inflatables during events. The Engineer and Borough Administrator confirmed they were working on incorporating lighting infrastructure into the upcoming Broad Avenue project. The Engineer noted that the existing design had omitted lighting due to budget constraints under the prior engineering firm, and that Colliers Engineering was addressing this as part of the current design phase.
- The Engineer recommended the Borough adopt a 20-year pavement management program, under which roads would be graded and categorized into priority tiers — roads requiring immediate attention in years one through five, moderate attention in years six through ten, and so on — to enable consistent budgeting and transparent reporting to residents. He noted that a structured program would also streamline grant applications and allow the Borough to go out to bid earlier in the season to secure competitive pricing.
- Discussion arose regarding Verizon's reported intention to install fiber optic cable along Broad Avenue. Councilman Shin asked that any such communications be forwarded to the Borough Administrator. The Engineer described the Borough's policy of requiring utility companies to notify the Borough before opening roads on recently paved streets and noted that in lieu of potentially poor patch repairs, the Borough pursues "road swap" agreements with utilities — whereby a utility will pave a different road in full exchange for access to a recently paved street, preserving the integrity of the repaved surface. He stated plainly, "I would rather have one full road repaved than a patch," and noted that the Borough agreed.
- The Borough Administrator noted that grants had been applied for 4th and 5th Streets and Edsall Boulevard from Broad Avenue to Commercial Avenue. The Administrator acknowledged that if those grants are not approved, the Borough may need to bond for the work. The Engineer affirmed that if grants could be designed over the winter, the Borough could go out to bid as early as January or February and begin work promptly in the spring.

PUBLIC PARTICIPATION

Mayor Kim opened the floor to public comment, reminding attendees they had three minutes to speak on any topic.

Ernst Beerly came forward and offered the following comments:

He began by expressing genuine praise for the DPW Superintendent's presentation, stating he was looking forward to seeing what he suggested coming to fruition. He commented that the name "Charlie" had been mentioned several times throughout the meeting counting Charlie "a special person here."

Mr. Beerly then raised the subject of curb and crosswalk painting, recalling that high school students and, previously, Boy Scouts had historically performed this work. The Borough Administrator confirmed that the scout program had ended years ago due to liability and safety concerns. The Borough Attorney noted that while some larger municipalities supplement such labor with supervised workers, the safety and liability issues remained a challenge. Mayor Kim indicated that the DPW

Superintendent had already planned to address curb and line painting before the school year, and the discussion concluded without a formal action.

Mr. Beerly also commented that a resident had stood before the council at a prior meeting and been told by the CFO that the Borough was financially stable and no layoffs were anticipated. He expressed concern about why property taxes were still rising.

Mayor Kim acknowledged the question and explained it in detail. He noted that the Borough had received its estimated tax bill which by statute is set at 5% of the prior year's budget and that this was not a final bill but rather a temporary measure to maintain cash flow while the formal budget goes through state and county review and approval. The CFO confirmed this statutory framework. Mayor Kim further explained that the primary drivers of tax increases across the state this year were health insurance costs noting that state sponsored health insurance for municipal employees had risen approximately 32% the prior year and 36% in the current year, with projections suggesting another significant increase in the coming year. He stated that the Borough was actively working to transition employees out of the state health insurance program and into a comparable but more cost-stable alternative, crediting the Borough Administrator and Borough Attorney for their work on that effort. He also attributed increases in part to the cost of defending the Borough's affordable housing obligations. He acknowledged the average per-household increase was approximately \$565, stating it as "pretty high" but it was due to a statewide and national inflationary environment.

Mayor Kim asked for a motion to close the meeting to the Public.

Motion to close public participation and return to regular session was made by Member Donohue and seconded by member Kwak.

All voted in favor.

ADJOURNMENT

Motion to adjourn was made by Councilman Donohue and seconded by Councilwoman Won-Yoon. All voted in favor.

The meeting was adjourned at 9:05 PM

I CERTIFY THIS TO BE A TRUE COPY OF MINUTES APPROVED AT THE MAYOR AND COUNCIL MEETING ON AUGUST 25, 2026


Laura Borchers RMC, CMR
Interim Borough Clerk.

