

Borough of Palisades Park
Regular Meeting of the Mayor and Council
April 28, 2026

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

STATEMENT:

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

1. Notice was filed January 13, 2026, with The Record & Newark Star Ledger, both official newspapers of the Borough.
2. Notice was posted on the Bulletin Board at the Borough Hall and the Borough website at <https://palisadesparknj.org/>
3. Copy is preserved in the Clerk's Office.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE LED BY CHIEF GEORGE BECK.

Police Chief George Beck stated he wanted to call up the Korean war veterans and have a moment of silence for those who have passed.

ROLL CALL:

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

Borough Attorney Allan Roth	Present
Borough Administrator Roberta Stern	Present

ACCREDITATION CEREMONY

Father Cho greeted the Mayor, Council, Chief, officers, and residents of Palisades Park. Father Cho stated it was an honor to be there for this important moment in the life of the community. Father Cho stated the accreditation of the Palisades Park Police Department was not just a formal recommendation, but it represented discipline, accountability, commitment, and to serve with integrity. Father Cho stated behind this requisition, it was not a system, but people. Father Cho stated men and women who choose to stand between order and chaos, safety and danger, and fear and peace every day. Father Cho stated the choice was not easy because it required sacrifice, courage, and a sense of responsibility for others. Father Cho stated as the pastor for Palisades Park, he saw the light of the community every day for the families, children, and the elderly immigrants building good lives. Father Cho stated he wanted other communities like Palisades Park to flourish with trust. Father Cho stated trust when something went wrong, someone would respond. Father Cho stated trust that justice would be pursued fairly. Father Cho stated trust that those who served would do so with honor. Father Cho stated that night's accreditation strengthened that trust and he wanted to acknowledge something that people sometimes forgot. Father Cho stated police officers were not only protectors, but they were also neighbors, fathers, and mothers. Father Cho stated police officers carried burdens most people never saw. Father Cho stated that night was a moment to simply thank the police for their service, sacrifice, and commitment to doing what was right even when it was difficult. Father Cho stated may God continue to bless the Palisades Park Police Department, guide its leaders, protect the officers, and strengthen the community with unity and peace.

Mayor Kim announced as the Mayor of Palisades Park, it was his honor to present the Mayor's Certificate of Appreciation to two outstanding individuals there that day. Mayor Kim stated they had a lot of good stuff to talk about and celebrate that day. Mayor Kim stated he would like to present the Mayor's Certificate of Appreciation to Dr. Sunny Lee, in recognition of the visionary leader whose *<speaking indistinctly>* strengthens communities, unite cultures, and inspires hope across borders. Mayor Kim stated for more than four decades, Dr. Sunny Lee stood as a pillar of dignity, compassion, and global understanding. Mayor Kim stated from Palisades Park Champion World Peace Humanitarian Causes and Environmental Stewardship, Dr. Sunny Lee's leadership connected nations, fostered cultural harmony, amicable financial relationships, and built enduring bridges between the United States government and over thirty-three countries including South Korea. Mayor Kim stated Dr. Sunny Lee's support for local philanthropic organizations enriched the community and empowered countless individuals. Mayor Kim stated

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the Borough of Palisades Park proudly honored Dr. Sunny Lee as a kindred resident and for his life-long devotion to service and humanity. Mayor Kim stated Dr. Sunny Lee's legacy was one of unity, generosity, and purpose. Mayor Kim stated a legacy that would continue to guide and inspire future generations. Mayor Kim asked Dr. Sunny Lee to please come up and receive the Mayor's Certificate of Appreciation. Mayor Kim stated the second Mayor's Certificate of Appreciation went to Kenneth Bruno. Mayor Kim stated everyone there was a community resident and they all knew Kenneth Bruno. Mayor Kim stated in honor of the public service whose dedication, integrity, and hard work helped build the foundation of the Palisades Park that was cherished that day. Mayor Kim stated for more than twenty years, Kenneth Bruno served the borough with distinction in the Building Department as a Code Enforcer and as a Superintendent of the DPW. Mayor Kim stated Kenneth Bruno's commitment to excellence, tireless work ethic, and his steadfast belief in reform strengthened the community and paved the way for a brighter, prosperous future. Mayor Kim stated the Borough of Palisades Park proudly recognized Kenneth Bruno and his family for their years of sacrifice, service, and pure love for the town. Mayor Kim stated Kenneth Bruno's contributions were moving into the very fabric of the community and he remained a trusted friend to the borough and its residents. Mayor Kim stated the borough ordered a separate plaque for Kenneth Bruno and his good deeds, but it had not arrived yet. Mayor Kim stated in the meantime, he asked his friend Kenneth Bruno to please come up and receive the Mayor's Certificate of Appreciation because he deserved it. Mayor Kim stated Kenneth Bruno wasn't accepting the award, but a sub.

George Beck stated he wanted to call up Harry Delgato from the State Police Association.

Harry Delgato greeted the Mayor, Council, and everyone joining. Harry Delgato stated it was an honor to be there on behalf of the New Jersey State Association and Chief of Police in the New Jersey State of Accreditation Commission to recognize the outstanding accomplishments of the Palisades Park Police Department. Harry Delgato stated this was a historic moment for this agency and for the Borough of Palisades Park. Harry Delgato stated the presentation the New Jersey State Association of Chief of Police Accreditation signified far more than compliance with professional standards, and it represented a deep and lasting commitment to excellence, accountability, transparency, and continuous improvement in the delivery of police servicing. Harry Delgato stated that achieving accreditation required dedication, discipline, and leadership, and it demanded a thorough review of policies, procedures, training, operations and organizational practices to ensure they met the highest standards of modern law enforcement. Harry Delgato stated this accomplishment was a result of countless hours of work of the members of the department and the leadership that guided the process. Harry Delgato stated this prestigious accreditation established and demonstrated George Beck's firm commitment to state national standards and the continued expectations to equality, professional, and ethical policing of the Palisades Park Police Department. Harry Delgato stated a milestone was placed into the Palisades Park Police Department among an elite group of agencies across New Jersey. Harry Delgato stated by earning accreditation, they had demonstrated to their communities that they were committed to professionalism, ethical service, and building public trust. Harry Delgato stated they celebrated their success and continued commitment to serving the residents of Palisades Park with honor and distinction that night. Harry Delgato stated it was his honor on behalf of the New Jersey State Association of Chief of Police and the New Jersey Law Enforcement Accreditation of Commission to congratulate Director Michael Gardner, Chief George Beck, Accreditation Manager Captain James Rotundo, the members of the Palisades Park Police Department, the Mayor, the Council, and the citizens that they proudly served for having achieved a milestone in their history, Accreditation by the New Jersey State Association of Chief of Police.

Mayor Kim stated he would like to thank all the leaders and supporters there to celebrate the reform they were accomplishing and George Beck would have to individually honor the name of a special guest they had there later on, but they were celebrating a major achievement that night for the Borough of Palisades Park. Mayor Kim stated the Police Department had earned the NJSACOP Accreditation, which was a decision achieved by only one-third of all the police departments in the state of New Jersey. Mayor Kim stated this recognition proved their department was operating at the highest standard of professionalism, training, and accountability. Mayor Kim stated under the leadership of the Police Director, the chief, and the captain, the department was transformed. Mayor Kim stated morals were up, the officers were proud to serve there, and they had seen an estimated thirty percent reduction in crime reports. Mayor Kim stated that kind of progress didn't happen by accident, but through discipline, education and commitment to doing things the right way. Mayor Kim stated for those who remembered the past, this turnaround was extraordinary, it was a real reform, and it was happening for the good people of Palisades Park. Mayor Kim stated to the police leadership and every officer, he thanked them because they had earned this honor and made the community safer and stronger. Mayor Kim stated God bless them.

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George Beck thanked Mayor Kim and welcomed everyone. George Beck stated they had a lot of honored guests there that night. George Beck asked the Korean Vietnam War Veterans to please stand up to let everyone celebrate them. George Beck stated on behalf of the Palisades Park Police Department, they thanked the Korean Vietnam War Veterans. George Beck stated over the past six months at least, they had lunch and events together. George Beck stated they had become friends and they appreciated the friendship. George Beck thanked the Korean Vietnam War veterans for being there and supporting the Police Department on that important day. George Beck stated he saw the former Mayor there, James Rotundo, and they were surrounded by the neighboring towns Police Chiefs. George Beck stated to begin, they had the President of the Bergen County Chief's Association, *<speaking indistinctly>* from Englewood Cliffs. George Beck stated their neighboring Police Chief, Scott *<speaking indistinctly>*. George Beck stated Deputy Chief *<speaking indistinctly>* from the Ridgefield Police Department, and the Woodbridge Police Chief *<speaking indistinctly>*. George Beck stated they had the Police Chaplin, Father Cho, who was part of Saint Michael's Church, and it was only 150 feet outside the building. George Beck stated to stop by and see Father Cho because he was a great man. George Beck stated he saw Pastor Peter from the Grace Lutheran Church, which was about three hundred feet from where they were. George Beck stated they had their other Police Chaplin, *<speaking indistinctly>*. George Beck stated on behalf of the Bergen County Prosecutor's Office, they had Captain Brian Lucas.

Brian Lucas greeted everyone and stated it was nice to see such a turnaround. Brian Lucas stated on behalf of Prosecutor *<speaking indistinctly>*, and the Bergen County Prosecutor's Office they wanted to offer their congratulations and commitment to always working well with the Palisades Park Police Department and to George Beck. Brian Lucas stated it was a tremendous honor to get to this point and get accreditation from the state. Brian Lucas stated he could speak on this personally because he received an accreditation unit at the Bergen County Prosecutor's Office, so he knew exactly how much effort, time, and commitment went into achieving this. Brian Lucas stated he wanted to offer their congratulations and also his own personal congratulations to the whole department and George Beck.

George Beck stated that for the next person he was going to introduce, there was not a single person there who had driven longer than they did. George Beck stated they were from Camden County and they spoke with Attorney General Jennifer Davenport and she had a prior commitment tonight with the governor, but she sent her Chief, Weldon Powell. George Beck asked Weldon Powell if it was two hours.

Weldon Powell replied he came from Trenton, but the drive home was going to be about two hours.

George Beck stated they were blessed Weldon Powell was there with them, and he would like to give Weldon Powell a moment to give some remarks.

Weldon Powell stated the honor was his, and to Mayor Kim, the reverend called him and said they would do just about anything for him. Weldon Powell greeted the Police Chiefs in rule, the sworn law enforcement, the Korean Vietnam War veterans, and the citizens on behalf of Jennifer Davenport, and stated he was honored to be there. Weldon Powell stated this was a great achievement, and accreditation that meant a lot because there were rigorous standards involved and it brought them closer to excellence with the Police Department. Weldon Powell stated it was a pleasure to commit with the Palisades Park Police Department and anything they were willing to do with the Attorney General's office they were willing to do as well. Weldon Powell stated George Beck said to him that he wanted to change the culture at the back of the room that evening. Weldon Powell stated George Beck already did that, and it was an honor to be here. Weldon Powell stated congratulations once again with the accreditation.

George Beck stated he was going to be giving out three awards that night. George Beck stated from their Command Staff, he called up Police Director Michael Gardner, Captain James Rotundo, and Lieutenant Christopher Beck, Sargeant *<speaking indistinctly>*, Sargeant Theodore Christolias, Sargeant Chris Scilingo, and *<speaking indistinctly>*. George Beck stated before that, one more honored guest was Alyssa Dubai who was eighteen years old.

Alyssa Dubai thanked George Beck and stated it was an honor to be there.

George Beck stated Robert Sol was their Senior Project Manager for the accreditation. George Beck stated all the Chiefs in the room had probably worked with Robert Sol before, but if they hadn't, he was excellent and a

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tremendous asset to them because he came there regularly. George Beck stated Robert Sol retired from the Westwood Police Department, and he guided the Palisades Park Police Department through this accreditation process seamlessly. George Beck stated he would go into detail about it or Robert Sol could explain how fast they did this accreditation. George Beck stated for the effort and everything Robert Sol did for the Police Department, it would be their honor to honor him. George Beck asked James Rotundo, who had sharper eyes, to read.

James Rotundo presented the Palisades Park Police Department Certificate of Civilian Service to the police, Senior Project Manager Robert Sol. James Rotundo stated this department certificate of service was proudly presented to the Senior Project Manager Robert Sol for his excellent guidance and dedication during the department's pursuit of the NJSACOP Accreditation. James Rotundo stated lending his extensive experience as Senior Project Manager, Robert Sol provided incredible insight and specialized in what was necessary to navigate the rigorous requirements of the accreditation process. James Rotundo stated the special perseverance, mentoring of the staff, and streamlining complex administrative tasks materially contributed to the landmark of this accomplishment through a selfless commitment to professional excellence, Robert Sol played a vital role in enhancing the standards of the agency, and ensuring the service of the community. James Rotundo stated he personally wanted to thank Robert Sol for everything he did for him over the six months.

Robert Sol stated he was not expecting that and he did have some remarks. Robert Sol greeted the Mayor, Council, Michael Gardner, George Beck, and James Rotundo and stated he was the Senior Project Manager. Robert Sol stated he was assigned to assist the Police Department with the general capacity of becoming an accredited law enforcement agency. Robert Sol thanked them for that night and inviting him to an important milestone in their agency's history. Robert Sol stated without their support and commitment, the accomplishment would have been far more difficult to achieve. Robert Sol stated he wanted to congratulate all the members of the Palisades Park Police Department on achieving the accreditation status with the NJSACOP Law Enforcement Accreditation Program, which was accomplishment that reflected commitment, professionalism, accountability, and service to the community. Robert Sol stated it was a privilege to work in partnership with the agency as they pursued and achieved their goal in becoming an accredited police department. Robert Sol stated he extended his sincere appreciation to James Rotundo and the members of the Palisades Park Police Department because it was truly a pleasure collaborating with a dedicated professional team throughout the process. Robert Sol stated the agency set a standard worthy of emulation and accreditation informed work through a certificate, and a reflection of an organization's commitment to providing the highest quality of law enforcement service to its community. Robert Sol stated by maintaining current well-developed policies and accurately reflecting operational practices, they reduced ambiguity in decision-making and providing their personnel with clear, reliable guidance, allowing them to act with confidence and consistency even in complex situations. Robert Sol stated accreditation was a one-time accomplishment but an ongoing process because as standards, laws, and expectations change, the agency should as well. Robert Sol stated *<speaking indistinctly>* continued to support the department by ensuring their policies remained currently applicable to New Jersey state law, Attorney General guidelines, Bergen County prosecutorial directives, and recognized *<speaking indistinctly>* for law enforcement. Robert Sol stated *<speaking indistinctly>* valued this partnership and would look forward to continuing hard work in the Palisades Park Police Department in the years ahead. Robert Sol thanked them for the opportunity to take part in this significant milestone, since it was an achievement the Police Chief should take pride in, and one that others should strive to follow.

Mayor Kim asked the council members if they could join the picture.

George Beck stated this next award went to James Rotundo and he wanted to make some brief remarks. George Beck stated it was almost two years prior that James Rotundo came together with himself to lead the Police Department. George Beck stated James Rotundo was in charge before he was in charge and became the Chief. George Beck stated they were at a crossroads with this department and he was assigned to patrol for many years and James Rotundo was assigned to administration for the past few years. George Beck stated James Rotundo had an idea of what to do in that capacity and what they were going to do because if they remembered, everybody up and left and they had to make a lot of decisions to get the department to run. George Beck stated he met with James Rotundo and agreed to work in the department first for the town, and every policy would be department first and whatever would be best for the department. George Beck stated while they were going through the process of who would become the next Chief, they respected each other. George Beck stated whenever he came to work every single day, he felt respected by James Rotundo, and he was treated very well. George Beck stated he respected James Rotundo because he was a great man and he was honored to present him with this because it almost seemed

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like they were brothers. George Beck stated they worked well together over the past two years and he was honored to present this to James Rotundo. George Beck stated James Rotundo was getting this award because their accreditation was completed in six months and nineteen days, and to give him a round of applause for this. George Beck stated they started with a massive team because accreditation was a massive task, and even more massive for a department that never had or sought accreditation or ever had it in their collective vision for the future. George Beck stated they knew they had to do something to bring this department forward and they knew reform was necessary because they knew there was a past with the Palisades Park Police Department, but he wanted to remind everyone that most of the police officers they saw there weren't even born at that time and a lot of the stuff that happened over the years didn't involve any of them. George Beck stated they wanted this reform and commitment to wanting the Palisades Park Police Department to succeed. George Beck stated they were going to do that by moving forward with the accreditation and the Director, the Captain, and himself met together to decide this was going to be in pursuit. George Beck stated they had a team and within two weeks, James Rotundo said to let him do it and he was an administrative beast. George Beck stated James Rotundo was consistent and he powered through it. George Beck stated James Rotundo went through every single policy to make sure every single detail to attain this accreditation was absolutely perfect and when they had the onsite inspection, the compliments they heard were tremendous. George Beck stated everything was meticulous and he thanked all the officers for listening to James Rotundo and obeying all his directives and everything they had to do to get there. George Beck thanked James Rotundo for his tremendous effort there for spearheading and leading this accreditation.

Sargent Chris Scilingo thanked George Beck and stated it was his pleasure to read this award. Sargent Scilingo stated he assisted James Rotundo with the accreditation and he was well within his right to double the work on Sargent Scilingo, but he didn't. Sargent Scilingo stated James Rotundo shouldered all the weight with minimal support, and it was his pleasure to read this. Sargent Scilingo stated the Certificate of Excellent Police Service is proudly presented to James Rotundo for his exceptional perseverance and dedication in guiding the Palisades Park Police Department to official New Jersey State Association of Chiefs of Police Accreditation. Sargent Scilingo stated James Rotundo professionally undertook this monumental task managing a massive number of administrative requirements and policy standards with a diligent work ethic. Sargent Scilingo stated that through this leadership, a process that typically spans years was completed in a record setting time frame of just under six months. Sargent Scilingo stated this significant accomplishment materially contributed to the professional standing of the Palisades Park Police Department and ensured that the highest standards of law enforcement excellence were upheld for the community, awarded on April 28th, 2026.

James Rotundo thanked the Chief, Director, Mayor, and the Council for their support throughout all this, and stated he appreciated Robert Sol and *<speaking indistinctly>*. James Rotundo stated this award had his name on it, but the award they would receive would say the "Palisades Park Police Department". James Rotundo stated it was all of the police department that made it easier for him to complete this in the timeframe they did. James Rotundo stated they came to work every day, didn't say "boo" for adopting a policy, and took three tests in a row with a hundred questions. James Rotundo stated he really appreciated them and thanked them for being there for him to help them get it done. James Rotundo stated *<speaking indistinctly>* retired but he wanted to thank them personally even though they weren't there. James Rotundo stated on the day they tried to put this accreditation together, a certain person came up to him and said they were never going to be accredited, but he looked at the person and said, "You don't even know those guys." James Rotundo stated the Police Department proved the person wrong. James Rotundo stated he wanted to thank everybody and the Chief because this award meant a lot to him.

George Beck stated the third and final award went to Patrol Detective Michael McDermott *<speaking indistinctly>* and James Rotundo was going to read this, but he had to make some comments first. George Beck stated this was an Honorable Services Award and it would be presented to Michael McDermott for a specific incident of this month in 2026, and also for all the collective years he spent there and all the good policing he had done for the community. George Beck stated Michael McDermott was also the runner up for Officer of the Year for 2025, he was well liked by the other officers, and he was also wealthy with knowledge for them. George Beck stated the Patrol Detective was very proactive on April 7th because he loved to do this job, policing, and being out there doing what police officers were supposed to do, such as finding bad people, arresting them, bringing them to justice, and taking risks. George Beck stated in the middle of the night around 3:00AM, Officer McDermott saw an assault taking place in the gas station on other side of Route 46. George Beck stated Officer McDermott was traveling on the west bound but he saw them on the east bound. George Beck stated when Officer McDermott saw people fighting, he would make sure to intervene and stop the assault that was taking place. George Beck stated Officer McDermott was by himself when

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he got out of his police car and found himself in front of a violent gang from Essex County. George Beck stated there was video footage of this, and they would be shocked to see how seconds matter. George Beck stated it was unbeknownst to Officer McDermott that as he was detaining the two of them, one of them had a nine-millimeter with a thirty-one-round clip of hollow point bullets inside his waistband. George Beck stated he thanked God that Officer McDermott was there because he knew how to handle himself in an alone situation and brought the two gang members in to detain them while everything was going crazy and he was trying to get everything under control. George Beck stated while Officer McDermott secured two individuals, the rest of the gang jumped into their vehicle and fled. George Beck stated their officers started pursuing them, but Officer McDermott was still alone. George Beck stated the shift supervisor determined that it got too fast and dangerous, so they called it off, which was what they wanted because they were supposed to follow Attorney General guidelines when following pursuit. George Beck stated they commended Officer McDermott for taking that responsibility in making the right decision. George Beck stated they learned from this incident that many agencies were looking for these violent gang members and through Officer McDermott's efforts, they were identified. George Beck stated the Police Department praised Officer McDermott for his bravery and service to the department because it was a pleasure and honor.

James Rotundo stated the Palisades Park Police Department Honorable Service Award was proudly presented to Officer McDermott for his exceptional initiative and accomplishment in the line of duty. James Rotundo stated on April 7th, 2026, when on patrol, Officer McDermott observed a physical altercation involving four males at a Route 46 East service station, demonstrating extraordinary courage and decisive action, he intervened without immediate backup, successfully apprehending and arresting two individuals. James Rotundo stated Officer McDermott's proactive enforcement led to the recovery of a Glock handgun equipped with an illegal thirty-one-round high-capacity magazine loaded with hollow point ammunition. James Rotundo stated by removing these dangerous gang-affiliated criminals, *<speaking indistinctly>*, Officer McDermott demonstrated the highest caliber of policing and profound commitment to the safety of the community, awarded on this day 2026.

Officer McDermott greeted everybody and stated it was an honor to receive this award. *<speaking indistinctly>*

George Beck stated before they had Police Chaplin Rabbi D closed this portion of leaving the ceremony to the Palisades Park Police Department, he would like to remind them that they were free to have the concessions in the corner of the room. George Beck thanked Mayor Kim, the Police Committee Chair, Councilman Shin, the Police Committee member, Councilman Donohue, Councilman Kwak, Councilwoman Lee, Allan Roth, Sophia Jang, and Roberta Stern. George Beck stated on behalf of the Police Department, they thanked all of them for supporting and encouraging the department in this endeavor. George Beck stated he wanted to call up Rabbi D for their intermission.

Rabbi D greeted everyone and stated before they did the closeout prayer, as a Rabbi and a Police Chaplin for a *<speaking indistinctly>*, he wanted to say he was extremely moved. Rabbi D stated it was a small department in the Bergen County, and unfortunately, *<speaking indistinctly>*. Rabbi D stated they always strived to build up the level of trust with the community regarding state, county, and local-levels, and it was so important to get accredited. Rabbi D stated this showed the police and community working closely together. Rabbi D stated besides giving thanks for *<speaking indistinctly>* for coming all the way up, including the Chiefs and law enforcement, on behalf of the community he wanted to give a shoutout for the Mayor and Council who had great support for the Police Department. Rabbi D stated he wanted to give a shoutout to George Beck as well not only for being the Police Chief and a professional for the department, but he cared for the community. Rabbi D stated George Beck would call him up personally to request prayer for a police officer or the department, and this exuded what God wanted, which was his will to keep the town safe. Rabbi D asked everyone to join him for a round of applause. Rabbi D stated on behalf of himself and the community, he wanted to thank the Director for working together and being a uniter to help them be better and keep everyone safe. Rabbi D stated it was not only for the residents who lived here, worked here, or passed by every day, Michael Gardner made the difference in people's lives. Rabbi D stated to pray. Rabbi D stated Dear God in Heaven, as they were here today on this special evening by celebrating the milestone of Palisades Park Police Department, he asked the God in Heaven to bless everyone who was with them today. Rabbi D stated the individuals, the officers, the families who were the backbone of the officers, bless everyone and guide them to keep the people safe each and every day should danger come their way. Rabbi D stated to God to hold the people firmly in his hand and make sure they were coming home safe to their loved ones. Rabbi D stated as it said in atonement, which was the Bible, if one life was saved, it was like saving the world. Rabbi D stated they saved the world each and every day so please protect them and make sure they were safe, amen.

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Mayor Kim requested a five-minute break for the council members, and they would continue the Regular Meeting shortly. Mayor Kim stated they had a lot of things to do. Mayor Kim thanked everyone and said, "God bless you, we love Palisades Park."

ADOPTION OF MINUTES:

Work Session of the Mayor and Council:	March 17, 2026
Regular Meeting of the Mayor and Council:	March 24, 2026
Executive Session	March 24, 2026

EXECUTIVE SESSION

Following the Executive Session, Mayor Kim requested a motion to close the Executive Session and come back to the Regular Meeting.

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

INTRODUCTION OF ORDINANCE

ORDINANCE 2026-6	Borough of Palisades Park Affordable Housing / Development Fee – Repeal and Replace Chapter 123 Article I Development Fees and Article III Affordable Housing and Mandatory Set- Aside
ORDINANCE 2026-7	Creating the Bergen Boulevard District (BBD) Overlay Zone
ORDINANCE 2026-8	Amending the Zoning Ordinance of the Borough of Palisades Park to Establish the "Route 5 Senior Housing Overlay District" Applicable to Block 724, Lot 14; Block 725, Lot 1; and Block 726, Lot 1
ORDINANCE 2026-9	Establishing the "Bellview Place Overlay District: for Block 217, Lot 23 and Amending the Zoning Map and Land Use Regulations of the Borough of Palisades Park
ORDINANCE 2026-10	Establishing the Affordable Housing District 1(AHD 1) and Regulating Development Requirements for Block 716, Lot 20, 21 & 22
ORDINANCE 2026-11	Adopting Redevelopment Plan for the Tamares Management Site, Consisting of Block 504, Lots 1-5 & 10 (121-131 West Ruby Avenue & 20-40 Fairview Street), In Accordance with The Local Redevelopment and Housing Law

OFF CONSENT AGENDA

RESOLUTION 2026-121	2026 Temporary Emergency Budget Appropriations
RESOLUTION 2026-122	Authorize the Submission of a 2026 Bergen County Open Space, Municipal Park Improvement Grant

PASSED AT THE WORK SESSION

DISCUSSION (TO BE CONSENT)

RESOLUTION 2026-123	Claims
RESOLUTION 2026-124	Share Service Agreement between the Borough of Fairview as Lead/Host Borough and Borough Palisades Park for Municipal Court Administrator
RESOLUTION 2026-125	Authorizing Extension of Plenary Retail Consumption License (Re:#0245-33-028-007)
RESOLUTION 2026-126	Authorizing Chamber of Commerce Spring Street Festival
RESOLUTION 2026-127	Authorization of Handicapped Parking Space (Re: 415 9 th Street)
RESOLUTION 2026-128	Acceptance of Retirement (Re: K. Bruno)
RESOLUTION 2026-129	Acceptance of Resignation (Re: J. Belleza)
RESOLUTION 2026-130	Accepting the Proposal of Colliers Engineering & Design, Inc for Professional Engineering Services connection with the 2025 CDBG- Commercial Avenue Improvement Project
RESOLUTION 2026-131	Authorizing the Re-Advertisement for the Receipt of Bids (2 nd Occasion) for Contract No. 2024-M 00308(LA-2024 MA Palisades Park Borough Broad Avenue Streetscape Project – Phase 3)
RESOLUTION 2026-132	Hiring Part-Time D.P.W. Superintendent (Re: J. Inglima)
RESOLUTION 2026-133	Appointment of Part-Time Code Enforcement Officer (Re: M. Karaduman)

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RESOLUTION 2026-134	Appointment of Part-Time Code Enforcement Officer (Re: E. Musai)
RESOLUTION 2026-135	Acceptance of 2026 Swimming Pool Application
RESOLUTION 2026-136	Amending Resolution 2025-183 of approving Shared Services with Bergen County for Dispat Services
RESOLUTION 2026-137	Approving Payment to Riggi Paving Inc
RESOLUTION 2026-138	Authorizing Professional Services Contract with Vision Media Marketing, Inc.
RESOLUTION 2026-139	Award a Contract to VMF Construction for the Palisades Park Library Exterior Wall Improvement Project
RESOLUTION 2026-140	Authorizing the Borough Clerk to Advertise for Part-Time Department of Public Works Employees
RESOLUTION 2026-141	Authorizing the Borough of Palisades Park Police Department to Participate in the Defense Logist Agency, Law Enforcement Support Office, 1033 Program to Enable the Palisades Park Pol Department to Request and Acquire Excess Department to Defense Equipment
RESOLUTION 2026-142	Borough of Palisades Park Affordable Housing Trust Fund Spending Plan
RESOLUTION 2026-143	Approving an Affordable Housing Affirmative Marketing Plan
RESOLUTION 2026-144	Authorizing the Approval, Execution and Submission to the Court of the Proposed Settlement Agreement with Golden Value, LLC In Furtherance of Compliance with the Borough of Palisades Par Affordable Housing Obligations in the Third Round
RESOLUTION 2026-145	The Borough of Palisades Park Endorsing the Borough's Amended and Revised Housing Element a Fair Share Plan
RESOLUTION 2026-146	The Borough Council Adopting a Rehabilitation Program Manual

INTRODUCTION OF ORDINANCE

ORDINANCE 2026-6	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
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Mayor Kim asked if there were any questions about the ordinance.

Councilwoman Lee replied it was not a concern, but she would like to comment that as the Council President, she would like to thank the council members for the ordinances they were using that day because they were part of an effort to keep immunity for the town to prevent developers from coming in building whatever they wanted without the Borough's oversight. Councilwoman Lee stated she appreciated those who were here today who cared for the safety and quality of life that the Borough was trying to maintain.

Mayor Kim requested a motion to close and open to the public for Ordinance 2026-6.

Councilman Donohue made the first motion which was seconded by Councilwoman Lee. All joined in favor.

Following the public participation section, Mayor Kim requested a motion to pass the introduction of Ordinance 2026-6 since they gave the public an opportunity.

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

Councilman Donohue	Yes
Councilman Kwak	Yes
Councilwoman Lee	Yes
Councilman Min	Absent
Councilman Shin	Yes
Councilwoman Won-Yoon	Absent

Borough Clerk Sophia Jang announced since there were four "yes" votes, Ordinance 2026-6, "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," was introduced and passed on the first reading at the Regular Meeting of the Mayor and Council held on April 28, 2026, and although published in accordance with the

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law, said ordinance would be considered for the first reading and adoption at the meeting held on May 26, 2026 at 6:00PM in the council chambers at which time all persons interested might appear for or against the passage of said ordinance. Sophia Jang announced a copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

PUBLIC PARTICIPATION FOR ORDINANCE 2026-6:

Mayor Kim stated to the public they had three minutes to talk about Ordinance 2026-6. Mayor Kim requested a motion to close the public participation section and come back to the Regular Meeting.

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

ORDINANCE 2026-7 Creating the Bergen Boulevard District (BBD) Overlay Zone

Mayor Kim asked the borough attorney if he could explain what this was about.

Allan Roth asked Jessica Almeida to explain.

Jessica Almeida replied this was an overlay zone that created the opportunity for affordable housing in that zone. Jessica Almeida stated an overlay zone meant the underlying zoning was kept, and whatever the zoning was at that time stayed. Jessica Almeida stated this gave a realistic opportunity for someone to come in and build affordable units, which was what the doctrine required and what the court required the borough to do. Jessica Almeida stated somebody could come in and build with the zoning underneath, but this was an overlay on top of the town zone.

Mayor Kim asked if this was mandated by the court.

Jessica Almeida confirmed this was mandated by the court and they didn't have an option.

Mayor Kim asked if there were any questions or concerns. Mayor Kim requested a motion to close and open to the public.

Councilwoman Lee made the first motion which was seconded by Councilman Donohue. All joined in favor.

Following the public participation section, Mayor Kim requested a motion to pass the introduction of Ordinance 2026-7. Mayor Kim stated this was also the decision of the majority of the governing body and a lot of developments were going to happen on Grand Avenue. Mayor Kim stated through the direction of the traffic engineer and borough planner, it was a recommendation and they all agreed they should create an overlay zone where there was less traffic on Grand Avenue.

Councilwoman Lee made the first 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
Councilwoman Lee	Yes
Councilman Min	Absent
Councilman Shin	Yes
Councilwoman Won-Yoon	Absent

Sophia Jang announced Ordinance 2026-7, "Creating the Bergen Boulevard District (BBD) Overlay Zone," was introduced and passed on the first reading and Regular Meeting of the Mayor and Council held on April 28, 2026, and although published in accordance with the law, said ordinance would be considered for the first reading and adoption at the meeting held on May 26, 2026 at 6:00PM in the council chambers at which time all persons interested might appear for or against the passage of said ordinance. Sophia Jang announced a copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

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PUBLIC PARTICIPATION FOR ORDINANCE 2026-7:

Mayor Kim stated to the public they had three minutes to talk about Ordinance 2026-7. Mayor Kim requested a motion to close the public participation section and come back to the Regular Meeting.

Councilwoman Lee made the first motion which was seconded by Councilman Kwak. All joined in favor.

ORDINANCE 2026-8 Amending the Zoning Ordinance of the Borough of Palisades Park to Establish the "Route 5 Senior Housing Overlay District" Applicable to Block 724, Lot 14; Block 725, Lot 1; and Block 726, Lot 1

Mayor Kim stated he wanted to find out why it was currently in progress and what that meant because he had never seen this before.

Allan Roth stated "currently in progress" was just a placeholder until they had the caption of the ordinance.

Mayor Kim asked if it was the ordinance to amend the zoning ordinance of the Borough of Palisades Park establishing five senior housing overlaying districts.

Allan Roth replied yes, that was for Ordinance 2026-8. Allan Roth stated the next one was Ordinance 2026-9 and that was for creating the Bellview Place overlaying district.

Mayor Kim asked if this wasn't ready when it was printed out.

Allan Roth replied the ordinance was done but they didn't have the name of the ordinance for the agenda.

Mayor Kim thanked Allan Roth for the clarification. Mayor Kim asked if there were any questions or concerns for Ordinance 2026-8. Mayor Kim requested a motion to close and open to the public.

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

Following the public participation section, Mayor Kim requested a motion to pass the introduction of Ordinance 2026-8.

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

Councilman Donohue	Yes
Councilman Kwak	Yes
Councilwoman Lee	Yes
Councilman Min	Absent
Councilman Shin	Yes
Councilwoman Won-Yoon	Absent

Sophia Jang announced Ordinance 2026-8, "Amending the Zoning Ordinance of the Borough of Palisades Park to Establish the "Route 5 Senior Housing Overlay District" Applicable to Block 724, Lot 14; Block 725, Lot 1; and Block 726, Lot 1," was introduced and passed on the first reading and Regular Meeting of the Mayor and Council held on April 28, 2026, and although published in accordance with the law, said ordinance would be considered for the first reading and adoption at the meeting held on May 26, 2026 at 6:00PM in the council chambers at which time all persons interested might appear for or against the passage of said ordinance. Sophia Jang announced a copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

PUBLIC PARTICIPATION FOR ORDINANCE 2026-8:

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Mayor Kim stated to the public that they had three minutes to discuss Ordinance 2026-8, which was concerning the Route 5 senior housing overlaying district. Mayor Kim requested a motion to close the public participation section and come back to the Regular Meeting.

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

ORDINANCE 2026-9 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

Mayor Kim asked the borough attorney if this was about creating more overlay for specifically Bellview Place district.

Allan Roth replied yes.

Mayor Kim asked if they were proposing to put in more affordable units.

Allan Roth replied giving the opportunity.

Mayor Kim stated the opportunity to put in affordable units mandated by law. Mayor Kim asked the if there were any questions or concerns. Mayor Kim requested a motion to close and open to the public.

Councilwoman Lee made the first motion which was seconded by Councilman Donohue. All joined in favor.

Following the public participation section, Mayor Kim requested a motion to pass the introduction of Ordinance 2026-9.

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

Councilman Donohue	Yes
Councilman Kwak	Yes
Councilwoman Lee	Yes
Councilman Min	Absent
Councilman Shin	Yes
Councilwoman Won-Yoon	Absent

Sophia Jang announced Ordinance 2026-9, "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," was introduced and passed on the first reading and Regular Meeting of the Mayor and Council held on April 28, 2026, and although published in accordance with the law, said ordinance would be considered for the first reading and adoption at the meeting held on May 26, 2026 at 6:00PM in the council chambers at which time all persons interested might appear for or against the passage of said ordinance. Sophia Jang announced a copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

PUBLIC PARTICIPATION FOR ORDINANCE 2026-9:

Mayor Kim stated to the public that they had three minutes to discuss Ordinance 2026-9. Mayor Kim requested a motion to close the public participation section and come back to the Regular Meeting.

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

ORDINANCE 2026-10 Establishing the Affordable Housing District 1(AHD 1) and Regulating Development Requirements for Block 716, Lot 20, 21, & 22

Mayor Kim stated that he knew it was not a good thing to rule out overlays and developments, but it was mandated by the court, and it was the law. Mayor Kim stated they had to follow it, and if they didn't, Councilwoman Lee

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emphasized that the borough would be overrun by developers without the control of the governing body. Mayor Kim stated this would hurt the people of Palisades Park. Mayor Kim asked if there were any questions or concerns about Ordinance 2026-10. Mayor Kim requested a motion to close and open to the public.

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

Following the public participation section, Mayor Kim requested a motion to pass Ordinance 2026-10, which was mandated by law.

Borough Administrator Roberta Stern stated on the first reading.

Mayor Kim apologized and stated introduction.

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

Councilman Donohue	Yes
Councilman Kwak	Yes
Councilwoman Lee	Yes
Councilman Min	Absent
Councilman Shin	Yes
Councilwoman Won-Yoon	Absent

Sophia Jang announced Ordinance 2026-10, "Establishing the Affordable Housing District 1(AHD 1) and Regulating Development Requirements for Block 716, Lot 20, 21, & 22," was introduced and passed on the first reading and Regular Meeting of the Mayor and Council held on April 28, 2026, and although published in accordance with the law, said ordinance would be considered for the first reading and adoption at the meeting held on May 26, 2026 at 6:00PM in the council chambers at which time all persons interested might appear for or against the passage of said ordinance. Sophia Jang announced a copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

PUBLIC PARTICIPATION FOR ORDINANCE 2026-10:

Mayor Kim stated to the public that they had three minutes to discuss Ordinance 2026-10. Mayor Kim requested a motion to close the public participation section and come back to the Regular Meeting.

Councilman Donohue made the first motion which was seconded by Councilwoman Lee. All joined in favor.

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

Mayor Kim asked if there were any questions or concerns about Ordinance 2026-11.

Councilman Shin asked if Tamares was round three.

Jessica Almeida replied these overlay zones satisfied the third and fourth rounds.

Councilman Shin stated he understood they filled 12,000 units for round three, including the twenty percent of both rounds. Councilman Shin stated as a former Board of Education member, they should worry about the shortage of *<speaking indistinctly>*.

Allan Roth stated they were not putting anything and they didn't have a choice. Allan Roth stated they had a preliminary, but they could engage in a study of what the impact would be on the infrastructure of the town and the schools. Allan Roth stated there were calculations for that.

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Councilman Shin asked what kind of student increase they could expect if they put 12,000 units including the twenty percent of the affordable homes.

Allan Roth replied they would need to do that study.

Councilman Shin stated they needed some kind of expectation since all the Board of Education members were there and they would worry about that, too.

Jessica Almeida stated they didn't have a choice for adopting these ordinances at that time, but they spoke about doing this study to figure out what the impact was going to be and that would give everybody the opportunity to plan for the next ten years. Jessica Almeida stated it was not like it was going to go up in the next twenty minutes, and they were probably not going to go up for two to five years, if they went up at all. Jessica Almeida stated overlay zoning was an option but that didn't mean it was going to be taken advantage of. Jessica Almeida stated they would have to engage with a professional to look at that and figure out what the impact would be. Jessica Almeida stated there were studies done by the Bloustein School of Planning which would show the impact, and the market rates going in were usually single bedroom units and studios which didn't produce school-aged children.

Mayor Kim asked the majority.

Jessica Almeida replied the overwhelming majority percent of them would probably be studios and one-bedroom units based on the plans she saw from some of the builder's remedy lawsuits they were in the process of settling. Jessica Almeida stated the impact from that wouldn't be as great as she thought everybody was concerned about. Jessica Almeida stated there would most likely not be an impact from single bedroom units and studios.

Mayor Kim asked not as much as two, three, or four-bedroom units.

Jessica Almeida replied the builders who were coming in on a twenty percent set-aside were taking a hit on the affordable units because they were not going to make as much money on an affordable unit. Jessica Almeida stated those builders were going to maximize their capacity and that amount of money they were going to make, so they were going to want more bang for their buck on the single bedroom units and studios. Jessica Almeida stated there would be much less multi-bedroom units which were the ones that produced school-aged children.

Mayor Kim thanked Jessica Almeida for the explanation. Mayor Kim asked if there were any more questions. Mayor Kim requested a motion to close and open to the public.

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

Following the public participation section, Mayor Kim requested an unfortunate motion to pass the introduction of Ordinance 2026-11.

Councilwoman Lee made the first 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
Councilwoman Lee	Yes
Councilman Min	Absent
Councilman Shin	Yes
Councilwoman Won-Yoon	Absent

Sophia Jang announced 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," was introduced and passed on the first reading and Regular Meeting of the Mayor and Council held on April 28, 2026, and although published in accordance with the law, said ordinance would be considered for the first reading and adoption at the meeting held on May 26, 2026 at 6:00PM in the council chambers at which time all persons interested might appear for or against the passage of said ordinance.

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Sophia Jang announced a copy of the ordinance would be posted on the bulletin board in the Borough Hall and would be available at the Office of the Borough Clerk.

PUBLIC PARTICIPATION FOR ORDINANCE 2026-11:

Mayor Kim stated to the public that they had three minutes to discuss Ordinance 2026-11. Mayor Kim requested a motion to close the public participation section and come back to the Regular Meeting.

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

OFF CONSENT AGENDA

RESOLUTION 2026-121 2026 Temporary Emergency Budget Appropriations

Mayor Kim stated they had a deep discussion about this at the Work Session. Mayor Kim asked if there were any more questions or concerns. Mayor Kim requested a motion to pass Resolution 2026-121.

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

Councilman Donohue	Yes
Councilman Kwak	Yes. Councilman Kwak stated this was strictly operational, and this was for the town to stay afloat. People who were in service would get paid checks and the government would keep running.
Councilwoman Lee	Yes. Councilwoman Lee stated because the annual budget had not been adopted, the Council had to adopt a temporary budget to keep the town running. Mayor Kim stated this was not abnormal at all.
Councilman Min	Absent
Councilman Shin	Yes
Councilwoman Won-Yoon	Absent

Sophia Jang announced off consent agenda Resolution 2026-121 was carried.

RESOLUTION 2026-122 Authorize the Submission of a 2026 Bergen County Open Space, Municipal Park Improvement Grant – PASSED AT THE WORK SESSION

Sophia Jang stated they already passed Resolution 2026-122 at the Work Session so they could go to the consent agenda.

Allan Roth stated that was just there as a placeholder.

CONSENT AGENDA

Mayor Kim stated there were a lot of resolutions there and he wanted the council members to speak up and ask questions before they voted.

RESOLUTION 2026-126 Authorizing Chamber of Commerce Spring Street Festival

Councilman Shin asked if they reviewed this in the Work Session.

Mayor Kim replied yes.

Councilman Shin stated the release of the attending fee was three hundred-something dollars for the vendors in town and they were worried about the street blockade. Councilman Shin stated the Chairman of the Chamber of Commerce informed them that there would be no charges for the vendors in town but for the vendors coming in

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from out of town. Councilman Shin stated there was no street blockade, and the performances would be done in front of the businesses on the sidewalk only. Councilman Shin stated he thought those conditions were satisfied.

Mayor Kim stated he appreciated that the Chamber of Commerce was working with them and they had a situation where the commerce and businesses weren't doing well. Mayor Kim stated he was very happy the Chamber of Commerce was working to improve the situation with the businesses by providing free services for the Spring Festival they wanted to do, and to continue the stipulation that they would not request to close Broad Avenue.

RESOLUTION 2026-125 Authorizing Extension of Plenary Retail Consumption License (Re:#0245-33-028-007)

Councilman Shin stated he checked three years' worth of records for the liquor license transfer and the word, "transfer", was used, but only this one said, "extension". Councilman Shin stated he didn't understand what the difference was between an extension and transfer.

Roberta Stern stated from her understanding, the ABC requested an extension because of the difficulty of this particular transfer. Roberta Stern stated if there was a question about one of the people participating, the ABC had the right and authority to grant an extension so that they could look into it and decide if this should be a transfer.

Councilman Shin stated they passed the liquor license transfer for this case.

Sophia Jang stated yes, the year prior, and she already explained everything and sent three e-mails. Sophia Jang stated even though they passed a transfer resolution through the Mayor and Council, it had to be presented to the ABC and the state, and the state decided if it was granted or not. Sophia Jang stated as I explained this was a license they had to get into the auction system. Sophia Jang stated the state considered they needed more studies for this, and that was why they were studying and requesting several additional documents from the borough and seller and buyer attorney. Sophia Jang stated three entities were involved with this and the ABC finally decided they needed an extension resolution to finalize this one. Sophia Jang stated this was advised by the ABC and the state and this was the final decision to come up with the Mayor and Council.

Councilman Shin asked if the ABC approval had to be done first or if the resolution had to be passed first. You need to understand a little about the Liquor License Process.

Sophia Jang replied three entities were involved for this liquor license. Sophia Jang stated one was the ABC, the second was the Borough Clerk as the ABC secretary, and the third was the Police Department for the background checks. Sophia Jang stated that was why this usually took six or seven months to process everything and the state to verify in their file. Sophia Jang stated after they decided, this went to the ABC for them to finalize and decide if there was any problem with this or if they just grant it as a liquor license.

Councilman Shin asked why the ABC couldn't handle this with the resolution they passed the year prior.

Roberta Stern replied because it was a new transfer.

Allan Roth stated it was not the Borough's determination but ABC's determination.

Sophia Jang stated they couldn't override the state rule.

Roberta Stern stated if there was a sale involved, or an auction in this case, it was new people. Roberta Stern stated there was a new buyer and an old seller. Roberta Stern stated a liquor license could get transferred as much as someone was willing to buy an existing license. Roberta Stern stated if there was a question about the moral turpitude about any of the people during a background check, or if there was some problem the ABC saw, they had the right to hold it until a decision was made.

Councilman Shin stated the background check was already done when they passed the resolution the year prior.

Allan Roth stated the ABC was directing this.

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Councilwoman Lee stated even before the ABC got involved, the town had the first say in determining whether a transfer or extension should be granted. Councilwoman Lee stated she understood that a transfer was different from an extension. Councilwoman Lee stated an extension meant the current holder continued to use the license and would extend it to another person. Councilwoman Lee stated this resolution was a completely different resolution from the one they passed the year prior. Councilwoman Lee stated she received an e-mail stating the ABC requested an extension.

I don't know how I can explain anymore

Sophia Jang stated she sent an e-mail with a correspondence between the ABC and her.

Councilwoman Lee stated she was not asking about what happened regarding the documentation for the extension, but she was asking about the merit of the extension request itself.

Mayor Kim asked the borough attorney if they had to get another resolution like the year prior.

Allan Roth replied as Councilwoman Lee said, this was a separate resolution.

Sophia Jang stated this sample was coming from the ABC.

Mayor Kim stated he heard enough of this and verbal documentation was unacceptable in this meeting. Mayor Kim stated documentation was supposed to be provided at the Work Session. Mayor Kim stated the Borough Clerk said the ABC sent it to them recently, but whatever should have been said, whatever required document about this long piece of history, this complex story that started the year prior, yet they still had one piece of paper there. Mayor Kim stated the council members were still confused because of this and the supporting documentation should have been provided to them at the Work Session and even at the Regular Session, yet he didn't have it there.

Just let me explain my process Sophia Jang stated after the Work Session, Councilman Shin e-mailed on Sunday asking for additional documents. Sophia Jang stated correspondence between the ABC and the Borough Clerk was not exposed to the Mayor and Council because this was between the ABC, the Borough Clerk, the buyer, and the seller. I do not know how many times I have to explain this to you Sophia Jang stated if the ABC asked for additional documents, they had to send it over to both parties' lawyers. Sophia Jang stated she even spoke with them over the phone about this and she sent three e-mails to Councilman Shin. Sophia Jang stated she also requested if the council didn't understand anything, to please call her again or reach out.

Mayor Kim asked when Sophia Jang sent the supporting documents.
What do you mean when I sent it to you

Sophia Jang replied she sent them on Monday.

Mayor Kim stated that was the day before. Mayor Kim stated these were supposed to come in the Work Session.

Sophia Jang stated they raised questions at the Work Session and that was why she attached the documents.

Councilman Shin stated please do not use the word you guys and this was an official meeting place.

Sophia Jang apologized to the Mayor and Council.

Mayor Kim stated they were not blaming Sophia Jang for making a mistake and he didn't know why she was getting angry.

Sophia Jang stated she didn't think this was a mistake.

Mayor Kim stated the explanation was still a blur for him and he couldn't fully understand it because of the lack of information coming in and the late notice. Mayor Kim stated he would like to table this.

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Sophia Jang stated Allan Roth was aware of this one. Sophia Jang asked Allan Roth to please explain because she explained everything.

Mayor Kim stated they heard the borough clerk so many times. Mayor Kim asked why Sophia Jang was throwing this.

Sophia Jang stated when she spoke with Mayor Kim, he said he fully understood, but now he was saying something different in the current meeting.

Allan Roth stated to Sophia Jang that there was a motion to pass this on the table and that motion superseded any other conversations.

Mayor Kim requested a motion to table the application.

Councilman Shin stated the e-mail Sophia Jang sent was – Allan Roth interjected and stated he didn't mean to interrupt, but there was a motion to table and that was a superseding motion. Allan Roth stated there could be a debate on tabling but not on the underlying resolution. Allan Roth stated the Mayor made a motion to table, and they needed a second motion to table. Allan Roth stated that would cease discussion on this because the matter was on table and there wouldn't be any further discussion.

Councilman Kwak asked if he could propose a question.

Allan Roth replied they could ask a question about the tabling but that was it.

Councilman Shin asked if he could explain why they were tabling this because that was the one thing he was going to talk about.

Mayor Kim replied yes. Mayor Kim requested a second motion.

Sophia Jang asked who motioned first.

Mayor Kim stated to not stop this because they were going through a motion right now.

Councilman Kwak asked what the ramification was for tabling Yesan, Inc. Councilman Kwak asked if there was a delay in opening or if there was something that impeded them if the Mayor and Council were tabling.

Sophia Jang replied yes, Yesan, Inc. could not open their store.

Mayor Kim stated Yesan, Inc. opened the CO already. Mayor Kim asked why Sophia Jang was getting angry.

Sophia Jang replied to not say she was angry because she was explaining to them.

Mayor Kim asked why Sophia Jang had this attitude right now and he didn't understand why it was so personal to her.

Sophia Jang replied Councilman Kwak asked a question. Sophia Jang asked if she could answer the question.

Mayor Kim replied sure.

Sophia Jang stated to Councilman Kwak the business was still operating but Yesan Inc. was not allowed to sell alcohol.

Councilman Kwak stated it goes to the ABC and then wait for the process.

Mayor Kim stated all he cared about was their due process in – Allan Roth interjected and stated there was a motion to table and if the council was not comfortable with passing the resolution, then they couldn't pass it. Allan

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Roth stated if they were not comfortable and they didn't have enough information, that was a perfectly valid reason to table the motion. Allan Roth stated this was a motion to table, not to pass.

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

Councilman Donohue	Abstain. Councilman Donohue stated he didn't want to penalize the applicant, and he was very uncertain about this.
Councilman Kwak	Yes. Councilman Kwak stated to hold it, table it, and get some more information.
Councilwoman Lee	Yes. Councilwoman Lee stated she would like to see the supporting documentation and merit of the extension.
Councilman Min	Absent
Councilman Shin	Yes. Councilman Shin stated without passing the resolution, there was communication between power of the ABC and the Borough Clerk. It showed that Councilman Shin had an incomplete twelve-page application attached <i><speaking indistinctly></i> assigned for the benefits of the creditors. There were some communication and processes going on without passing the resolution. Councilman Shin stated he would like to see what was going on by passing the table.
Councilwoman Won-Yoon	Absent

Allan Roth stated they had three "yes" votes to table, zero "no" votes, and one abstain.

Mayor Kim asked if this went to the off-consent agenda.

Allan Roth replied no, this was just a table and if it came back, it would come back to the consent agenda.

Mayor Kim asked if there were any more questions.

Allan Roth stated that was tabled and they still had discussion for the consent agenda. Allan Roth stated they had a superseding motion for Resolution 2026-125, so they still had Resolutions 2026-123, 124, 126 through 146. Allan Roth asked if there were any comments or questions on the remaining resolutions.

Mayor Kim requested a motion to pass the rest of the consent agenda, Resolutions 2026-123 through 146 except for Resolution 2026-125 with the stipulation that the Chamber of Commerce would conduct the Spring Street Festival without closing and blocking Broad Avenue and not collecting fees for the local businesses. Mayor Kim stated they also tabled Resolution 2026-125 to get additional information because he really didn't like the fact that it was all verbal. Mayor Kim stated he really didn't like the missing pages there.

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

Councilman Donohue	Yes. Councilman Donohue stated for Resolutions 2026-128 and 129 he wanted to thank Kenneth Bruno and Jack Belleza for their services. He thanked Councilman Shin and Councilman Kwak for their references to the Spring Street Festival.
Councilman Kwak	Yes
Councilwoman Lee	Yes
Councilman Min	Absent
Councilman Shin	Yes
Councilwoman Won-Yoon	Absent

Sophia Jang announced consent agenda Resolutions 2026-123 through 2026-146 except Resolution 2026-125 were passed.

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COUNCIL REPORTS

Councilman Donohue reported he had a letter from Lori Kim Murray, the Class of 2026 Advisor. Councilman Donohue stated it read, "Dear Mr. Donohue. As June approaches I find myself reflecting on the conclusion of my fifteen years in the Palisades Park school district. This year has been especially meaningful as I had the privilege of serving as the class advisor for our senior class. Throughout my time here, your guidance and steady support have been so much to me, and I want to take this opportunity to sincerely thank you for being such a strong mentor at the start of my career. I am confident that this is true for many others who have had the privilege to work with you. I would like to sincerely thank you for your assistance in helping us reevaluate this year's pool fees. Your support made a significant difference in allowing us to create the best possible sendoff for this deserving group of seniors. I'm especially grateful for your willingness to advocate on our behalf and for your generous outcome and follow. We truly appreciate the town's flexibility and collaboration this year. Additionally, thank you Mr. Kwak for your generous offer to provide pizza for the students at the pool party. Your kindness and support mean so much to us and will not be forgotten. With sincere gratitude, Laura Class of 2026." Councilman Donohue stated that was for all of them. Councilman Donohue thanked everyone.

Councilman Kwak reported they were opening the pool only on weekends from May 23rd to June 21st, and then it would be open daily from June 22nd to September 7th. Councilman Kwak stated they had a great event planned, Family Swim Day, for June 29th. Councilman Kwak stated to the residents to please bring out their families and it would be free for them. Councilman Kwak stated he would like to congratulate and thank Roberta Stern for helping them get this done. Councilman Kwak stated they finally painted the pool and the new filters would be installed this week. Councilman Kwak stated the sprinkler park was going to be looking good and he felt like they were going to have a good pool year. Councilman Kwak thanked Councilman Donohue for helping and providing some great things for the seniors of the school. Councilman Kwak stated the seniors were going to have a post-prom event, and they were going to bring some food for the seniors.

Mayor Kim thanked Councilman Donohue.

Councilman Kwak stated Councilman Donohue had never forgotten about the kids and the community. Councilman Kwak stated for the Recreation Department, they had the summer camp coming up. Councilman Kwak stated to the residents if they had any kids that were five to ten years old, the summer camp would be from June 29th to July 31st. Councilman Kwak stated they were also hiring a camp counselor and if anybody knew someone who was interested in that, the application was due May 23rd. Councilman Kwak stated Memorial Day was coming up on May 25th and Roberta Stern had been working on getting a band and some great organizations.

Mayor Kim asked if they were closing Broad Avenue.

Councilman Kwak replied yes, and it would be from 10:00AM to 1:00PM. Councilman Kwak stated if the residents had any groups or organizations who wished to walk with them, to please let them know. Councilman Kwak stated they were going to meet between Roff and Ruby at 9:30AM and they would start marching at 10:00AM. Councilman Kwak stated yoga class was on May 2nd from 1:00PM to 2:00PM and all classes would be held at the Junior Senior High School. Councilman Kwak stated another yoga class would be held on May 16th from 11:00AM to 12:00PM and a fellow councilwoman from a different town would host it. Councilman Kwak stated the councilwoman was an amazing person and accredited, so the residents would have a great yoga class. Councilman Kwak stated if the residents had a mat to please bring it, but they would also try to provide as many mats as possible. Councilman Kwak stated he wanted to congratulate the Police Department for their accreditation. Councilman Kwak stated six months and eighteen days were unbelievable. Councilman Kwak thanked Director Michael Gardner, Chief George Beck, Captain James Rotundo, and the great council members who helped, Councilman Shin and Councilman Donohue. Councilman Kwak stated they had a senior bus going to Longwood Gardens on May 18, so anybody who was interested in that, please sign up. Councilman Kwak stated he would like to give a round of applause to Councilman Shin and Charlie Chung who helped put together this next event and Justin Jung from the Board of Education had worked tirelessly with the DPW and himself to make this happen. Councilman Kwak stated he wanted to let Councilman Shin give it away.

Mayor Kim asked Councilman Shin what they had for the town.

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Councilman Shin replied this was explained before, but they started fixing the potholes from April 1st and requested for the hot patch. Councilman Shin stated they fixed about ninety-five percent of the potholes in town as of today, so they would finish the remaining five percent of the potholes by the end of April as DPW promised, except for 5th Street because that would be repaved.

Roberta Stern stated that it required a mill and pave and there wasn't anything that could just be gone over with an overlay.

Councilman Shin stated that was it for the pothole matters.

Mayor Kim asked what this was.

Councilman Shin replied Councilman Kwak could explain about this.

Councilman Kwak stated they created a webpage that would be shared. Councilman Kwak stated the DPW Administrator would have a master log in, and residents would be able to log in to report as well. Councilman Kwak stated "Pay Pulse" was a website that would track all of the potholes, road improvements, road markings, storm drains, or any issues with the towns infrastructure for the municipality. Councilman Kwak stated residents could add and submit the reports and DPW could track them and break them down by severity such as priority levels. Councilman Kwak stated as an example, if they viewed the map, the issues would be broken down by critical, high, medium, and low problems and statuses whether reported under a new schedule, in-progress, or completed. Councilman Kwak stated there was also a resident report form where a resident would see a problem and use their phone or computer to submit it. Councilman Kwak stated for example, if John Smith had a problem, he lived by 212 Central Avenue, his cell phone number was 111-111-1111, he saw the problem was on 7th Street, and across the street was Central Boulevard. Councilman Kwak stated the residents could put down the severity of the situation, and if there was a massive chunk of road that needed fixing, they would record the severity as critical, the size of the pothole, and a brief description. Councilman Kwak stated the application would automatically load up on the map and pin directly once the street was put in. Councilman Kwak stated the residents could also upload their own photos, and once submitted, it went to the DPW and went onto a new report. Councilman Kwak stated John Smith submitted a report, so it would get assigned to a DPW crew member and because the resident's phone number was recorded, DPW could keep in touch with them. Councilman Kwak stated the residents could also see there would be updates on their dashboard for the status of their reports.

Councilman Shin asked if this was going to be attached to the town website.

Councilman Kwak replied yes, and he was going to speak to Doo Young about how this was going to be implemented into the town website so every member of the community could report, and the borough could fix up the town. Councilman Kwak stated this was going to be a free program. Councilman Kwak stated a master list on Excel would be created for the DPW to constantly update it, and the DPW Administrator could import the list for it to be auto populated. Councilman Kwak stated the residents could filter the problems from potholes, dangerous intersections, road workings, speeding traffic areas, cracks and general damages, or if there was low visibility from the intersections, the residents could take a picture of it and submit the problem.

Mayor Kim asked not just potholes.

Councilman Kwak replied they expanded it to every single infrastructure problem possible.

Mayor Kim asked if they bought this application.

Councilman Kwak replied they built it piece-by-piece.

Mayor Kim stated to see what happened when young blood came into the Council. Mayor Kim asked if the residents could get involved.

Councilman Kwak replied yes.

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Mayor Kim asked if they were liable now since it was all there.

Councilman Kwak replied it was all there for the borough, and it was all there for the residents to report. Councilman Kwak stated they would break it down, the DPW would have it, and they would be able to filter the number of reports as well. Councilman Kwak stated DPW would be able to look at all the photos uploaded and depending on the severity, they would get them all done. Councilman Shin stated they could eventually use this application for garbage pickup. Councilman Shin stated instead of calling the DPW, the application could be used for this as well.

Councilman Kwak stated he would make that happen.

Mayor Kim thanked Councilman Kwak, Councilman Shin, Charlie Chung, and Justin Jung. Mayor Kim stated this was amazing.

Councilwoman Lee reported the Finance Committee was very close to finalizing their annual budget. Councilwoman Lee stated the only open item related to legal fees and settlement costs were going to be finalized soon because they passed a number of ordinances and resolutions tonight that faired on the closure of the builder's remedy suits. Councilwoman Lee stated she could not actively speak in detail about this because they were active lawsuits, but she could say they were making a lot of progress in bringing closure to those lawsuits. Councilwoman Lee stated once those were gone, they would have more clarity in how many legal expenses and settlements they were expecting that year, and an annual budget that would be a good estimate of what would be that year. Councilwoman Lee stated they had two temporary budgets that year and they did that when they didn't have an annual budget to keep the account running. Councilwoman Lee stated that was the standard practice and to not worry about the borough not having an annual budget adopted yet. Councilwoman Lee stated they had a temporary budget to keep the borough running.

Mayor Kim stated to Allan Roth he wanted to clarify rumors concerning builder's remedy cases and developments that were going to happen in the future. Mayor Kim asked if they collected taxes there for thirty years or not.

Allan Roth replied if a PILOT was implemented, then they did collect taxes and the PILOT was another method of collecting tax. Allan Roth stated they collected taxes and it was just paid differently. Allan Roth stated it was not an abatement, it was not a tax-free zone, and it didn't work that way because it was a calculation that was different, but it was still a taxing method to collect local taxes.

Mayor Kim asked if they collected taxes.

Allan Roth confirmed they collected taxes and it was based on the units that got sold.

Mayor Kim stated he had nothing to report but he was really impressed with the synergy they were creating. Mayor Kim stated he really appreciated the program Councilman Kwak, Councilman Shin, Charlie Chung, and Justin Jung created. Mayor Kim stated they were going to have a great Memorial Day parade and he wanted the residents and the Board of Education to join them. Mayor Kim stated to please ask the war veterans to join this festivity if they could, and they were going to offer concessions such as cotton candy, water, hot dogs, and popcorn. Mayor Kim stated to enjoy and celebrate the unity they were trying to create and the promise they were trying to share together as one community.

ATTORNEY REPORT

Allan Roth stated he had nothing to report. Allan Roth thanked the Mayor and Council for moving the builder's remedy cases.

BA REPORT

Roberta Stern stated she wanted to congratulate the men of the Police Department and it was very impressive what they did. Roberta Stern stated the Police Department's command staff was above so many others so far and it was very impressive they worked together the way they did. Roberta Stern stated the whole thing was very emotional

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and she was getting teary-eyed. Roberta Stern stated she would like to have a short Executive Session at the May Work Session and *<speaking indistinctly>* could come in again to do the MSI training because she didn't really hear back from many people who wanted to do it online themselves. Roberta Stern stated one of them could come in to do the same training they did in the past and they got \$250 worth of credit off the purchasing bills.

Mayor Kim asked if it was per council member.

Roberta Stern replied per council member and she counted herself, but she usually did it separately.

Mayor Kim stated they would take that money.

POLICE REPORT

Mayor Kim stated the Police Department looked so good in white.

George Beck stated he hated to give this police report because they stole so much time that day, but he would be fast. George Beck stated he would like to congratulate their Police Lieutenant, who was retiring and his last day was that Thursday, April 30th. George Beck stated they wanted to wish him much success and health in retirement. George Beck stated as far as their community outreach went, they currently had the Distracted Driver Campaign, and it was put into effect for the entire month of April. George Beck stated the focus of this campaign was for distracted motorists who could potentially hit a pedestrian, and it was to make the town's roads safe as they possibly could. George Beck stated in the same initiative to make the town's roads safe, they held a pedestrian safety seminar for the senior citizens down at the Senior Citizens Center on April 15th. George Beck stated that was held by James Rotundo and they had a beautiful presentation that was well-attended. George Beck stated they both did a tremendous job educating the senior citizens and giving them enough information so that they could feel confident crossing the roadways, and more importantly, meeting the officers and feeling safe. George Beck stated Officer Rodriguez treated the senior citizens to a wonderful rendition on the piano and they loved that. George Beck stated this was another example of the Police Department willingly being part of the community and bringing everyone together. George Beck stated Code Enforcement Officer Peter Kim attended the Municipal Shredding Event on April 18th and reported this event was a success. George Beck stated this was a great way for Peter Kim to meet the community members on different terms compared to getting a violation on a house. George Beck stated the community policing held the DEA National Take Back Day on April 25th in front of headquarters. George Beck stated they encouraged residents who had unused prescriptions that were potentially dangerous in their homes to bring them to headquarters and have them safely disposed of. George Beck stated they didn't want those in the hands of the children or anybody else that could get hurt, so the Police Department partnered with DEA to host that event. George Beck stated he wanted to congratulate Officer *<speaking indistinctly>* since the creator of the Palisades Park *<speaking indistinctly>* selected him for Honored Citizen of the Year. George Beck stated he was not surprised because the Palisades Park police officers were great and he was glad the Palisades Park *<speaking indistinctly>* went to the Police Department to select Officer *<speaking indistinctly>* for that. George Beck stated he was looking forward to participating in the Memorial Day parade and it was going to be a great event. George Beck stated for status report, the officers had handled 8,568 incidents as of that day. George Beck stated the Police Department was very busy and active and since they last met, the Police Department had made fifteen arrests, with some of them being notable and the others being domestic violence related that they couldn't discuss. George Beck stated their detective seemed to be working well with patrol in terms of communication because a Pennsylvania agency reached out and informed them about a potential fugitive wanted from Pennsylvania moving into the jurisdiction. George Beck stated their Detective Bureau communicated they were on patrol and Officer *<speaking indistinctly>* was paying attention and wide awake to see that person driving and identified them. George Beck stated the person was brought in and charged as a fugitive from justice who was in the Bergen County Jail and he was a Dominican national who was also wanted in Pennsylvania. George Beck stated he commended the Detective Bureau and Pennsylvania for working well together and doing these things because they didn't want fugitives here either. George Beck thanked the Mayor and Council for that day and the residents for supporting and coming to the wonderful, festive event. George Beck stated each of them knew what they did to make this day possible for the Police Department and he looked forward to the continued partnership.

Mayor Kim stated he still wanted those speed humps and that was the town's next step concerning the drivers.

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Roberta Stern stated signs were ordered but she didn't know if they were picked up yet. Roberta Stern stated she got the e-mail that the signs were ready and they should check with Councilman Shin to see how many polls they had. Roberta Stern stated they had some of the humps available and the new part-time superintendent was going to be working with the men to get that accomplished. Roberta Stern stated she brought them the map the other day which was prepared by the Traffic Enforcement Officer.

Mayor Kim stated for them to continue the two-way on Roth Avenue.

Roberta Stern stated they needed the copies of those on the resolutions.

Mayor Kim stated to get that thing going because they talked about it a few months ago. Mayor Kim asked if he circled the intersection on 12th Street where there was always traffic. Mayor Kim asked if he was applying to do a painting of the intersection on 12th Street which went to the Trio. Mayor Kim stated the Trio residents were complaining that the cars always stopped at the intersection and always got blocked. Mayor Kim stated the sign there said, "Do not block the intersection." Mayor Kim stated to get that going.

George Beck stated he knew the council members were checking, but officers were out in three locations, Fort Washington Park, Fort Howard Park, and *<speaking indistinctly>* from 6:00PM to 9:00PM. George Beck stated they had a list *<speaking indistinctly>*.

Mayor Kim stated he thought that was a very great presence on Broad Avenue because it brought security for the crossing pedestrians since it wasn't about pedestrians not looking, it was also about the drivers. Mayor Kim stated drivers would be playing on their phone, and in the last incident, they saw a driver running through a person. Mayor Kim stated that was horrid and he was so happy the Police Department was hands-on and provided a sense of security. Mayor Kim stated the police officers were not just talking, but they were on the road and streets protecting the pedestrians.

Mayor Kim requested a motion to close and open to the public.

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

PUBLIC PARTICIPATION

Mayor Kim stated to the public they had three minutes to talk about whatever their heart desired. Mayor Kim stated they had other Board of Education members and welcomed them. Mayor Kim stated it was good to see the Board of Education there and he hoped they would welcome him when he went to their meeting.

Board of Education President Soo Chung stated *<speaking indistinctly>*, Superintendent of Palisades Park, *<speaking indistinctly>*, Justin Jung, Superintendent, and *<speaking indistinctly>*, Vice President of the Board of Education.

Mayor Kim stated it was good to see them work together and he appreciated that.

Soo Chung stated good evening, Mayor Kim and council members of Palisades Park and introduced herself. Soo Chung stated she was there on behalf of the Board of Education to inform the Mayor and Council about concerns regarding the borough's planned approval of redevelopment plans and the settlements that could potentially increase burdens not only for the children and students of Palisades Park, but all the existing property owners and taxpayers. Soo Chung stated there was a local media report over the past year brought to the Board of Education's attention that the Borough of Palisades Park had been involved in legal disputes over its affordable housing development applications. Soo Chung stated the Palisades Park Board of Education, and the school district administrators were unaware of current development plans beyond what had been reported through external channels such as *<speaking indistinctly>*. Soo Chung stated for example, if a thousand affordable units were constructed in the few blocks in Palisades Park, in a short amount of time, this would result in an influx of new students into the Palisades Park Public Schools. Soo Chung stated moreover, if the borough pursued a commonly practice approach in the municipal development settlement, such as offering tax incentives to the developers that could exempt them and future property owners from paying property taxes for their case, the School Board would be especially troubled by such a decision. Soo Chung stated the Board of Education and Palisades Park Public

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Schools would receive no additional revenue from the developer, property owners, or eventual tenants, yet could incur the significant costs necessary to educate many additional residents. Soo Chung stated under the current law, there was no obligation for developers and/or borough officials to notify the school district about the development plans, nor allocating a portion of the development fee to the school district when entering the development contract whether they included affordable housing units. Soo Chung stated however, many municipalities and cities in New Jersey cooperate with their respective school districts regarding large scale construction projects including providing a portion of the revenue generated through PILOT or other settlement agreements. Soo Chung stated in general, municipal governments ensured such revenues as *<speaking indistinctly>* with their Board of Education in recognition of the importance of public education and the potential negative impact that increased involvement could have on students, parents, teachers, and existing taxpayers *<speaking indistinctly>* was not matched with increased revenue for the Board of Education. Soo Chung stated they hoped the Palisades Park School District would not be left financially defenseless in addressing this issue. Soo Chung stated the Palisades Park Board of Education therefore would agree to trust the Mayor and council members to complete the following. Soo Chung stated *<speaking indistinctly>* during negotiations with the developers to ensure that the Palisades Park School District did not suffer financial, educational, or environmental damage, *<speaking indistinctly>* development project. Soo Chung stated to please consider reviewing case studies of other municipalities regarding their general practice when entering into revenue settlement agreements with developers and the school district. Soo Chung stated an impact analysis reflecting the current financial status of Palisades Park's School District would be helpful and please provide updates regarding the status and nature of the proposed plan for redevelopment, including the extent and nature of any tax abatements or other incentives being considered or offered in connection with the search plans. Soo Chung stated to please provide information regarding revenues for PILOT programs related to all housing projects approved in connection with the redevelopment of additional residential units in Palisades Park, and please require any revenue created or paid by the developers of such project to be shared with the Board of Education to offset the cost associated with increased student involvement and please provide corrected data on the municipal website regarding the tax revenue of the *<speaking indistinctly>*, Board of Education and its impact. Soo Chung stated currently, information specified in the copy of the 2024-2025 Annual Temporary Budget posted on the Palisades Park Municipal Website was incorrect. Soo Chung stated the 2024-2025 Super Tax Levy was only \$26,371,112, which was eleven million dollars less than the incorrectly listed amount of \$37,534,767. Soo Chung stated they believed this information was critical for the borough and the public to understand when there were applications for any future redevelopment. Soo Chung thanked the Mayor and Council for their understanding and consideration. Soo Chung stated respectfully participating, Palisades Park Board of Education.

Mayor Kim thanked Soo Chung for the presentation. Mayor Kim stated the Mayor and Council were concerned about the developments and increase in population which could cause more students to go to school when the schools and the municipality were in a budget constrict. Mayor Kim stated when Soo Chung read this, it seemed like she was going back and forth about whether this was going to be PILOT or an abatement, but he explained as much as he could in public that all the builder's remedy settlements would pay tax. Mayor Kim stated there were no abatements. Mayor Kim stated he thought there was a lack of communication between the Board of Education and their representatives, who were going to be Councilman Donohue and Councilman Kwak. Mayor Kim stated Councilman Donohue and Councilman Kwak were the Board of Education's representatives and liaisons where they would have continued discussion. Mayor Kim stated he recommended the Board of Education to contact Councilman Donohue and Councilman Kwak because it seemed like they haven't been in contact with each other. Mayor Kim stated this thing was very complex and they wanted to talk about it. Mayor Kim stated they wouldn't mind sitting down and talking about it, but not at a discussion where there was a public venue. Mayor Kim stated they could help answer the Board of Education's questions as best as they could once the Board of Education sat down to talk with them. Mayor Kim stated he didn't want to open this up and there was a lot to talk about. Mayor Kim stated to have a meeting and according to the Borough Attorney, they should sit down with the Board of Education to talk about it if it was legal. Mayor Kim repeated there was too much stuff at that point, and he was hoping that the two representatives would say something to the Board of Education members, and they should all sit down together if it was legal. Mayor Kim asked if it was legal to bring five people to a meeting.

Allan Roth replied *<speaking indistinctly>*.

Soo Chung stated only four board members were authorized to speak in the meeting.

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Mayor Kim stated to bring the four members, but he didn't mind five. Mayor Kim stated the two liaisons for the Board of Education – Roberta Stern interjected and stated she would like to be there only because she had more information about what they were talking about.

Mayor Kim stated they needed a special attorney and not only Allan Roth because he had just a general understanding of what was happening with the builder's remedy cases and the consequences of what was going to come about. Mayor Kim stated they would request Jessica Almeida because she was very smart, she would answer all the questions and see what they could do together.

Soo Chung stated she didn't expect the Mayor and Council to answer with exact details that night but based on the informal conversation she had with the Mayor regarding the affordable housing construction by the school district, she brought up the issue a few times.

Mayor Kim stated Jessica Almeida wasn't there and at best, these developments could happen at the fastest rate of two to five years. Mayor Kim stated they had to go through the DOT which was going to take at least several years and then they would have to pass the environmental. Mayor Kim stated it was going to take a while, and they had time to sit down and answer all the questions to see what they could do to work with each other, but they had to have a meeting and not *<speaking indistinctly>*. Mayor Kim stated the Board of Education didn't want them to answer all this because they wanted to make a statement and it was well said. Mayor Kim stated they understood the concerns and they should set up something. Mayor Kim stated to bring the four representatives with the professionals, the borough administrator, and sit down. Mayor Kim stated they already considered case studies because they were what they wanted, and they could help the Board of Education out. Mayor Kim stated this was not a place to talk about this because it was a club session to make a comment, and the Mayor and Council listened. Mayor Kim stated they didn't want kids in the schools when it was already populated, so they shared the same problem.

Soo Chung stated they had been receiving concerns from the school district, the parents and residents who were in the Planning Board or Zoning Board meeting the past two years, and they were told *<speaking indistinctly>* and the members said when they raised a question regarding the school district apartment *<speaking indistinctly>*, they were all told at the public meeting that it wasn't in their consideration to consider about the school district – Mayor Kim asked if Soo Chung meant the builder's remedy case that was mandated by the court.

Soo Chung replied not just that one, but all the development ones.

Mayor Kim stated it was specifically about thousands of units that they had to comply with and divide up twenty percent and they had to comply with the law or it was going to be developed everywhere. Mayor Kim stated just like what happened before, developers could buy three homes and build apartments left and right. Mayor Kim stated they wanted their rights back and had their prerogative to create their own future for the betterment of the residents, so they were on the same page with the Board of Education. Mayor Kim stated he thought there was some misunderstanding and he thought it was best they all sat down together. Mayor Kim stated it was very unfortunate they had to settle with this builder's remedy case because the former administration didn't comply for fifteen years and they didn't have a master plan. Mayor Kim stated they were supposed to have a master plan every ten years, so they were trying to clean up the mess. Mayor Kim stated it was very unfortunate that the court didn't care about the Board of Education, but the municipality did.

Soo Chung stated no matter what the court decision was, and she didn't know how many units the borough was building, but – Mayor Kim interjected and stated they were not building anything.

Soo Chung stated it was not their question, but they knew that the Mayor and Council had a discretion in the ongoing discussion – Mayor Kim interjected and stated they didn't have any discretion on this builder's remedy case. Mayor Kim stated to do him a favor and sit down and talk. Mayor Kim stated Soo Chung wanted to make a presentation and she did, but she was talking about something she didn't understand.

Soo Chung stated she did understand.

Mayor Kim stated to Soo Chung that she had one minute to talk and then he would talk after.

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Soo Chung stated Mayor Kim explained PILOT was a tax, but it was not a tax. Soo Chung stated the PILOT went to the municipality – Mayor Kim stated he didn't know why this was happening and he didn't understand it.

Mayor Kim stated Soo Chung got the wrong information from the wrong people. Mayor Kim stated it was a PILOT program, and the developers wouldn't pay taxes, but it was a different form of calculating how much they had to pay. Mayor Kim stated the article that Soo Chung brought said on the first page that they were not going to get taxes, but on the back page it said they were going to get taxes. Mayor Kim stated it was not an open venue, and they wanted to give the public information, but first they had to understand what was happening by the professionals and not by the Mayor and Council. Mayor Kim stated that the Board of Education would understand how it would work and then move forward on how they could work together with the borough because they were concerned with the problem, too. Mayor Kim stated developers wanted to make money so they would go for building one-bedroom units or studios instead of affordable units because they would be losing money from the twenty percent. Mayor Kim stated he agreed with Jessica Almeida that one-bedroom and studios didn't yield children, but two-bedroom and three-bedroom units did.

Allan Roth stated it was a formula estimate utilized by the state. Allan Roth stated it was straightforward and there were a lot of variables. Allan Roth stated they didn't know if the projects were even going to be built because just because they were proposed, didn't mean they would get built. Allan Roth stated all of this took time because of multiple reasons, and the developers might run out of money, go bankrupt, or decide not to build. Allan Roth stated before everyone panicked, the borough had to do the estimate which would require a study, one of those studies not only being for infrastructure support, but the Board of Education *<speaking indistinctly>*. Allan Roth stated it could be high or it could be low, and this was not the only town where this was going on. Allan Roth stated infrastructure was one thing, and school district was another. Allan Roth stated he represented several school districts and they had the same issues going through affordable housing. Allan Roth stated in some of his districts, the school population went down even with affordable housing because people didn't want to have any children. Allan Roth stated even with a hundred or thousand apartments coming in, that didn't mean they would get a thousand kids. Allan Roth stated this was all propaganda people were going to spin, and the Mayor was suggesting the borough to get these court ordered. Allan Roth stated the court appointed a special mediator to come in and say, "I'm thinking about what the town wants, I'm thinking about what the developers want, and then I'm going to create something." Allan Roth stated that was what occurred when they did settlements and negotiations on this. Allan Roth stated as the Mayor said, their hands were somewhat tied and these settlements had to go through because they were not optional, they were court mandated. Allan Roth stated if they didn't do it, the court was going to order it, and it could get worse.

Soo Chung stated she didn't mean the affordable housing settlements were at the borough's discretion.

Allan Roth stated he was just explaining the situation. Allan Roth stated there was no way the council didn't consider the impact on the Board of Education and on the schools. Allan Roth stated this was a very big concern for the superintendent of the schools because of how they were going to deal with the influx of kids. Allan Roth stated they had some time to prepare if these units got built. Allan Roth stated they were going to know how many affordable units versus the studios were going to come in. Allan Roth stated the Mayor was willing to have a conversation with the superintendent and the Board of Education because that was something that needed to get done. Allan Roth stated to get the study done and then they could have an intelligent conversation. Allan Roth stated they were not going to get a hundred kids tomorrow or in a year, since this stuff was not even going to be done in a year. Allan Roth stated they had many options and they had time to plan and see what would happen. Allan Roth stated they didn't know how the influx of kids would be, and there was a formula that had a margin of error like any other formula. Allan Roth stated the superintendent had seen this formula before because he was a veteran. Allan Roth stated they needed to get these settlements done, do the study, and sit down to have an intelligent conversation. Allan Roth stated it was not that they were going to wait a year from then, but this also didn't have to be done that Friday.

Mayor Kim stated to meet and do a Q&A. Mayor Kim stated to please contact the two representatives for the Board of Education and there shouldn't be any reason why they wouldn't contact each other. Mayor Kim stated they could set something up after. Mayor Kim stated the Board of Education was talking about after the effect, so let the borough handle the situation first. Mayor Kim stated they were talking about prohibiting further builder's remedy

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issues, further overdevelopment, uncontrollable developments, and trying to gain control back so they could choose their own destiny. Mayor Kim thanked the Board of Education for the presentation and coming to the meeting. Mayor Kim stated he gave the Board of Education more time because every single person had three minutes.

Jay Park asked how many units would be coming in through the builder's remedy cases, or what kind of plan it was for Ordinance 2026-11.

Mayor Kim asked Jay Park if he could please reiterate his question about what kind of plan this was.

Jay Park replied he meant to build multiple units of apartments or any other plan.

Mayor Kim stated Tamares was not even up, but 21 Grand was thinking about bringing up about five hundred ten units. Mayor Kim stated they had about forty retails and it was an outdoor mall when they went to the Woodbury Commons, and there was a commercial area in the back as well. Mayor Kim stated there were about five hundred ten units of apartments and out of them there would be twenty percent affordable units.

Jay Park stated Mayor Kim was talking about 21 Grand, but he was asking about the Tamares management site. Jay Park asked what kind of unit or plan.

Mayor Kim replied it was not there yet.

Jay Park stated it was not there, but they adopted this.

Allan Roth replied this was an ordinance on first read, and Jay Park could have asked a question when Jessica Almeida was there to respond with the exact number, which he didn't have anymore.

Jay Park asked how many units they were going to build.

Mayor Kim replied no, because they didn't have the number there with them. Mayor Kim stated those were the numbers they had.

Jay Park stated they passed and adopted this.

Allan Roth stated they didn't adopt it and it was only first read. Allan Roth stated there was also second read – Jay Park interjected and stated the agenda read adopting.

Allan Roth stated that was the title and they had two reads for ordinances.

Mayor Kim stated in the following month's meeting or even before that, they would provide Jay Park with the units for Tamares.

Jay Park stated that was fine, but the Tamares site was going to build four hundred sixty units of apartments in the past.

Mayor Kim stated that was not a builder's remedy case.

Jay Park stated the borough opposed it.

Mayor Kim stated that unit came from *<speaking indistinctly>*.

Jay Park stated he was talking about Tamares.

Mayor Kim stated Tamares was the one that brought in the four hundred fifty unit first, *<speaking indistinctly>* was in charge of the architectural drawing, and Jay Park was a council member at the time and he liked the idea.

Jay Park stated there was no affordable housing at the time.

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Mayor Kim stated they wanted to consider that. Mayor Kim asked what else Jay Park wanted to say. Mayor Kim thanked Jay Park for his time because his three minutes were up. Mayor Kim asked the public if anyone else wanted to come up. Mayor Kim requested to close the public participation section and come back to the Regular Session.

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

ADJOURNMENT

Mayor Kim requested a motion to close the Regular Session and adjourn.

Councilman Kwak made the first motion which was seconded by Councilwoman Lee. All joined in favor.

CERTIFIED TO BE A TRUE COPY OF MINUTES APPROVED AT THE MAYOR AND COUNCIL MEETING ON
SEPTEMBER 29, 2026.

Attest:

Sophia H. Jang, RMC
Borough Clerk



Chong Paul Kim
Mayor