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1 ACTING CITY CLERK: This is a Regular
2 Public Meeting of the Union City Board of
3 Commissioner, being held on Wednesday, June 3rd,
4 2015, at seven p.m., at the Colin Powell
5 Elementary School, 1500 New York Avenue, Union
6 City, New Jersey.

7 Everyone please rise for the Pledge of
8 Allegiance.

9
10 (Whereupon the Pledge of Allegiance was
11 said.)

12
13 ACTING CITY CLERK: This meeting has been
14 called in accordance with Chapter 231, Public Law
15 of 1975, the Open Public Meeting Act.

16 Adequate notice of this meeting has been
17 provided as follows:

18 Notice of this meeting setting forth the
19 time, the date, location, and the agenda, to the
20 extent known, was forwarded to The Jersey
21 Journal, The Record, The Hudson Reporter, and has
22 been made -- has been posted on bulletin board in
23 City Hall, and has been made available to the
24 public in the office of the Municipal Clerk.

25

1 **ROLL CALL:**

2

3 ACTING CITY CLERK: Roll call.

4 Commissioner Fernandez?

5 COMMISSIONER FERNANDEZ: Here.

6 ACTING CITY CLERK: Commissioner Rivas?

7 COMMISSIONER RIVAS: Here.

8 ACTING CITY CLERK: Commissioner Valdivia?

9 COMMISSIONER VALDIVIA: Here.

10 ACTING CITY CLERK: Commissioner

11 Martinetti?

12 COMMISSIONER MARTINETTI: Here.

13 ACTING CITY CLERK: Mayor Stack?

14 MAYOR STACK: Here.

15

16 **APPROVAL OF PREVIOUS MEETING MINUTES FROM APRIL**

17 **21, 2015 and MAY 5, 2015:**

18

19 ACTING CITY CLERK: First item, Approval of
20 Previous Meeting Minutes of April 21st, 2015 and
21 May 5th, 2015.

22 COMMISSIONER VALDIVIA: Move it.

23 COMMISSIONER MARTINETTI: Second.

24 ACTING CITY CLERK: Motion made by

25 Commissioner Valdivia.

1 Second by Commissioner Martinetti.

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: Commissioner

10 Martinetti?

11 COMMISSIONER MARTINETTI: Yes.

12 ACTING CITY CLERK: Mayor Stack?

13 MAYOR STACK: Yes.

14

15 **ORDINANCES FOR HEARING AND ADOPTION**

16 **CONSIDERATION:**

17

18 () ORDINANCE AMENDING CHAPTER 366 OF THE CODE
19 OF THE CITY OF UNION CITY ENTITLED "STREES (sic)
20 AND SIDEWALKS"

21

22 ACTING CITY CLERK: Next item is an
23 Ordinance for Hearing Adoption Consideration.

24 This Ordinance Amending Chapter 366 of the
25 Code of the City of Union City Entitled Streets

1 and Sidewalks.

2 MAYOR STACK: Monica, you want to explain
3 the Ordinance please?

4 MS. de los RIOS: Sure. Of course.

5 This Ordinance sets forth a three-tier
6 penalty system for those who are found having
7 used rock salt on -- on their sidewalks.

8 The three-tier penalty system would be -- a
9 first offense would be a fine of \$250.00. Second
10 offense would be for \$500.00. And the third for
11 \$750.00.

12 MAYOR STACK: The City is not looking to
13 issue fines or summonses to anyone. We're just
14 basically looking to maintain the sidewalks that
15 we're putting in throughout the City and keeping
16 the City looking nice and beautiful and
17 protecting the investment of the City.

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

21 MS. DILLON: Over here.

22 ACTING CITY CLERK: Over here, Larry.

23 MAYOR STACK: Right there.

24 MR. PRICE: Oh. Oh.

25 MAYOR STACK: There.

1 MR. PRICE: Larry Price, 1006 Palisade
2 Avenue.

3 One suggestion. You know, the -- the
4 Ordinance is proposed that anyone found -- anyone
5 found using rock salt to de-ice the sidewalk --
6 it's any sidewalk. There are two categories of
7 owners here.

8 One is the guy who got a free sidewalk from
9 the City and now thinks he's -- because he's an
10 owner he's got the right to destroy it. That,
11 you know, that person probably deserves these
12 fines or more.

13 But most of the owners in the City paid for
14 their sidewalk. And it seems a little harsh to,
15 you know, -- I mean my -- I bought a -- from Max
16 Adamo a sidewalk or -- ten years ago. Let me
17 tell you, there's no rock salt ever gone on that
18 -- that sidewalk. But I paid for it; City didn't
19 -- didn't give it to me. It seems a little harsh
20 for the City then to turn around and say, you
21 know, a -- you know, \$250.00 fine. I'm never
22 going to pay that, I mean since I'm never going
23 to do it.

24 But -- but the guy who got a free sidewalk
25 should -- should be grateful for it and -- and

1 take care of it.

2 The guy who -- who paid for his own
3 sidewalk, it seems a little harsh.

4 The second problem I have, anyone found
5 using rock salt, -- a lot of cases -- or in some
6 cases, it's a tenant who uses the rock salt, not
7 the owner of the property.

8 So there's going to be, I think, an
9 enforcement difficulty there because if it's --
10 if it's the tenant who put the rock salt out, you
11 know, you'll -- you'll probably want to go --
12 want to go after the -- the owner, not the -- but
13 he's not the one who did it.

14 That -- that could be a, you know, a big
15 fight in trying to enforce it.

16 MAYOR STACK: Thank you. Thank you, Mr.
17 Price.

18 Monica, if we could amend -- if we could
19 amend that anyone who received a sidewalk in the
20 last -- in the last 14 years installed by the
21 City of Union City, whether it be the sidewalk
22 program that we do where we do an entire block or
23 under the Community Development Program, that we
24 have the enforcement.

25 I'll take Mr. Price's comments under

1 advisement.

2 If we could amend that, --

3 MS. de los RIOS: Absolutely.

4 MAYOR STACK: -- I'd like to do that.

5 MS. de los RIOS: Okay. We will.

6 MAYOR STACK: How do you want to do that
7 now with this?

8 Do you want to --

9 MS. de los RIOS: So, we'll --

10 ACTING CITY CLERK: We'll table --

11 MS. de los RIOS: We'll table it until --

12 COMMISSIONER MARTINETTI: Table.

13 ACTING CITY CLERK: We'll table it --

14 MAYOR STACK: Table it?

15 MS. de los RIOS: -- and we'll reintroduce
16 it.

17 MAYOR STACK: Do that for me. Okay?

18 MS. de los RIOS: Yes.

19 MAYOR STACK: And then put it on for the
20 next.

21 I'll make a motion --

22 MS. de los RIOS: And we'll reintroduce it.

23 MAYOR STACK: -- to table it until the next
24 meeting --

25 COMMISSIONER FERNANDEZ: Second.

1 COMMISSIONER MARTINETTI: Second.

2 MAYOR STACK: -- with the comment --

3 ACTING CITY CLERK: Motion -- motion made
4 by --

5 MAYOR STACK: -- with the changes that
6 we're making.

7 ACTING CITY CLERK: -- Mayor Stack.

8 And second by Commissioner Martinetti.
9 Roll call.

10 Commissioner Fernandez?

11 COMMISSIONER FERNANDEZ: Yes.

12 ACTING CITY CLERK: Commissioner Rivas?

13 COMMISSIONER RIVAS: Yes.

14 ACTING CITY CLERK: Commissioner Valdivia?

15 COMMISSIONER VALDIVIA: Yes.

16 ACTING CITY CLERK: Commissioner
17 Martinetti?

18 COMMISSIONER MARTINETTI: Yes.

19 ACTING CITY CLERK: Mayor Stack?

20 MAYOR STACK: Yes.

21 And just for -- just for everyone's
22 knowledge, on these sidewalks and all sidewalks,
23 we're trying to get everybody into the mindset
24 City-wide to stop using rock salt because of the
25 damage it does. Whether they put their own

1 sidewalk in, as Mr. Price said, or whether the
2 City was involved in putting it in, or maybe one
3 of the federal programs were involved with
4 putting in. We're just trying to get everybody
5 under the mindset because it's our hope, sooner
6 or later, that every street in the City will be
7 done. When we go in and pave a street, we give
8 everybody a brand new sidewalk.

9 I mean this year alone we're doing a
10 massive amount; 15th Street, Bergenline to Kennedy
11 is being done; 22nd, Pal to Kennedy, that might be
12 delayed till next year because PSE&G's putting in
13 a gas line; 43rd, Park to Kennedy; 48th/49th, Park
14 to Bergenline were done -- are being done; 19 and
15 20th Streets, Summit to Kerrigan; 15 to 32 this
16 year, Summit Avenue is being done.

17 So we're doing a lot every year. Next year
18 we're probably doing about another 25 streets in
19 the City.

20 So we just want to get everybody into that
21 mindset. And we want to -- we do send a letter
22 out to every property owner. I know we sent out
23 like five this past winter, not to use rock salt
24 on their sidewalk. Unfortunately some people do
25 but we're trying our best to -- for enforcement.

1 So, we'll definitely do our best and we'll
2 take those comments under advisement.

3 COMMISSIONER FERNANDEZ: Yeah, I got to add
4 the Mayor -- it's heartbreaking when you go
5 around the City and you have these beautiful
6 sidewalks and streets done, as we see up on
7 Broadway, and the people use rock salt and they
8 destroy them within one season. It's just
9 heartbreaking, you know, to -- you know, the
10 Mayor -- you know you fight to get the money to
11 get this done and it's just -- some people don't
12 know or just don't care and something's got to be
13 done because it's just -- it's heartbreaking.
14 It's heartbreaking to see how they -- they just
15 destroy the infrastructure.

16 Thank you.

17 MAYOR STACK: Thank you very much,
18 Commissioner.

19 I'll make a motion to table until the next
20 meeting.

21 ACTING CITY CLERK: We did already.

22 MAYOR STACK: We did that?

23 ACTING CITY CLERK: We did that already.

24 MAYOR STACK: Okay, got it. Good.

25 ACTING CITY CLERK: The next item is a --

1 MS. DILLON: No, you need a roll call.

2 MAYOR STACK: We need a vote. Yeah.

3 ACTING CITY CLERK: Oh, yeah.

4 MAYOR STACK: Yeah.

5 ACTING CITY CLERK: Yeah.

6 Is there --

7 Okay.

8 Is there a motion?

9 MS. DILLON: No, you have a motion.

10 MAYOR STACK: I did a motion.

11 Celin -- Commissioner Valdivia (sic) second
12 it.

13 COMMISSIONER RIVAS: Just a roll call.

14 ACTING CITY CLERK: Roll call.

15 MS. de los RIOS: Actually, Commissioner
16 Martinetti.

17 ACTING CITY CLERK: Commissioner Fernandez?

18 COMMISSIONER FERNANDEZ: Yes.

19 ACTING CITY CLERK: Commissioner Rivas?

20 COMMISSIONER RIVAS: Yes.

21 ACTING CITY CLERK: Commissioner Valdivia?

22 COMMISSIONER VALDIVIA: Yes.

23 ACTING CITY CLERK: Commissioner

24 Martinetti?

25 COMMISSIONER MARTINETTI: Yes.

1 ACTING CITY CLERK: Mayor Stack?

2 MAYOR STACK: Yes.

3

4 **CONSENT AGENDA:**

5

6 (1) Resolution Approving the Payment of Claims

7 (2) Resolution Approving the Payment of

8 Concurring Claims

9 (3) Resolution Approving the City Payroll for

10 the Period of May 20, 2015 through June 2, 2015

11 (4) Resolution Approving the Library Payroll

12 for the Period of May 20, 2015 through June 2,

13 2015

14 (5) Resolution Approving the 2015-2016 Schedule

15 of the Board of Commissioners

16 (6) Resolution for an Emergency Appropriation

17 to State Emergency Snow Storms NJSA 40A:4-48

18 (7) Resolution Approving Shared Services

19 Agreement with Hudson Regional Health Commission

20 (8) Resolution Awarding Contract to Beyer Bros.

21 Corp. for the Purchase of Four Wheel Drive Police

22 Service Vehicle

23 (9) Resolution to Approve Extension of Contract

24 for Webmaster with Alphadog Solutions

25 (10) Resolution to Approve Extension of Contract

- 1 for Printing Services with Royal Printing Service
- 2 (11) Resolution Awarding Contract to Frank's
- 3 Truck Center Inc. for Purchase of Salt Spreader
- 4 Trucks
- 5 (12) Resolution Pertaining to Compliance with
- 6 the Requirements of the Fair Housing Act and the
- 7 Recent Decision of the New Jersey State Supreme
- 8 Court
- 9 (13) Resolution Granting the Extension of Liquor
- 10 License No. 0910-33-119-004 to the Chapter 7
- 11 Trustee for Park Avenue Bar & Grill
- 12 (14) Resolution Authorizing Refund of Redemption
- 13 Monies to Outside Lienholders
- 14 (15) Resolution Authorizing the Refund of
- 15 Premium Monies Collected at the Tax Sale
- 16 (16) Resolution Authorizing the Refund for Real
- 17 Estate Taxes on Block 243, Lot 29, Also Known as
- 18 115 42 Street
- 19 (17) Resolution Authorizing the Refund of a
- 20 Duplicate Payment for Real Estate Taxes on Block
- 21 277, Lot 27, Also Known as 219 48 Street
- 22 (18) Resolution Authorizing the Agreement for
- 23 Unpaid Real Estate Taxes on Block 280, Lot 1
- 24 C003A, Also Known as 4801 Palisade Avenue
- 25 (19) Resolution Authorizing the Agreement for

1 Unpaid Real Estate Taxes on Block 42, Lot 47,

2 Also Known as 900-02 Summit Avenue

3 (20) Resolution Authorizing the Agreement for

4 Unpaid Real Estate Taxes on Block 22, Lot 1.01

5 Condominiums, Also Known 500 Central Avenue

6 (21) Resolution Authorizing the Agreement for

7 Unpaid Real Estate Taxes on Block 140, Lot 1,

8 Also Known as 2500 New York Avenue

9 (22) Any other matter of City business that may

10 arise

11

12 ACTING CITY CLERK: Next item is a Consent

13 Agenda.

14 First item is Resolution Approving the

15 Payments of Claims.

16 Item 2.

17 Resolution Approving the Payment of

18 Concurring Claims.

19 Item 3.

20 Resolution Approving the City Payroll for

21 the Period of May 20, 2015 through June 2nd, 2015.

22 Item 4.

23 Resolution Approving the Library Payroll

24 for the Period of May 20, 2015 through June 2nd,

25 2015.

1 Item 5.

2 Resolution Approving the 2015 and 2016
3 Schedule of the Board of Commissioners.

4 Item 6.

5 Resolution of an Emergency Appropriation to
6 State Emergency Snow Storm NJSA 40A:4-48.

7 Item 7.

8 Resolution Approving Shared Service
9 Agreement with the Hudson Regional Health
10 Commission.

11 Item 8.

12 Resolution Awarding Contract to Beyer
13 Brothers Corporation for the Purchase of Four
14 Wheel Drive Police Service Vehicle.

15 Item 9.

16 Resolution to Approve Extension of Contract
17 for Webmaster with Alphadog Solutions.

18 Item 10.

19 Resolution to Approve Extension of Contract
20 for Printing Services with Royal Printing
21 Services.

22 Item 11.

23 Resolution Awarding Contract to Frank's
24 Truck Center Incorporated for Purchase of Salt
25 Spreader Trucks.

1 Item 12.

2 Resolution Pertaining to Compliance with
3 the Requirements of the Fair Housing Act and the
4 Recent Decision of the New Jersey State Supreme
5 Court.

6 Item 13.

7 Resolution Granting the Extension of Liquor
8 License Number 0910-33-119-004 to the Chapter 7
9 Trustee for Park Avenue Bar and Grill.

10 Item 14.

11 Resolution Authorizing Refund of Redemption
12 Money to Outside Lienholders.

13 Item 15.

14 Resolution Authorizing the Refund of
15 Premium Money Collected at Tax Sale.

16 Item 16.

17 Resolution Authorizing the Refund of Real
18 Estate Taxes on Block 243, Lot 29, Also Known as
19 115 42nd Street.

20 Item 17.

21 Resolution Authorizing the Refund of a
22 Duplicate Payment for Real Estate Taxes on Block
23 277, Lot 27, Also Known as 219 48th Street.

24 Item 18.

25 Resolution Authorizing the Agreement for

1 Unpaid Real Estate Taxes on Block 280, Lot 1
2 C003A, Also Known as 4801 Palisade Avenue.

3 Item 19.

4 Resolution Authorizing the Agreement for
5 Unpaid Real Estate Taxes on Block 42, Lot 47,
6 Also Known as 900-02 Summit Avenue.

7 Item 20.

8 Resolution Authorizing the Agreement for
9 Unpaid Real Estate Taxes on Block 22, Lot 1.01
10 Condominiums, Also Known 500 Central Avenue.

11 Item 21.

12 Resolution Authorizing the Agreement for
13 Unpaid Real Estate Taxes on Block 140, Lot 1,
14 Also Known as 2500 New York Avenue.

15 Mayor, do you wish to take public
16 comment --

17 MAYOR STACK: Sure.

18 ACTING CITY CLERK: -- at this time?

19 MAYOR STACK: Anyone wishing to comment on
20 the Consent Agenda, please step forward.

21 Just before you do, just on item number 5
22 on -- on the Consent Agenda, scheduling of the
23 Board of Commissioners Meetings, again the
24 Commissioners -- I thank them for allowing the
25 moving of all the Commission meetings around the

1 City all in the evening hours and throughout the
2 City in different neighborhoods.

3 And also on item number 11, the awarding of
4 a contract to Frank's Truck Center for purchase
5 of a salt spreader and trucks, that's something
6 we're doing under the Bond Ordinance that we
7 recently adopted.

8 In the City of Union City most of our snow
9 equipment is about 16, 17 years old. So we're at
10 the point -- we're still maintaining it but we
11 have some new equipment coming in right now just
12 to enhance what we have out there right now.

13 Mr. Price?

14 MR. PRICE: Yes, item number 20, Unpaid
15 Real Estate Taxes on 500 Central Avenue; 500
16 Central Avenue is The Lenox.

17 MAYOR STACK: It's a condominium though;
18 they're individual condominiums. They're
19 individual condominiums.

20 MR. PRICE: Oh, it's not the common
21 property --

22 MAYOR STACK: No. No, no.

23 MR. PRICE: -- of the --

24 MAYOR STACK: Some -- half of the building
25 is condo; half of the building is still rental.

1 MR. PRICE: Okay.

2 MAYOR STACK: This is on an actual
3 condominium.

4 MR. PRICE: This -- The Lenox, it's got a
5 very check --

6 MAYOR STACK: I'm correct, right?

7 MS. de los RIOS: That's --

8 MAYOR STACK: Yes.

9 MS. de los RIOS: -- that's exactly right.

10 MR. PRICE: So it's various --

11 MS. de los RIOS: Yes. If you --

12 MAYOR STACK: Various condominiums.

13 MS. de los RIOS: -- look at the
14 attachment, the attachment to the Resolution
15 actually has a listing of all of the
16 condominiums.

17 MR. PRICE: Okay. Okay. Fine.

18 But the -- the property itself is not --

19 MAYOR STACK: No.

20 MS. de los RIOS: No.

21 MAYOR STACK: No, no, no.

22 MR. PRICE: It's got a very checkered
23 history.

24 MAYOR STACK: Absolutely. We wouldn't do
25 that, no.

1 Anyone else wishing to comment on the
2 Consent Agenda?

3 Seeing no other, I'll make a motion.

4 ACTING CITY CLERK: Motion to close public
5 comment --

6 COMMISSIONER RIVAS: Second.

7 ACTING CITY CLERK: -- made by Mayor Stack.
8 Second by Commissioner Rivas.

9 Roll call.

10 Commissioner Fernandez?

11 COMMISSIONER FERNANDEZ: Yes.

12 ACTING CITY CLERK: Commissioner Rivas?

13 COMMISSIONER RIVAS: Yes.

14 ACTING CITY CLERK: Commissioner Valdivia?

15 COMMISSIONER VALDIVIA: Yes.

16 ACTING CITY CLERK: Commissioner
17 Martinetti?

18 COMMISSIONER MARTINETTI: Yes.

19 ACTING CITY CLERK: Mayor Stack?

20 MAYOR STACK: Yes.

21 ACTING CITY CLERK: Is the motion to
22 approve all items on the Consent Agenda?

23 COMMISSIONER VALDIVIA: Motion.

24 ACTING CITY CLERK: Motion by Commissioner
25 Valdivia.

1 COMMISSIONER FERNANDEZ: Second.

2 ACTING CITY CLERK: Second by Commissioner
3 Fernandez.

4 Roll call.

5 Commissioner Fernandez?

6 COMMISSIONER FERNANDEZ: Yes.

7 ACTING CITY CLERK: Commissioner Rivas?

8 COMMISSIONER RIVAS: Yes.

9 ACTING CITY CLERK: Commissioner Valdivia?

10 COMMISSIONER VALDIVIA: Yes.

11 ACTING CITY CLERK: Commissioner
12 Martinetti?

13 COMMISSIONER MARTINETTI: I'm recusing from
14 any payments to Adolfo Lopez, Esquire, and North
15 Hudson Regional Department.

16 Aye on the rest.

17 ACTING CITY CLERK: Recusing on -- on some
18 of the payments and --

19 MS. de los RIOS: With respect to item
20 number 1 and item number 2.

21 ACTING CITY CLERK: And aye on the rest.

22 Mayor Stack?

23 MAYOR STACK: Yes.

24

25 **REGULAR AGENDA:**

1

2 1. Resolution Approving the Redevelopment
3 Agency Payroll for the Period of May 20, 2015
4 through June 2, 2015

5

6 ACTING CITY CLERK: Next item is the
7 Regular Agenda.

8

Item 1.

9

Resolution Approving the Redevelopment
10 Agency Payroll for the Period of May 20, 2015
11 through June 2nd, 2015.

12

MAYOR STACK: I'll move it.

13

COMMISSIONER MARTINETTI: Motion.

14

Second.

15

ACTING CITY CLERK: Motion made by Mayor
16 Stack.

17

Second by Commissioner Martinetti.

18

Roll call.

19

Commissioner Fernandez; recusing.

20

Commissioner Rivas?

21

COMMISSIONER RIVAS: Yes.

22

ACTING CITY CLERK: Commissioner Valdivia?

23

COMMISSIONER VALDIVIA: Yes.

24

ACTING CITY CLERK: Commissioner
25 Martinetti?

1 COMMISSIONER MARTINETTI: Yes.

2 ACTING CITY CLERK: Mayor Stack?

3 MAYOR STACK: Yes.

4

5 **REGULAR AGENDA:**

6

7 2. Resolution Authorizing Certain Expenditure
8 Related to Various Capital Improvements Out of
9 the Proceeds of Bonds to be Issued on Behalf of
10 the Board of Education of the City of Union City

11

12 ACTING CITY CLERK: Item 2.

13 Resolution Authorizing Certain Expenditure
14 Related to Various Capital Improvements Out of
15 the Proceeds of Bonds to be Issued on Behalf of
16 the Board of Education of the City of Union City.

17 MAYOR STACK: Motion.

18 ACTING CITY CLERK: Motion by Mayor Stack.

19 COMMISSIONER RIVAS: Second.

20 ACTING CITY CLERK: Second by Commissioner
21 Rivas.

22 Roll call.

23 Commissioner Fernandez; recusing.

24 Commissioner Rivas?

25 COMMISSIONER RIVAS: Yes.

1 ACTING CITY CLERK: Commissioner Valdivia?

2 COMMISSIONER VALDIVIA: Yes.

3 ACTING CITY CLERK: Commissioner
4 Martinetti's recusing.

5 Mayor Stack?

6 MAYOR STACK: Yes.

7

8 **REGULAR AGENDA:**

9

10 3. Resolution Authorizing the Submission of an
11 Application to the New Jersey Local Finance Board
12 Pursuant to N.J.S.A. 40A:3-1

13

14 ACTING CITY CLERK: Item 3.

15 Resolution Authorizing the Submission of --
16 of an Application to the New Jersey Local Finance
17 Board Pursuant to N.J.S.A. 40A:3-1.

18 MAYOR STACK: I'll move it.

19 ACTING CITY CLERK: Is there a motion?

20 Motion by Mayor 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; recusing.

8 Mayor Stack?

9 MAYOR STACK: Yes.

10

11 **REGULAR AGENDA:**

12

13 4. Resolution Approving Revised Shared Service
14 Agreement with the Union City Board of Education
15 for Use of the Facility at 2214 Kennedy Boulevard

16

17 ACTING CITY CLERK: Item 4.

18 Resolution Approving Revised Shared Service
19 Agreement with the Union City Board of Education
20 for Use of the Facility at 2214 Kennedy
21 Boulevard.

22 MAYOR STACK: I'll move it.

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

25 COMMISSIONER RIVAS: Second.

1 ACTING CITY CLERK: Second by Commissioner
2 Rivas.

3 Roll call.

4 Commissioner Fernandez; recusing.

5 Commissioner Rivas?

6 COMMISSIONER RIVAS: Yes.

7 ACTING CITY CLERK: Commissioner Valdivia?

8 COMMISSIONER VALDIVIA: Yes.

9 ACTING CITY CLERK: Commissioner
10 Martinetti's recusing.

11 Mayor Stack?

12 MAYOR STACK: Yes.

13 ACTING CITY CLERK: Item 5, --

14 MAYOR STACK: Just -- just on this item we
15 just voted on, part of the building will be used
16 by the Union City Board of Education, which would
17 be the front section of the old -- lack of a
18 better term -- Towne Cadillac building.

19 And the rear of the building will be used
20 by the Police Department and some Public Works
21 vehicles.

22

23 **REGULAR AGENDA:**

24

25 5. Resolution Approving Memorandum of

1 Understanding with the Urban League of Hudson
2 County for Enrollment in Affordable Health Care
3 Plans

4

5 ACTING CITY CLERK: Item 5.
6 Resolution Approving Memorandum of
7 Understanding with the Urban League of Hudson
8 County for Enrollment in Affordable Health Care
9 Plans.

10 MAYOR STACK: I'll move it.

11 ACTING CITY CLERK: Motion by Mayor Stack.

12 COMMISSIONER FERNANDEZ: Second.

13 COMMISSIONER MARTINETTI: Second.

14 ACTING CITY CLERK: Second by Commissioner
15 Fernandez.

16 Roll call.

17 Commissioner Fernandez?

18 COMMISSIONER FERNANDEZ: Yes.

19 ACTING CITY CLERK: Commissioner Rivas?

20 COMMISSIONER RIVAS: Yes.

21 ACTING CITY CLERK: Commissioner Valdivia?

22 COMMISSIONER VALDIVIA: Yes.

23 ACTING CITY CLERK: Commissioner
24 Martinetti?

25 COMMISSIONER MARTINETTI: Yes.

1 ACTING CITY CLERK: Mayor Stack?

2 MAYOR STACK: Yes.

3

4 **REGULAR AGENDA:**

5

6 6. Resolution Authorizing a Budget Transfer in
7 the Accounts Listed

8

9 ACTING CITY CLERK: Item 6.

10 Resolution Authorizing a Budget Transfer in
11 the Account (sic) Listed.

12 MAYOR STACK: I'll move it.

13 ACTING CITY CLERK: Motion made by Mayor
14 Stack.

15 COMMISSIONER RIVAS: Second.

16 ACTING CITY CLERK: Second by Commissioner
17 Rivas.

18 Roll call.

19 Commissioner Fernandez?

20 COMMISSIONER FERNANDEZ: Yes.

21 ACTING CITY CLERK: Commissioner Rivas?

22 COMMISSIONER RIVAS: Yes.

23 ACTING CITY CLERK: Commissioner Valdivia?

24 COMMISSIONER VALDIVIA: Yes.

25 ACTING CITY CLERK: Commissioner

1 Martinetti; recusing.

2 Mayor Stack?

3 MAYOR STACK: Yes.

4

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

6

7 ACTING CITY CLERK: Mayor, there are no
8 other items on the Regular Agenda.

9 You wish to take public comment on any item
10 on the Regular Agenda?

11 MAYOR STACK: Sure.

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

15 Mr. Price?

16 MR. PRICE: My comment --

17 MS. DILLON: Name and address.

18 MR. PRICE: Oh, sorry.

19 Larry Price, 1006 -- I'm still at 1006
20 Palisade Avenue.

21 -- was prompted by a article in the Union
22 City Reporter, week of May 24th, talking about the
23 downgrade and quoting you. And I just quote a
24 part at the end.

25 Stack said, future improvements of Union

1 City surplus and economic outlook would depend in
2 part on expanding its tax base by opening up
3 residential development. As a landlocked city
4 with little in the way of undeveloped land, the
5 only thing we can do is go up.

6 Okay.

7 Several large-scale projects are under
8 consideration in Union City. Chief among them, a
9 proposed residential tower complex perched atop
10 the Palisades.

11 And then it quotes what Panepinto wants to
12 do and Panepinto doesn't even own the property
13 any longer.

14 MAYOR STACK: That wasn't -- that wasn't my
15 quote though, Mr. Price, about Panepinto owning
16 it.

17 MR. PRICE: I'm sorry; say --

18 MAYOR STACK: That wasn't my quote about
19 him owning it, no.

20 MR. PRICE: Oh. No. I don't -- okay.

21 MAYOR STACK: No, I didn't -- to be honest
22 with you, I never read the article. I tried to
23 get the newspaper, I couldn't find it.

24 MR. PRICE: I got this one in the front --
25 front hall of City Hall on --

1 MAYOR STACK: They were gone -- they were
2 gone the next day.

3 MR. PRICE: Okay. I took three, so maybe
4 I --

5 MAYOR STACK: Maybe you were the culprit.

6 MR. PRICE: -- was a contributing --

7 MAYOR STACK: No, I did. I did. I
8 actually -- I even mentioned to my Chief
9 Financial Officer, Susan; I said, Sue, I tried to
10 see the article, I never seen it.

11 MR. PRICE: Yeah.

12 The -- I have two comments on that but --

13 The one is that I would give a certain
14 caution about how much Yardley will do. I mean
15 there have been various proposals. If they end
16 up with 400 units there and they're assessed for
17 \$200,000.00 a piece, which would be high, the tax
18 -- the municipal tax rate is about \$45.00 a
19 thousand. Each apartment would provide \$9,000.00
20 a year; three and a half million dollars a year.

21 But, of course, it will take five years to
22 build. And even if they don't ask for a tax
23 abatement, the owners will have a five year step-
24 up anyway. So we'll get the three and a half
25 million maybe in ten years.

1 And, of course, the money that we have at-
2 risk -- Moody's said we have at-risk is the
3 roughly 17 million dollars a year that we're
4 getting in transitional aid. So, --

5 MAYOR STACK: Right. But my -- my comments
6 in there, I mean basically a lot of that article
7 -- and Susan -- Susan Colditz who's here tonight,
8 who's the expert on finance, she'll tell you, is
9 a lot of that is tied into Atlantic City. The
10 problems that Atlantic City's having, --

11 MR. PRICE: Yes.

12 MAYOR STACK: -- Moody's is quite nervous
13 about because they're wondering how much State
14 aid is going to go to Atlantic City and be drawn
15 for other municipalities.

16 MR. PRICE: Correct.

17 MAYOR STACK: That's really their main
18 concern there, I believe, in my -- in my heart of
19 hearts, that's my --

20 MR. PRICE: But they have a republican
21 mayor now, so that will probably be the --

22 The other comment -- and, again, it may not
23 be accurate but to say, you know, we're 1.29
24 square miles and we've got a lot of people
25 already and the only way we can go is up. The

1 whole thrust of the Land Development Ordinance we
2 adopted three years ago was basically to
3 eliminate high-rise buildings.

4 I mean the highest building in the old days
5 -- under the old ordinance we could built a 22
6 story building.

7 Now the highest building that could be
8 built, -- redevelopment zone, would be a six
9 story building.

10 So there seems to be contradiction there.

11 MAYOR STACK: I -- I agree. But I mean I
12 don't want to debate the Yardley project but you
13 -- you brought up Yardley.

14 Yardley might go back with a redeveloper's
15 agreement quite a number of years. I'm not a
16 hundred percent sure on that.

17 MR. PRICE: Oh, oh, no, no, I agree.

18 MAYOR STACK: Yeah.

19 MR. PRICE: I agree.

20 But I'm saying --

21 MAYOR STACK: Right.

22 MR. PRICE: -- in terms of development
23 elsewhere in the --

24 MAYOR STACK: Right. No, I agree.

25 MR. PRICE: -- City.

1 MAYOR STACK: I agree.

2 MR. PRICE: That --

3 MAYOR STACK: We -- I was a big supporter
4 of that -- of that entire zoning ordinance. I
5 mean -- we're just looking at other ways to bring
6 revenue into the City. We have to be open-minded
7 about it.

8 I'm not a big supporter of building
9 residential towers. You haven't seen many gone
10 up in the time I've been mayor. But we just have
11 to look overall with everything.

12 MR. PRICE: Correct. Okay.

13 Yes, I mean --

14 MAYOR STACK: But there's no project
15 proposed per se on that site or any of the other
16 sites, whether it be a New Jersey Transit Garage
17 -- I would say that's even further down the road.

18 MR. PRICE: Correct.

19 So, -- and I think we have -- we do have a
20 problem with the 17 million. I mean you know the
21 truth is Governor Christie has been very generous
22 to -- to Union City, very helpful.

23 MAYOR STACK: He has been.

24 MR. PRICE: But the reality is also that
25 Governor Christie, one way or another, won't be

1 | there in two years and his successor may not be
2 | nearly as supportive in which case we have a
3 | problem maybe with our 17 million a year.

4 | MAYOR STACK: You can be sure I'll be
5 | fighting hard. The Commissioners and I will
6 | fight very hard.

7 | MR. PRICE: I hope so.

8 | MAYOR STACK: Thank you.

9 | MR. PRICE: On behalf of the taxpayers of
10 | Union City, --

11 | MAYOR STACK: Absolutely.

12 | MR. PRICE: -- I certainly hope so.

13 | MAYOR STACK: Absolutely.

14 | Anyone else wishing to comment at this
15 | time?

16 | Mr. Marotta?

17 | MR. MAROTTA: I'd like to discuss a few
18 | issues --

19 | MS. DILLON: Just your name for the record,
20 | Mr. Marotta.

21 | MR. MAROTTA: Libero Marotta, 309 -- 11th
22 | -- 311 9th Street.

23 | MS. DILLON: Thank you.

24 | MR. MAROTTA: I'd like to discuss a few
25 | issues, some of which are directly affecting the

1 City; some just affect the people in the City.

2 You know I live down on 9th Street near
3 Palisade Avenue. When I come home I drive down
4 12th Street and there's a gas station on the
5 corner there. And two months ago the gas was
6 \$2.09 a gallon and now it's \$2.52 a gallon.

7 Now I'm sure that in two months the cost of
8 producing gas didn't increase by better than 20
9 percent. I'm sure that wages didn't go up 20
10 percent. And the product didn't go up 20
11 percent.

12 So I asked myself why is there a 20 percent
13 increase in the summertime? And I come to one
14 conclusion, that's the greed of the oil
15 companies.

16 I'm waiting for an elected official in
17 Hudson County, especially from Jersey City, to
18 speak out against the greed of the oil companies
19 and speak on behalf of the people who work for a
20 living and can't afford to pay the giant prices.

21 In fact, Mayor, that's one of the reasons
22 all these years I can't support the Hudson County
23 Democratic Organization because they do nothing
24 for the people of the city, of the county.

25 That's one issue.

1 It's important -- if I -- if I were the
2 County Executive who was on a ballot yesterday I
3 would tell the Freeholders adopt a resolution
4 that Hudson County opposes this.

5 In fact, you know, you're -- you're down in
6 -- in Trenton, if you could get a -- if you
7 introduce a resolution, if you could get a second
8 to the resolution, probably better than 50
9 percent would vote against it. Because of the
10 lobbyists who are down there and making fat off
11 the people of this State.

12 All right, that's one.

13 The second issue there's a story recently
14 in The Reporter about the effect of a bond
15 ordinance -- a bonding. That's not too good. It
16 hurts us all. Okay?

17 And what I don't like about it also is when
18 I read the solution. The solution, I'm going to
19 tell you Mayor and Commissioners, the solution is
20 not building high-rises on the cliffs. Believe
21 me, that's not the solution to the problem.

22 Okay?

23 You know we have a lot of people in this
24 City, in fact the story I read said that 27
25 percent -- 27 percent of the people in Union City

1 live in poverty conditions; 27 percent. That's
2 better than a quarter of the people.

3 You know these people they can't go out for
4 entertainment too extravagantly. We got a
5 beautiful cliff here and we could see New York
6 City and if we start building along the cliffs,
7 we're going to take away from the people of Union
8 City what belongs to the people of Union City.

9 If we build these high-rises along the
10 cliffs, we're going to have a tale of two cities
11 in Union City. Because the people in Union City
12 will not be able to afford to live in those high-
13 rises.

14 So we're going to have the affluent who
15 live in the high-rises and enjoy the sights of
16 New York and the people who lived here and
17 supported this City for years suffer. It's not
18 right. It's not fair.

19 I would recommend to this Board that if
20 there's to be any development on the cliffs, it's
21 limited to the Yardley property. We've got
22 better than five acres of land on the Yardley
23 property. And if you want to do some
24 development, that's where it is. But leave the
25 rest of it free.

1 I want to talk also about something I read
2 in the paper, The Union City Reporter. Probably
3 one of my favorite subjects, which is zoning.

4 And I read where in West New York a 13
5 story high-rise was rejected by the Zoning Board.
6 And what I find very interesting was the comment
7 of the chairman of that Board.

8 Quote: To approve this application would be
9 to usurp the powers of the Board of
10 Commissioners.

11 Mayor, I've gone to many Zoning Board
12 meetings. Our Zoning Board usurps the power of
13 this Board. I've said it time and time again.
14 And it's time that it stops. I mean that very
15 sincerely.

16 You know only recently I mentioned the fact
17 that a new member of the Board, when -- when he
18 was asked why he didn't -- why he voted against
19 adjourning a matter, he said let them build. He
20 wanted them to build without a hearing.

21 Only a couple of years ago I was at a Board
22 meeting and I think it was an application by a
23 Mr. Roque. After the Board approved the
24 application, -- you know the Board only says yes,
25 yes, yes. They never ask questions. But this

1 one night this one member said something. She
2 said to Mr. Roque I want to thank you for the
3 beautiful buildings you build in Union City.

4 Well once she made that comment she -- she
5 didn't belong on that Board anymore because she
6 was biased.

7 But that's what we have. It's got to
8 change.

9 You know the entire Board, in my opinion,
10 and the professionals, should be removed. We
11 have a professional who's supposed to be an
12 expert. A planner; he's been there for better
13 than 30 years. In his entire career all he
14 represented were municipalities or developers.
15 Well, that means that he's got blinders on; he
16 could see only one way.

17 You know we have to have two ways of
18 thinking if we're going to develop -- if we're
19 going to develop properly.

20 I want to read one more comment from that
21 West New York decision.

22 Quote: The Zoning Board made it clearly
23 understood that developers cannot come into our
24 town with proposals that either sidestep or
25 ignore the zoning statutes, which are in effect

1 and were written specifically to protect West New
2 York residents from overcrowding, loss of views,
3 the loss of character of their neighborhoods.

4 That's what's happening in Union City. I
5 think it's time it stopped.

6 I got one final issue I want to discuss.

7 Recently I read in the paper where there's
8 some consideration about bringing casinos up into
9 Northern New Jersey. And what I found
10 disheartening was our own assemblyman is gung-ho
11 for the idea.

12 You know before -- before Atlantic City had
13 casinos I was invited by the Gabe Pressman TV
14 show to debate the issue of casinos and I took
15 the negative at that time. And the arguments I
16 gave at that time better than 40 years ago
17 persist today.

18 Talk about the influence of crime; the
19 increase in crime. If we look at history since
20 the casinos adopted in Kansas -- in Atlantic
21 City, that whole corridor from Toms River down
22 south, they increase in crime. They had to
23 double the -- the prosecutor's office because of
24 the increase in crime.

25 There's two big negatives with casinos.

1 One is the environment for crime. And the other
2 one it gives an extra tax on the poor. Because
3 the owners of the casinos they're smart people;
4 the hire the best. Strike it rich. And the
5 people who work hard for a living, they -- you
6 know, the house always wins, always. But we do
7 nothing about it.

8 So I'm going to ask this Board to
9 reconsider or to consider the situation of
10 casinos up in Northern New Jersey. I think it
11 would be a travesty if they came here. Look at
12 what happened to Atlantic City; we don't want
13 that to happen here.

14 Thank you --

15 MAYOR STACK: Thank you, Mr. Marotta.

16 MR. MAROTTA: -- for your patience and for
17 your attention.

18 MAYOR STACK: Thank you.

19 COMMISSIONER VALDIVIA: Thank you.

20 MAYOR STACK: Anyone else wishing to
21 address the Board at this time?

22 Mr. Gonzalez?

23 MR. GONZALEZ: Ray Gonzalez, 545 39th
24 Street, Union City.

25 On Friday there is a luncheon that's being

1 | given by the Board of Education. And it's for
2 | the students that served as interns. And I am
3 | very proud to say that I had one of the interns.

4 | And I heard the testimony that was being
5 | given now saying that we have to build and we
6 | have to get ratables. This town, with these
7 | schools, has a wealth of knowledge that's going
8 | to be here in the future. Because the intern I
9 | had applied to several colleges and got into
10 | every single college.

11 | In my building there are four interns that
12 | are there. I hope that come Friday I'm going to
13 | be able to get more of them. And I think
14 | everybody that works in this town that's a
15 | doctor, that's a lawyer, that's involved with
16 | anything, needs to be an example for these
17 | interns.

18 | And I don't know if the Board knows about
19 | it --

20 | MAYOR STACK: Absolutely.

21 | MR. GONZALEZ: -- but it's a great
22 | program.

23 | MAYOR STACK: It is.

24 | MR. GONZALEZ: And they need to be
25 | recognized and at every meeting everybody that

1 comes here needs to know that they're out there
2 and they're available. Because we're the ones
3 that will be the future for them in a short
4 period of time; they will be the future for all
5 of us.

6 So I think that that's something that
7 everybody that's here that's a professional needs
8 to know. Speak to somebody at the Board.

9 I think it's Miss Stafford (phonetic)? I'm
10 not that --

11 COMMISSIONER MARTINETTI: Addas.

12 MR. GONZALEZ: What?

13 MAYOR STACK: Debbie Addas.

14 COMMISSIONER MARTINETTI: Debbie Addas.

15 MR. GONZALEZ: That's right.

16 MAYOR STACK: Debbie Addas.

17 COMMISSIONER VALDIVIA: Yeah.

18 MAYOR STACK: She does a great job.

19 MR. GONZALEZ: She does a fantastic job and
20 everybody that's here needs to know that and
21 they're available.

22 Thank you.

23 MAYOR STACK: Thank you.

24 COMMISSIONER VALDIVIA: Thank you.

25 MAYOR STACK: Just -- just to clear up any

1 -- any misconception, it was this Board that
2 changed the Rent Control Ordinance in Union City
3 to probably make it the strongest pro-tenant
4 ordinance in the City.

5 Every improvement that's being done in the
6 City of Union City is not to bring in anybody
7 new. The new people that move into the City,
8 that's great. But it's done for the current
9 people who are living here.

10 When it comes to public events, when it
11 comes to outreach to the poor and
12 disenfranchised, I don't think anybody's done
13 more than this Administration has.

14 Commissioner Fernandez, not to single him
15 out but the entire Board but specifically
16 Commissioner Fernandez, I can't tell you how many
17 public events and how many different things that
18 we hold in the community to get the community
19 involved.

20 Not in a political way; in a way to get
21 them to come out to a neighborhood concert or a
22 farmer's market tonight or a wine and cheese
23 party we're holding tonight or a fire seminar
24 we're holding tonight. Wherever they may be.

25 But when it comes to helping people,

1 | practically probably most of the landlords, the
2 | large landlords in the City, hate me.

3 | When it comes to quality of life for the
4 | poor people in this City, a lot of the bar owners
5 | don't like me because we close down those bad
6 | bars.

7 | So when it comes to helping the people who
8 | are here, I think it would be a disservice to let
9 | it go untold that this Board has done probably
10 | more than anyone to reach out to those people.

11 | And whether it's through my civic
12 | association or my work as the Mayor, every day
13 | when I go to City Hall, it's about the people who
14 | live in this City. Not about attracting anybody
15 | new in.

16 | But I also have to be cognizant of the fact
17 | that we have to bring some new ratables into the
18 | City -- but I don't have a project in mind.
19 | We're just looking to address the Moody situation
20 | and our finances going forward. Not just for us
21 | but for the future mayor in Union City who's here
22 | down the road and for those children that rise up
23 | and take the leadership of the City at that time.

24 | Thank you very much everyone.

25 | COMMISSIONER FERNANDEZ: You know I got to

1 say -- and not's to Libero and Mr. Price.

2 Libero, you know how I feel about you and
3 all that kind of stuff, but I remember when I
4 went to Union Hill that we used to run track and
5 inside the school, that we used to practice
6 baseball inside the hallway because there was no
7 place to practice baseball, there was no gym
8 class. I remember growing up here.

9 I remember when I went to school at
10 McKinley (phonetic) School, having lunch in the
11 basement on little board, having soggy tuna.

12 When people remember Union City in the
13 past, they remember it in a different way; that
14 it wasn't the Union City that I grew up in.
15 Union City doesn't have the parks -- they didn't
16 have the parks that we have today. They didn't
17 have the three swimming pools. They didn't have
18 two libraries. They didn't have a museum. They
19 didn't have a state-of-the-art theater.

20 People remember Union City in a different
21 way. I mean when the Mayor asked me to get
22 involved, I didn't get involved because I want a
23 paycheck; I wanted to be involved because I live
24 here and I wanted to make a commitment and -- and
25 I think everybody feels the same.

1 And I get really insulted and I get really
2 annoyed when people say Union City used to be
3 this, Union --

4 You know we're trying to do our best to
5 keep Union City where it's supposed to be. We
6 really are. I mean -- I can't -- I can't say
7 more about it than that. I mean it's -- it's
8 progressing in different ways with a lot of elbow
9 grease and a lot of --

10 I know the Mayor works diligently to get
11 the funding, to get the new roads and the
12 sidewalks and the parks and -- and all that kind
13 of stuff. And trying to find money in every
14 corner to -- to better the system.

15 And I'm glad Mr. Gonzalez brought up, you
16 know, the school system. Because we have a great
17 school system. We have kids going to Cornell and
18 going to Brown and going to NYU. I mean when was
19 that heard of, you know?

20 MAYOR STACK: Ninety-three percent
21 graduation rate.

22 COMMISSIONER FERNANDEZ: When I was in
23 school the best -- the best kids could -- could
24 hope to go to is Jersey State University. The
25 hope -- the best, you know, I'll go to some

1 community college for two years. And now we got
2 kids going to Ivy League schools. There's a big,
3 big, big difference.

4 And, you know, we're here. You know, --
5 you know, we're here -- I'm here. Man, I -- I
6 grew up here. I'm not -- I'm not moving to
7 Saddle River or anywhere. I'm here in Union
8 City. And the Mayor is here. We're really
9 trying to do our best -- to put our best foot
10 forward, to do the right thing by the community.

11 And it's not to -- to say that you guys are
12 saying this because obviously you guys are here
13 as well and you guys have been here way longer
14 than me. But, you know, to outsiders that -- or
15 people who have left here who want to trash Union
16 City, used to be this, used to be that, come on
17 man, Bergenline Avenue was a ghost town before
18 the Cubans came in 1960 and that's the truth.
19 You know?

20 And it's progressively got worse and it's
21 getting better. It's getting better because a
22 lot of elbow grease -- and I got to thank the
23 Mayor because --

24 And that's why I got involved with him. I
25 got involved with him because, you know, I really

1 | believed that he -- he cared. I didn't drink the
2 | -- I didn't drink the Kool-Aid. I believed he
3 | cared and -- and that's why I got involved.

4 | And -- and I'm thankful of the opportunity
5 | I've been given to do all these events and it
6 | takes a lot of elbow grease. I'm in the street
7 | all day sweeping up the street myself to make
8 | sure it gets done so we have something nice for
9 | the community.

10 | And we do have a great community. I think
11 | -- I think we should all -- yes, it's great ideas
12 | that both of you put forward and it's -- it's
13 | great that you do that and it's -- but let's work
14 | together. Let's work together and make the Union
15 | City -- Union City the great city it is and it
16 | could be.

17 | Thank you very much everyone.

18 | MAYOR STACK: Thank you.

19 | COMMISSIONER VALDIVIA: I just want -- I
20 | want to make another comment. I just want to -

21 | I know Libero Marotta means well. I've
22 | known Libero since I was a teenager. And I know
23 | Mr. Price means well and -- and I know deep down
24 | Libero knows that no one's done more for the
25 | children of Union City than Mayor Stack. With

1 | expanding our recreation programs, always keeping
2 | -- we're fixing all of our parks, -- you know,
3 | making them better. The schools; no one's done
4 | more for the children of Union City than Mayor --
5 | as a Mayor and as a State Senator bringing in
6 | funds for our recreation programs, to build
7 | schools and so on.

8 | And thank you, Mr. Gonzalez, for the
9 | positive -- for the positive thing you said about
10 | our school system.

11 | MAYOR STACK: Thank you.

12 | COMMISSIONER VALDIVIA: I know many of the
13 | students that are going to Brown, Cornell, as
14 | transportation director of the Board, so thank
15 | you.

16 | I just want to -- no one's done more for
17 | Union City than Mayor Stack -- for the children I
18 | should say.

19 | MAYOR STACK: Thank you. Thank you very
20 | much.

21 | Anyone else at this time?

22 | Okay.

23 | Seeing no other, I believe the portion of
24 | the hearing we'll go to now is liquor hearings.

25 | ACTING CITY CLERK: Is there a motion to

1 close --

2 MAYOR STACK: Motion.

3 ACTING CITY CLERK: -- public comment this

4 meeting?

5 Yes. Motion made by Mayor Stack.

6 COMMISSIONER FERNANDEZ: Second.

7 COMMISSIONER RIVAS: Second.

8 ACTING CITY CLERK: Second by Commissioner

9 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?

19 COMMISSIONER VALDIVIA: She just stepped

20 out a minute.

21 ACTING CITY CLERK: Mayor Stack?

22 MAYOR STACK: Yes.

23 COMMISSIONER VALDIVIA: Can I vote for her?

24 MS. de los RIOS: No.

25 * * *

1 **LIQUOR LICENSE DISCIPLINARY PROCEEDINGS:**

2

3 1. Juan Marrero t/a Johnny's Go Go, 4210
4 Hudson Avenue, Liquor License No. 0910-33-130-002

5 2. R G Enterprise Entertainment t/a Therapy
6 Lounge, 2803 Bergenline Avenue, Liquor License
7 No. 0910-33-134-006

8 3. Bambinas Bar & Restaurant t/a Milagro
9 Ecuadoriano Restaurant, 2906 Bergenline Avenue,
10 Liquor License No. 0910-33-040-009

11 4. Mi Otra Casita Bar & Liquors LLC t/a Mi
12 Otra Casita, 401-30th Street, Liquor License No.
13 0910-33-080-009

14 5. Azucar Club Inc. t/a Azucar Club, 421 43rd
15 Street, Liquor License No. 0910-33-003-007

16

17 ACTING CITY CLERK: Okay, next is the
18 Liquor License Disciplinary Proceeding.

19 MAYOR STACK: Mr. Farmer?

20 ACTING CITY CLERK: Mr. Farmer?

21 MR. FARMER: Good evening members of the
22 Board.

23 You have in front of the agenda for
24 tonight's hearings.

25 * * *

1 JUAN MARRERO t/a JOHNNY'S GO GO, 4210 Hudson
2 Avenue
3 Liquor License No. 0910-33-130-002
4

5 MR. FARMER: The first one is Johnny's
6 Go Go, 4210 Hudson Avenue.

7 I'd like to table that because we've now
8 gotten some indication -- firm indication that
9 they wish to retire the license. So we have to
10 do some paperwork and secure the funding for
11 that. And so I would like that to be carried for
12 a couple of weeks.

13 MAYOR STACK: Motion -- I'll make a motion
14 to --

15 ACTING CITY CLERK: Motion made by --

16 MAYOR STACK: -- to table.

17 ACTING CITY CLERK: Motion by Mayor Stack.

18 COMMISSIONER RIVAS: I'll second.

19 ACTING CITY CLERK: Second by Commissioner
20 Rivas.

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 * * *

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1 R G ENTERPRISE ENTERTAINMENT t/a THERAPY LOUNGE,
2 2803 Bergenline Avenue
3 Liquor License No. 0910-33-134-006
4

5 MR. FARMER: The next one is Therapy
6 Lounge.

7 There's a video involved here and I've yet
8 to see the video but I anticipate seeing it --

9 MS. de los RIOS: Mr. Farmer?

10 MR. FARMER: -- shortly. So if we could
11 carry it to --

12 MS. de los RIOS: Mr. Farmer, could you
13 just wait a moment until the --

14 MR. FARMER: Oh.

15 MS. de los RIOS: -- Mayor comes back?
16 Thank you.

17 MR. FARMER: Yeah. I didn't see that.

18 COMMISSIONER FERNANSEZ: Did he vote on
19 number one?

20 ACTING CITY CLERK: Mayor, we're waiting
21 for you to vote on number --

22 MAYOR STACK: Yes.

23 ACTING CITY CLERK: -- one. Yes.

24 MAYOR STACK: Yes, that was the --

25 ACTING CITY CLERK: Mayor Stack?

1 MAYOR STACK: -- motion to table.

2 ACTING CITY CLERK: Yes.

3 MAYOR STACK: I got it.

4 ACTING CITY CLERK: Go ahead, --

5 MR. FARMER: Okay.

6 ACTING CITY CLERK: -- Mr. Farmer.

7 MR. FARMER: Number 2 is Therapy Lounge.

8 That involves a video, which I've yet to see.

9 The police officers, Detective Dunlay and
10 Lieutenant Loaces are here. They got the video.
11 So we may very well see that tomorrow because we
12 have a big meeting tomorrow with the -- with the
13 detectives, as well as with counsel for the City
14 concerning procedures moving forward with ABC.

15 So, what I'd like is for that to be carried
16 for two weeks --

17 MAYOR STACK: Motion.

18 MR. FARMER: -- to the next meeting.

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

21 COMMISSIONER RIVAS: Second.

22 COMMISSIONER FERNANDEZ: Second.

23 ACTING CITY CLERK: Second by Commissioner
24 Rivas.

25 Roll call.

1 Commissioner Fernandez?

2 COMMISSIONER FERNANDEZ: Yes.

3 ACTING CITY CLERK: Commissioner Rivas?

4 COMMISSIONER RIVAS: Yes.

5 ACTING CITY CLERK: Commissioner Valdivia?

6 COMMISSIONER VALDIVIA: Yes.

7 ACTING CITY CLERK: Commissioner

8 Martinetti?

9 COMMISSIONER MARTINETTI: Yes.

10 ACTING CITY CLERK: Mayor Stack?

11 MAYOR STACK: Yes.

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1 **BAMBINAS BAR & RESTAURANT t/a MILAGRO ECUATORIANO**
2 **RESTAURANT, 2906 Bergenline Avenue**
3 **Liquor License No. 0910-33-040-009**
4

5 MR. FARMER: The next one the licensee is
6 represented by Mr. Gonzalez.

7 And I would like to echo Mr. Gonzalez's
8 flattery towards the education system in Union
9 City, as well as the program Debbie Addas runs
10 and has run for the last 15, 20 years.

11 I've received numerous recommendations or
12 referrals from Debbie and they've all been great.

13 As a matter of fact the secretary with me
14 right now, who has been with me since she was 17
15 and she's 52, the only job she ever had, was
16 working for me and referred by Debbie Addas. And
17 she's literally -- she's practicing law without a
18 license because of the -- really, the direction,
19 education and, --

20 MAYOR STACK: A great story.

21 MR. FARMER: -- you know, help of Debbie
22 Addas.

23 MAYOR STACK: A great story.

24 Thank you very much, Mr. Farmer.

25 MR. FARMER: Okay, we're back on -- on

1 course here.

2 Mr. Gonzalez represents Bambinas Bar and
3 Restaurant.

4 MR. GONZALEZ: That's Milagro?

5 MR. FARMER: Yeah. Yeah.

6 MR. GONZALEZ: I've just been retained on
7 it. What I would request is maybe a two week
8 adjournment or for the next cycle --

9 MAYOR STACK: I'll move it.

10 MR. GONZALEZ: -- so I can speak with Mr.
11 Farmer about it.

12 COMMISSIONER MARTINETTI: Second.

13 COMMISSIONER VALDIVIA: Second.

14 ACTING CITY CLERK: Move to next meeting.

15 Mayor Stack; second by Commissioner
16 Martinetti.

17 Roll call.

18 Commissioner Fernandez?

19 COMMISSIONER FERNANDEZ: Yes.

20 ACTING CITY CLERK: Commissioner Rivas?

21 COMMISSIONER RIVAS: Yes.

22 ACTING CITY CLERK: Commissioner Valdivia?

23 COMMISSIONER VALDIVIA: Yes.

24 ACTING CITY CLERK: Commissioner
25 Martinetti?

1 COMMISSIONER MARTINETTI: Yes.

2 ACTING CITY CLERK: Mayor Stack?

3 MAYOR STACK: Yes.

4 MR. GONZALEZ: When's that next meeting?

5 MS. de los RIOS: Well, we have the Special
6 Meeting --

7 MAYOR STACK: No, no, he's going to the
8 regular scheduled meeting.

9 ACTING CITY CLERK: Next meeting --

10 MS. de los RIOS: The 16th.

11 ACTING CITY CLERK: The 16.

12 MAYOR STACK: The 16th?

13 MS. de los RIOS: June. June 16th.

14 MAYOR STACK: And where is that meeting?

15 I may have it written in my book.

16 ACTING CITY CLERK: Oh. Wait.

17 MAYOR STACK: Bella Vista Apartments at 522
18 22nd Street, Tuesday, June 16th, seven p.m.

19 MR. GONZALEZ: Thank you.

20 MR. FARMER: June 16th, Bella Vista.

21 Okay, Ray.

22 * * *

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1 **MI OTRA CASITA BAR & LIQUORS LLC t/a MI OTRA**
2 **CASITA, 401-30th Street**
3 **Liquor License No. 0910-33-080-009**
4

5 MR. FARMER: Mi --

6 MAYOR STACK: I'm cutting in on you.

7 ACTING CITY CLERK: I know. Sorry.

8 MR. FARMER: -- Casita.

9 ACTING CITY CLERK: This is first time you
10 got me.

11 I didn't bring my calendar.

12 COMMISSIONER FERNANDEZ: You're in trouble.

13 ACTING CITY CLERK: I'm slacking. I'm
14 slacking.

15 MR. FARMER: Okay.

16 This is number 4 on your list and it's Mi
17 Casita. And Mr. Diaz represents the licensee.

18 This is a situation where there was a -- a
19 fight inside the bar. The people who were
20 involved left. The licensee appears to have
21 called the Police. The Police got there. So it
22 seems like the bar handled it properly.

23 But also when the Police got there they
24 thought that the manager of the place was
25 drinking a little too much on duty.

1 So what we've done is we worked out an
2 agreement where it would be a three day
3 suspension for --

4 And it should be noted that as far as the
5 -- the intoxicated worker charge, which it is,
6 the Police didn't run any tests or sobriety or
7 anything like that. So that's questionable.

8 But three days, which would include a
9 weekend. So, licensee would lose a weekend for
10 having been drinking on the job.

11 MAYOR STACK: Mr. Diaz?

12 MR. DIAZ: Mayor, if I may be heard, they
13 have instructed --

14 MS. DILLON: Name for the record.

15 MR. DIAZ: -- me not to contest --

16 MS. DILLON: Just your appearance, Mr.
17 Diaz.

18 MR. DIAZ: Luis Diaz, --

19 MS. DILLON: Thank you.

20 MR. DIAZ: -- for the licensee.

21 I'm sorry.

22 They have instructed me not to contest this
23 matter at all but to accept whatever the Board
24 decides.

25 In terms of mitigating factors it's

1 | important to bring to the attention of the Board
2 | that there has not been any incident in this
3 | location in the last five years.

4 | They did the right thing. There was a
5 | patron that was getting a little bit unruly and
6 | maybe had too much to drink and they refuse to
7 | serve that person -- that lady anymore. And that
8 | person became a little bit volatile and that's
9 | how the incident happened.

10 | They did the right thing. Again, they
11 | called the Police. I think that that is
12 | following the directives of this Board to call
13 | the Police and it's important that the message
14 | that goes out there is that when you call the
15 | Police you're not calling your enemy, you're not
16 | calling your foe, you're calling your friend.

17 | With that regard they accept the -- the
18 | findings of the Board and they will not contest
19 | this matter at all.

20 | MAYOR STACK: Okay. Motion --

21 | ACTING CITY CLERK: Motion --

22 | MAYOR STACK: -- to approve.

23 | ACTING CITY CLERK: Motion by Mayor Stack.

24 | COMMISSIONER FERNANDEZ: Second.

25 | ACTING CITY CLERK: Second by Commissioner

1 Fernandez.

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: Commissioner Martinetti
10 stepped out.

11 MS. de los RIOS: Recusing. She is
12 recusing.

13 ACTING CITY CLERK: Recusing.

14 Mayor Stack?

15 MAYOR STACK: Yes.

16 (Whereupon, there was a pause in the
17 proceedings.)

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1 **AZUCAR CLUB INC., t/a AZUCAR CLUB, 421 43rd Street**
2 **Liquor License No. 0910-33-003-007**

3

4 MR. FARMER: The last one is Azucar.

5 Just hold on.

6 I was under the understanding that Mr. Diaz
7 was representing Azucar because he has in the
8 past but he indicated to me that he is not. And
9 the licensee isn't here, so I ask that that be
10 carried to the 16th.

11 MAYOR STACK: The licensee's not here?

12 MR. FARMER: No and I don't understand why
13 because --

14 MR. DIAZ: Well, -- and maybe I take a
15 little bit of fault on that.

16 I might wind up representing them. I have
17 represented them in the past. There was some
18 going back and forth whether I was going to do it
19 at this instance and maybe that's the confusion.

20 I'm going to call them tomorrow. Bring
21 them into my office. Put things on the table;
22 make sure that whether I am or I'm not and if I
23 am I'm going to contact Mr. Farmer and let him
24 know and put it on for the following meeting.

25 MAYOR STACK: And if you're not, either way

1 you're going to let him know, --

2 MR. DIAZ: Correct.

3 MAYOR STACK: -- Mr. Diaz?

4 MR. DIAZ: Correct.

5 MAYOR STACK: All right. Or you can
6 contact them. Because we're having an ongoing
7 issue. I mean I don't want to try the case
8 without them being here but we're having on
9 ongoing issue of noise at this location --

10 MR. DIAZ: I understand.

11 MAYOR STACK: -- and we keep on getting
12 complaints about it.

13 So, I'd like to make sure it's on for the
14 next meeting. So if we schedule --

15 MR. FARMER: It will be.

16 MAYOR STACK: -- it for the next meeting.

17 MR. DIAZ: Very good.

18 MAYOR STACK: That would be fine.

19 MR. DIAZ: Thank you.

20 MAYOR STACK: Thank you very much.

21 MR. DIAZ: Have a good night.

22 MAYOR STACK: Thank you.

23 MR. FARMER: Okay and that's it.

24 ACTING CITY CLERK: Is there a motion to
25 schedule for next meeting?

1 MAYOR STACK: A motion to put it on the
2 next meeting, which is June 16th, --

3 ACTING CITY CLERK: June 16th.

4 MAYOR STACK: -- at the Bella Vista.

5 ACTING CITY CLERK: Mayor Stack.

6 COMMISSIONER RIVAS: Yes.

7 ACTING CITY CLERK: Commissioner Rivas.

8 COMMISSIONER RIVAS: Yes.

9 ACTING CITY CLERK: Roll call.

10 Commissioner Fernandez?

11 COMMISSIONER FERNANDEZ: Yes.

12 ACTING CITY CLERK: Commissioner Rivas?

13 COMMISSIONER RIVAS: Yes.

14 ACTING CITY CLERK: Commissioner Valdivia?

15 COMMISSIONER VALDIVIA: Yes.

16 ACTING CITY CLERK: Commissioner Martinetti
17 stepped out.

18 MAYOR STACK: Yes. She had to use the
19 ladies room.

20 ACTING CITY CLERK: Mayor Stack?

21 MAYOR STACK: Yes.

22 Thank you.

23 MR. FARMER: Do you know where we're going
24 to be tomorrow?

25 ACTING CITY CLERK: Third floor conference

1 room.

2 MR. FARMER: Third floor?

3 ACTING CITY CLERK: Yes.

4 MR. FARMER: Okay.

5 MAYOR STACK: Greg, thank you.

6 MR. FARMER: Oh. Thank you, guys.

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9 **ADJOURNMENT:**

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11 ACTING CITY CLERK: Mayor, there are no
12 other items on the agenda.

13 Is there a motion to adjourn?

14 MAYOR STACK: Sue, did you want to give a
15 full report to the Board on anything?

16 No?

17 COMMISSIONER FERNANDEZ: Oh, no.

18 COMMISSIONER MARTINETTI: Full report?

19 COMMISSIONER RIVAS: Motion.

20 MAYOR STACK: Oh, come on, we'll be here
21 till 12 o'clock.

22 Motion.

23 COMMISSIONER FERNANDEZ: Second.

24 ACTING CITY CLERK: Motion by Mayor Stack.

25 Second by Commissioner Fernandez.

1 All in -- all in favor?

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

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6 (Whereupon, the proceedings were concluded

7 at 7:50 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 Wednesday, June 3, 2015 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon