

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

Work Session
of the Mayor & Council
September 16, 2024

Borough of Palisades Park
Work Session of the Mayor and Council
September 16, 2024

MAYOR CHONG PAUL KIM WILL CALL THE MEETING TO ORDER:

STATEMENT:

This is a Work Session of the Mayor and Council, and notice was given as follows:

1. Notice was filed January 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:

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

Councilwoman Jang asked Borough Clerk Sophia Jang if she could take note that she would need to be excused by 5:35PM due to a family matter.

ADOPTION OF MINUTES

Regular Meeting of the Mayor and Council:	June 24, 2024
Special Meeting of the Mayor and Council:	July 09, 2024
Work Session of the Mayor and Council:	July 15, 2024
Regular Meeting of the Mayor and Council:	July 22, 2024
Executive Session of the Mayor and Council:	July 22, 2024
Special Meeting of the Mayor and Council:	August 13, 2024

Mayor Kim asked if there were any issues with the meeting minutes. Councilmembers stated there were none.

INTRODUCTION OF ORDINANCE

ORDINANCE 2024-15 Creating Ordinance Chapter 169, Entitled "Lead- Based Paint Inspection"
Mayor Kim asked for questions. Councilwoman Jang asked if this was also pertaining to premises built after 1978. Mayor Kim stated that was the law in the state of New Jersey and probably other states as well. It was 1978 because after that year it was enforced. Before 1978 homes could have been painted with lead based paint and now it was being enforced and prohibited. The borough just didn't have the ordinance in place. Councilwoman Jang asked if the borough had an approximation on an idea of how many homes would fall into that category. Mayor Kim responded no for the Council Jang's question then he responded the borough didn't do that. Mayor Kim asked for any other questions and none arose.

2nd READING/PUBLIC HEARING

ORDINANCE 2024-13 Amending Chapter 48, Entitled "Officers and Employees" to Repeal the Residency Requirement for the Municipal Administrator.
Mayor Kim stated the Mayor and Council had already talked about this and it was the second reading. The reason was because the original ordinance had restricted certain candidates from applying. Councilman Min stated he didn't have a question but he did want to mention the borough needed to start advertising on certain sources for borough administrators. Mayor Kim stated he spoke with the current borough administrator and he was willing to help out. Mayor Kim stated he would post the position on Indeed, LinkedIn, and on New Jersey League of Municipalities. Mayor Kim stated he would find another source where they charged a nominal

Borough of Palisades Park
Work Session of the Mayor and Council
September 16, 2024

fee and a lot of grantors went on to look. Mayor Kim stated he would look into it and report to the borough administrator as well. Councilwoman Won-Yoon asked if she could go back to the first reading of Ordinance 2024-15. Councilwoman Won-Yoon stated the ordinance did not mention rentals. Councilwoman Won-Yoon asked if this applied to new owners who bought their homes. Mayor Kim explained someone did not go and physically chip paint off of walls, but when a home was bought, there were questions that were asked, and if the previous homeowners lied then there was a huge penalty. Councilman Kim stated to his knowledge when it was regarding a renter it didn't fall on them, but if they were a buyer then the previous owners must have addressed if there was lead based paint in writing. Councilwoman Won-Yoon asked if that meant it was required. Councilman Kim stated it wasn't required by a renter because they wouldn't know if there was lead or not. Mayor Kim moved on back to Ordinance 2024-13. Mayor Kim stated they were just opening the opportunity for the position up to residents outside of Palisades Park.

ORDINANCE 2024-14 Amending Chapter 48, Entitled "Officers and Employees" to Amend the Salary Requirement for the Municipal Administrator.

Mayor Kim asked if there were any questions but none arose.

DISCUSSION (ITEMS FOR CONSENT AGENDA)

RESOLUTION 2024-230 Claims

Mayor Kim stated all those who came to the special meeting had known it was because the finance department had to pay certain bills pertaining to the 125th anniversary as well as other bills they felt were important to address. The Mayor and Council approved these invoices which was why they were not seeing many present at the work session. Mayor Kim advised everyone to take their time in looking through and ask any questions they had. Mayor Kim questioned Borough Administrator Raymond Herr about the invoice pertaining to an Amazon Preferred Account. Mayor Kim asked who had that account. Raymond Herr responded the facility manager. Mayor Kim asked the borough administrator to verify which employee had the Amazon account. Councilman Min stated his question was the same, was it an Amazon Corporate Credit Card? Why was it being used? Mayor Kim requested for finance to bring all invoices and requisitions for all Amazon Corporation charges. Someone from the finance department had stated they were on page one. Councilwoman Won-Yoon stated she also saw another charge for Charter Communications. Mayor Kim asked where. Councilwoman Won-Yoon stated on the first page there was an invoice for Charter Communications for \$304.86, and \$143. Mayor Kim responded yes, they were for the phone bills. He asked the finance department to also pull those invoices as well. Mayor Kim asked Borough Administration Raymond Herr if he could ask the finance department about this as well. Councilwoman Won-Yoon asked what bill showed the services provided. Mayor Kim stated pages 1,2, or 3 showed that information. Councilwoman Won-Yoon questioned the payment for the Ridgefield Health Department, and asked what it was for. The borough administrator explained that this was a shared service with Ridgefield for the health officer, Branka Lulic. Mayor Kim clarified health officer Branka Lulic was not a full-time employee of the borough. Mayor Kim jokingly questioned the invoice from Ruderman and Roth Law Firm for \$41,000. Everyone laughed. Mayor Kim stated at the last meeting Scott Krumholz threatened that if the law firm didn't get pay, they wouldn't provide their services anymore. Mayor Kim questioned a gun purchase charge. He thought the police department had their own budget to purchase guns. Mayor Kim identified this was the charge listed on page two from Eagle Point Gun Shop for a little over \$6,000. Mayor Kim told the borough administrator he thought the police department had their own budget. Mayor Kim asked for this invoice to also be pulled out and to ask the finance department why they were asking for the Mayor and Council to pay for guns. Borough Administrator Raymond Herr asked if the charge was listed on page 2. Borough Attorney Scott Krumholz responded it was. Mayor Kim wanted to question finance on the reason they presented this charge. Councilman Min stated he didn't think the charge was for a gun. The borough administrator stated he would pull that invoice because he wasn't sure if it was for the purchase of a weapon or something else. Mayor Kim stated that the bottom line was, the police department had their own budget. Councilman Min asked if the borough administrator could also let him know. Mayor Kim stated Councilman Min was the chairman for the police commission. Mayor Kim read out an invoice for institution for forensics for \$550. Councilman Min stated that was for the cadet that was sent to Bergen County Police Academy. Mayor Kim thanked him. Mayor Kim next read out a Materas Nursery

Borough of Palisades Park
Work Session of the Mayor and Council
September 16, 2024

charge. He asked for this to also be pulled for evaluation. Mayor Kim wanted to know who out of what department was responsible for that invoice because it read streets and roads DPW. Mayor Kim asked why the DPW was asking the Mayor and Council as well to pay for their things. Borough Administrator Raymond Herr stated it was for fuel. Mayor Kim stated to take it out. Mayor Kim readout public library Michaels Stores on page five which was the same page that A&E printing was also listed. Mayor Kim thought this charge was for the library but asked why the library was responsible for it. Councilwoman Won-Yoon commented that the library funds were a part of the borough funds. Mayor Kim asked Councilwoman Won-Yoon if she was the chairperson for the library. Councilwoman Won-Yoon responded that she was. Mayor Kim commented that she knew of the bills. Councilwoman Won-Yoon stated she did because the board approved them. Mayor Kim stated the board did approve it but he wanted her to actually know what they were spending the money on. Councilman Min asked if Mayor Kim had pulled Materas Nursery. Mayor Kim confirmed he did. Councilman Min clarified this was a company that did the parts. Considering there was no more service provided, he believed this charge was for parts. Multiple other departments had used the company for parts or anything else related to lawn care. Mayor Kim stated he understood they were under the borough budget but there was a budget for each department and a reason for that so his question was, if each department had a budget why present it to the Mayor and Council? Councilwoman Jang stated she asked the same question because the recreation department always provided bills for payment to the main office. Everything was coming in as revenue and then it was executed through the accounting office directly. Mayor Kim stated they had to identify what they were and were not allowed to invoice because all departments had a separate budget. Councilwoman Jang stated the same should have been done throughout all departments. Mayor Kim asked the borough administrator to talk to the chief financial officer about what the boundaries were and what they had to pay out. Mayor Kim questioned how they knew what they should or shouldn't pay because the governing body was unaware. The divisions were under the borough budget but they all had their own separate. Mayor Kim questioned how they differentiated what wasn't part of the budget. The borough administrator stated they could not purchase anything out of their budget, they had to have the money for it. The department heads generally knew what line was supposed to be charged and the finance department double checked to make sure there was money available. The chief financial officer would then sign off on it and also make sure the money was taken from the right account. Councilwoman Won-Yoon stated even though the recreation department had their own budget they didn't have their own bank account. Mayor Kim responded that he wasn't talking about bank accounts. He wanted to verify what budget was used for each department in order to know if they were allowed to provide additional invoices. Councilman Min stated the first page of the claims list stated funded line items such as fund 1, fund 2, etc. He stated they needed to identify which lines were actually used in the budget. Anything that came up that wasn't part of the budget. Borough Administrator Raymond Herr interjected that the current fund was the largest account where all operating expenses came out of including wages, and salaries. The capital fund was any long-lump sum term projects that had to be bonded such as streets and roads or purchasing expensive items. The pool had its own utilities, and a separate budget. The recycling trust was a trust that could be used for anything recycling. Raymond Herr went down the line that the accounts were all separate trusts. Mayor Kim stated he understood. Raymond Herr continued the main two that the Mayor and Council should have been interested in was the current fund and the capital fund depending on whether a bond ordinance had been passed. Raymond Herr continued the pool was separate from the current fund and all other departments, Councilwoman Jang asked if they could also see the revenue account. Mayor Kim asked if they received it every month. Councilwoman Jang responded it was not a part of the documentation provided. Mayor Kim stated the chief financial officer had that information. Councilwoman Jang stated she would have liked to be able to see how much money for example the pool made each month. Mayor Kim asked if she asked the pool director for that information. Councilwoman Jang said she did ask. Mayor Kim advised if she didn't get an answer to let him know. Councilman Min stated the Mayor and Council basically knew what the bills were but didn't know about what the borough was making. Mayor Kim asked if there were any other questions for Resolutions 2024-232 through 2024-243. Councilwoman Won-Yoon asked why it was included all together. Mayor Kim explained consent agendas were done in a lump sum, and council members asked questions all at once.

RESOLUTION 2024-231 Authorization to Purchase of Street Sweeper (Re: Tymco, Inc)

Borough of Palisades Park
Work Session of the Mayor and Council
September 16, 2024

Councilwoman Won-Yoon wanted to know about the sweeper and question if it was over \$220,000. She also wanted to know what the warranty was, and support services provided that usually costed extra. Mayor Kim stated this was the only purchase of the sweeper and the Mayor and Council needed to see the price of the warranty and additional services provided. Mayor Kim thanked Councilwoman Won-Yoon, and stated this was only a contract they needed to sign. Councilman Min wanted to let everyone know the sweeper would be purchased from a bond ordinance that was passed the prior year for \$8 million dollars. \$7 million was appropriated for the renovation and the rest was for the police department and DPW budget. Mayor Kim stated again, the Mayor and Council needed to see the warranty. Scott Krumholz stated he would reach out to the company.

RESOLUTION 2024-232 Authorization to Enter into Shared Service Agreement (Re: IT Service)

RESOLUTION 2024-233 Authorization of Annual Appointment of CDBG Municipal Representative

Councilwoman Lee stated she had a question pertaining to Resolution 2024-233. Mayor Kim asked Borough Clerk Sophia Jang to explain. Sophia Jang stated there would be two representatives from each municipality. Mayor Kim stated this was standard and they needed a representative in the borough staff. This was done pro bono, and it was necessary so they could receive reports. Joe Ferguson and John Grala offered to apply pro bono. Councilwoman Lee asked how they would receive updates from the representatives. Mayor Kim explained they would disclose information to the Mayor and Council and once in a while they'd have to sign documentation. Councilwoman Won-Yoon asked how often they needed to get these documents signed. Mayor Kim responded once a year, every year.

RESOLUTION 2024-234 Acceptance of Junior New Firefighter (Re: Y. Choi)

Mayor Kim questioned Resolution 2024-234 and stated he was told by the fire chief that the fire department performed background checks on potential firefighters over the age of 18. If under the age of 18, the fire department contacted the parents to give consent and then the fire department would work with the police department to get the checks completed. Mayor Kim stated Borough Attorney Scott Krumholz spoke with other Borough Attorney Allan Roth, and was told it was improper which was why they had to now get their own verification service for background checks. Mayor Kim stated the fire department going to the police department was the same issue. Mayor Kim advised the police department could perform background checks for their own services. Borough administrator mentioned it was free. Mayor Kim stated it wasn't about it being free, but was about it being a conflict of interest. Mayor Kim asked if he was correct. Borough Administrator Raymond Herr was the one that wanted to propose the borough pass this resolution. Mayor Kim requested the chief send either the borough administrator or the attorney an email verifying background checks and that they were ok with it. Mayor Kim stated as long as the borough administrator had those e-mails he was okay with it.

RESOLUTION 2024-235 Authorization of Handicapped Parking Space (Re: 318 10th Street, 2nd Floor)

Mayor Kim stated this was a request for a handicapped space. The resident was stating she couldn't physically park her car close to her home. Mayor Kim read it over, and the police department stated the parking situation wasn't an issue. Rosemary Aleman of 318 10th Street Floor 2 stated her brother owned the home. Mayor Kim's question was, if she legally lived there, why wasn't she using the driveway in the front of the house. Mayor Kim stated if they were trying to save the driveway for themselves and have a designated spot in front of their house? he wanted to know why they would be taking up street parking when having a driveway. He asked to know more about the residential information and why she was saying she couldn't park anywhere.

RESOLUTION 2024-236 Hiring a Temporary Tax Clerk (Re: M. Kapner)

Councilwoman Lee had questioned this resolution. Mayor Kim stated he didn't want to get into too much detail because of HIPPA, but a full-time employee in the tax office had surgery and wouldn't be returning for probably around three months. The borough attorney spoke with Tax Collector Michael Appicella who offered to find a suitable temporary person. The borough administrator stated he interviewed that person as well. Mayor Kim joked and stated they had

Borough of Palisades Park
Work Session of the Mayor and Council
September 16, 2024

their stamp on it, therefore if anyone was to blame it'd be them. Councilman Min stated he knew it stated temporary but could they also put a note specifying the amount of hours permitted per week. Mayor Kim thanked him for the reminder and asked Borough Attorney Scott Krumholz what part time was considered. Scott Krumholz responded between 30-35 hours a week. Mayor Kim asked for the max. Scott Krumholz responded it was 30-35 hours depending on the ordinance the borough had in place. Councilman Min stated by the regular meeting he wanted to know what the actual ordinance said, so it could be put in the ordinance. Mayor Kim requested to expedite this and asked Tax Collector Michael Appicella how many hours the new hire was expecting to work. Michael Appicella responded the threshold for medical and pension was no more than 32 hours but she would be happy working 30 hours and it was agreeable between her and the borough administrator. Mayor Kim wanted to make sure first through legal counsel that all laws were being followed.

RESOLUTION 2024-237 Authorization to Amendment of Declaring an Emergency and Authorizing Road Repairs in the Vicinity of 450 1st Street (Re: Gotthole Company LLC)

RESOLUTION 2024-238 Authorization of Tax Court Judgement (Re: 39 E. Ruby Avenue)

RESOLUTION 2024-239 Authorization of Refund for Tax Payment in the Amount of \$4,378.67 to CoreLogic Tax Services (Re: 221 12th Street)

Mayor Kim questioned Resolution 2024-239 asking who CoreLogic tax service was. It seemed as if they provided services for unjustifiable issues that they had to address through audits in tax refunds and payments. The borough administrator commented this was a large company that handled tax issues for people throughout New Jersey. Mayor Kim then questioned a resolution that didn't seem to be present on the agenda. Mayor Kim questioned Resolution 2024-239 pertaining to Anthony Juan Kim of 221 12th Street. The letter read Mr. Kim was granted 100% disability through the Department of Veteran Affairs. Mayor Kim stated he was 100% disabled, not partial. Mayor Kim continued Officer Anthony Kim was a Fort Lee Police Officer for many years. He didn't know if he retired or was still actively working. Mayor Kim questioned why the Department of Veterans stated he was disabled but then on the back page it showed he was an active police officer. He wanted to know if he was a full-time police officer for Fort Lee, and how he got 100% disability benefits. Mayor Kim questioned if the Fort Lee Police Department hired disabled people. Borough Administrator Raymond Herr responded he had no idea. Mayor Kim stated it was more of a legal matter, and asked Borough Attorney Scott Krumholz to find out for him. Councilman Min wanted to add on Resolution 2024-244 which also was not on the agenda. This was in regards to a police matter in assigning an officer in charge. He would speak on the details. Councilman Min continued that the police committee had spoken and came to an agreement. Mayor Kim asked if there was a proper procedure to advertise for an interview process. Borough Attorney Scott Krumholz and Borough Administrator Raymond Herr commented that it wasn't needed for this. Mayor Kim asked Councilman Min to discuss with the police director and other board members. Councilman Min was the chair so his voice mattered the most. Mayor Kim asked if there were any other questions.

RESOLUTION 2024-240 Authorization of Refund for Tax Payment in the Amount of \$1,144.03 to CoreLogic Tax Services (Re: 231 5th Street)

RESOLUTION 2024-241 Authorization of Refund for Tax Payment in the Amount of \$4,131.14 to RCD LLC (Re: 321 9th Street)

RESOLUTION 2024-242 Authorization to Approve Sidebar Agreement with Teamster local 97 (Blue Collar)

RESOLUTION 2024-243 Authorization to Approve Sidebar Agreement with Teamster local 97 (White Collar)

COUNCIL REPORTS:

Councilwoman Won-Yoon reported there was a library board meeting the week prior and a plan was passed to improve the library building. The library building was under the borough however they agreed they would use their own funds for the improvements to the building. The fund was an excess fund. Many years prior, the money wasn't used and it accumulated. In order to use the funds, the town was required to have the capital account. This was the reason they had spoken with Arcari the architect who advised them they would provide a capital plan. This had been mentioned a while back and it had been passed the week prior. The official process to improve the building could begin. The improvement project required coordination with the borough therefore both would be in contact to start the process. Mayor Kim stated as the council knew, the library was borough property. The borough was considered the landlord and the library was considered the tenant. If there was a problem, the borough fixed it and was reimbursed by the library. They didn't have resources to man a project and renovate on their own. Councilwoman Won-Yoon also thanked all borough employees, especially the recreation department, Mayor Kim, and Councilman Min. Mayor Kim asked if Councilwoman Won-Yoon was still working on the yearbook? She stated the event that took place the prior Saturday was great and showed that the Palisades Park community was united. Councilwoman Won-Yoon responded they had a committee for the history book to publish a new book for the 125th anniversary which would take place at the end of December. They were collecting stories from people in different departments and also they advertised to the public to whoever wanted to write an article about what it was like living in Palisades Park could, and they were awaiting those articles. Mayor Kim stated the governing body thanked her very much due to the volume of the work. He was glad that they got pretty good sponsorships and he was pretty secure in the chief financial officer to print out the yearbook. He thanked her for her hard work again.

Councilman Kim reported a new strand of the Coronavirus was going around. He advised everyone to be careful due to the level of contagion and advised everyone to try and wear a mask. Mayor Kim joked around the 125th was okay but in the court room they should wear masks. Mayor Kim stated Councilman Kim was correct, even people who got the Covid shot had caught it. It was a different strain and it was recommended to get a booster shot and wear a mask.

Councilman Min thanked everyone that participated in the 125th anniversary. He was glad to see everyone come together as one community. Most of the police department was going through a lot of changes, and with him as the chair and Councilwoman Jang as a board member, they were doing thorough reviews to make sure they were headed in the right direction. Mayor Kim thanked Councilman Min too for helping him out and supporting him.

Councilwoman Lee reported an update from the school board. A director reached out from the high school to set up a field trip to borough hall so the students could understand how local government worked. Another idea brought to the school was for a mock Mayor and Council meeting to be done at the school so they get the opportunity to learn how local government worked and voice their opinions on their views. Councilwoman Lee stated it was in the works and she would update councilmembers. Mayor Kim said other towns were doing it, and he agreed it was a good idea to display the roles and responsibilities of the people of the borough but also how a mock meeting was done. It was absolutely legal and the Mayor and Council would be provided with the information and see how they reacted to it.

Mayor Kim wanted to discuss something he was trying to do. It was called ADU Units; simply put, out of 50 states, New Jersey was the only state required to provide affordable units depending on the population and developmental potential in the town. Mayor Kim continued there were builders' remedies lawsuits the borough was currently fighting. That whole thing stemmed from the year 2000 when the Mount Laurel Act came out. New Jersey required all towns to show what affordable housing was available and they'd work with them. There were a lot of towns that didn't take that offer, and there were many reasons for that although any reason was unacceptable because it was the law. Mayor Kim stated the borough faced builders remedy issues and if they wanted to present as a builder's remedy they had the right to build whatever units on residential areas that shouldn't be there. If they stated they bought three properties next to homes, they thought that gave them the right to build and it didn't. This was a specific New Jersey problem and Governor Murphy had decided to allow ADU (Auxiliary Dwelling Units). He wanted to remedy the lack of affordable housing allowing the landlord who was in the

Borough of Palisades Park
Work Session of the Mayor and Council
September 16, 2024

location to legally allow units to be rented for affordable housing. The basements were a huge problem in town and right now they had to remedy a certain amount of units. He used 100 units as an example and stated if a builder's remedy case came in stating they had to make 100 units they were only allowed to provide 15-20% of their buildup to be used for building affordable housing. That meant they could build 100 and provide only 15 affordable units. To Mayor Kim, that wasn't a good return investment and at the time they had plenty of duplexes that did not require another unit because there was already a viable unit. He received confirmation from counsel Northgrave, the borough engineer, and the borough planner, as well as the borough remedy experts. They were excited to have a closed executive meeting so council members could ask questions. He saw this as a win-win situation because it allowed basements to be deemed as an affordable unit. There were people who victimized illegal tenancy and allowed people to move in. Once they were there, the landlord would raise the rent. The law was, if the landlord was caught doing that they'd have to pay six months of back pay of rent no matter what, as well as moving expenses. If they allowed it, which was possible, the specs of duplexes qualified without the need to change anything. The benefits to the community was reduced, required affordable housing, and allowed tenancy in their basements. Homeowners value increased and the borough received the tax as well to be used for areas that were needed by parking lots. The borough felt bad they were making illegal income and they would only act if someone made a report. They could reduce the buildup of apartments and could allow it to be legal and regulated. This had a residual effect. Councilmembers had the information and were advised any questions to be directed to Counsel Northgrave. There would be an official executive session then a request to make it into an ordinance. Once they made the ordinance it didn't mean every single duplex had to follow through, it was an option. Mayor Kim believed they'd be very welcoming now that they would rent legally. Mayor Kim stated they had time to review and after that he'd provide the details of the counsel.

Councilwoman Lee explained one more benefit was once the illegal basement tenants were regulated, they have a better understanding of students registered in the school system. This problem has existed in town for very long but couldn't be regulated because they couldn't track them down.

Councilman Min stated this would basically control the maximum occupancy for each unit whether it was a basement or a full floor. Once it was in effect it could be enforced. Mayor Kim stated the main reason was that they needed to fight off the builders' remedies cases that wanted hundreds and hundreds of units. In order for them to provide 15-20% it would come out to a thousand units. The borough was in the process of trying to redo the masterplan, and assign the redevelopers zone that would exclude residential small streets that could create traffic, health, and emergency concerns. The residuals would follow but, the reason was being, they wanted to provide affordable housing. Councilman Min stated he'd rather resolve the affordable housing problem themselves and not rely on the people wanting to add thousands of units. Mayor Kim agreed. Mayor Kim thought of a simple calculation. He stated let's say they were going to rent affordable housing for 30 years at 15%, how much did they need? Mayor Kim clarified it'd be over 2000 units, and they had to stop it somehow. Now they had the resources of duplex homeowners who rented illegally. He wanted to rectify it so it could be utilized and enforced.

Mayor Kim stated he was very concerned that the Brauer sisters were not present at the meeting. He asked Borough Clerk Sophia Jang to see if the Brauer sisters were okay because they were usually present every meeting.

Mayor Kim requested a motion to close and open to the public. Councilman Min made a motion which was seconded by Councilman Kim. All joined in favor, none opposed. Mayor Kim advised everyone they had three minutes and they could only talk about what the Mayor and Council had already talked about.

PUBLIC PARTICIPATION:

Neris Papoters wanted to speak of the topics mentioned that were exciting to her regarding the school field trip to the municipal building. She believed it was a nice program for the kids and she hoped they became more interested and involved. Neris Papoters wanted more information on the project that Mayor Kim had mentioned. Mayor Kim advised her to go to the ADU and look on their website. Neris Papoters asked if he thought it'd be beneficial for another special meeting so residents could get more information on the ADU because not everyone knew about it. For the community to know the information, or get it at a special meeting would be important

Borough of Palisades Park
Work Session of the Mayor and Council
September 16, 2024

for the community. Mayor Kim stated community residents had purchased duplexes for 1.2 million dollars. He had hoped they'd have a little pride in not partaking in illegal acts. He had stated one of the main reasons we didn't have street parking wasn't due to the duplexes. A 50 by 100 lot could fit 4 cars broken down as 2 in the driveway, and 2 in the garage. There were a lot of people that wanted to rent illegally, get that money, and use it for their taxes but the problem was that it was illegal. Some used double car garages as a storefront or storage unit and would also rent the parking spaces in the driveways to the illegal basement tenants taking up street parking. As the governing body, he believed it was a good start, they needed to show improvement and things were being maintained. The borough was far from that, and needed to start at pride first. Neris Papoters stated she thought it was a good idea because like Mayor Kim had mentioned they'd been dealing with the regulation issues affecting the school as well. Neris Papoters stated she was present for the 125th and thanked everyone for the hard work. Some council members such as Councilman Vietri and Councilman Kim didn't show up that event, but it was nice. Neris Papoters mentioned that police officers were very active around the schools due to the increase in school shootings. She asked Councilman Min to make sure they went around the school during school hours to just be attentive.

Soo Chung stated that while Councilwoman Won-Yoon was speaking about the library board, Mayor Kim had mentioned the library was the property of the borough. She wanted to make sure Mayor Kim had documentation that the library belonged to the borough including the building. Mayor Kim advised her to OPRA request those documents. Soo Chung agreed and stated it came up when she was looking for the school properties as well. Mayor Kim told her to OPRA request it and that the borough also owned properties behind the high school which was one of the reasons it would be utilized for the affordable homes. The Board of Education building belonged to the borough too. Also the back field of Lindbergh School was also the property of the borough. Mayor Kim stated it was the borough's property but the Board of Education took care of it. Soo Chung asked how they determined it belonged to the borough, did she request the deed? Mayor Kim responded no, OPRA request it, and confirm with Mayor Kim as well.

Joseph Alonzo asked for the mayor to enlighten him because he was the one who had been cutting that field at Lindbergh School and was also a longtime resident of Palisades Park. Mr. Alonzo stated the library was property of Central Boulevard School which wasn't property of Palisades Park. He lived in town for 68 years, and his grandparents moved here in the 1800's before Palisades Park was Palisades Park. The property had always been school property. Mayor Kim asked if he was saying the library was school property? Mr. Alonzo stated it was Central Boulevard School. Mayor Kim stated it was, and asked him if he knew that the senior apartments at 300 Highland Avenue also used to belong to the borough. The senior apartments were given to the county like a lot of other borough properties were. Mr. Alonzo stated he was there when they built in 1974 the board offices on the property. Mr. Facchiano was the principal at the time, and Mr. Katz was the superintendent of schools. Mr. Alonzo had never seen anyone ever give the property away. Mr. Alonzo stated he'd bear witness that he wasn't positive but he wanted to see it checked out. He asked if the field was taken over by the town. Mayor Kim responded not the town, it was property of the borough and they allowed the school to use it. Mr. Alonzo stated that property was always Lindbergh Field. Mr. Alonzo stated the problem was it was also given to the county to be used as a park approximately 25 years ago, then it was reverted back to the school's property. Funds were gathered, and the field was redone due to the condition. He referred to it as a mine field rather than a baseball field. Mr. Alonzo didn't remember that field being given to the borough, the borough didn't do anything for it, not even cut the grass. He had begged for help for many years and was told it was the school's problem. He was the one sitting on the tractor for the last 36 years cutting the grass. When it was the county park, he cut the grass. Now they're saying it was borough property. Mayor Kim attempted to respond but Mr. Alonzo argued his three minutes were up. Mayor Kim stated Mr. Alonzo gave his knowledge, and wanted to give his as well. Mr. Alonzo stated to check with the board office and let them figure it out. Mayor Kim stated the town had land use records. Councilman Min asked who owned it then. Mayor Kim responded they'd ask. Mr. Alonzo argued they would ask after telling the public it belonged to the borough. Mr. Alonzo believed in shared services. Mayor Kim stated they weren't talking about that. They were talking about the library because it needed to be renovated. Mayor Kim asked for anyone else. He asked Councilman Kim if he wanted to comment on it. Councilman Kim stated he was both a board and council member for many years, and he questioned this issues many times. He found out that the town had a lease with the school. Mayor Kim asked which one? Councilman Kim said Lindbergh school, and the library. Mayor Kim asked if they

Borough of Palisades Park
Work Session of the Mayor and Council
September 16, 2024

had a lease or the borough had a lease. Councilman Kim stated both. Borough Attorney Scott Krumholz stated the library had a lease with the school board. Mayor Kim asked if he had proof of it. Councilman Kim stated he physically saw the proof after the lease was given to the borough administrator. The lease changed every 40 years so even though he saw the Central Boulevard School was present at the time, it was because the town had that lease with them. The borough always rented out and changed it every 40 years. That was why a lot of people didn't know what was happening with the building in those time periods. One of the mayors actually signed the papers with the superintendent of Lindbergh School. There was a background but he didn't want to take up too much time. There was a lease and it was the property of the town. Councilman Kim asked who had the lease. Mayor Kim stated he was talking of Diana Monterrero who had a copy as well. Mayor Kim asked Councilman Kim to get a copy and forward it to Borough Attorney Scott Krumholz. Scott Krumholz asked if he could send over the library one too. Councilman Kim stated the library property also belonged to the town just based on his own knowledge. Mayor Kim asked Scott Krumholz to get the actual information from the clerk's office, the school, or tax office. Michael Appicella stated he would look through some old deeds he had dating back to the 1900s.

Junsong Kim stated Nam Kim was his wife who sent an email in September regarding the flooding problem. Mayor Kim asked if this was about the property with no drain. He said yes. Mayor Kim stated he spoke with his wife, and she got annoyed at him. She didn't believe Mayor Kim was working on it. Mayor Kim asked what he thought the problem was. Mr. Kim said the drain. Mayor Kim responded there was no drain as he told his wife he was going to get the new engineer to the property to see if they could insert a drain. It wasn't an easy job which was why it required some time. The borough had just hired a special engineer, and one of his projects was to review it. He knew him and his wife contacted a lot of council members but he was working on it. Councilwoman Won-Yoon thought Mayor Kim was getting it wrong and was speaking of the property on Fourth Street when Mr. Kim lived on Second Street. Mayor Kim asked if his wife came and complained before? Mr. Kim said no it was the first time. Mayor Kim apologized and accepted the formal complaint for no drainage. He continued the pitch was also an issue. Councilman Min asked if his driveway was pitched down? Mr. Kim said yes. Mayor Kim said he'd have DPW and the new engineer sent over. Mayor Kim asked for his phone number to be provided to Borough Clerk Sophia Jang. He also requested a speed bump on his street by Oakdene Avenue. Mayor Kim asked why he thought they needed a speed bump? Mr. Kim explained the street was a two-way road so when cars sped by it was a safety issue. Mayor Kim stated he would ask the borough engineer. Mr. Kim then requested the street to be a one way because Second Street was a one way as well. Second Street being a two way was dangerous. Councilman Min asked where he wanted to speed bump. Mr. Kim stated on Second Street and asked to consider the one way.

Young Choi stated he approved of what Ms. Lee was trying to model the Mayor and Council meetings to the students and could really help with civic engagement in the schools. He was a club leader and it couldn't really get off the ground. He believed with the borough's support, the club could be more involved in town politics. He also asked about the fireman background check requirement because he didn't get one done by Mr. Monteleone. Mayor Kim asked if he was the applicant. Mr. Choi agreed. Mayor Kim explained there was a law about minors and asked his age. Mr. Choi was 16, turning 17. Mayor Kim clarified his parents had to represent him. He needed approval from the police that they did their job. Councilman Min stated the decision would be made at the next meeting.

Someone asked to come up but Mayor Kim stated they needed a Spanish, Korean translator. Mayor Kim stated he was sorry but the translator wasn't present.

Jane Lee spoke of the same problems on Second Street with the flooding and the traffic. She acknowledged the police were working hard but there were still ongoing issues. Ms. Lee explained the water flowed from Leonia flooding the street. She started to speak Korean but Mayor Kim asked if she could continue in English. Mayor Kim asked for her contact number to give to Borough Clerk Sophia Jang. Mayor Kim stated when they were there, they would knock and let her know but the engineer had the ability to see what was wrong. Mayor Kim stated the engineer wasn't going to go based on her schedule, and her participation wasn't required for the engineer to do their job. Councilman Min stated he wanted to look into the last traffic survey they did. Mayor Kim stated the only one was from the county 2023 report. Councilman Min said

Borough of Palisades Park
Work Session of the Mayor and Council
September 16, 2024

that was only for one street recommended by the county he was talking about local residential streets. Mayor Kim stated that would cost a lot of money. They would ask the engineer to go to Fourth and Second street. Councilman Min said he wanted to just know when the traffic was last surveyed. Mayor Kim stated Sal Simone was the designated traffic engineer and stated he'd give Councilman Min his number to pull his question.

Eric Speiely stated it wasn't part of the agenda but he enjoyed the prior Saturday event. Mr. Speiely said you people helped me save a lot of money. He got to enjoy free Korean music and performances. He also enjoyed the benches on the avenue because he ate his empanada there for lunch. He realized the benches only had two screws on them. Mayor Kim explained the DPW spoke with the mayor because it wasn't going to be the permanent spot they first wanted to see how often they were used. Mr. Speiely said his concern was the safety of the people, and the ability people had to break it. Mayor Kim stated the anchor was long, and he didn't think anyone would steal or fall off of it.

Mayor Kim requested a motion to close the public session. Councilman Min made a motion, Councilman Kim seconded. All joined in favor

ADJOURNMENT:

Mayor Kim asked if he could have a motion to adjourn the work session. Councilman Min made a motion. All joined in favor, none opposed.

Attest:



Sophia H. Jang, RMC
Borough Clerk