

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS

June 17, 2014
Commencing at 7:01 p.m.

BRIAN P. STACK, MAYOR
LUCIO P. FERNANDEZ, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER
CELIN J. VALDIVIA, COMMISSIONER
TILO E. RIVAS, COMMISSIONER

GREGORY T. FARMER, ESQ.
Attorney for the Union City
Alcohol Beverage Control Commission

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1 MAYOR STACK: Thank you everyone for having
2 us in your building.

3 We're going to start the Commission Meeting
4 now.

5 ACTING CITY CLERK: This is the Regular
6 Public Meeting of the Union City Board of
7 Commissioner, being held on Tuesday, June 17,
8 2014, at seven p.m., at the Bella Vista
9 Apartments, 522 22nd Street, Union City, New
10 Jersey.

11 Please everybody rise for the Pledge of
12 Allegiance?

13
14 (Whereupon the Pledge of Allegiance was
15 said.)

16
17 ACTING CITY CLERK: This meeting has been
18 called in accordance with Chapter 231, Public Law
19 of 1975, the Open Public Meeting Act. Adequate
20 notice of this meeting has been provided as
21 follows:

22 Notice of this meeting setting forth the
23 time, date, location, and the agenda, to the
24 extent known, was forwarded to The Jersey
25 Journal, The Record, and The Hudson Reporter, has

1 | been posted on bulletin board in City Hall and
2 | has been made available to the public in the
3 | office of the Municipal Clerk.

4 |

5 | **ROLL CALL:**

6 |

7 | ACTING CITY CLERK: Roll call.

8 | Commissioner Fernandez?

9 | COMMISSIONER FERNANDEZ: Here.

10 | ACTING CITY CLERK: Commissioner Rivas?

11 | COMMISSIONER RIVAS: Here.

12 | ACTING CITY CLERK: Commissioner Valdivia?

13 | COMMISSIONER VALDIVIA: Here.

14 | ACTING CITY CLERK: Commissioner

15 | Martinetti?

16 | COMMISSIONER MARTINETTI: Here.

17 | ACTING CITY CLERK: Mayor Stack?

18 | MAYOR STACK: Here.

19 |

20 | **APPROVAL OF PREVIOUS MEETING MINUTES:**

21 |

22 | ACTING CITY CLERK: First item on the
23 | agenda tonight is the approval of previous
24 | meeting minutes.

25 | Motion must be duly made and seconded that

1 the meeting minutes of the Board of Commissioner
2 Meeting held on May 20th and June 4th, 2014, be
3 approved and recorded.

4 Is there a motion to approve?

5 MAYOR STACK: Motion.

6 COMMISSIONER MARTINETTI: I make a motion.
7 Second.

8 ACTING CITY CLERK: Motion by Martinetti;
9 Mayor Stack.

10 Roll call.

11 Commissioner Fernandez?

12 COMMISSIONER FERNANDEZ: Yes.

13 ACTING CITY CLERK: Commissioner Rivas?

14 COMMISSIONER RIVAS: Yes.

15 ACTING CITY CLERK: Commissioner Valdivia?

16 COMMISSIONER VALDIVIA: Yes.

17 ACTING CITY CLERK: Mayor Stack?

18 MAYOR STACK: Yes.

19 ACTING CITY CLERK: I mean --

20 I'm sorry.

21 Commissioner Martinetti?

22 COMMISSIONER MARTINETTI: Yes.

23 ACTING CITY CLERK: Mayor Stack?

24 MAYOR STACK: Yes.

25

1 **ORDINANCES FOR HEARING AND ADOPTION**

2 **CONSIDERATION:**

3

4 1. AN ORDINANCE TO AMEND SALARY ORDINANCE FOR
5 MUNICIPAL EMPLOYEES

6

7 ACTING CITY CLERK: Second item -- we have
8 two Ordinances for Adoption and Consideration.

9 The first is an Ordinance to Amend Salary
10 Ordinance for Municipal Employees.

11 MS. VANEK: Mayor, for the record,
12 Commissioner Martinetti should recuse from this
13 matter.

14 MAYOR STACK: Anyone wishing to comment on
15 this Ordinance at this time, please step forward,
16 state your name and address for the record.

17 Seeing none.

18 ACTING CITY CLERK: Is there a motion to --

19 COMMISSIONER RIVAS: Motion.

20 ACTING CITY CLERK: -- close public
21 hearing?

22 MAYOR STACK: Motion.

23 ACTING CITY CLERK: Motion made by
24 Commissioner Rivas.

25 MAYOR STACK: Second.

1 ACTING CITY CLERK: Second by Mayor Stack.
2 Roll call.
3 Commissioner Fernandez?
4 COMMISSIONER FERNANDEZ: Yes.
5 ACTING CITY CLERK: Commissioner Rivas?
6 COMMISSIONER RIVAS: Yes.
7 ACTING CITY CLERK: Commissioner Valdivia?
8 COMMISSIONER VALDIVIA: Yes.
9 ACTING CITY CLERK: Martinetti; recusing.
10 Mayor Stack?
11 MAYOR STACK: Yes.
12 ACTING CITY CLERK: Is there a motion to
13 adopt?
14 MAYOR STACK: Motion.
15 ACTING CITY CLERK: Motion made by --
16 COMMISSIONER VALDIVIA: Second.
17 ACTING CITY CLERK: -- Mayor Stack.
18 Second by Commissioner Valdivia.
19 Roll call.
20 Commissioner Fernandez?
21 COMMISSIONER FERNANDEZ: Yes.
22 ACTING CITY CLERK: Commissioner Rivas?
23 COMMISSIONER RIVAS: Yes.
24 ACTING CITY CLERK: Commissioner Valdivia?
25 COMMISSIONER VALDIVIA: Yes.

1 ACTING CITY CLERK: Commissioner
2 Martinetti; recusing.

3 Mayor Stack?

4 MAYOR STACK: Yes.

5

6 **ORDINANCES FOR HEARING AND ADOPTION**

7 **CONSIDERATION:**

8

9 2. AN ORDINANCE AMENDING CHAPTER 334-RENT
10 STABILIZATION-OF THE REVISED GENERAL ORDINANCES
11 OF THE CITY OF UNION CITY

12

13 ACTING CITY CLERK: Second Ordinance,
14 Amending Chapter 334, Rent Stabilization, of the
15 Revised General Ordinances of the City of Union
16 City.

17 MAYOR STACK: I'll make a motion.

18 I'm sorry.

19 Anyone wishing to comment on this Ordinance
20 at this time, please step forward, state your
21 name and address for the record.

22 You could do it right over here, Mr. Price.

23 MR. PRICE: Larry Price, 1006 Palisade Ave.

24 I'm not directly affected by this but I
25 make the following comment based on whatever.

1 I've always been surprised at the prices at
2 which multi-family houses sold for in Union City.
3 It's not unusual that they sell at 10 or 12 times
4 the rent roll.

5 And I always ask why? Because this doesn't
6 make any sense. I mean you're -- somebody's
7 making a four or five percent investment, which
8 even in this day and age doesn't make sense.

9 And it finally dawns on me if these RURAs
10 are important to those calculations because a guy
11 can buy a building at four percent, whatever, but
12 then he gets a vacancy, he puts \$20,000.00 in, he
13 takes the apartment from \$600.00 a month to 1200,
14 he's collecting another \$7,000.00 a year on a
15 \$20,000.00 investment.

16 The incremental -- the ownership of the
17 building gives him the -- essentially the right
18 under these RURAs to make very, very profitable
19 investments.

20 Okay, you're taking that away. And I think
21 that you're going to find down the road that you
22 have affected the valuations of multi-family
23 buildings in this City. And since tax
24 assessments are based on market value, I think
25 you're gonna find in a year or two that owners

1 are going to be coming in with tax appeals and
2 they are probably going to prevail.

3 And so the -- you know, that's the source
4 of our money. So, I would --

5 You know, we always have to be aware, if we
6 can be, of unintended consequences. I think the
7 unintended consequence of this might be that you
8 find municipal revenues are falling, you know,
9 soon.

10 Thank you.

11 MAYOR STACK: Just a comment I'd like to
12 make.

13 The unintended consequences of this -- of
14 the Ordinance of the RURAs and the RPAs, whatever
15 they were called over the years, were that you
16 artificially inflated rents for poor families in
17 Union City, did very little or no improvements to
18 buildings, and out-of-town landlords -- not your
19 small mom and pop landlord that owns a one, two
20 or three family house but your out-of-town
21 landlords who own multiple dwelling buildings and
22 multiple buildings all over the City and all over
23 the County pocket money and don't even spend the
24 money here. And in the process hurt low income
25 tenants that we want to keep in Union City.

1 The fiber and the fabric of Union City is
2 built to the people who live here and the people
3 who've always lived here. And they shouldn't be
4 priced out.

5 Had I had my druthers this is something
6 that never would have been implemented into the
7 Rent Control Ordinance in Union City.

8 Real estate in Union City, under the
9 Ordinance, is probably the only business you can
10 go into you're guaranteed a return on your
11 investment.

12 Whether if you went into the stock market,
13 you went into any other business, there's no
14 guarantee, except real estate. That's the only
15 place that you'll have a guarantee on your
16 investment.

17 So maintaining affordable housing for the
18 families who live here is very, very important to
19 this Board of Commissioners. Tax appeals are
20 always gonna be there. They're always gonna be
21 there. We have them now. We had them in the
22 past. They're always gonna be there. But -- and
23 they're always gonna file appeals. They're
24 filing them now even with the RORAs.

25 So, maintaining the people who live here

1 and not becoming where you have a situation where
2 people can't afford to live there -- such as what
3 took place in the eighties and the nineties in
4 Hoboken -- I'm not gonna sit here as the Mayor
5 and allow.

6 The people who elected this Board of
7 Commissioners elected us to lead the City, not
8 chase them out of here and out-price them out of
9 here with gouging rents.

10 And very little improvements go into these
11 buildings.

12 Mr. Price made a very good point. What
13 they get on each of the apartments and very
14 little improvements go into these buildings.

15 So I feel very comfortable with that.

16 Anyone else on the Ordinance?

17 Seeing no other, I vote --

18 I'm sorry.

19 Seeing no other, motion to close.

20 ACTING CITY CLERK: Motion to adopt.

21 COMMISSIONER VALDIVIA: Second.

22 ACTING CITY CLERK: Mayor Stack.

23 Second by Commissioner Valdivia.

24 Roll call.

25 Commissioner Fernandez?

1 COMMISSIONER FERNANDEZ: Yes.

2 ACTING CITY CLERK: Commissioner Rivas?

3 COMMISSIONER RIVAS: Yes.

4 ACTING CITY CLERK: Commissioner Valdivia?

5 COMMISSIONER VALDIVIA: Yes.

6 ACTING CITY CLERK: Commissioner

7 Martinetti?

8 COMMISSIONER MARTINETTI: Yes.

9 ACTING CITY CLERK: Mayor Stack?

10 MAYOR STACK: Yes.

11 ACTING CITY CLERK: The third item is a

12 Consent Agenda. We have 23 items on the

13 Consent --

14 MS. VANEK: Excuse me, Mr. Clerk?

15 We didn't to vote to actually adopt.

16 MAYOR STACK: Right.

17 ACTING CITY CLERK: Oh, I'm sorry.

18 MS. VANEK: We voted to close the public

19 hearing.

20 ACTING CITY CLERK: Right.

21 Is there a vote to adopt?

22 MAYOR STACK: Motion.

23 COMMISSIONER MARTINETTI: Second.

24 ACTING CITY CLERK: Motion by Mayor Stack.

25 Second by Commissioner Martinetti.

1 Roll call.

2 Commissioner Fernandez?

3 COMMISSIONER FERNANDEZ: Yes.

4 ACTING CITY CLERK: Commissioner Rivas?

5 COMMISSIONER RIVAS: Yes.

6 ACTING CITY CLERK: Commissioner Valdivia?

7 COMMISSIONER VALDIVIA: Yes.

8 ACTING CITY CLERK: Commissioner

9 Martinetti?

10 COMMISSIONER MARTINETTI: Yes.

11 ACTING CITY CLERK: Mayor Stack?

12 MAYOR STACK: Yes.

13

14 **CONSENT AGENDA:**

15

16 (1) Resolution Approving the Payment of Claims

17 (2) Resolution Approving the Payment of

18 Concurring Claims

19 (3) Resolution Approving the City Payroll for

20 the Period of May 20, 2014 through June 2, 2014

21 and for June 3, 2014 through June 16, 2014

22 (4) Resolution Approving the Library Payroll

23 for the Period of May 20, 2014 through June 2,

24 2014 and for June 3, 2014 through June 16, 2014

25 (5) Resolution Authorize Advertisement for Bid

- 1 for City Tree Planting Program
- 2 (6) Resolution Authorize the Award of Contract
3 to Driscoll Foods for the 2014 Summer Food
4 Service Program
- 5 (7) Resolution Supporting the Efforts of the
6 Mayors' Hudson Bergen Light Rail Commission to
7 Extend the HBLRT Line to Bergen County
- 8 (8) Resolution Confirming Disciplinary Action
9 against Liquor License No. 0910-33-021-008 held
10 by California Café t/a La Jor Per Corp., 2002
11 Bergenline Avenue
- 12 (9) Resolution of the City of Union City Board
13 of Commissioners Concerning the Determination of
14 Certain Property Located Within the City Pursuant
15 to the Local Redevelopment Law as an Area in Need
16 of Redevelopment
- 17 (10) Amended Resolution Appointing Coordinator
18 and Deputy Coordinator of the Office of Emergency
19 Management
- 20 (11) Resolution Authorizing the Refund of
21 Premium Monies Collected at the Tax Sale
- 22 (12) Resolution Authorizing Refund of Redemption
23 Monies to Outside Lienholders
- 24 (13) Resolution Authorizing the Refund of a
25 Duplicate Payment

- 1 (14) Resolution Authorizing the Refund of a Tax
2 Appeal Issued by the Tax Court of New Jersey
- 3 (15) Resolution Approving Agreement for Payment
4 of Property Tax Bill for Property Known as Block
5 137, Lot 20, 2407 Bergenline Avenue
- 6 (16) Resolution Approving Agreement for Payment
7 of Property Tax Bill for Property Known as Block
8 186, Lot 22 C002, 816 Palisade Avenue
- 9 (17) Resolution Approving Agreement for Payment
10 of Property Tax Bill for Property Known as Block
11 128, Lot 11, 511 24th Street
- 12 (18) Resolution Authorizing an Agreement to Pay
13 Real Estate Tax Bill for Property Known as Block
14 71, Lot 16, 1404-06 Central Avenue
- 15 (19) Resolution Approving Agreement for Payment
16 of Property Tax Bill for Property Known as Block
17 88, Lot 6 C003L, 1619 Palisade Avenue
- 18 (20) Resolution Approving Agreement for Payment
19 of Property Tax Bill for Property Known as Block
20 53, Lot 29, 1108 West Street
- 21 (21) Resolution Approving Agreement for Payment
22 of Property Tax Bill for Property Known as Block
23 95, Lot 17, 915 18th Street
- 24 (22) Resolution Approving Agreement for Payment
25 of Property Tax Bill for Property Known as Block

1 223, Lot 28, 145-38th Street

2 (23) Resolution Approving Agreement for Payment
3 of Property Tax Bill for Property Known as Block
4 171, Lot 15, 721-25 Sip Street

5 (24) Any other matter of City business that may
6 arise

7

8 ACTING CITY CLERK: Third item's the
9 Consent Agenda. There are 23 items tonight on
10 the Consent Agenda.

11 First is Resolution Approving the Payments
12 of Claim.

13 Second.

14 Resolution Approving the Payment of
15 Concurring Claims.

16 Third.

17 Resolution Approving the City Payroll for
18 the Period of May 20th, 2014 through June 2nd,
19 2014 and for June 3rd, 2014 through June 16th,
20 2014.

21 Item 4.

22 Resolution Approving the Library Payroll
23 for the Period of May 20th, 2014 through June 2nd,
24 2014 and for June 3rd, 2014 through June 16th,
25 2014.

1 Item 5.

2 Resolution Authorizing -- Authorize
3 Advertising for Bid for City Tree Planting
4 Program.

5 Item 6.

6 Resolution Authorize the Award of Contract
7 to Driscoll Foods for the 2014 Summer Food
8 Service Program.

9 Item 7.

10 Resolution Supporting the Efforts of the
11 Mayors' Hudson Bergen Light Rail Commission to
12 Extend the HBLRT Line to Bergen County.

13 Item 8.

14 Resolution Confirming Disciplinary Action
15 against Liquor License number 0910-33-021-008
16 held by California Café also known as La Jor Per
17 Corp., 2002 Bergenline Avenue.

18 Item 9.

19 Resolution of the City of Union City Board
20 of Commissioners Concerning the Determination of
21 Certain Property Located Within the City Pursuant
22 to the Local Redevelopment Law of an Area in Need
23 of Redevelopment.

24 Item 10.

25 Amended Resolution Appointing Coordinator

1 and Deputy Coordinator of the Office of the
2 Emergency Management.

3 Item 11.

4 Resolution Authorizing the Refund of
5 Premium Monies Collected at Tax Sale.

6 Item 12.

7 Resolution Authorizing Refund of Redemption
8 Monies to Outside Lienholders.

9 Item 13.

10 Resolution Authorizing the Refund of a
11 Duplicate Payment.

12 Item 14.

13 Resolution Authorizing the Refund of a Tax
14 Appeal Issued by the Tax Court of New Jersey.

15 Item 15.

16 Resolution Approving Agreement for Payment
17 of Property Tax Bill for Property Known as Block
18 137, Lot 20, 2407 Bergenline Avenue.

19 Item 16.

20 Resolution Approving Agreement for Payment
21 of Property Tax Bill for Property Known as Block
22 186, Lot 22 C002, 816 Palisade Avenue.

23 Item 17.

24 Resolution Approving Agreement for Payment
25 of Property Tax Bill for Property Known as Block

1 128, Lot 11, 511 24th Street.

2 Item 18.

3 Resolution Authorizing an Agreement to Pay
4 Real Estate Tax Bill for Property Known as Block
5 71, Lot 16, 1404-06 Central Avenue.

6 Item 19.

7 Resolution Approving Agreement for Payment
8 of Property Tax Bill for Property Known as Block
9 88, Lot 6 C003L, 1619 Palisade Avenue.

10 Item 20.

11 Resolution Approving Agreement for Payment
12 of Property Tax Bill for Property Known as Block
13 53, Lot 29, 1108 West Street.

14 Item 21.

15 Resolution Approving Agreement for Payment
16 of Property Tax Bill for Property Known as Block
17 95, Lot 17, 915 18th Street.

18 Item 22.

19 Resolution Approving Agreement for Payment
20 of Property Tax Bill for Property Known as Block
21 223, Lot 28, 145-38th Street.

22 Item 23.

23 Resolution Approving Agreement for Payment
24 of Property Tax Bill for Property Known as Block
25 171, Lot 15, 721-25 Street -- 25 Sip Street.

1 Mayor, do you want to -- do you wish to
2 take public comment --

3 MAYOR STACK: Sure.

4 ACTING CITY CLERK: -- at this time?

5 MAYOR STACK: Anyone wishing to comment on
6 the Consent Agenda, please step forward, state
7 your name and address for the record.

8 MS. PONTUS: Kathie Pontus, 512 39th Street.

9 Number 9, certain property, which property
10 is that for redevelopment?

11 MAYOR STACK: Christine?

12 Sure.

13 Christine?

14 MS. VANEK: Mayor, that is the Manhattan
15 Avenue area.

16 And this Resolution authorizes the Planning
17 Board to consider having David Spatz do a
18 supplemental report reviewing the condition of
19 the property to see if it still meets the
20 criteria required to designate it as an area in
21 need of redevelopment.

22 MAYOR STACK: It's just basically an
23 update.

24 MS. PONTUS: Okay.

25 Because that other guy still owns all of

1 | that, right, --

2 | MAYOR STACK: Yes, he does.

3 | MS. PONTUS: -- that wants to --

4 | MAYOR STACK: This is just an update,
5 | Kathie.

6 | MS. PONTUS: -- develop it or whatever.

7 | MAYOR STACK: It's just a point of
8 | formality.

9 | MS. VANEK: The last report was from 2009.

10 | MAYOR STACK: Right.

11 | MS. VANEK: So he needs to look at it again
12 | and see if it's still --

13 | MS. PONTUS: Right.

14 | MS. VANEK: -- in the same condition --

15 | MS. PONTUS: And that includes --

16 | MS. VANEK: -- or worse.

17 | MS. PONTUS: -- the Mountain Road part, as
18 | well as the Manhattan Avenue --

19 | MAYOR STACK: It does.

20 | MS. VANEK: It goes along there, yes.

21 | MS. PONTUS: Yes.

22 | Okay, thank you.

23 | MAYOR STACK: It does.

24 | Sure.

25 | Anyone else wishing to comment on the

1 Consent Agenda?

2 Sure.

3 MS. BERRY: Hi, everybody.

4 ACTING CITY CLERK: Hi.

5 MS. BERRY: Question 10. Do we know who's
6 appointed and what their salaries are gonna be?

7 MAYOR STACK: Christine?

8 MS. VANEK: Sure.

9 The Coordinator is Detective Jose Martinez
10 and he gets a stipend of \$12,000.00.

11 And the Deputy Coordinator is Henry Munker
12 and he gets a stipend of ten.

13 MS. BERRY: Okay. Don't we have some -- an
14 emergency management?

15 MS. VANEK: We do. We do.

16 MS. BERRY: But we have no -- no executives
17 at that -- of that program?

18 We're just making them now?

19 MAYOR STACK: No, we do.

20 MS. BERRY: No one oversees that?

21 MAYOR STACK: We do. We do.

22 MS. BERRY: Oh.

23 MAYOR STACK: We do.

24 MS. VANEK: Pursuant to State Statute we
25 have to do -- we have to do a Resolution

1 appointing them every period --

2 MS. BERRY: Oh. Okay.

3 MS. VANEK: -- every year, every year too.

4 MS. BERRY: All right.

5 Also, question -- I'm sorry -- 13. What
6 duplicate payment?

7 MS. VANEK: I believe that was with regard
8 to 500 Central Avenue and I believe it was the
9 property tax owner paid one quarter twice and we
10 are --

11 MS. BERRY: Oh, okay.

12 MS. VANEK: -- refunding the payment.

13 MS. BERRY: It was just a tax overpayment?

14 MS. VANEK: Yes.

15 MAYOR STACK: Yes.

16 MS. BERRY: Okay.

17 Thank you.

18 MAYOR STACK: Anyone else on the Consent
19 Agenda?

20 ACTING CITY CLERK: Is there a motion?

21 MAYOR STACK: Motion.

22 ACTING CITY CLERK: Motion to close public
23 comment.

24 Motion made by Mayor Stack.

25 COMMISSIONER VALDIVIA: Second.

1 ACTING CITY CLERK: Second by Commissioner
2 Valdivia.

3 Roll call.

4 Commissioner Fernandez?

5 COMMISSIONER FERNANDEZ: Yes, with the
6 exception of number 9, as it pertains pursuant to
7 Local Redevelopment Law.

8 Otherwise, yes.

9 ACTING CITY CLERK: Commissioner Rivas?

10 COMMISSIONER RIVAS: Yes.

11 ACTING CITY CLERK: Commissioner Valdivia?

12 COMMISSIONER VALDIVIA: Yes.

13 ACTING CITY CLERK: Commissioner
14 Martinetti?

15 COMMISSIONER MARTINETTI: Yes.

16 ACTING CITY CLERK: Mayor Stack?

17 MAYOR STACK: Yes.

18 ACTING CITY CLERK: Is there a motion to
19 approve all items on the Consent Agenda?

20 COMMISSIONER RIVAS: Motion.

21 COMMISSIONER VALDIVIA: Second.

22 ACTING CITY CLERK: Motion made by
23 Commissioner Rivas.

24 Second by Commissioner Valdivia.

25 Roll call.

1 Commissioner Fernandez; except item 9?

2 COMMISSIONER FERNANDEZ: That's correct,
3 yes.

4 ACTING CITY CLERK: Commissioner Rivas?

5 COMMISSIONER RIVAS: Yes.

6 ACTING CITY CLERK: Commissioner Valdivia?

7 COMMISSIONER VALDIVIA: Yes.

8 ACTING CITY CLERK: Commissioner
9 Martinetti?

10 COMMISSIONER MARTINETTI: Yes.

11 ACTING CITY CLERK: Mayor Stack?

12 MAYOR STACK: Yes.

13

14 **ORDINANCE (S) FOR INTRODUCTION:**

15

16 1. ORDINANCE AMENDING AN ORDINANCE
17 ESTABLISHING RESIDENCY REQUIREMENTS FOR UNION
18 CITY EMPLOYEES

19

20 ACTING CITY CLERK: The fourth item is an
21 Ordinance for Introduction. The Ordinance will
22 be further considered at a meeting of the Board
23 of Commissioners to be held on July 1st, 2014 at
24 six p.m. at the Holy Rosary Senior Residence,
25 1509 Bergenline Avenue, Union City, New Jersey.

1 Ordinance Amending an Ordinance
2 Establishing Residency Requirements for Union
3 City Employees.

4 MAYOR STACK: Christine, do you want to
5 just explain that Ordinance please?

6 MS. VANEK: Sure.

7 We recently passed an Ordinance
8 establishing a residency policy, pursuant to the
9 State's requirements.

10 They require us to consider Union City
11 residents first in hiring. And they've required
12 us to make an amendment to that Ordinance to
13 separate out the requirements for the Police
14 Department. It's a technicality and they
15 required us to do the Ordinance over again.

16 MR. PRICE: Could I ask one question?

17 MAYOR STACK: Sure.

18 MR. PRICE: The published --

19 ACTING CITY CLERK: Mr. Price, can you --

20 MAYOR STACK: Larry Price; for the record.

21 ACTING CITY CLERK: -- say your name?

22 MR. PRICE: Oh, Larry Price, 10 -- yeah.

23 The published agenda, it says July 1st
24 there's a meeting at seven p.m.; this says six
25 p.m.

1 ACTING CITY CLERK: Yeah, there's going to
2 be a change. I'm going to notice that.

3 MR. PRICE: It will be at six p.m.?

4 MAYOR STACK: It will be at six p.m.

5 ACTING CITY CLERK: Yeah, it will be at six
6 p.m.

7 MAYOR STACK: And where is that meeting?

8 MS. VANEK: Holy --

9 MAYOR STACK: Holy Rosary?

10 MS. VANEK: Yes.

11 ACTING CITY CLERK: Holy Rosary.

12 MAYOR STACK: 1509 Bergenline -- but there
13 will be a notice.

14 ACTING CITY CLERK: Yeah.

15 MR. PRICE: Yeah.

16 ACTING CITY CLERK: Anybody else?

17 Is there a motion to introduce?

18 MAYOR STACK: Motion.

19 ACTING CITY CLERK: Motion made by Mayor
20 Stack.

21 COMMISSIONER RIVAS: Second.

22 ACTING CITY CLERK: Second by Commissioner
23 Rivas.

24 Roll call.

25 Commissioner Fernandez?

1 COMMISSIONER FERNANDEZ: Yes.

2 ACTING CITY CLERK: Commissioner Rivas?

3 COMMISSIONER RIVAS: Yes.

4 ACTING CITY CLERK: Commissioner Valdivia?

5 COMMISSIONER VALDIVIA: Yes.

6 ACTING CITY CLERK: Commissioner

7 Martinetti?

8 COMMISSIONER MARTINETTI: Yes.

9 ACTING CITY CLERK: Mayor Stack?

10 MAYOR STACK: Yes.

11

12 **REGULAR AGENDA:**

13

14 1. Resolution Approving the Redevelopment
15 Agency Payroll for the Period of May 20, 2014
16 through June 2, 2014 and for June 3, 2014 through
17 June 16, 2014

18

19 ACTING CITY CLERK: The fifth item is the
20 Regular Agenda.

21 The first item is a Resolution Approving
22 the Redevelopment Agency Payroll for the Period
23 of May 20th, 2014 through June 2nd, 2014 and for
24 June 3rd, 2014 through June 16th, 2014.

25 Is there a motion --

1 MS. VANEK: Mayor, we recommend that
2 Commissioner Fernandez recuse from this matter.

3 MAYOR STACK: I'll make a motion.

4 COMMISSIONER RIVAS: I'll second it.

5 ACTING CITY CLERK: Motion made by Mayor
6 Stack.

7 Second by Commissioner Rivas.

8 Roll call.

9 Commissioner Fernandez; recusing.

10 Commissioner Rivas?

11 COMMISSIONER RIVAS: Yes.

12 ACTING CITY CLERK: Commissioner Valdivia?

13 COMMISSIONER VALDIVIA: Yes.

14 ACTING CITY CLERK: Commissioner
15 Martinetti?

16 COMMISSIONER MARTINETTI: Yes.

17 ACTING CITY CLERK: Mayor Stack?

18 MAYOR STACK: Yes.

19

20 **REGULAR AGENDA:**

21

22 2. Resolution Authorizing and Direct the
23 Treasurer to Transfer Funds

24

25 ACTING CITY CLERK: Second item is a

1 Resolution Authorizing and Direct the Treasurer
2 to Transfer Funds.

3 MS. VANEK: Mayor, we recommend that
4 Commissioner Martinetti recuse from this matter.

5 MAYOR STACK: I'll move it.

6 COMMISSIONER RIVAS: I'll second it.

7 ACTING CITY CLERK: Motion made by Mayor
8 Stack.

9 Second by Commissioner Rivas.

10 Roll call.

11 Commissioner Fernandez?

12 COMMISSIONER FERNANDEZ: Yes.

13 ACTING CITY CLERK: Commissioner Rivas?

14 COMMISSIONER RIVAS: Yes.

15 ACTING CITY CLERK: Commissioner Valdivia?

16 COMMISSIONER VALDIVIA: Yes.

17 ACTING CITY CLERK: Commissioner
18 Martinetti; recusing.

19 Mayor Stack?

20 MAYOR STACK: Yes.

21

22 **REGULAR AGENDA:**

23

24 3. Resolution to Authorize Payment to the
25 Union City Redevelopment Agency

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ACTING CITY CLERK: Third item is a
Resolution to Authorize Payment to the Union City
Redevelopment Agency.

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MS. VANEK: Mayor, we recommend that
Commissioner Fernandez recuse himself from this
matter.

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MAYOR STACK: I'll move it.

COMMISSIONER MARTINETTI: Second.

ACTING CITY CLERK: Motion made by Mayor
Stack.

Second by Commissioner Martinetti.

Roll call.

Commissioner Fernandez; recusing.

Commissioner Rivas?

COMMISSIONER RIVAS: Yes.

ACTING CITY CLERK: Commissioner Valdivia?

COMMISSIONER VALDIVIA: Yes.

ACTING CITY CLERK: Commissioner
Martinetti?

COMMISSIONER MARTINETTI: Yes.

ACTING CITY CLERK: Mayor Stack?

MAYOR STACK: Yes.

REGULAR AGENDA:

1

2 4. Resolution Granting Application for Change
3 in Corporate Structure of A&C 2004 Corp., Owner
4 of Liquor License #0910-33-149-005 Located at 414
5 38th Street, Union City

6

7 ACTING CITY CLERK: Fourth item.

8 Resolution Granting Application for Change
9 in Corporate Structure of A and C 2004 Corp.,
10 Owner of Liquor License number 0910-33-149-005,
11 located at 414 38th Street, Union City.

12 MS. VANEK: Mayor, we recommend that
13 Commissioner Martinetti recuse from this matter
14 and number 5.

15 MAYOR STACK: All they're doing is changing
16 what, the corporate officers?

17 MS. VANEK: They are.

18 Right now there are two corporate officers;
19 they own 50 percent of the license each. And
20 then they're being transferred to 100 percent
21 being held by one of the current officers.

22 So there's no one new being added to the
23 corporation.

24 MAYOR STACK: Okay.

25 Very good.

1 ACTING CITY CLERK: Is there a motion?

2 COMMISSIONER VALDIVIA: Motion.

3 MAYOR STACK: Motion.

4 ACTING CITY CLERK: Motion made by Mayor
5 Stack.

6 Second by Commissioner Valdivia.

7 Roll call.

8 Commissioner Fernandez?

9 COMMISSIONER FERNANDEZ: Yes.

10 ACTING CITY CLERK: Commissioner Rivas?

11 COMMISSIONER RIVAS: Yes.

12 ACTING CITY CLERK: Commissioner Valdivia?

13 COMMISSIONER VALDIVIA: Yes.

14 ACTING CITY CLERK: Commissioner

15 Martinetti; recusing.

16 Mayor Stack?

17 MAYOR STACK: Yes.

18

19 **REGULAR AGENDA:**

20

21 5. Resolution Granting Application for Change
22 in Corporate Structure of 2216 Bergenline Avenue,
23 LLC, Owner of Liquor License #0910-33-166-005

24

25 ACTING CITY CLERK: Item 5.

1 Resolution Granting Application for Change
2 in Corporate Structure of 2216 Bergenline Avenue,
3 LLC, Owner of Liquor License number 0910-33-166-
4 005.

5 Is there a motion?

6 MAYOR STACK: This is the same thing?

7 MS. VANEK: Same exact scenario, Mayor.

8 MAYOR STACK: Okay.

9 I'll move it.

10 ACTING CITY CLERK: Motion made by Mayor
11 Stack.

12 COMMISSIONER VALDIVIA: Second.

13 ACTING CITY CLERK: Second by Commissioner
14 Valdivia.

15 Roll call.

16 Commissioner Fernandez?

17 COMMISSIONER FERNANDEZ: Yes.

18 ACTING CITY CLERK: Commissioner Rivas?

19 COMMISSIONER RIVAS: Yes.

20 ACTING CITY CLERK: Commissioner Valdivia?

21 COMMISSIONER VALDIVIA: Yes.

22 ACTING CITY CLERK: Commissioner
23 Martinetti; recusing.

24 Mayor Stack?

25 MAYOR STACK: Yes.

1

2 **OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:**

3

4 ACTING CITY CLERK: Mayor, do you wish to
5 take public comment at this time?

6

MAYOR STACK: Yes we do.

7

8 Anyone wishing to comment at this time,
9 please step forward, state your name and address
for the record.

10

MS. PONTUS: Kathie Pontus, 512 39th
11 Street.

12

13 Brian, some time ago we discussed The Blue
14 Chapel and you had told me you were gonna get to
15 me; you were expecting contact from Father Izzo
16 and that once you spoke to him you would let me
know how it went.

17

I was wondering, did that ever happen?

18

MAYOR STACK: We've had no more contact.

19

MS. PONTUS: And where it stands right now?

20

I'm hearing all kinds of Union City
21 folklore about what's supposed to be happening --

22

MAYOR STACK: Right.

23

MS. PONTUS: -- with the --

24

MAYOR STACK: Nothing -- there's no been no
25 plans obviously proposed, Kathie. But there's

1 | been no contact with them at all.

2 | There was another Father who reached out;
3 | said he would follow --

4 | MS. PONTUS: Father Luigi.

5 | MAYOR STACK: He never got back to us
6 | though. And we left a message there.

7 | MS. PONTUS: Do you know if -- I know he
8 | was from Elizabeth.

9 | MAYOR STACK: I'm not sure about that.

10 | MS. PONTUS: Do you know exactly --

11 | MAYOR STACK: I'm not sure about that, no.

12 | MS. PONTUS: Yeah, he said he had a
13 | facility in Elizabeth; it was a teaching
14 | facility. I don't want to jump and say a
15 | seminary but --

16 | MAYOR STACK: Right.

17 | MS. PONTUS: -- something along those
18 | lines. And he was interested in a couple of
19 | things, as I'm sure you well know.

20 | MAYOR STACK: Right.

21 | MS. PONTUS: But I ran into him with the
22 | real estate guy, who I'm sure you know, Dave --

23 | I have his card in my pocket. I'll let you
24 | know after.

25 | But they were actively -- he even spoke to

1 Father Izzo. I don't know if he told you that?

2 MAYOR STACK: No, he didn't. No.

3 MS. PONTUS: He had spoken to Father Izzo
4 over the phone from Italy. Because that's where
5 Father Izzo is stationed now.

6 But I thought by now maybe you had some
7 kind of --

8 MAYOR STACK: No.

9 Some time ago -- and, Kathie, I couldn't
10 even tell you the exact date but some time ago --
11 God, nine, ten months ago, I spoke to Father Izzo
12 on the phone and he said to me he would follow-up
13 with me, that he was in Rome. In fact, he called
14 me from Rome. He said --

15 MS. PONTUS: He's stationed there now.

16 MAYOR STACK: Right. He was in Rome but he
17 was gonna be back this way and he would reach out
18 for me when he was back but there's been no
19 further contact, no.

20 MS. PONTUS: Were you --

21 MAYOR STACK: But there's been no further
22 contact with them at all and we've seen really
23 not too much movement at all over there.

24 MS. PONTUS: Uh-huh.

25 MAYOR STACK: Right.

1 MS. PONTUS: Because, like I said, I've
2 been hearing they're gonna make it this, they're
3 gonna --

4 MAYOR STACK: No.

5 MS. PONTUS: -- make it that.

6 MAYOR STACK: No.

7 MS. PONTUS: I said they can't make it
8 anything.

9 MAYOR STACK: Absolutely not.

10 MS. PONTUS: This priest hasn't
11 relinquished anything.

12 MAYOR STACK: No, not at all.

13 MS. PONTUS: He still probably wants his --

14 MAYOR STACK: As far as we know --

15 MS. PONTUS: -- four million dollars.

16 MAYOR STACK: -- it's just status quo right
17 now with that.

18 MS. PONTUS: All right.

19 MAYOR STACK: Yes.

20 MS. PONTUS: I just wanted to know --

21 MAYOR STACK: If anything changes I'll
22 definitely let you know.

23 MS. PONTUS: All right.

24 Thank you.

25 MAYOR STACK: Everybody will know.

1 Sure.

2 Anyone else wishing to comment on the
3 Consent -- on any matter?

4 I'm sorry.

5 MR. HEINIS: John Heinis, 78 Montclair
6 Ave., Little Falls.

7 So, Mayor, there was an article in The
8 Jersey Journal on Sunday regarding the Hudson
9 County Prosecutor's Office.

10 As you're well aware there hasn't been a
11 Prosecutor for about two years now.

12 MAYOR STACK: Mr. Heinis, you can speak to
13 me about that. This is on Union City matters.
14 I'll speak to you on that at another time. That
15 concerns my role as a State Senator.

16 MR. HEINIS: Okay.

17 MAYOR STACK: All right?

18 MR. HEINIS: Well, I also wanted to ask you
19 and I mean it's also about your role as a Senator
20 but I just kind of wanted to throw it out there
21 anyway, regarding pension reform.

22 I know there was an article in The Record
23 talking about some Police and Fire payouts. And
24 then they were talking about a bill that -- I
25 believe it was that you sponsored.

1 So I was just wondering if you could give
2 me some of the parameters of that bill and what
3 that would entail?

4 MAYOR STACK: Sure. I'll be more than
5 happy to talk to you if you reach out for me.

6 MR. HEINIS: Okay.

7 MAYOR STACK: Thank you.

8 MR. HEINIS: Fine.

9 MAYOR STACK: Anyone else wishing to
10 comment on any matter?

11 ACTING CITY CLERK: Motion --

12 MAYOR STACK: Seeing none.

13 ACTING CITY CLERK: Seeing none.

14 Is there a motion to close the public
15 comment portion of this meeting?

16 COMMISSIONER MARTINETTI: Motion.

17 COMMISSIONER FERNANDEZ: Second.

18 ACTING CITY CLERK: Motion made by
19 Commissioner Martinetti.

20 Second by Commissioner Fernandez.

21 Roll call.

22 Commissioner Fernandez?

23 COMMISSIONER FERNANDEZ: Yes.

24 ACTING CITY CLERK: Commissioner Rivas?

25 COMMISSIONER RIVAS: Yes.

1 ACTING CITY CLERK: Commissioner Valdivia?

2 COMMISSIONER VALDIVIA: Yes.

3 ACTING CITY CLERK: Commissioner
4 Martinetti?

5 COMMISSIONER MARTINETTI: Yes.

6 ACTING CITY CLERK: Mayor Stack?

7 MAYOR STACK: Yes.

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1 **LIQUOR LICENSE DISCIPLINARY PROCEEDINGS:**

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3 1. S and R Akshar LLC t/a Good Time Liquors,
4 1314 New York Avenue, Liquor License Number
5 0910-33-045-007

6

7 MAYOR STACK: Liquor hearings now I
8 believe?

9 ACTING CITY CLERK: We have a liquor
10 hearing.

11 MS. VANEK: We have one, Mayor.

12 MAYOR STACK: Okay.

13 Mr. Farmer?

14 MR. FARMER: Yes.

15 We have -- Mayor and Board we have two on
16 for this evening.

17 One is Azucar, which I would ask that we
18 carry because the Police have further
19 investigation with respect to that.

20 * * *

21

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1 S AND R AKSHAR LLC, t/a Good Time Liquors, 1314
2 New York Avenue
3 Liquor License Number 0910-33-045-007
4

5 MR. FARMER: The other one is Good Time
6 Liquor.

7 Mayor, the licensee is here, along with his
8 attorney. And this is an underage drinking case
9 and Mr. Bianciella and myself have worked it out
10 so-to-speak and come up with a ten day
11 suspension.

12 MAYOR STACK: Okay.

13 MR. FARMER: And the days will be --

14 MR. BIANCIELLA: July 7th to July 16th.

15 MR. FARMER: -- July 7th to July 16th.

16 And I would recommend that that's a
17 reasonable penalty.

18 They're gonna plea guilty or non vult,
19 whatever they --

20 MAYOR STACK: Sure.

21 Just if you could enter your --

22 MR. BIANCIELLA: Sure.

23 MAYOR STACK: -- appearance on the record?

24 MR. BIANCIELLA: Anthony Bianciella, 23
25 West 8th Street, Bayonne, New Jersey, on behalf of

1 the licensee.

2 MR. DILLON: Can you spell that?

3 MR. BIANCIELLA: Sure.

4 It's like B like boy, I-A-N-C-I-E-L-L-A.

5 MR. DILLON: Thank you very much.

6 MR. BIANCIELLA: You're welcome.

7 MR. FARMER: And the normal requirements in
8 that there'll be no application for an appeal and
9 there'll be no application to transform the ten
10 days into a fine.

11 MR. BIANCIELLA: And that's agreeable --

12 MAYOR STACK: Do you have anything you want
13 to add, sir, to any of this or --

14 MR. BIANCIELLA: No, not at all.

15 MAYOR STACK: You agree with what Mr.
16 Farmer --

17 MR. BIANCIELLA: I agree with everything
18 and I agree with those additional conditions as
19 well.

20 MAYOR STACK: Okay.

21 Just make sure your client is careful in
22 the future.

23 MR. BIANCIELLA: Yes.

24 MAYOR STACK: Make sure we're proofing
25 everyone properly, we're not serving any under

1 age; that's serious.

2 MR. BIANCIELLA: Sure. I agree, Mayor.

3 Thank you.

4 MAYOR STACK: Right.

5 I'll make a motion to approve.

6 ACTING CITY CLERK: Motion made by Mayor
7 Stack.

8 COMMISSIONER FERNANDEZ: Second.

9 ACTING CITY CLERK: Second by Commissioner
10 Fernandez.

11 Roll call.

12 Commissioner Fernandez?

13 MAYOR STACK: Thank you very much.

14 COMMISSIONER FERNANDEZ: Yes.

15 ACTING CITY CLERK: Commissioner Rivas?

16 COMMISSIONER RIVAS: Yes.

17 ACTING CITY CLERK: Commissioner Valdivia?

18 COMMISSIONER VALDIVIA: Yes.

19 ACTING CITY CLERK: Martinetti?

20 COMMISSIONER MARTINETTI: Yes.

21 ACTING CITY CLERK: Mayor Stack?

22 MAYOR STACK: Yes.

23 MR. FARMER: That ends it.

24 ACTING CITY CLERK: That's it?

25 Is that all?

1 MAYOR STACK: I think we have something
2 else.

3 Right?

4 Or no?

5 MR. FARMER: No.

6 MS. VANEK: No, we're all -- we're all
7 done.

8 MR. FARMER: We're done.

9 MS. VANEK: Yes.

10 MAYOR STACK: Okay.

11 Thank you very much, everyone, for
12 attending the meeting.

13 Thank you, everyone.

14

15 **ADJOURNMENT:**

16

17 ACTING CITY CLERK: There are no other
18 items tonight on the agenda.

19 Is there a motion to close the public --

20 MAYOR STACK: Motion.

21 COMMISSIONER RIVAS: Second.

22 MAYOR STACK: Motion.

23 ACTING CITY CLERK: Motion made by Mayor
24 Stack.

25 COMMISSIONER RIVAS: Second.

1 Second.

2 ACTING CITY CLERK: Second by Commissioner
3 Rivas.

4 All in favor?

5

6 (Whereupon, there was a chorus of ayes.)

7

8 COMMISSIONER RIVAS: Motion to adjourn.

9

10 (Whereupon, the proceedings were concluded
11 at 7:26 p.m.)

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1	_____	Brian P. Stack
2	_____	Lucio P. Fernandez
3	_____	Maryury A. Martinetti
4	_____	Celin J. Valdivia
5	_____	Tilo E. Rivas

6 **Board of Commissioners**

7

8 **Attest:**

9 **Dominick Cantatore,**

10 **Acting City Clerk**

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY BOARD OF COMMISSIONERS,
9 held on Tuesday, June 17, 2014, and digitally
10 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon