

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

Special Meeting
of the Mayor & Council
November 15, 2024

Borough of Palisades Park
Special Meeting of the Mayor and Council
November 15, 2024

MAYOR CHONG PAUL KIM WILL CALL THE MEETING TO ORDER:

STATEMENT:

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

1. Notice was filed November 4, 2024 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://mypalisadespark.com/>
3. Copy is preserved in the Clerk's Office.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:

ROLL CALL:

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|------------------------------------|-------------------|
| Mayor Kim | Present |
| Councilwoman Jang | Present |
| Councilman Kim | Absent |
| Councilwoman Lee | Present via Zoom |
| Councilman Min | Present via Phone |
| Councilman Vietri | Absent |
| Councilwoman Won-Yoon | Present |
| Borough Attorney Scott Krumholz | Present |
| Borough Administrator Raymond Herr | Absent |

INTRODUCTION

**ORDINANCE 2024-17 Creating Article III of the Code of the Borough of Palisades Park Entitled
"Buildings and Accessory Units" Zoning to Permit Accessory Dwelling Units
as an Accessory Use for One- and Two-Family Dwellings in the AA Zones.**

Mayor Kim asked councilmembers if they had any questions. Councilwoman Won-Yoon asked if Ordinance 2024-17 would be a part of Chapter 300. Borough Attorney Scott Krumholz agreed it would. Councilwoman Won-Yoon stated Chapter 300-15 was regarding accessory building and uses. Councilwoman Won-Yoon asked if this new ordinance would be replacing the original ordinance. Scott Krumholz explained it would not be replacing it, but it would be edited, and added to Chapter 300-15. Councilwoman Won-Yoon asked for clarification again that it would be an edit to the existing ordinance. Scott Krumholz explained this ordinance created a new subsection to an already existing ordinance. Mayor Kim asked if anyone else had any questions. Councilwoman Lee asked Scott Krumholz if this was the ADU ordinance that was a part of the housing element and fair share plan. Scott Krumholz responded yes, any unit that fell within that ordinance would be a unit credit towards the boroughs affordable fair share housing obligation. Councilwoman Lee asked if the borough passed the ordinance, would it be referenced in the housing element and fair share plan that would be submitted to the court. Scott Krumholz responded he wasn't exactly sure if it would be a part of the fair share housing plan, and he would have to check with the planner. Scott Krumholz continued this was a component in which the borough could access additional affordable housing units. As to whether it was in the plans or not, he was unsure of, but he did know it would be part of the affordable housing. Councilwoman Lee asked if she was correct that the AA units that were created as part of this ADU ordinance would not count as the towns affordable housing unit requirements until those AA units were certified, and approved by the borough. This meant this ordinance itself did not fulfill the boroughs affordable housing obligation but allowed the homeowners to apply to make their housing units into an ADU. After that, it would get counted towards the boroughs affordable housing requirement. Scott Krumholz stated that Councilwoman Lee was correct. Councilwoman Lee asked if this ADU was optional to homeowners. Scott Krumholz responded it was optional, and was not a requirement but an avenue that homeowners can use to legalize the change in use of a dwelling to include low-income housing. Councilwoman Lee asked after the ordinance was passed, if the borough had an obligation to reach out to the homeowners so that they could participate in the ADU program in order for the borough to meet their affordable housing quota. Mayor Kim explained the borough would need to readvertise in different venues, and online. Councilwoman Lee stated there was another step, it wasn't like the Mayor and Council passed the ordinance and it solved all the problems, but there was an extra step that the borough needed to take. Scott Krumholz replied no, this ordinance provided the borough with a means by which the borough could help to solve the problem but it didn't provide a means to the problem itself. Scott Krumholz agreed it did have to be marketed, and there was also another item on the agenda regarding vision media marketing who would be helping with the marketing of this. Councilwoman Lee thanked him for the explanation. Councilwoman Won-Yoon asked if there was a limitation on the maximum number of ADU's. Mayor Kim stated so far, they had been advised it was going to be ten percent. Councilwoman Won-Yoon asked if there was an ADU that already had the ten percent and another property wanted to apply to be an ADU, would there be a

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limitation. Mayor Kim stated there would be because the elements of a qualified ADU varies in different categories. Mayor Kim gave examples that ADU's are usually either one- or two-bedroom apartments with low modifications. He was told that out of 100 units ten percent would be used for the affordable housing. Scott Krumholz stated he would add that there was state legislation that was being considered about ADUs. Even though this legislature had not been passed yet, this ordinance was made to track the most current version of that legislation so if anything, else came out of the legislation the borough would have to modify the ordinance. At the time, there wasn't a definitive answer he could provide to Councilwoman Won-Yoon, only speculation. Mayor Kim asked if there were any other questions, none arose.

Borough Clerk Sophia Jang gave notice Ordinance 2024-17 Creating Article III of the Code of the Borough of Palisades Park Entitled "Buildings and Accessory Units" Zoning to Permit Accessory Dwelling Units as an Accessory Use for One- and Two-Family Dwellings in the AA Zones was introduced and passed on the first reading at the special meeting of the Mayor and Council, on November 15, 2024. Ordinance 2024-17 would be considered for a final reading and adoption at a meeting held November 15, 2024 at 7PM in the council chambers. Any person interested could appear for or against the passage of said ordinance. A copy of Ordinance 2024-17 would be posted on the bulletin board in borough hall and would be available at the office of the borough clerk.

Borough Attorney Scott Krumholz stated they needed a motion for the ordinance in order to pass the first reading. Mayor Kim requested a motion. Councilman Min made a motion which was seconded by Councilwoman Won-Yoon. The motion carried on a roll call vote and was recorded as follows:

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| Councilwoman Jang | YES |
| Councilwoman Lee | YES |
| Councilman Min | YES |
| Councilwoman Won-Yoon | YES |

Scott Krumholz advised Borough Clerk Sophia Jang to reread the passage of the ordinance now that a vote had been done. Borough Clerk Sophia Jang gave notice Ordinance 2024-17 Creating Article III of the Code of the Borough of Palisades Park Entitled "Buildings and Accessory Units" Zoning to Permit Accessory Dwelling Units as an Accessory Use for One- and Two-Family Dwellings in the AA Zones. was introduced and passed on the first reading at the special meeting of the mayor and council, on November 15, 2024. Ordinance 2024-17 would be considered for a final reading and adoption at a meeting held November 15, 2024 at 7PM in the council chambers. Any person interested could appear for or against the passage of said ordinance. A copy of Ordinance 2024-17 would be posted on the bulletin board in borough hall and would be available at the office of the borough clerk.

OFF CONSENT AGENDA:

RESOLUTION 2024-267 Authorization of Professional Service Contract with Vision, Media, Marketing Inc.
RESOLUTION 2024-268 Hiring of Borough Administrator (Re: R. Stern)
RESOLUTION 2024-269 Authorization of publication for the 125th Historical Book
RESOLUTION 2024-270 Approval to enter into a share services agreement with the County of Bergen for Information Technology Services.

DISCUSSION:

RESOLUTION 2024-267 Authorization of Professional Service Contract with Vision, Media, Marketing Inc.

Councilwoman Jang asked a question. Scott Krumholz responded all the things going on in the borough were positive things, and this company would help to market the affordable housing not only for the ADU ordinance, and fair share housing plan that was being drafted, but also by dealing with some of the litigations that had been filed. Scott Krumholz believed it was beneficial for the borough and for the elected officials. Scott Krumholz urged everyone to take advantage of all the positive things that had been happening, and to promote them publicly. Councilwoman Won-Yoon stated the proposal showed a cost of \$3,500 per month, she asked if there was an hourly rate attached if they were to work extra or do any extra work. Scott Krumholz responded there was not, and if they did something within the scope of there work then that was included, whether they worked 100 hours a week or two hours a week it was the same cost and they specifically listed in the contract what was additional. They would also provide the borough with an estimate for all the additional work before it was done for review approval. Mayor Kim requested a motion to pass Resolution 2024-267. Councilwoman Won-Yoon made a motion which was seconded by Councilwoman Jang. The motion carried on a roll call vote and was recorded as follows:

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| Councilwoman Jang | YES |
| Councilwoman Lee | YES |
| Councilman Min | YES |
| Councilwoman Won-Yoon | YES |

RESOLUTION 2024-268 Hiring of Borough Administrator (Re: R. Stern)

Mayor Kim requested to strike Resolution 2024-268 off of the agenda because the borough administrator was actually chosen by the governance committee and the mayor himself. Mayor Kim believed it was more proper if the borough administrator was given the chance to sit in on an executive meeting and meet all the councilmembers before they made a decision. Mayor Kim wanted to give councilmembers an opportunity, and reminded everyone that the new borough administrator was a recommendation through the governance committee, and he agreed on their choice. Scott Krumholz recommended that Mayor Kim entertained a motion to strike the resolution off of the agenda. Mayor Kim requested a motion to strike Resolution 2024-268 off of the agenda. Councilwoman Won-Yoon made a motion which was seconded by Councilwoman Jang. The motion carried on a roll call vote and was recorded as follows:

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| Councilwoman Jang | YES |
| Councilwoman Lee | YES |
| Councilman Min | YES |
| Councilwoman Won-Yoon | YES |

Mayor Kim advised Sophia Jang to carry this resolution into the regular meeting where it would be presented. Borough Clerk Sophia Jang stated Councilman Min had mentioned he had a question earlier. Councilman Min asked if he could add a condition that he didn't see in the full packet of the agreement. This was why he wanted to pull it off of the agenda originally. Mayor Kim advised Councilman Min not to worry, and stated there was still plenty of time for Councilman Min to add and recommend.

RESOLUTION 2024-269 Authorization of publication for the 125th Historical Book

Mayor Kim asked for everyone to give a round of applause to Councilwoman Won-Yoon for the creation of the 125th historical book. Mayor Kim jokingly stated no one else wanted to do it, and Councilwoman Won-Yoon was crazy enough to get it done. Mayor Kim thought it was a great decision to have Councilwoman Won-Yoon lead the project. Mayor Kim continued that the invoices received were for a very nominal amount, and everything was all set. Mayor Kim stated they had enough in the budget for this, and Councilwoman Won-Yoon was finishing it off. Mayor Kim stated this was actually under the budget that was set which was another reason he wanted to thank Councilwoman Won-Yoon. Mayor Kim asked when Councilwoman Won-Yoon thought the book would be completed. Councilwoman Won-Yoon stated it all depended on the process. They planned to submit the design phase in two weeks then there would be a waiting period in order for the company to do the work. Then they would ship the completed content to Amazon.com to produce the actual book. Councilwoman Won-Yoon hoped that by the end of the year they would have a hard copy. Mayor Kim requested a motion. Councilwoman Jang made a motion which was seconded by Councilwoman Won-Yoon. The motion carried on a roll call vote and was recorded as follows:

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|-----------------------|---|
| Councilwoman Jang | YES |
| Councilwoman Lee | YES |
| Councilman Min | YES |
| | Before Councilman Min gave his vote, he extended thanks to Councilwoman Won-Yoon again for all of her hard work |
| Councilwoman Won-Yoon | YES |

RESOLUTION 2024-270 Approval to enter into a share services agreement with the County of Bergen for Information Technology Services.

Borough Attorney Scott Krumholz asked if the mayor and council were also going to be striking this resolution off of the agenda. Mayor Kim explained he wanted to take this off of the agenda because they were in the last stages of finalizing the contract, and the borough attorney had to finalize things with their side in PCIT. Mayor Kim assured it would be ready to go for the regular meeting. Mayor Kim added that everyone now had a copy. Mayor Kim requested the counselor update everyone on what the borough did, as well as to disclose to councilmembers so they were up to date. By the time of the work session, or possibly even before, it could be brought up and then voted on by the regular meeting because councilmembers would know all the information by then. Mayor Kim requested a motion to strike this

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resolution off of the agenda. Councilwoman Jang made a motion which was seconded by Councilwoman Won-Yoon. The motion carried on a roll call vote and was recorded as follows:

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|-----------------------|-----|
| Councilwoman Jang | YES |
| Councilwoman Lee | YES |
| Councilman Min | YES |
| Councilwoman Won-Yoon | YES |

Mayor Kim requested a motion to close and open to the public. Councilwoman Jang made a motion to close and open to the public which was seconded by Councilwoman Won-Yoon.

PUBLIC PARTICIPATION:

Mayor Kim reminded everyone that the public each had three minutes to speak of what was on the agenda. Mayor Kim counted to three and no one came up to speak. Mayor Kim requested a motion to close and return back to the special meeting. Councilwoman Won-Yoon made a motion which was seconded by Councilwoman Jang. The motion carried on a roll call vote and was recorded as follows:

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|-----------------------|-----|
| Councilwoman Jang | YES |
| Councilwoman Lee | YES |
| Councilman Min | YES |
| Councilwoman Won-Yoon | YES |

Mayor Kim requested a motion to go into an executive session to discuss personal matters. Councilwoman Jang made a motion which was seconded by Councilwoman Won-Yoon. All joined in favor, none opposed. Mayor Kim announced there wasn't going to be a decision or vote on anything so the members of the public didn't have to wait for the mayor and council to return if they didn't want to.

ADJOURNMENT:

Mayor Kim requested a motion to close the executive session and come back to the special meeting. Councilwoman Jang made a motion which was seconded by Councilwoman Won-Yoon. All joined in favor, none opposed. Mayor Kim asked if there was any old or new news. There was none. Mayor Kim requested a motion to adjourn the meeting. Councilwoman Jang made a motion which was seconded by Councilwoman Won-Yoon. All joined in favor, none opposed.

Attest:



Sophia H. Jang, RMC
Borough Clerk