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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 Tuesday, July 14,
4 2015, at seven p.m., the Academy for Enrichment
5 and Advancement, 2210 Kerrigan 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, has
22 been posted on a bulletin board in City Hall, and
23 has been made available to the public in the
24 office of Municipal Clerk.

25

1 **ROLL CALL:**

2

3 ACTING CITY CLERK: Roll call.

4 Commissioner Fernandez?

5 Absent.

6 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 JUNE 3,**
17 **2015, JUNE 11, 2015 and JUNE 30, 2015:**

18

19 ACTING CITY CLERK: First item, is Approval
20 of Previous Meeting Minutes, of June 3rd, 2015,
21 June 11, 2015, and June 30th, 2015, must be
22 approved and recorded.

23 Is there a motion?

24 COMMISSIONER MARTINETTI: Motion.

25 COMMISSIONER VALDIVIA: Move it.

1 ACTING CITY CLERK: Motion by Commissioner
2 Martinetti.

3 Second by Commissioner Valdivia.

4 Roll call.

5 Commissioner Fernandez?

6 Absent.

7 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: Yes.

14 ACTING CITY CLERK: Mayor Stack?

15 MAYOR STACK: Yes.

16

17 **ORDINANCES FOR HEARING AND ADOPTION**

18 **CONSIDERATION:**

19

20 () ORDINANCE AN ORDINANCE AMENDING CHAPTER 301
21 OF THE CODE OF THE CITY OF UNION CITY ENTITLED
22 "PEDDLING SOLICITING"

23

24 ACTING CITY CLERK: Next item is an
25 Ordinance for Hearing and Adoption Consideration.

1 An Ordinance Amending Chapter 301 of the
2 Code of City of Union City Entitled Peddling
3 Soliciting.

4 MAYOR STACK: What exactly does this
5 Ordinance --

6 Maybe if you could explain it, Monica; I'd
7 appreciate it.

8 MS. de los RIOS: The Peddling Ordinance?

9 MAYOR STACK: Yes.

10 MS. de los RIOS: This --

11 MAYOR STACK: Please.

12 MS. de los RIOS: -- Ordinance sets the
13 hours for peddling from between six a.m. to nine
14 p.m.

15 ACTING CITY CLERK: Every day.

16 MS. de los RIOS: Every day.

17 MAYOR STACK: This is being done because we
18 have some vendors that are remaining on the
19 street until one, two o'clock in the morning. We
20 don't feel it's good for them, it's not good for
21 the public where they are; just creates a
22 nuisance in many cases.

23 Anyone wishing to comment on this Ordinance
24 at this time, please step forward, state your
25 name and address for the record.

1 Seeing none.

2 ACTING CITY CLERK: Is there a motion to
3 close the public hearing for this Ordinance?

4 COMMISSIONER VALDIVIA: Motion.

5 ACTING CITY CLERK: Motion by Commissioner
6 Valdivia.

7 COMMISSIONER MARTINETTI: Second.

8 COMMISSIONER RIVAS: Second.

9 ACTING CITY CLERK: Second by Commissioner
10 Martinetti.

11 Roll call.

12 Commissioner Fernandez?

13 Absent.

14 Commissioner Rivas?

15 COMMISSIONER RIVAS: Yes.

16 ACTING CITY CLERK: Commissioner Valdivia?

17 COMMISSIONER VALDIVIA: Yes.

18 ACTING CITY CLERK: Commissioner
19 Martinetti?

20 COMMISSIONER MARTINETTI: Yes.

21 ACTING CITY CLERK: Mayor Stack?

22 MAYOR STACK: Yes.

23 ACTING CITY CLERK: Is there a motion to
24 adopt an Ordinance Amending Chapter 301 of the
25 Code for the City of Union City Entitled Peddling

1 Soliciting?

2 COMMISSIONER VALDIVIA: Motion.

3 COMMISSIONER MARTINETTI: Motion.

4 ACTING CITY CLERK: Motion by Commissioner
5 Valdivia.

6 COMMISSIONER MARTINETTI: Second.

7 ACTING CITY CLERK: Second by Commissioner
8 Martinetti.

9 Roll call.

10 Commissioner Fernandez?

11 Absent.

12 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

22 **ORDINANCES FOR HEARING AND ADOPTION**

23 **CONSIDERATION:**

24

25 () AN ORDINANCE AMENDING TRAFFIC CHAPTER XVI

1 OF THE "REVISED GENERAL ORDINANCES OF THE CITY OF
2 UNION CITY, 1996"

3

4 ACTING CITY CLERK: Next Ordinance Amending
5 Traffic Chapter XVI of the Revised General
6 Ordinances of the City of Union City, 1996.

7 MAYOR STACK: Monica, if you could please?

8 MS. de los RIOS: Yes, of course.

9 What this Ordinance does is it establishes
10 a no turn on red at 40th Street and Park, 42nd
11 Street and Park, and 44th Street and Park.

12 MAYOR STACK: Once again this is an area we
13 receive complaints from residents about
14 individuals coming down and making a right hand
15 turn on red, making it dangerous for seniors and
16 for children who cross those streets.

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

20 Seeing none.

21 ACTING CITY CLERK: Is there a motion to
22 close public hearing for this Ordinance?

23 COMMISSIONER VALDIVIA: Motion.

24 ACTING CITY CLERK: Motion by Commissioner
25 Valdivia.

1 COMMISSIONER MARTINETTI: Second.

2 COMMISSIONER RIVAS: Second.

3 ACTING CITY CLERK: Second by Commissioner
4 Martinetti.

5 Roll call.

6 Commissioner Fernandez?

7 Absent.

8 Commissioner Rivas?

9 COMMISSIONER RIVAS: Yes.

10 ACTING CITY CLERK: Commissioner Valdivia?

11 COMMISSIONER VALDIVIA: Yes.

12 ACTING CITY CLERK: Commissioner
13 Martinetti?

14 COMMISSIONER MARTINETTI: Yes.

15 ACTING CITY CLERK: Mayor Stack?

16 MAYOR STACK: Yes.

17 ACTING CITY CLERK: Is there a motion to
18 adopt an Ordinance Amending Traffic Chapter XVI
19 of the Revised General Ordinances of the City of
20 Union City, 1996?

21 MAYOR STACK: Motion.

22 ACTING CITY CLERK: Motion by Mayor Stack.

23 COMMISSIONER VALDIVIA: Second.

24 ACTING CITY CLERK: Second by Commissioner
25 Valdivia.

1 Roll call.

2 Commissioner Fernandez?

3 Absent.

4 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 July 1, 2015 through July 10, 2015

21 (4) Resolution Approving the Library Payroll
22 for the Period of July 1, 2015 through July 10,
23 2015

24 (5) Resolution Approving Retroactive Pay for
25 the Pay Period of July 10, 2015

- 1 (6) Resolution Authorizing the Award of a
2 Contract for Financial Services Consultant with
3 NW Financial Group LLC
- 4 (7) Resolution Authorizing the Award of a
5 Contract for Substitute Municipal Court
6 Prosecutor to Maurice Giro, Esq. of Giro LLP
- 7 (8) Resolution Retiring Liquor License No.
8 0910-33-130-002 Owned by Juan Marrero t/a Johnny
9 Go Go Club
- 10 (9) Resolution Authorizing the Clerk to
11 Advertise Bids for the Citywide Striping Phase 2
12 Project
- 13 (10) Resolution Awarding Raffle License to the
14 Holy Family Church, Located at 530 35th Street
- 15 (11) Resolution Invoking the Doctrine of
16 Necessity Due to Conflicts of Interest on Certain
17 Members of the Board of Commissioners with
18 Certain Members of the Union City Board of School
19 Estimate
- 20 (12) Resolution Authorizing Refund of Redemption
21 Monies to Outside Lienholders
- 22 (13) Resolution Authorizing the Refund of
23 Premium Monies Collected at the Tax Sale
- 24 (14) Resolution Authorizing the Refund of a
25 Duplicate Payment for Real Estate Taxes on Block

1 202, Lot 5 C011B Also Known as 3312 Hudson Avenue
2 (15) Any other matter of City business that may
3 arise

4

5 ACTING CITY CLERK: Next item is a Consent
6 Agenda. We have 14 items on the Consent Agenda.

7 First item.

8 Resolution Approving the Payment of Claims.

9 Item 2.

10 Resolution Approving the Payment of
11 Concurring Claims.

12 Item 3.

13 Resolution Approving the City Payroll for
14 the Period of July 1st, 2015 through July 10th,
15 2015

16 Item 4.

17 Resolution Approving the Library Payroll
18 for the Period of July 1st, 2015 through July
19 10th, 2015.

20 Item 5.

21 Resolution Approving Retroactive Pay --
22 Retroactive Pay for the Pay Period of July 10,
23 2015.

24 Item 6.

25 Resolution Authorizing the Award of a

1 Contract for Financial Services Consultant with
2 NW Financial Group LLC.

3 Item 7.

4 Resolution Authorizing the Award of a
5 Contract for Substitute Municipal Court
6 Prosecutor to Maurice Giro, Esquire of Giro LLP.

7 Item 8.

8 Resolution Retiring Liquor License Number
9 0910-33-130-002 Owned by Juan Marrero, also known
10 as Johnny Go Go Club.

11 Item 9.

12 Resolution Authorizing the Clerk to
13 Advertise Bids for the Citywide Striping Phase 2
14 Project.

15 Item 10.

16 Resolution Awarding Raffle License to the
17 Holy Family Church, Located at 530 35th Street.

18 Item 11.

19 Resolution Invoking the Doctrine of
20 Necessity Due to Conflicts of Interest on Certain
21 Members -- on Certain Members of the Board of
22 Commissioners with Certain Members of the Union
23 City Board of School Estimate.

24 Item 12.

25 Resolution Authorizing Refund of Redemption

1 Money to Outside Lienholder -- Lienholders.

2 Item 13.

3 Resolution Authorizing the Refund of
4 Premium Money Collected at Tax Sale.

5 Item 14.

6 Resolution Authorizing the Refund of a
7 Duplicate Payment for Real Estate Taxes on Block
8 202, Lot 5 C011B Also Known as 3312 Hudson
9 Avenue.

10 Mayor, do you wish to take any comment on
11 any item on the Consent Agenda at this time?

12 MAYOR STACK: Sure.

13 Just before we do, on item number 8,
14 retiring another liquor license in the City.

15 I think that's great for our City; that
16 it's one less liquor establishment in the
17 community. It allows the Police to do even more
18 proactive patrolling; not to babysit some of
19 these problem establishments that have been out
20 there. So this is definitely a step in the right
21 direction.

22 I'd like to thank our Police Chief, Rich
23 Molinari, for his work in helping with the --
24 cleanup the quality of life in the City and
25 taking that major leadership role in the

1 community, along with the Detective Bureau and
2 the entire Patrol but especially the Detective
3 Bureau.

4 Lieutenant Loaces, the job that you have
5 done there and all the Detectives, and really
6 going after the establishments in the community
7 that are problem establishments.

8 Thank you for the work that all of you have
9 been doing, Chief.

10 Thank you very much.

11 At this time --

12 The Authorizing of the Clerk to Advertise
13 the Bids for the Citywide Striping Phase 2, is
14 just doing additional striping on some of the
15 side streets. Possibly looking at doing some of
16 the driveways in the City just to have all --

17 If you take a look around the community,
18 you look at the crosswalks that have been done,
19 it makes a big difference in the community, not
20 only in safety, but it makes the City look much
21 nicer, much cleaner, much more organized.

22 And we're looking at now doing some of the
23 driveways and some of the loading zones that are
24 out there just to have it all done. Hopefully it
25 will last us for a few years.

1 Anyone wishing to comment on the Consent
2 Agenda, please step forward, just state your name
3 and address for the record.

4 Right over here, Mr. Price.

5 MR. PRICE: Larry Price, 1006 Palisade.

6 What -- what's the explanation for item
7 number 11? The conflict of interest?

8 MAYOR STACK: Sure. Monica, you want to
9 explain that one? That's on the conflict of
10 interest.

11 MS. de los RIOS: Yes, we're going to get
12 to that in that next item, which is the Ordinance
13 that's on for tonight.

14 MR. PRICE: Oh.

15 MS. de los RIOS: So we're going to get to
16 that one.

17 MR. PRICE: Which is not on.

18 Okay, I'll save --

19 MS. de los RIOS: Okay.

20 MAYOR STACK: Right.

21 Anyone else wishing to comment on the
22 Consent Agenda, please step forward, state your
23 name and address for the record.

24 Seeing none.

25 ACTING CITY CLERK: Is there a motion to

1 close the public comment?

2 MAYOR STACK: Motion.

3 ACTING CITY CLERK: Motion by Mayor Stack.

4 COMMISSIONER RIVAS: Second.

5 COMMISSIONER MARTINETTI: Second.

6 ACTING CITY CLERK: Second by Commissioner

7 Rivas.

8 Roll call.

9 Commissioner Fernandez?

10 Absent.

11 Commissioner Rivas?

12 COMMISSIONER RIVAS: Yes.

13 ACTING CITY CLERK: Commissioner Valdivia?

14 COMMISSIONER VALDIVIA: Yes.

15 ACTING CITY CLERK: Commissioner

16 Martinetti?

17 COMMISSIONER MARTINETTI: Yes.

18 ACTING CITY CLERK: Mayor Stack?

19 MAYOR STACK: Yes.

20 ACTING CITY CLERK: Is there a motion to

21 approve all items on the Consent Agenda?

22 COMMISSIONER VALDIVIA: Motion.

23 ACTING CITY CLERK: Motion by Commissioner

24 Valdivia.

25 COMMISSIONER MARTINETTI: Second.

1 ACTING CITY CLERK: Second by Commissioner
2 Martinetti.

3 Roll call.

4 Commissioner Fernandez?

5 Absent.

6 Commissioner Rivas?

7 COMMISSIONER RIVAS: Yes.

8 ACTING CITY CLERK: Commissioner Valdivia?

9 COMMISSIONER VALDIVIA: Yes.

10 ACTING CITY CLERK: Commissioner
11 Martinetti?

12 COMMISSIONER MARTINETTI: I -- I just want
13 to -- I'm recusing on any matters to Union City
14 Construction Code.

15 Aye on the rest.

16 ACTING CITY CLERK: Mayor Stack?

17 MAYOR STACK: Yes.

18

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

20

21 () ORDINANCE APPROPRIATING FUNDS FOR SCHOOL
22 ADDITIONS AND RENOVATIONS IN THE CITY OF UNION
23 CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, AND
24 AUTHORIZING THE ISSUANCE OF UP TO \$38,000,000 OF
25 SCHOOL BONDS OF THE CITY TO MEET SAID

1 APPROPRIATIONS

2

3 ACTING CITY CLERK: Next item is an
4 Ordinance for Introduction.

5 This Ordinance will be further considered
6 at a Special Meeting of the Board of Commissioner
7 to be held on Monday, July 27, 2015, at seven
8 p.m. at the Housing Authority Hillside Pavilion,
9 3911 Kennedy Boulevard, Union City, New Jersey.

10 This Ordinance Appropriating Funds for
11 School Additions and Renovations in the City of
12 Union City, in the County of Hudson, New Jersey
13 and Authorizing the Issuance of Up to
14 \$38,000,000.00 of School Bonds of the City to
15 Meet Said Appropriations.

16 Is there a motion to introduce?

17 MAYOR STACK: Motion.

18 ACTING CITY CLERK: Motion by Mayor Stack.

19 COMMISSIONER RIVAS: I'll second it.

20 ACTING CITY CLERK: Second by Commissioner
21 Rivas.

22 MS. de los RIOS: Dominick, for the record,
23 at this point we're going to vote the doctrine of
24 necessity to have Commissioners Valdivia and
25 Martinetti, as well as Commissioner Rivas to

1 abstain from voting.

2 However, --

3 To recuse from voting.

4 However, we're going to invoke the doctrine
5 to allow both Commissioner Rivas and Martinetti
6 to vote.

7 ACTING CITY CLERK: So, --

8 COMMISSIONER MARTINETTI: Recusing.

9 ACTING CITY CLERK: So, Commissioner
10 Valdivia will recuse.

11 Commissioner Rivas?

12 COMMISSIONER RIVAS: I vote.

13 ACTING CITY CLERK: Will vote yes.

14 And Commissioner Martinetti?

15 COMMISSIONER MARTINETTI: Yes.

16 ACTING CITY CLERK: Yes.

17 COMMISSIONER RIVAS: And my vote is yes.

18 MAYOR STACK: Yes.

19 ACTING CITY CLERK: Yes.

20 COMMISSIONER MARTINETTI: Mayor; yes.

21 MAYOR STACK: And myself, yes.

22 COMMISSIONER MARTINETTI: And Mayor.

23 ACTING CITY CLERK: And Mayor Stack, yes.

24 MAYOR STACK: Yes.

25

1 **REGULAR AGENDA:**

2

3 1. Resolution Approving the Redevelopment
4 Agency Payroll for the Period of July 1, 2015
5 through July 10, 2015

6

7 ACTING CITY CLERK: Next item is a Regular
8 Agenda.

9 First item.

10 Resolution Approving the Redevelopment
11 Agency Payroll for the Period of July 1st, 2015
12 through June 10th, 2015.

13 COMMISSIONER MARTINETTI: Motion.

14 ACTING CITY CLERK: Motion by Commissioner
15 Martinetti.

16 COMMISSIONER VALDIVIA: Second.

17 MAYOR STACK: Motion.

18 ACTING CITY CLERK: Second by Mayor Stack.

19 Roll call.

20 Commissioner Fernandez?

21 Absent.

22 Commissioner Rivas?

23 COMMISSIONER RIVAS: Yes.

24 ACTING CITY CLERK: Commissioner Valdivia?

25 COMMISSIONER VALDIVIA: Yes.

1 ACTING CITY CLERK: Commissioner
2 Martinetti?

3 COMMISSIONER MARTINETTI: Yes.

4 ACTING CITY CLERK: Mayor Stack?

5 MAYOR STACK: Yes.

6

7 **REGULAR AGENDA:**

8

9 2. Resolution Authorizing Payment of Claim to
10 Union City Board of Education

11

12 ACTING CITY CLERK: Item 2.

13 Resolution Authorizing Payment of Claim to
14 Union City Board of Education.

15 Item 2.

16 Resolution Authorizing Payment of Claim to
17 the Union City Board of Education.

18 MAYOR STACK: Motion.

19 ACTING CITY CLERK: Motion by Mayor Stack.

20 COMMISSIONER RIVAS: I'll second.

21 ACTING CITY CLERK: Second by Commissioner
22 Rivas.

23 Roll call.

24 Commissioner Fernandez?

25 Absent.

1 Commissioner Rivas?

2 COMMISSIONER RIVAS: Yes.

3 ACTING CITY CLERK: Commissioner Valdivia?

4 COMMISSIONER VALDIVIA: Yes.

5 ACTING CITY CLERK: Commissioner

6 Martinetti?

7 MS. de los RIOS: Recusing.

8 ACTING CITY CLERK: Commissioner Valdivia

9 will recusing but will vote --

10 COMMISSIONER VALDIVIA: Yes.

11 ACTING CITY CLERK: -- based on the --

12 MS. de los RIOS: Doctrine --

13 ACTING CITY CLERK: -- doctrine of

14 necessity.

15

16 **REGULAR AGENDA:**

17

18 3. Resolution Authorizing Payment of Claim to

19 Grace Theatre Workshop, Inc.

20

21 ACTING CITY CLERK: Item 3.

22 Resolution Authorizing Payment of Claim to

23 the Grace Theatre Workshop, Incorporated.

24 MAYOR STACK: I'll move it.

25 COMMISSIONER MARTINETTI: Second.

1 ACTING CITY CLERK: Motion by Mayor Stack.
2 Second by Commissioner Martinetti.
3 Roll call.
4 Commissioner Fernandez?
5 Absent.
6 Commissioner Rivas?
7 COMMISSIONER RIVAS: Yes.
8 ACTING CITY CLERK: Commissioner Valdivia?
9 COMMISSIONER VALDIVIA: Yes.
10 ACTING CITY CLERK: Commissioner
11 Martinetti?
12 COMMISSIONER MARTINETTI: Yes.
13 ACTING CITY CLERK: Mayor Stack?
14 MAYOR STACK: Yes.
15
16 **OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:**
17
18 ACTING CITY CLERK: Mayor, do you wish to
19 take comment on any item on the Regular Agenda --
20 MAYOR STACK: I do.
21 ACTING CITY CLERK: -- at this time?
22 MAYOR STACK: And the first one will be
23 from Mr. Price.
24 And, Monica, if you could --
25 MS. de los RIOS: Absolutely.

1 MAYOR STACK: -- please answer that.

2 Just keep your voice up so that --

3 MS. de los RIOS: Yes.

4 MAYOR STACK: -- he's able to hear it.

5 Your question was on -- on the doctrine of
6 necessity.

7 MR. PRICE: Whatever. And then --

8 MAYOR STACK: Yes.

9 MR. PRICE: -- I have a follow-up question
10 about the bond issue. But first thing.

11 MS. de los RIOS: So, this doctrine allows
12 members of the Board to vote in instances where
13 they have a conflict.

14 What we're voting on -- what we just did,
15 introduce the Ordinance, there are two conflicts.
16 There are conflicts pursuant to employment, as
17 well as to members of the Board being members of
18 the Board of School Estimates.

19 For that reason we invoke the doctrine on
20 both instances.

21 MR. PRICE: Okay.

22 MAYOR STACK: This was recommended --

23 MS. de los RIOS: Yes. It was -- the Local
24 Finance Board had deemed it a conflict that we
25 had Commissioners on this Board that served also

1 on the Board of School Estimates.

2 MR. PRICE: School Estimate.

3 MS. de los RIOS: However, those are
4 statutorily assigned to the Board of School
5 Estimates, so pursuant to statute we have these
6 two -- two Commissioners sitting on that Board.

7 But because the Local Finance Board felt
8 that it was a conflict, we wanted to be clear as
9 to why these -- these Commissioners were voting
10 tonight and introducing this Ordinance.

11 MR. PRICE: Okay.

12 Then my second question had to do with the
13 bond issue for 38 million, which was introduced
14 at the last meeting.

15 MR. DILLON: Mr. Price?

16 MR. PRICE: Was that for --

17 Oh, I'm sorry.

18 MR. DILLON: This room is --

19 MAYOR STACK: Just if you could try to --
20 yeah, just try to keep your voice up and speak
21 into --

22 MR. PRICE: Yeah.

23 MR. DILLON: This room is terrible. I'm
24 sorry.

25 MR. PRICE: The -- that bond issue was

1 originally introduced last meeting to be
2 considered for adoption tonight. And now has
3 been reintroduced tonight for possible adoption
4 at a Special Meeting on July 27th or whenever.

5 What happened?

6 MS. de los RIOS: We didn't invoke the
7 doctrine of -- we didn't invoke the doctrine at
8 the last meeting, based on the conflict of the
9 two Board of Commissioner members on the Board of
10 School Estimates.

11 MAYOR STACK: And that was the reason we
12 had to redo it this evening.

13 MR. PRICE: So that's why you're redoing
14 the --

15 MS. de los RIOS: Yes.

16 MAYOR STACK: Just to clean it up.
17 Exactly.

18 MS. de los RIOS: That's all.

19 MR. PRICE: Okay.

20 MAYOR STACK: And the 38 million will be
21 backed up 100 percent by the Board of Education.

22 MR. PRICE: Yeah, I have --

23 Can I ask questions about the bond issue?
24 Or should I wait until next Monday?

25 MAYOR STACK: We could wait till the next

1 one, absolutely.

2 We'll have them here also.

3 If we could have the Superintendent here at
4 the next meeting?

5 MS. de los RIOS: Absolutely.

6 MAYOR STACK: School Business
7 Administrator. Sue Colditz.

8 MR. PRICE: My real question -- and I'll
9 ask --

10 MR. DILLON: You need to -- yeah. I
11 honestly can't hear you from that far away.

12 MR. PRICE: My real question is the bond
13 issues for -- it's for Gilmore School; 46,000
14 square foot addition, 38 million dollars. That's
15 \$813.00 a square foot. Which strikes me is -- on
16 the high side.

17 So, that -- that's my one question.

18 The second question is we go -- all the
19 school buildings we have, nice new ones were
20 built by the School Development Authority and now
21 what happened to them? Why don't we --

22 MAYOR STACK: We had additional surplus
23 funds in the budget that they wanted us to use
24 for this and the School Development Authority is
25 busy with other projects and possibly looking at

1 another school in the future in Union City
2 uptown.

3 MR. PRICE: But in that case, -- well, I'll
4 -- I'll re-ask the question.

5 MAYOR STACK: If you can, yeah.

6 MR. PRICE: But if it's surplus funds why
7 do we have to bond it? I mean just spend it.

8 MAYOR STACK: We'll go into much detail at
9 the next meeting.

10 MR. PRICE: Okay, great.

11 MAYOR STACK: Sure.

12 If we can have at the next meeting the
13 Superintendent, --

14 MS. de los RIOS: Um-hum.

15 MAYOR STACK: -- the School Business
16 Administrator, the attorney for the School
17 Board, --

18 MS. de los RIOS: Um-hum.

19 MAYOR STACK: -- the architects, the
20 engineers, -- anyone involved in the building of
21 the school that can answer any of these questions
22 that anyone has from the public.

23 MS. de los RIOS: Sure.

24 MAYOR STACK: Everyone involved in the
25 building of the school should be at that next

1 meeting.

2 ACTING CITY CLERK: Anyone else?

3 MAYOR STACK: Anyone else wishing to
4 comment at this time?

5 Mr. Marotta?

6 MR. MAROTTA: Libero Marotta, 311 9th
7 Street.

8 First, I'm going to make a recommendation
9 that I believe I made at least once and maybe
10 more than one time before, I believe we should
11 use microphones.

12 MAYOR STACK: I didn't hear what you said,
13 Mr. Marotta.

14 MR. MAROTTA: We should microphones because
15 it's difficult to hear. When the attorney talks,
16 I can't hear a word.

17 In fact, the gentleman transcribing
18 couldn't hear Larry; he had to come over here.

19 So, I think I mentioned that once before
20 and I think the use of a podium for a speaker is
21 good. I think we've -- I've seen it at a
22 previous meeting of the Commissioners --

23 MAYOR STACK: Dominick, make sure we have
24 that at every meeting, the podium. See what we
25 can do on any type of --

1 ACTING CITY CLERK: Depends on the facility
2 sometime.

3 MAYOR STACK: Right.

4 ACTING CITY CLERK: There some facility do
5 have it; some facility don't have it.

6 MAYOR STACK: Try to have it though. But
7 try to have it at every meeting.

8 ACTING CITY CLEKR: Okay.

9 MAYOR STACK: At least -- at least if
10 somebody wants to come and they have notes, that
11 they can -- they can refer to their notes. And
12 have some type of a portable speaker system.
13 Being that we have a hundred percent of our
14 meetings on the road, purchase a speaker system
15 that's portable that we can use at these
16 meetings, for the Commissioners, so at least they
17 could hear us.

18 MR. MAROTTA: I'd --

19 MAYOR STACK: I mean my voice is louder
20 than others; Mr. Marotta didn't have any problem
21 hearing me.

22 He's basically saying I have a big mouth
23 but that's okay.

24 But I understand what you're saying,
25 Libero, and you're correct.

1 MR. MAROTTA: I recommend that because like
2 -- we can hear the air conditioning --

3 MAYOR STACK: Exactly.

4 I have a noise right behind me also. I do.

5 MR. MAROTTA: Actually, why I'm here
6 tonight is to find out if there's been any work
7 done on the attempt to acquire vacant lots in the
8 City to provide parking for the residents of the
9 City?

10 MAYOR STACK: Since we last spoke I spoke
11 to the Assessor and he's been looking at several
12 in the City.

13 In fact, we've looked at several; one
14 downtown and we looked at one in midtown --
15 midtown further uptown in Union City.

16 Yes, we have.

17 MR. MAROTTA: All right.

18 Now, also another question I have, --
19 excuse me -- has a study ever been made or
20 conducted to determine the total number of
21 parking spaces there are on the streets of Union
22 City, as compared to the total number of vehicles
23 owned by the residents of the City?

24 MAYOR STACK: I don't -- I don't believe
25 that extensive, no.

1 MR. MAROTTA: Well, I think --

2 MAYOR STACK: Not that I know of during my
3 time, no.

4 MR. MAROTTA: I think that might be very
5 helpful and I'm going to explain why.

6 I drive around the City -- I've been born
7 in this City, I drive around the City quite a
8 bit, I have an office in the City. I see
9 vehicles illegally parked across crosswalks. I
10 see vehicles half of them parked blocking half of
11 the sidewalks -- parked on the sidewalks. I see
12 vehicles parked in fire zones. Summonses are not
13 issued and I understand that because there's no
14 place for people to park.

15 My question is this. Not too long ago the
16 City adopted an Ordinance permitting parking
17 during certain hours in bus stops. What I want
18 to know is what was the determination that
19 required that Ordinance to be introduced and
20 adopted?

21 MAYOR STACK: We felt that more parking
22 spots were needed and to free up additional
23 parking spots we were going to allow them to park
24 in the bus stops.

25 MR. MAROTTA: That's my question. How did

1 | you find out more parking spots were needed? No
2 | study was made.

3 | MAYOR STACK: No but I mean, basically,
4 | commonsense and -- and public sentiment and what
5 | we see and what I see on my own.

6 | MR. MAROTTA: Okay. That's what I'm
7 | getting to.

8 | MAYOR STACK: Sure.

9 | MR. MAROTTA: In other words we're going to
10 | reach, if we have not already reached, the
11 | situation where -- you see the street cannot be
12 | stretched, the City cannot be stretched. We
13 | cannot put more parking spaces in the streets
14 | that we have.

15 | But you want to know what number continues
16 | to increase? Vehicles. And are increasing it as
17 | a result of the Board of Adjustment. They
18 | continue -- I keep reading in the newspapers
19 | applications to the Board of Adjustment by
20 | developers seeking variances on off-street
21 | parking. And the Board of Adjustment continues
22 | to grant variances for off-street -- on off-
23 | street parking.

24 | Now my question is this, when we reach the
25 | situation when there's no more room to park a car

1 and there's more cars, where do the people go?
2 Jersey City? Weehawken? Hoboken? West New
3 York? North Bergen? Where do they park their
4 cars? That's what I want to know.

5 Is there a plan to resolve that situation?

6 Because let me tell you something, Mayor,
7 the way I look at it parking is both a safety
8 situation and a quality of life situation.

9 Now this City has done wonders -- this
10 Administration has done wonders, no question
11 about it. However, if I were grading the City,
12 I'd have to give you a failure on parking.

13 You know I'm going to tell you something.
14 I haven't -- I haven't subpoenaed the Chief of
15 Police to come to a Board of Adjustment meeting,
16 because I don't like to do that. But I'm pretty
17 sure how he would feel about off -- the granting
18 of these variances that shouldn't be granted.

19 And I point out the one on 32nd Street,
20 across the street from the old Lincoln Theater.
21 They're putting a ridiculous site there with
22 maybe 50 percent fulfilling the off-street
23 parking situation. This shouldn't be.

24 I'd like to know if there's going to be an
25 answer to this. What are we going to do about

1 it?

2 MAYOR STACK: I'll further look into it,
3 Mr. Marotta, and I will advise you.

4 MR. MAROTTA: Thank you.

5 MAYOR STACK: Thank you.

6 Anyone else wishing to comment at this
7 time?

8 Sir?

9 MR. DEARMAS: (Indiscernible, not near
10 microphone.)

11 MR. DILLON: You've got to --

12 MAYOR STACK: Can you just step forward?

13 MR. DEARMAS: This is general public
14 comment or --

15 MAYOR STACK: Yes, general comments.

16 MR. DILLON: You have to come --

17 MAYOR STACK: Right over here, sir.

18 MR. DILLON: You've got to come over here
19 now.

20 MAYOR STACK: Just so that they can get it
21 for the record.

22 MR. DILLON: You have to stand near the
23 mic.

24 ACTING CITY CLERK: Right here.

25 MR. DILLON: I need your name --

1 ACTING CITY CLERK: Right here.

2 MR. DILLON: -- your name and spell it for
3 the record.

4 MR. DEARMAS: Jorge Dearmas, J-O-R-G-E.
5 The last name Dearmas, D-E-A-R-M-A-S, 920
6 Palisade.

7 Is there a way that the hours can be
8 restored at Fireman's Memorial Park here in the
9 summer for adult swim?

10 Because most people get back around six,
11 6:30, 7:00 and the pool is already being scrubbed
12 to be closed for the day.

13 MAYOR STACK: Absolutely I could work with
14 you on that, Jorge.

15 No problem.

16 MR. DEARMAS: All right.

17 Thank you.

18 MAYOR STACK: Can you do me a favor? If
19 you can, can you reach out to me tomorrow?

20 You have my cell phone number?

21 MR. DEARMAS: Yeah.

22 MAYOR STACK: Reach out for me on my cell
23 phone tomorrow and I'll work it out with you and
24 we'll extend that. Not a problem.

25 MR. DEARMAS: All right, thank you very

1 much.

2 MAYOR STACK: No problem.

3 Thank you.

4 MR. DEARMAS: Thank you.

5 MAYOR STACK: Anyone else wishing to
6 comment at this time?

7 ACTING CITY CLERK: Seeing none.

8 MAYOR STACK: Nobody else?

9 Mr. Setnis (phonetic) you have anything?

10 MR. SETNIS: No, I'm good, sir.

11 MAYOR STACK: Thank you.

12 ACTING CITY CLERK: Is there a motion to
13 close the public comment portion of this meeting?

14 MAYOR STACK: Motion.

15 ACTING CITY CLERK: Motion by Mayor Stack.

16 COMMISSIONER MARTINETTI: Second.

17 ACTING CITY CLERK: Second by Commissioner
18 Martinetti.

19 Roll call.

20 Commissioner Fernandez?

21 Absent.

22 Commissioner Rivas?

23 COMMISSIONER RIVAS: Yes.

24 ACTING CITY CLERK: Commissioner Valdivia?

25 COMMISSIONER FERNANDEZ: Yes.

1 ACTING CITY CLERK: Commissioner
2 Martinetti?

3 COMMISSIONER MARTINETTI: Yes.

4 ACTING CITY CLERK: Mayor Stack?

5 MAYOR STACK: Yes.

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1 **LIQUOR LICENSE DISCIPLINARY PROCEEDINGS:**

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3 1. RG Enterprise Entertainment t/a Therapy
4 Lounge, Located at 2803 Bergenline Avenue, Liquor
5 License No. 0910-33-134-006

6 2. Azucar Club, Inc. t/a Azucar Club, Located
7 at 421 43rd Street, Liquor License No.
8 0910-33-003-007

9 3. Lee Entertainment t/a Fantasy Night Club,
10 Located at 416-418 43rd Street, Liquor License No.
11 0910-33-072-007

12

13 ACTING CITY CLERK: The next item is the
14 Liquor License Disciplinary Proceeding.

15 Mr. Sapienza?

16 MR. SAPIENZA: Good evening.

17 COMMISSIONER RIVAS: Good evening.

18 MR. SAPIENZA: Charles Sapienza appearing
19 on behalf of Gregory Farmer.

20

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1 **AZUCAR CLUB, INC. t/a AZUCAR CLUB, Located at 421**
2 **416-418 43rd Street**
3 **Liquor License No. 0910-33-003-007**
4

5 MR. SAPIENZA: Tonight's agenda,
6 unfortunately, has been undercut by a request
7 from Mr. Luis Diaz who represents Azucar Club,
8 Inc., one of the principal cases on the agenda.

9 He's asked -- he said please be advised I'm
10 not able to attend due to an engagement that I
11 thought was scheduled for another day; I hereby
12 request that this matter be held over to the next
13 Commissioner's meeting.

14 MAYOR STACK: When did you receive this
15 request?

16 MR. SAPIENZA: We got it today, July 14th.
17 And here's a copy of the letter.

18 MAYOR STACK: And how many -- how many
19 postponements and adjournments have we given?

20 Is this the first one?

21 MR. SAPIENZA: This is the first one I'm
22 aware of.

23 MAYOR STACK: The first one?

24 ACTING CITY CLERK: I think it's more than
25 one.

1 SGT. DUNLAY: Back and forth.

2 ACTING CITY CLERK: Yeah.

3 MAYOR STACK: What do you mean back and
4 forth?

5 SGT. DUNLAY: We've adjourned it. They've
6 adjourned it.

7 MAYOR STACK: Let's set this up for a final
8 -- for a final meeting and move this along.

9 MR. SAPIENZA: Okay. Yes, sir.

10 MAYOR STACK: I know we received a lot of
11 complaints about this establishment for some
12 time; I haven't in the last week or two. But we
13 should definitely move this along.

14 When -- this will be scheduled for the next
15 Regular Meeting?

16 MR. SAPIENZA: It should be.

17 MAYOR STACK: That's when? When is that?
18 August --

19 MS. de los RIOS: August 4th.

20 ACTING CITY CLERK: August 4th, William V.
21 Musto Cultural Center.

22 MAYOR STACK: That's on Wednesday.
23 Right?

24 ACTING CITY CLERK: No.

25 MS. de los RIOS: No.

1 ACTING CITY CLERK: Tuesday.

2 MAYOR STACK: It can't be.

3 ACTING CITY CLERK: Oh, yes. You're right,
4 Mayor.

5 MAYOR STACK: Yeah. It has to --

6 ACTING CITY CLERK: I'm sorry.

7 MAYOR STACK: -- be on Wednesday.

8 MS. de los RIOS: Oh, --

9 MAYOR STACK: Because Night Out Against
10 Crime.

11 ACTING CITY CLERK: You're right. It is
12 Wednesday.

13 MAYOR STACK: It's got to be August 5th
14 then. The meeting is on August the 5th at seven
15 p.m. at the Musto Center. I have it in my book
16 already.

17 MS. de los RIOS: We need to change that.

18 ACTING CITY CLERK: That's right. We did
19 change that.

20 MAYOR STACK: All right?

21 So let's make sure we stipulate that to
22 them because they're going to believe already --

23 We should get them out a certified letter
24 immediately tomorrow telling them it's on for
25 this date. If not, we're going to have the trial

1 without them being there.

2 Okay?

3 That's on Wednesday, August the 5th, --

4 ACTING CITY CLERK: That's right.

5 MAYOR STACK: -- at the William Musto
6 Cultural Center, 420 15th Street.

7 Charlie, you'll take care of notification
8 on that?

9 MR. SAPIENZA: Yes I will.

10 MAYOR STACK: Good.

11

12 * * *

13

14 ACTING CITY CLERK: How about everything
15 else?

16 COMMISSIONER MARTINETTI: That's it?

17 ACTING CITY CLERK: Only one?

18 Okay.

19 MAYOR STACK: That was the only one on?

20 So, --

21 ACTING CITY CLERK: No, I mean we --

22 MAYOR STACK: -- just -- just if we could,
23 just for the record, --

24 Mr. Sapienza, if you could come back?

25 * * *

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

5 MAYOR STACK: Okay, so Azucar is adjourned
6 until Wednesday, August the 5th, which we just
7 mentioned.

8 MR. SAPIENZA: Yes.

9 MAYOR STACK: RG Enterprise
10 Entertainment/Therapy Lounge?

11 MR. SAPIENZA: Mr. Farmer is still speaking
12 with representatives of that licensee and their
13 attorney but that should be put on for the next
14 date.

15 MAYOR STACK: All right, so that's on
16 August the 5th also?

17 MR. SAPIENZA: Yes.

18 MR. GUZMAN: No, I'm here. (Indiscernible,
19 not near microphone.)

20 MR. DILLON: I need you to come -- he needs
21 to come forward.

22 MAYOR STACK: Okay, Mr. Sapienza, are you
23 aware that he's here?

24 MR. SAPIENZA: No.

25 MAYOR STACK: You want to --

1 All right, sir, just -- you know what we'll
2 do, we'll hold that for a minute.

3 Let's go to Lee Entertainment.

4 Then you can take five minutes and speak to
5 Mr. -- Mr. Guzman outside. Okay?

6 MR. SAPIENZA: Yes.

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1 **LEE ENTERTAINMENT t/a FANTASY NIGHT CLUB, Located**
2 **at 416-418 43rd Street**
3 **Liquor License No. 0910-33-072-007**
4

5 MAYOR STACK: All right, Lee Entertainment
6 trading as Fantasy Night Club at 416-418 43rd.

7 MR. SAPIENZA: Mr. Diaz also represents Lee
8 Entertainment trading as Fantasy.

9 MAYOR STACK: Who does?

10 COMMISSIONER MARTINETTI: Diaz.

11 MR. SAPIENZA: Mr. Diaz, the -- Luis --

12 MAYOR STACK: That's on for the 5th also.

13 Is that the first -- is this the first
14 adjournment?

15 MS. de los RIOS: Yes.

16 MAYOR STACK: It's the first one?

17 MR. SAPIENZA: As far as I know.

18 MAYOR STACK: All right, let's put this on
19 for a solid date of the 5th. We're ready to
20 proceed.

21 Okay?

22 MR. SAPIENZA: Yes, sir.

23

24

* * *

25

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

5 MAYOR STACK: All right.

6 You want to take five minutes --

7 MR. SAPIENZA: I do.

8 MAYOR STACK: -- and you'll speak to Mr.
9 Guzman?

10 We'll -- we'll wait here.

11

12 (Whereupon, the Board recessed from
13 7:26 p.m. to 7:31 p.m.)

14

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

17 ACTING CITY CLERK: You're ready?

18 MR. DILLON: Yeah, we're ready. Yeah.

19 COMMISSIONER MARTINETTI: Back on the
20 record.

21 ACTING CITY CLERK: Back on the record.

22 MR. SAPIENZA: I have spoken with the
23 gentlemen from RG Enterprise/Therapy Lounge who's
24 here. And Mr. Farmer's going to communicate
25 directly with him.

1 It looks like it's all been worked with the
2 aid of Lieutenant Loaces and Detective Dunlay.

3 MAYOR STACK: Okay.

4 And that will be at the next meeting?

5 MR. SAPIENZA: No, I think we'll probably
6 resolve it before then.

7 COMMISSIONER MARTINETTI: Resolve it.

8 MAYOR STACK: Okay.

9 Okay, very good.

10 Thank you very much. Thank you.

11 Anything further?

12 ACTING CITY CLERK: No.

13 MAYOR STACK: Mr. Sapienza?

14 MR. SAPIENZA: No.

15

16 * * *

17

18 **ADJOURNMENT:**

19

20 MAYOR STACK: Dominick?

21 ACTING CITY CLERK: There are no other item
22 on the agenda.

23 Is there a motion to adjourn?

24 MAYOR STACK: Motion.

25 COMMISSIONER MARTINETTI: Second.

1 ACTING CITY CLERK: Motion by Mayor Stack.

2 Second by Commissioner Martinetti.

3 MAYOR STACK: Chief?

4 ACTING CITY CLERK: All in favor?

5

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

7

8 (Whereupon, the proceedings were concluded

9 at 7:31 p.m.)

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1 _____ Brian P. Stack

2 _____ Maryury A. Martinetti

3 _____ Celin J. Valdivia

4 _____ Tilo E. Rivas

5 **Board of Commissioners**

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7 **Attest:**

8 **Dominick Cantatore,**

9 **Acting City Clerk**

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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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, July 14, 2015 and digitally
10 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon