

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
BOARD OF COMMISSIONERS

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:

Washington School
3905 New York Avenue
Union City, New Jersey

Tuesday, February 2, 2016
Commencing at 7:00 p.m.

M E M B E R S P R E S E N T:

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

M E M B E R S A B S E N T:

A L S O P R E S E N T:

DOMINICK CANTATORE, ACTING CITY CLERK

SCARINCI HOLLENBECK
BY: KRYSTLE NOVA, ESQ.
BY: PATRICK J. McNAMARA, ESQ.
Corporation Counsel

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

ERIN KNOEDLER, Director of Operations

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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, February 2nd,
4 2016, at seven p.m., at the Washington School,
5 3905 New York Avenue, Union City, New Jersey.

6 Everyone please rise for the Pledge of
7 Allegiance.

8
9 (Whereupon the Pledge of Allegiance was
10 said.)

11
12 ACTING CITY CLERK: This meeting has been
13 called in accordance with Chapter 231, Public Law
14 of 1975, the Open Public Meeting Act.

15 Adequate notice of this meeting --

16 MAYOR STACK: Dominick, just one second.

17 ACTING CITY CLERK: -- has been provided --

18 MAYOR STACK: Dominick, one second.

19 ACTING CITY CLERK: -- as follows.

20 MR. MIQBEL: Boys and girls, would you
21 please, complete silence and attention. We need
22 to hear what the Clerk's speaking.

23 Thank you.

24 ACTING CITY CLERK: This meeting has been
25 called in accordance with Chapter 231, Public Law

1 of 1975, the Open Public Meeting Act.

2 Adequate Notice of this meeting has been
3 provided as follows:

4 Notice of this meeting setting forth time,
5 date, location, and the agenda, to the extent
6 known, was forwarded to The Jersey Journal, The
7 Record, The Hudson Reporter, has been posted on
8 the bulletin board in City Hall and has been made
9 available to the public in the office of
10 Municipal Clerk.

11

12 **ROLL CALL:**

13

14 ACTING CITY CLERK: Roll call.

15 Commissioner Fernandez?

16 COMMISSIONER FERNANDEZ: Here.

17 ACTING CITY CLERK: Commissioner Rivas?

18 COMMISSIONER RIVAS: Here.

19 ACTING CITY CLERK: Commissioner Valdivia?

20 COMMISSIONER VALDIVIA: Here.

21 ACTING CITY CLERK: Commissioner

22 Martinetti?

23 COMMISSIONER MARTINETTI: Here.

24 ACTING CITY CLERK: Mayor Stack?

25 MAYOR STACK: Here.

1 **COMMUNICATION(S) :**

2

3 1. Presentation Honoring the Union City Chiefs
4 & the Union City Junior Eagles as the Hudson
5 County Youth Football League 2015 Champions

6

7 ACTING CITY CLERK: First item is a
8 Presentation Honoring the Union City Chiefs and
9 the Union City Junior Eagles as the Hudson County
10 Youth Football League 2015 Champions.

11 Commissioner?

12 MAYOR STACK: I would just like to take
13 this opportunity to congratulate all of our
14 football players -- all of our Eagles and Chiefs,
15 and your great victories.

16 And congratulate all your parents. And a
17 special thank you to your coaches.

18 Let's give them a nice round of applause
19 everyone.

20 (Applause.)

21 MAYOR STACK: In Union City, as you know,
22 we take sports very seriously. We try to
23 dedicate as much funding and as much fields and
24 whatever resources that you need and your coaches
25 need and we try to do that on a constant basis.

1 And you make us very proud; not only in our
2 sports program but in our school system.

3 We want to congratulate you, your parents
4 again, for the great job that you do every day in
5 school, for being model residents. Our youth in
6 the City tremendous, have been tremendous in our
7 City, always being there and setting the example
8 for children throughout Hudson County.

9 So we thank you very much. On behalf of
10 the Commissioners and myself, we thank you.

11 I would like to now turn it over to
12 Commissioner Valdivia who is our Parks and Public
13 Property and Recreation Commissioner. And he's
14 the guy that makes it happen every day for all of
15 you.

16 (Applause.)

17 COMMISSIONER VALDIVIA: Good evening,
18 everyone. It's an honor and privilege to be
19 here.

20 I've been Commissioner only three years and
21 this is probably my proudest moment; seeing so
22 many parents, the coaches, and the kids that
23 played so hard. And I want to congratulate the
24 kids for their championship, the Little Eagles,
25 for going undefeated and being champions for our

1 team --

2 (Applause.)

3 COMMISSIONER VALDIVIA: Again, what makes
4 our community very special and this is because of
5 the leadership of our Honorable Mayor Brian
6 Stack, is parental involvement, the kids being
7 involved in sports and education, and the parents
8 always being there with them.

9 So thank you very much to all the parents
10 for -- for being there for their kids always. It
11 is very important. We will never know how many
12 lives we save with good recreation programs and a
13 good educational system.

14 Thank you very much.

15 (Applause.)

16 COMMISSIONER FERNANDEZ: We're ready to
17 call up the players. Junior Eagles Head Coach,
18 Elizer Abreu.

19 And is there any Assistant Coaches --

20 MAYOR STACK: Just come around the side
21 there.

22 (Applause.)

23 (Whereupon, there was a pause in the
24 proceedings.)

25 COMMISSIONER VALDIVIA: On behalf of the

1 Honorable Mayor Brian P. Stack and the Board of
2 Commissioners, we congratulate the Junior Eagles,
3 as the 2015 Hudson County Youth Football League
4 Champions.

5 Congratulations.

6 (Applause.)

7 MAYOR STACK: One thing I forgot to mention
8 is that we're going to be having a dinner in the
9 spring and we also have beautiful jackets for all
10 of you.

11 (Applause.)

12

13 (Whereupon, opening remarks were made.)

14

15 (Whereupon, a Union City Certificate of
16 Appreciation was awarded to the following Union
17 City Junior Eagles:

18 Jayden Karim;

19 Luan Ortiz;

20 Gabriel Rodriguez (NOT PRESENT);

21 Matthew Barragan;

22 Josiel Estrella;

23 Nathan Flores;

24 Thomas Davis;

25 Ethan Rodriguez;

1	Daeshawn Mogro;
2	Demetrius Betances;
3	Daiven Albert;
4	Jordan Moretta;
5	Luciano Velez;
6	Luis Santiago;
7	Ryan Rodriguez;
8	Jasiah Espinal;
9	Felix Matos;
10	Nathan Fitch;
11	Carlos Drouet;
12	Isaiah Carswell;
13	Matthew Avendano;
14	Angel Villegas;
15	Brandon Sanchez;
16	Kered Figueroa;
17	Juan Barco;
18	Elieser Abreu;
19	Ojany Hernandez;
20	Giantonio Ovalles;
21	Jaiden Muro (NOT PRESENT);
22	Alexzander Rivera;
23	Alan Rivera;
24	Gabriel Kuhn;
25	Ariel Williams;

1 Andres Hernandez (NOT PRESENT);
2 Ryan Perez;
3 Mayson Cruz;
4 Gabriel Rodriguez;
5 Elias Andino;
6 Jhosthyn Luciano;
7 Seth Alonso; and
8 Angel Nakano.)

9
10 (Whereupon, a Union City Certificate of
11 Appreciation was awarded to the following Union
12 City Junior Eagles Cheerleaders:

13 Amanda Guerrero;
14 Jennifer Bacca;
15 Shanyce Quintana;
16 Hanna Warren;
17 Cassidy Serrano;
18 Genesis Perez;
19 Katelyn Sanon;
20 Siana Quintana;
21 Luciana Gallagher; and
22 Jeydalynn Colon.)

23
24 (Whereupon, the Most Improved Award for the
25 Union City Junior Eagles Cheerleader was awarded

1 to Luciana Gallagher.)

2

3 (Whereupon, the Spirit Award for the Union
4 City Junior Eagles Cheerleader was awarded to
5 Siana Quintana.)

6

7 (Whereupon, the Coaches Award for the Union
8 City Junior Eagles Cheerleader was awarded to
9 Jeydalynn Colon.)

10

11 (Whereupon, the MVP for the Union City
12 Junior Eagles Cheerleader was awarded to Amanda
13 Guerrero.)

14

15 A VOICE: And a special thank you, a
16 proclamation to Coach Myasia Mogro.

17

18 (Whereupon, there was a pause in the
19 proceedings.)

20 COMMISSIONER VALDIVIA: On behalf of the
21 Honorable Mayor Brian P. Stack and the Board of
22 Commissioners, we congratulate the Union City
23 Chiefs as the 2015 Hudson County Youth Football
24 League Champions.

25 Thank you, Coach.

1 Thank you, guys.

2

3 (Whereupon, a Union City Certificate of
4 Appreciation was awarded to the following Union
5 City Chiefs:

6 Dennis Flores;

7 Jonthan Rodriguez;

8 William Buezo;

9 Jahdiel Suncar;

10 Raymond Lora;

11 Hector Hidalgo;

12 Juan Lopez;

13 Diomedes Caceres;

14 Johan Polanco;

15 Brandon A. Albert;

16 Jose Hernandez;

17 Joshua Negron;

18 Julian Valdes;

19 William Begazo;

20 Aaron La Russo;

21 Donovan Sanchez;

22 Raquan Floyd-Bennett;

23 Davyn Banks;

24 Kelvin Mejia;

25 Bernardo Montanez;

1 Frankie Lopez;
2 Brian Lopez;
3 Glaser Arias;
4 Jalen Vega;
5 Nasir Lopez;
6 Jeremiah Inoa;
7 Luis Avalos;
8 Abdiel Ramos;
9 Corey Fitch;
10 Antonio Hernandez;
11 Henry Vilomar;
12 Richanel Garcia;
13 Lazarus Cambon;
14 Jaylin Massa;
15 Gerado Ravelo; and
16 Franklin Blanco.)
17
18 A VOICE: And now to the Assistant Coaches.
19 Oh.
20 Joseph R. Moresco (phonetic).
21
22 (Whereupon, the Union City Chiefs Coaches
23 were acknowledged as follows:
24 Coach Jeffrey Peterson;
25 Coach Carlos Vega;

1 Coach Julio Yunes;
2 Coach Gerry Medina;
3 Coach Dominick Caceres;
4 Coach "Big Mike" Rosado;
5 Coach Anthony Barreta;
6 Coach Frankie Lopez (phonetic); and
7 Head Coach Robert Masaa.)
8

9 (Whereupon, a Union City Certificate of
10 Appreciation was awarded to the following Union
11 City Chiefs Cheerleaders:

12 Alexa Paulino;
13 Leana Melendez;
14 Samantha Fajardo;
15 Abigail Baez;
16 Brianna Diaz;
17 Keyla Alica;
18 Jennifer Fria;
19 Stephanie Rumaldo;
20 Joyce Peguero;
21 Hennessy Ramos;
22 Myasia Mogro;
23 Digna Ventura; and
24 Charilize Zuniga.)
25

1 (Whereupon, the Most Improved Award for the
2 Union City Chiefs Cheerleader was awarded to
3 Jennifer Fria.)

4

5 (Whereupon, the Spirit Award for the Union
6 City Chiefs Cheerleader was awarded to Stephanie
7 Rumaldo.)

8

9 (Whereupon, the Coaches Award for the Union
10 City Chiefs Cheerleader was awarded to Keyla
11 Alicea.)

12

13 (Whereupon, the MVP for the Union City
14 Chiefs Cheerleader was awarded to Alexa Paulino.)

15

16 (Whereupon, a Special Thank You Award was
17 awarded to Coach Victoria Colon.)

18

19 COMMISSIONER FERNANDEZ: Congratulations,
20 boys and girls. Congratulations, parents.

21 Thank you all for being here this evening.

22

23 (Whereupon, the Board recessed from
24 7:23 p.m. to 7:27 p.m.)

25

1 ACTING CITY CLERK: We're ready to proceed.

2

3 **APPROVAL OF PREVIOUS MEETING MINUTES FROM JANUARY**
4 **5, 2016 AND JANUARY 19, 2016:**

5

6 ACTING CITY CLERK: Next -- next item is
7 Approval of Previous Meeting --

8 MAYOR STACK: You want to use the
9 microphone maybe? Just -- just until we get
10 everyone clear.

11 ACTING CITY CLERK: I'm --

12 (Whereupon, there was a pause in the
13 proceedings.)

14 ACTING CITY CLERK: Next item is Approval
15 of Previous Meeting Minutes held on January 5th
16 and January 19, 2016, be approved and recorded.

17 MAYOR STACK: I'll move it. Move.

18 COMMISSIONER VALDIVIA: Second.

19 ACTING CITY CLERK: Motion by Mayor Stack.

20 COMMISSIONER RIVAS: Second. Second.

21 ACTING CITY CLERK: Second by Commissioner
22 Rivas.

23 Roll call.

24 Commissioner Fernandez?

25 MAYOR STACK: Yes. He indicated yes.

1 ACTING CITY CLERK: Yes on -- yes on the
2 19th; recusing on the 5th.

3 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.

12

13 **ORDINANCES FOR HEARING AND ADOPTION**

14 **CONSIDERATION:**

15

16 () AN ORDINANCE AMENDING CHAPTER 87 OF THE
17 CODE OF THE CITY OF UNION CITY REGULATING THE
18 PRESERVATION OF TREES

19

20 ACTING CITY CLERK: Next item we have
21 Ordinances for Hearing and Adoption
22 Consideration.

23 An Ordinance -- the first Ordinance is
24 Amending Chapter 87 of the Code of the City of
25 Union City Regulating the Preservation of Trees.

1 MAYOR STACK: You want to explain that?

2 MS. NOVA: Okay.

3 MAYOR STACK: You want to use the mic --

4 Why don't you stand over here one minute,

5 Krystle?

6 All right?

7 MS. NOVA: No problem.

8 MAYOR STACK: Everybody -- everybody, thank
9 you -- thank you very much for your patience.

10 Tonight was -- obviously tonight -- tonight
11 was a special night giving Certificates of
12 Appreciation recognizing our youth for
13 participating in our sports program.

14 So I thank everyone for their patience.

15 Krystle?

16 MS. NOVA: Okay, this Ordinance creates a
17 requirement for people to obtain a permit to cut
18 down a tree; requires replacement of that tree,
19 if removed; and establishes a thousand dollar fee
20 for improper removal of a tree.

21 MAYOR STACK: On this ordinance all we're
22 looking to do is to preserve the trees. As
23 everyone has noticed we've put up thousands of
24 trees in the last few years in Union City. What
25 we're looking to do is to preserve those trees

1 and our older trees in the community and really
2 stop anyone from cutting down the trees.

3 So, having said that, this ordinance would
4 preserve the trees that we have and have
5 individuals come forward if they're looking to
6 cut a tree down for a permit from the City of
7 Union City.

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

11 MR. PRICE: Larry Price, 1006 Palisade.

12 What trees will this apply to? Just trees
13 on the street or trees on any property?

14 MAYOR STACK: Krystle?

15 MS. NOVA: This applies exclusively to
16 trees on the street; public trees. Not on
17 anybody's private property.

18 MR. PRICE: Because I have 47 trees on my
19 property and it's -- would be a burden to have
20 that apply.

21 Thank you.

22 MAYOR STACK: Anyone else wishing to
23 comment at this time, please step forward?

24 Seeing no other.

25 I'll make a motion.

1 ACTING CITY CLERK: Motion by Mayor Stack.

2 COMMISSIONER VALDIVIA: Second.

3 ACTING CITY CLERK: Second by Commissioner
4 Valdivia.

5 Roll call.

6 Commissioner Fernandez?

7 COMMISSIONER FERNANDEZ: Yes.

8 ACTING CITY CLERK: 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 to adopt --

19 COMMISSIONER VALDIVIA: Motion.

20 ACTING CITY CLERK: -- this ordinance?

21 MAYOR STACK: Second.

22 ACTING CITY CLERK: Motion by Commissioner
23 Valdivia.

24 Second by Mayor Stack.

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.

12

13 **ORDINANCES FOR HEARING AND ADOPTION**

14 **CONSIDERATION:**

15

16 () AN ORDINANCE AMENDING CHAPTER 366 OF THE
17 CODE OF THE CITY OF UNION CITY ENTITLED "STREETS
18 AND SIDEWALK" EXCAVATION

19

20 ACTING CITY CLERK: Next Ordinance Amending
21 Chapter 366 of the Code of the City of Union City
22 Entitled Streets and Sidewalk Excavation.

23 MS. NOVA: This ordinance prohibits
24 sidewalk openings, cuts, or excavation during the
25 winter months of November through March, except

1 in cases of emergencies.

2 MAYOR STACK: What we're doing here is
3 stopping anybody from opening their sidewalk
4 during the winter months, predominantly November,
5 December, January, February and March.

6 Why we're doing that is it makes it very
7 dangerous for residents to walk on these
8 sidewalks. They're not able to be cemented back.
9 You can't usually, in most cases, lay concrete
10 during those months. Most times there's dirt
11 left on the sidewalk or they'll put asphalt on
12 the sidewalk. Individuals trip on the sidewalk,
13 get injured, and the City is the first one on the
14 end of the lawsuit.

15 So we're looking to preserve -- we're
16 looking to stop anybody from tripping and falling
17 on these dangerous conditions, unless it's for an
18 emergency.

19 Anyone wishing to comment on this ordinance
20 at this time, please step forward?

21 Seeing none.

22 ACTING CITY CLERK: Is there a motion to
23 close the public hearing on this ordinance?

24 COMMISSIONER MARTINETTI: Motion.

25 ACTING CITY CLERK: Motion by --

1 COMMISSIONER VALDIVIA: Second.

2 ACTING CITY CLERK: -- Commissioner

3 Martinetti.

4 Second by Commissioner Valdivia.

5 Roll call.

6 Commissioner Fernandez?

7 COMMISSIONER FERNANDEZ: Yes.

8 ACTING CITY CLERK: 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 Chapter 366 of the

19 Code of the City of Union City Entitled Streets

20 and Sidewalk Excavation?

21 MAYOR STACK: Motion.

22 ACTING CITY CLERK: Motion by Mayor Stack.

23 COMMISSIONER RIVAS: Second.

24 COMMISSIONER MARTINETTI: Second.

25 ACTING CITY CLERK: Second by Commissioner

1 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 () AN ORDINANCE AMENDING CHAPTER 366 OF THE
19 CODE OF THE CITY OF UNION CITY ENTITLED "STREETS
20 AND SIDEWALK" UNDERGROUND TANKS

21

22 ACTING CITY CLERK: Next Ordinance Amending
23 Chapter 366 of the Code of the City of Union City
24 Entitled Streets and Sidewalk Underground Tanks.

25 MS. NOVA: This ordinance is similar to the

1 last one. It prohibits removal of underground
2 fuel tanks during the winter months of November
3 through March, except in the cases of
4 emergencies.

5 MAYOR STACK: This pretty much ties in
6 again with what we just did with the sidewalks.
7 It would stop the removal of underground storage
8 tanks, basically in the right-of-way, in
9 sidewalks and stuff like that I just mentioned on
10 -- on making a hazardous condition. A trip
11 hazard; somebody falling in the winter months.
12 Predominantly once again November, December,
13 January, February and March.

14 Anyone wishing to comment at this time?

15 And, again, if there was an emergency,
16 we'll treat that on an emergency basis.

17 Anyone wishing to comment at this time?

18 Seeing none.

19 ACTING CITY CLERK: Is there a motion to
20 close the public hearing on this ordinance?

21 COMMISSIONER VALDIVIA: Motion.

22 MAYOR STACK: Motion.

23 ACTING CITY CLERK: Motion by --

24 MAYOR STACK: Thank you, Krystle.

25 ACTING CITY CLERK: -- Commissioner

1 Valdivia.

2 Second by Commissioner -- I mean Mayor
3 Stack.

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: Yes.

14 ACTING CITY CLERK: Mayor Stack?

15 MAYOR STACK: Yes.

16 ACTING CITY CLERK: Is there a motion to
17 adopt -- to adopt the Ordinance Amending
18 Chapter --

19 COMMISSIONER RIVAS: Motion.

20 ACTING CITY CLERK: -- 366 of the Code of
21 the City of Union City Entitled Streets and
22 Sidewalk Underground Tanks?

23 Motion by Commissioner Rivas.

24 COMMISSIONER VALDIVIA: Second.

25 COMMISSIONER FERNANDEZ: Second.

1 ACTING CITY CLERK: Second by Commissioner
2 Valdivia.

3 Roll call.

4 Commissioner Fernandez?

5 COMMISSIONER FERNANDEZ: Yes.

6 ACTING CITY CLERK: 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 **CONSENT AGENDA:**

17

18 (1) Resolution Approving the Payment of Claims

19 (2) Resolution Approving the Payment of

20 Concurring Claims

21 (3) Resolution Approving the City Payroll for
22 the Period of January 9, 2016 through January 22,
23 2016

24 (4) Resolution Approving the Library Payroll
25 for the Period of January 9, 2016 through January

1 22, 2016

2 (5) Resolution Approving Contract with W.E.
3 Timmerman Co. Inc. for Repair of Street Sweeper

4 (6) Resolution Approving State Contract with
5 Atlantic Tactical for Purchase of Police
6 Ammunition

7 (7) Resolution Approving the Transfer of a Bus
8 from the City of Union City to the Hudson
9 Milestones Non-Profit Organization

10 (8) Resolution Approving State Contract #81427
11 with Signature Sites, LLC for Recreation
12 Equipment for the Police Memorial Park

13 (9) Resolution Approving State Contract #A81422
14 with General Recreation, Inc. for Spray Pad for
15 the Police Memorial Park

16 (10) Resolution Establishing a New Change Fund
17 Custodian for the Tax Collector Office

18 (11) Resolution Authorizing the Placement of a
19 Lien on the Property Know (sic) as 527 38th
20 Street, Block 219, Lot 43 for Tenant Relocation
21 Costs

22 (12) Resolution Authorizing the Placement of a
23 Lien on the Property Know (sic) as 307 9th Street,
24 Block 38, Lot 10 for Tenant Relocation Costs

25 (13) Resolution Authorizing the Placement of a

1 Lien on the Property Know (sic) as 2511
2 Bergenline Avenue, Block 142, Lot 18 for Tenant
3 Relocation Costs
4 (14) Resolution Authorizing the Placement of a
5 Lien on the Property Know (sic) as 4604 Brown
6 Street, Block 274, Lot 23 for Emergency Repair
7 Costs
8 (15) Resolution Authorizing the Placement of a
9 Lien on the Property Know (sic) as 511-11th
10 Street, Block 47, Lot 13 for Tenant Relocation
11 Costs
12 (16) Resolution Authorizing the Placement of a
13 Lien on the Property Know (sic) as 1224 Central
14 Avenue, Lot 13, Block 59 for Emergency Repairs
15 Costs
16 (17) Resolution Authorizing the Placement of a
17 Lien on the Property Know (sic) as 632 37th
18 Street, Block 260, Lot 15 for Tenant Relocation
19 Costs
20 (18) Resolution Authorizing the Placement of a
21 Lien on the Property Know (sic) as 205 39th
22 Street, Block 227, Lot 18 for Tenant Relocation
23 Costs
24 (19) Resolution Authorizing the Placement of a
25 Lien on the Property Know (sic) as 2603 New York

1 Avenue, Block 149, Lot 16 for Tenant Relocation
2 Costs
3 (20) Resolution Authorizing the Placement of a
4 Lien on the Property Know (sic) as 712 25th
5 Street, Block 144.01, Lot 17 for Tenant
6 Relocation Costs
7 (21) Resolution Authorizing the Placement of a
8 Lien on the Property Know (sic) as 718 14th
9 Street, Block 70, Lot 25 for Tenant Relocation
10 Costs
11 (22) Resolution Authorizing the Placement of a
12 Lien on the Property Know (sic) as 1220
13 Bergenline Avenue, Block 61.02, Lot 16 for Tenant
14 Relocation Costs
15 (23) Resolution Authorizing the Placement of a
16 Lien on the Property Know (sic) as 628 36th
17 Street, Block 260.01, Lot 12 for Emergency Repair
18 Costs
19 (24) Resolution Authorizing the Placement of a
20 Lien on the Property Know (sic) as 733-35 6th
21 Street, Block 20, Lot 9.02 for Emergency Repair
22 Costs
23 (25) Resolution Approving Addendum to Contract
24 for ABC Prosecutor Services
25 (26) Resolution Approving Amendment to the

1 Contract for Planning Consultant for Affordable
2 Housing Matters

3 (27) Resolution Authorizing the Refund of
4 Redemption Monies to Outside Lienholders

5 (28) Resolution Authorizing the Refund of
6 Premium Monies Collected at the Tax Sale

7 (29) Resolution Authorizing the Refund of a Tax
8 Payment Made on the Wrong Parcel for Block 217,
9 Lot 3 Also Known as 140 36th Street

10 (30) Resolution Authorizing the Adjustment of
11 Estimated Taxes for the First Quarter Taxes (10
12 pages)

13 (31) Resolution Cancelling First Quarter Taxes
14 Due to Creation of New Condominium

15 (32) Resolution Cancelling Taxes on Property
16 Located at 1901 West Street Also Known as 108,
17 Lot 4.01 Deemed Exempt Due to a Pilot (sic)
18 Program

19 (33) Any other matter of City business that may
20 arise

21

22 ACTING CITY CLERK: Next item is a Consent
23 Agenda. We have 32 items on Consent Agenda.

24 First item is Resolution Approving the
25 Payments of Claim.

1 Item 2.

2 Resolution Approving the Payment of
3 Concurring Claims.

4 Item 3.

5 Resolution Approving the City Payroll for
6 the Period of January 9, 2016 through January
7 22nd, 2016.

8 Item 4.

9 Resolution Approving the Library Payroll
10 for the Period of January 9, 2016 through January
11 22nd, 2016.

12 Item 5.

13 Resolution Approving Contract with W.E.
14 Timmerman Corporation Inc. for the Repair of
15 Street Sweepers.

16 Item 6.

17 Resolution Approving State Contract with
18 Atlantic Tactical for Purchase of Police
19 Ammunitions.

20 Item 7.

21 Resolution Approving the Transfer of a Bus
22 from the City of Union City to the Hudson
23 Milestone Non-Profit Organization.

24 Item 8.

25 Resolution Approving State Contract Number

1 81427 with Signature Sites, LLC for Recreation
2 Equipment for the Police Memorial Park.

3 Item 9.

4 Resolution Approving State Contract Number
5 A81422 with General Recreation, Inc. for Spray
6 Pad for the Police Memorial Park.

7 Item 10.

8 Resolution Establishing a New Change Fund
9 Custodian for the Tax Collector Office.

10 Item 11.

11 Resolution Authorizing the Placement of a
12 Lien on the Property Known as 527 38th Street,
13 Block 219, Lot 43 for Tenant Relocation Costs.

14 Item 12.

15 Resolution Authorizing the Placement of a
16 Lien on the Property Known as 307 9th Street,
17 Block 38, Lot 10 for Tenant Relocation Costs.

18 Item 13.

19 Resolution Authorizing the Placement of a
20 Lien on the Property Known as 2511 Bergenline
21 Avenue, Block 142, Lot 18 for Tenant Relocation
22 Costs.

23 Item 14.

24 Resolution Authorizing the Placement of a
25 Lien on the Property Known as 4604 Brown Street,

1 Block 274, Lot 23 for Emergency Repair Costs.

2 Item 15.

3 Resolution Authorizing the Placement of a
4 Lien on the Property Known as 511 11th Street,
5 Block 47, Lot 13 for Tenant Relocation Costs.

6 Item 16.

7 Resolution Authorizing the Placement of a
8 Lien on the Property Known as 1224 Central
9 Avenue, Lot 13, Block 59 for Emergency Repairs
10 Costs.

11 Item 17.

12 Resolution Authorizing the Placement of a
13 Lien on the Property Known as 632 37th Street,
14 Block 260, Lot 15 for Tenant Relocation Costs.

15 Item 18.

16 Resolution Authorizing the Placement of a
17 Lien on the Property Known as 205 39th Street,
18 Block 227, Lot 18 for Tenant Relocation Costs.

19 Item 19.

20 Resolution Authorizing the Placement of a
21 Lien on Property Known as 2603 New York Avenue,
22 Block 149, Lot 16 for Tenant Relocation Costs.

23 Item 20.

24 Resolution Authorizing the Placement of a
25 Lien on the Property Known as 712 25th Street,

1 Block 144.01, Lot 17 for Tenant Relocation Costs.

2 Item 21.

3 Resolution Authorizing the Placement of a
4 Lien on the Property Known as 718 14th Street,
5 Block 70, Lot 25 for Tenant Relocation Costs.

6 Item 22.

7 Resolution Authorizing the Placement of a
8 Lien on the Property Known as 1220 Bergenline
9 Avenue, Block 61.02, Lot 16 for Tenant Relocation
10 Costs.

11 Item 23.

12 Resolution Authorizing the Placement of a
13 Lien on the Property Known as 628 36th Street,
14 Block 260.01, Lot 12 for Emergency Repair Costs.

15 Item 24.

16 Resolution Authorizing the Placement of a
17 Lien on the Property Known as 733-35 6th Street,
18 Block 20, Lot 9.02 for Emergency Repair Costs.

19 Item 25.

20 Resolution Approving Addendum to Contract
21 for ABC Prosecutor Services.

22 Item 26.

23 Resolution Approving Amendment to Contract
24 for Planning Consultant for Affordable Housing
25 Matters.

1 Item 27.

2 Resolution Authorizing the Refund of
3 Redemption Money to Outside Lienholders.

4 Item 28.

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

7 Item 29.

8 Resolution Authorizing the Refund of a Tax
9 Payment Made on the Wrong Parcel for Block 217,
10 Lot 3 Also Known as 140 36th Street.

11 Item 30.

12 Resolution Authorizing the Adjustment on
13 Estimated Taxes for the First Quarter Taxes.

14 Item 31.

15 Resolution Cancelling First Quarter Taxes
16 Due to Creation of New Condominiums.

17 Item 32.

18 Resolution Cancelling Taxes on Property
19 Located at 1901 West Street Also Known as 108,
20 Lot 4.01 Deemed Exempt Due to P.I.L.O.T. -- to a
21 P.I.L.O.T. Program.

22 Mayor, I have no other item on the Consent
23 Agenda.

24 Do you wish to take public comment --

25 MAYOR STACK: Sure.

1 ACTING CITY CLERK: -- on any item on the
2 Consent Agenda at this time?

3 MAYOR STACK: Sure, Mr. Clerk.

4 Just before we do, on number 7, the
5 Transfer of a Bus from the City of Union City to
6 Hudson Milestones, obviously it's a not-for-
7 profit organization. A very -- a very strong and
8 able organization that does a lot of good for
9 disabled, specifically children.

10 We're proud to work closely with them in
11 the City of Union City and donate this bus that
12 the City of Union City did not need at this time.

13 On the recreation equipment for Memorial
14 Park, I'd like to praise all the Commissioners,
15 specifically Commissioner Valdivia, for our
16 commitment again to our parks.

17 This park will be -- it's a pocket park on
18 11th and West. It's going to be dedicated to
19 police officers who have fallen in the line of
20 duty over the years in Union City. And it's also
21 going to be a children's park where children are
22 going to learn about police history and have a
23 lot of fun.

24 And again -- once again, another safe haven
25 in Union City where children can go and play in

1 | our community.

2 | As for the tenant relocation costs, a lot
3 | of these that we just heard of and the repairs,
4 | this is again a Building Department being
5 | proactive where we find tenants in illegal
6 | occupancies and cubicles and we relocate them,
7 | getting them a safe place to live and helping
8 | them.

9 | And repair costs, sometimes when the
10 | landlord denies or --

11 | COMMISSIONER MARTINETTI: Neglects.

12 | MAYOR STACK: -- neglects a piece of
13 | property and won't make the repairs, we make the
14 | repairs for them. We send a strong message in
15 | doing that and we put the cost right on their --
16 | on their property and their tax bill.

17 | Having said that anyone who would like to
18 | comment at this time on the Consent Agenda,
19 | please step forward, state your name and address
20 | for the record.

21 | Seeing none.

22 | ACTING CITY CLERK: Is there a motion to
23 | close the public comment on Consent Agenda?

24 | COMMISSIONER FERNANDEZ: Motion.

25 | ACTING CITY CLERK: Motion by Commissioner

1 Fernandez.

2 COMMISSIONER RIVAS: Second.

3 ACTING CITY CLERK: Second by Commissioner
4 Rivas.

5 Roll call.

6 Commissioner Fernandez?

7 COMMISSIONER FERNANDEZ: Yes.

8 ACTING CITY CLERK: 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: I'm recusing on
15 item number 1, payment to Adolfo Lopez and Luis
16 Diaz.

17 Also, any payment pertaining to North
18 Hudson Fire and Rescue; and any payment
19 pertaining to UC Code of Construction.

20 Aye on the rest.

21 ACTING CITY CLERK: Mayor Stack?

22 MAYOR STACK: Yes.

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

25 COMMISSIONER VALDIVIA: Motion.

1 MAYOR STACK: Motion.

2 ACTING CITY CLERK: Motion by Commissioner
3 Valdivia.

4 Second?

5 By Commissioner --

6 COMMISSIONER RIVAS: Second.

7 ACTING CITY CLERK: -- Rivas.

8 Roll call.

9 Commissioner Fernandez?

10 COMMISSIONER FERNANDEZ: I abstain on
11 number 14 as it pertains to emergent repairs on
12 Brown Street.

13 Otherwise yes on the rest.

14 ACTING CITY CLERK: 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: I'm -- I'm
21 recusing on the items listed before.

22 Aye on the rest.

23 ACTING CITY CLERK: Mayor Stack?

24 MAYOR STACK: Yes.

25

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

2

3 (1.) AN ORDINANCE AMENDING CHAPTER 296 OF THE
4 CODE OF THE CITY OF UNION CITY ENTITLED "PEACE
5 AND GOOD ORDER" SHORT TERM VACATION RENTALS
6 VIOLATIONS

7

8 ACTING CITY CLERK: Next item's Ordinances
9 for Introduction.

10 These Ordinances will be further considered
11 at a meeting of the Board of Commission to be
12 held on February 16, 2016, at seven p.m. at the
13 Union Middle -- at Union Hill Middle School, 3808
14 Hudson Avenue, Union City, New Jersey.

15 First Ordinance is Amending Chapter 296 of
16 the Code of the City of Union City Entitled Peace
17 and Good Order Short Term Vacation Rental
18 Violations.

19 MAYOR STACK: I'll move it.

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

22 COMMISSIONER RIVAS: 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.

12

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

14

15 (2.) AN ORDINANCE AMENDING CHAPTER 261 OF THE
16 CODE OF THE CITY OF UNION CITY ENTITLED "NOISE"
17 AND CHAPTER 296 ENTITLED "PEACE AND GOOD ORDER"

18

19 ACTING CITY CLERK: Next Ordinance Amending
20 Chapter 261 of the Code of the City of Union City
21 Entitled Noise and Chapter 296 Entitled Peace and
22 Good Order.

23 MAYOR STACK: Move it.

24 ACTING CITY CLERK: Motion by Mayor Stack.

25 COMMISSIONER MARTINETTI: Second.

1 ACTING CITY CLERK: Second by Commissioner
2 Martinetti.

3 Roll call.

4 Commissioner Fernandez?

5 COMMISSIONER FERNANDEZ: Yes.

6 ACTING CITY CLERK: 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 **ORDINANCE (S) FOR INTRODUCTION:**

17

18 (3.) AN ORDINANCE AMENDING CHAPTER 311 OF THE
19 CODE OF THE CITY OF UNION CITY ENTITLED "PROPERTY
20 MAINTENANCE" AND CHAPTER 1 "GENERAL PROVISIONS"
21 HEATING CODE VIOLATIONS

22

23 ACTING CITY CLERK: Next Ordinance Amending
24 Chapter 311 of the Code of the City of Union City
25 Entitled Property Maintenance and -- and Chapter

1 1 General Provisions Heating Code Violations.

2 MAYOR STACK: Move it.

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

5 COMMISSIONER MARTINETTI: Second.

6 COMMISSIONER RIVAS: Second.

7 ACTING CITY CLERK: Second by Commissioner
8 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

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

23

24 (4.) AN ORDINANCE AMENDING CHAPTER 234 OF THE
25 CODE OF THE CITY OF UNION CITY ENTITLED

1 "LICENSING OF BUSINESS AND OCCUPATIONS"

2

3 ACTING CITY CLERK: Next Ordinance Amending
4 Chapter 234 of the Code of the City of Union City
5 Entitled Licensing of Businesses and Occupations.

6 MAYOR STACK: Move it.

7 ACTING CITY CLERK: Motion by Mayor Stack.

8 COMMISSIONER MARTINETTI: Second.

9 ACTING CITY CLERK: Second by Commissioner
10 Martinetti.

11 Roll call.

12 Commissioner Fernandez?

13 COMMISSIONER FERNANDEZ: Yes.

14 ACTING CITY CLERK: 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

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

25

1 (5.) AN ORDINANCE AMENDING CHAPTER 122 OF THE
2 CODE OF THE CITY OF UNION CITY ENTITLED
3 "CONSTRUCTION CODES, UNIFORM"
4

5 ACTING CITY CLERK: Next Ordinance Amending
6 Chapter 122 of the Code of the City of Union City
7 Entitled Construction Codes, Uniform.

8 MAYOR STACK: I'll move it.

9 ACTING CITY CLERK: Motion by Mayor Stack.

10 COMMISSIONER VALDIVIA: Second.

11 ACTING CITY CLERK: Second by Commissioner
12 Valdivia.

13 Roll call.

14 Commissioner Fernandez?

15 COMMISSIONER FERNANDEZ: Yes.

16 ACTING CITY CLERK: Commissioner Rivas?

17 COMMISSIONER RIVAS: Yes.

18 ACTING CITY CLERK: Commissioner Valdivia?

19 COMMISSIONER VALDIVIA: Yes.

20 ACTING CITY CLERK: Commissioner
21 Martinetti?

22 COMMISSIONER MARTINETTI: I'm abstaining.

23 ACTING CITY CLERK: Commissioner
24 Martinetti; abstaining.

25 Mayor Stack?

1 MAYOR STACK: Yes.

2

3 **REGULAR AGENDA:**

4

5 1. Resolution Approving Shared Services
6 Agreement with the Union City Board of Education
7 for Parking at St. Michael's Monastery/Korean
8 Church

9

10 ACTING CITY CLERK: Next item is the
11 Regular Agenda.

12 First item is Resolution Approving Shared
13 Service Agreement with the Union City Board of
14 Education for Parking at Saint Michael's
15 Monastery and Korean Church.

16 MAYOR STACK: Yes. I'd like to praise the
17 Board of Education for working together with the
18 City of Union City to create additional parking
19 at this location.

20 I'll move it.

21 MS. NOVA: Before everyone else moves, we
22 want to make note that based on the doctrine of
23 necessity Commissioner Valdivia who normally
24 would recuse is going to be voting.

25 COMMISSIONER RIVAS: I second it.

1 ACTING CITY CLERK: Motion made by Mayor
2 Stack.

3 Second by Commissioner Rivas.

4 Commissioner Fernandez?

5 Recusing.

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 Recusing.

13 Mayor Stack?

14 MAYOR STACK: Yes.

15

16 **REGULAR AGENDA:**

17

18 2. Resolution Approving Amendment to the
19 Shared Services Agreement for the Lease of the
20 Rear Portion of 2214 Kennedy Boulevard with the
21 Union City Board of Education

22

23 ACTING CITY CLERK: Next is a Resolution
24 Approving --

25 Item 2 is Resolution Approving Amendment of

1 the Shared Service Agreement for the Lease of the
2 Rear Portion of 2214 Kennedy Boulevard with the
3 Union City Board of Education.

4 MS. NOVA: Again, based on the doctrine of
5 necessity Commissioner Valdivia will be voting on
6 this even though he would normally recuse on
7 Board of Education matters.

8 MAYOR STACK: I'll move it.

9 ACTING CITY CLERK: Motion by Mayor Stack.

10 COMMISSIONER RIVAS: Second.

11 ACTING CITY CLERK: Second by Commissioner
12 Rivas.

13 Roll call.

14 Commissioner Fernandez?

15 Recusing.

16 Commissioner Rivas?

17 COMMISSIONER RIVAS: Yes.

18 ACTING CITY CLERK: Commissioner Valdivia?

19 COMMISSIONER VALDIVIA: Yes.

20 ACTING CITY CLERK: Commissioner
21 Martinetti?

22 Recusing.

23 Mayor Stack?

24 MAYOR STACK: Yes.

25

1 **REGULAR AGENDA:**

2

3 3. Resolution Approving Memorandum of
4 Understanding with Hudson County Concerning
5 Improvements to the Washington Park Picnic Area

6

7 ACTING CITY CLERK: Item 3.

8 Resolution Approving Memorandum of
9 Understanding with the Hudson County Concerning
10 Improvements to the Washington Park Picnic Area.

11 MAYOR STACK: Yeah, I'll move it.

12 Just before we do, I'd just like to make a
13 comment.

14 I'm very proud to move this and I'm proud
15 to work with the County on this great project
16 that we did at Washington Park. And I remember
17 when we first started it there was a lot of
18 speculation about how the project would turn out.

19 And I think anyone who's really an honest
20 person could pass by that property right now and
21 see how beautiful that property really turned out
22 to be.

23 I mean I remember growing up as a child in
24 Union City and living on 7th and Palisade, later
25 on 11th and Palisade and going with my mother, --

1 | mercy on her soul -- and we would go down there
2 | and it would be basically like a dustbowl. There
3 | would be nothing -- nothing there.

4 | I remember people would be smoking
5 | marijuana and hanging out in the park. And my
6 | mother would never let me go by myself.

7 | And today when you go down there and you
8 | see what we have there -- and not because we were
9 | the Administration that -- that pushed us ahead.
10 | But specifically I'd like to thank the
11 | Commissioners because it wasn't always easy with
12 | some of the criticism that we faced. And then
13 | the lawsuit being filed against the children's
14 | thing.

15 | Which I'll still never understand how
16 | somebody can file -- how somebody could file an
17 | -- file a lawsuit against children and a place to
18 | play in the most densely populated community in
19 | America. It still just bewilders me.

20 | But having said that when you look at what
21 | we have down there and all the new plantings on
22 | 2nd Street and Palisade, down to Paterson Plank
23 | Road, from Palisade to New York Avenue, and you
24 | see those children, --

25 | Those children that were here tonight.

1 That were here tonight.

2 -- when you so those children there
3 playing, when you see them having a good time,
4 learning the discipline of sports and you hear
5 the laughter, what could -- what could be worth
6 it more than serving in public office when you're
7 doing things like that for children.

8 So I'd like to praise the County for
9 sticking with us on the project and really moving
10 this project forward.

11 Special thank you to all the Commissioners.

12 And all those children and parents that
13 came to the public hearings and came out and
14 supported what we were trying to do there and the
15 concept and the plan I think actually came out
16 better than what we ever imagined.

17 Even those that were skeptical at the time
18 about it I think would have to admit how nice
19 that came out.

20 Thank you very much.

21 I'll move it.

22 ACTING CITY CLERK: Motion by Mayor Stack.

23 COMMISSIONER FERNANDEZ: Second.

24 ACTING CITY CLERK: Second by Commissioner
25 Fernandez.

1 Roll call.

2 Commissioner Fernandez?

3 COMMISSIONER FERNANDEZ: Yes.

4 ACTING CITY CLERK: Commissioner Rivas?

5 Recusing.

6 Commissioner Valdivia?

7 COMMISSIONER VALDIVIA: Yes.

8 ACTING CITY CLERK: Commissioner

9 Martinetti?

10 Recusing.

11 Mayor Stack?

12 MAYOR STACK: Yes.

13 And that's just one more thing that, you
14 know, the local media never cover; about
15 beautiful fields and children.

16 But if a child or a teenager does something
17 wrong in Hudson County, it's right on the front
18 page of The Jersey Journal. But when there's
19 good things happening, we never read about those
20 things.

21 That's why we get our own message out in
22 Union City; we don't rely on that.

23

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

25

1 ACTING CITY CLERK: Mayor, before we close
2 the public comment portion of this meeting, do
3 you wish to take --

4 MAYOR STACK: Sure.

5 Any -- any resident who would like to step
6 forward at this time and address any matter
7 concerning municipal government in the City of
8 Union City, please do so.

9 On behalf of the Commissioners I'd like to
10 thank those members of the public that came out
11 this evening. A hundred percent of our
12 Commission meetings are moved throughout the
13 community every two weeks; in addition to the
14 Mobile Mayor's Office and the Police Community
15 Meetings. We try to move it to every
16 neighborhood in the City and notify the residents
17 when we're out here.

18 So thank you very much to everyone.

19 First -- first comment?

20 MR. PRICE: Larry Price, 1006 Palisade.

21 On November 17th the Board of Commissioners
22 adopted a resolution declaring the area east of
23 Manhattan Avenue as being an area in need of
24 redevelopment. I filed a legal action against
25 that shortly thereafter. It was basically me

1 versus the City.

2 Shortly thereafter Sky Pointe, which owns
3 all of that property, filed a motion in court to
4 intervene and the motion has since been granted.

5 In any case I thought it would be of
6 interest -- their stated reasons for wanting to
7 intervene.

8 If the City's determination that the Sky
9 Pointe property are part of a non-condemnation
10 redevelopment area remains in effect and the City
11 adopts a redevelopment plan for those properties,
12 Sky Pointe will be eligible to obtain a reduced
13 service charge in lieu of real estate taxes,
14 pursuant to the long term tax exemption law on
15 any new development on those properties.

16 Further, under these circumstances the City
17 can use all or a portion of the aforementioned
18 service charge to meet the debt service on and
19 pay off redevelopment area bonds, which the City
20 issues pursuant to the redevelopment area bond
21 financing.

22 The City can use the proceeds of the sale
23 of these bonds to fund the cost of all or a
24 portion of the development of the Sky Pointe
25 properties.

1 This doesn't -- you know, I don't -- I
2 don't know the understanding between Sky Pointe
3 and the City but essentially what they're doing
4 is telling a judge that the City is going to
5 issue bonds to pay for the development on their
6 property; and then they won't pay us taxes,
7 they'll pay a service charge to pay off those
8 bonds.

9 Now, this doesn't do very much for the City
10 of Union City where I come from. As I say I
11 don't know what lies behind it but if it's
12 anything approaching what they're talking about
13 here it's a disservice to the citizens of this
14 City.

15 Thank you.

16 MAYOR STACK: Anyone else wishing to
17 comment at this time; please step forward.

18 MS. DILLON: Hi. Your name and address for
19 the record.

20 MS. CANYON: My name's Colleen Canyon at
21 394 Mountain Road.

22 MS. DILLON: Can you spell your name for
23 me?

24 MS. CANYON: C-O-L-L-E-E-N, C-A-N-Y-O-N.

25 MS. DILLON: And the address again was?

1 MS. CANYON: 394 Mountain.

2 MS. DILLON: Thank you.

3 MS. CANYON: I just have a question about
4 the ordinance regarding the short term rentals.

5 I wasn't at the last meeting when it was
6 passed. I'm wondering if it applies to owner-
7 occupied homes or is it all short term rentals?

8 MAYOR STACK: Sure. I'll turn it to
9 Krystle. Krystle is our counsel.

10 Krystle?

11 Did you hear the question, Krystle?

12 MS. NOVA: If it applies to -- to owner-
13 occupied or all short term rentals?

14 MS. CANYON: Um-hum. Yeah.

15 MS. NOVA: It would apply to all short term
16 rentals.

17 MS. CANYON: Okay.

18 So what's the proposed amendment then for
19 the next meeting?

20 MS. NOVA: This amendment?

21 This amendment has to do with the
22 penalties. So it has to do with -- the first
23 penalty would be \$500.00. The second penalty
24 would be a thousand dollars. Every subsequent
25 penalty would be a thousand dollars.

1 That's the only change that's being --

2 MS. CANYON: Okay. So --

3 MS. NOVA: -- made on this amendment.

4 MS. CANYON: -- currently the penalty's
5 like 250 and will go up to 500 or something?

6 All right.

7 MS. NOVA: Correct.

8 MS. CANYON: Okay. Gotcha.

9 So was there an incident that precipitated
10 this ordinance? Like how did it come about?

11 MAYOR STACK: Just the amount of them that
12 we're seeing in the City right now and trying to
13 keep the community, basically, as a community and
14 not lose the community feel.

15 MS. CANYON: Okay.

16 So how will it be enforced?

17 MAYOR STACK: Through the inspection;
18 through the Building Department.

19 MS. CANYON: Oh through building
20 inspectors.

21 MAYOR STACK: The Building Department.

22 MS. CANYON: Okay.

23 And so far has anyone been found in
24 violation of the ordinance?

25 MAYOR STACK: We have not, no.

1 MS. CANYON: Okay.

2 MAYOR STACK: It's been -- it's been very
3 early though in the --

4 MS. CANYON: Right.

5 MAYOR STACK: -- in the process.

6 MS. CANYON: Okay, no, I was just wondering
7 if it had --

8 MAYOR STACK: Sure. No.

9 MS. CANYON: -- been motivated by a
10 particular --

11 MAYOR STACK: Absolutely.

12 MS. CANYON: -- incident and that --

13 MAYOR STACK: Sure.

14 MS. CANYON: Okay.

15 -- that came to pass.

16 And is there way I could get a transcript
17 of the last meeting?

18 MAYOR STACK: Sure. Absolutely.

19 MS. CANYON: How do I do that?

20 MAYOR STACK: Through the Clerk's Office.

21 MS. CANYON: Okay, City Clerk?

22 ACTING CITY CLERK: Call my office. Yeah.

23 MS. CANYON: Okay. All right.

24 Thank you very much.

25 MAYORS STACK: Anyone else wishing to

1 comment at this time?

2 ACTING CITY CLERK: Is there a motion to
3 close the public comment --

4 MS. DILLON: There's another member --

5 MAYOR STACK: No, we have -- we have
6 another person.

7 ACTING CITY CLERK: Oh.

8 MAYOR STACK: Sure.

9 ACTING CITY CLERK: I'm sorry. I didn't
10 see.

11 MS. SPARROW: Sorry.

12 Hi. Kate Sparrow.

13 MS. DILLON: Address?

14 MS. SPARROW: Mountain Road.

15 MS. DILLON: Pardon me?

16 MS. SPARROW: Mountain Road.

17 MS. DILLON: Okay, please keep your voice
18 up.

19 MS. SPARROW: Okay.

20 Yes, I was I guess not surprised to hear
21 Larry Price's comments about the fact that these
22 people who got the redevelopment zone want to
23 have debt obligations because when they presented
24 at first I said this is one of the reasons not to
25 do it because they would be coming to us and

1 asking for tax-free money. And I submitted a
2 document to you at that time.

3 So I'm sort of surprised that, you know,
4 it's gotten this far and yes they want us to
5 subsidize, which is exactly what the whole thing
6 is about.

7 So, --

8 MAYOR STACK: I -- I can guarantee you the
9 City of Union City will not be subsidizing a
10 private developer, nor has any tax abatement been
11 given.

12 Under my Administration there's been no
13 long term tax abatements given in 15 years.

14 MS. SPARROW: I -- I think it's --

15 MAYOR STACK: The only thing that we've
16 given out, Kate, is the -- is the model state
17 one, which was out there for a while, the five
18 year abatement, --

19 MS. SPARROW: Mmm.

20 MAYOR STACK: -- which is 20/40/60/80/100
21 percent.

22 MS. SPARROW: I think it's part of the laws
23 that go along with non-condemnation redevelopment
24 zones. The law seems to part and parcel of it;
25 it all goes together.

1 MAYOR STACK: I'm sorry?

2 MS. SPARROW: I said that when you enact
3 non-condemnation redevelopment zone then that's
4 part of what is in the agreements of such zones.

5 MAYOR STACK: We've -- we've done others.
6 The Thread was a redevelopment -- a redevelopment
7 zone. There was no tax abatement given on that
8 building. It was the normal five year
9 abatement, --

10 MS. SPARROW: Well, I'm --

11 MAYOR STACK: -- the one I just mentioned.

12 MS. SPARROW: -- I'm talking about the tax
13 abatements transferred into subsidizing your debt
14 obligations and paying their financing.

15 MAYOR STACK: There's been no tax abatement
16 given.

17 MS. SPARROW: No, debt obligations. You
18 know where -- where they turn that into a fee to
19 pay off their debt to -- and they can issue bonds
20 and then they pay their debt as a service fee,
21 instead of taxes.

22 MAYOR STACK: Krystle, can you answer that?

23 MS. NOVA: Patrick McNamara from --

24 MAYOR STACK: Sure.

25 MS. NOVA: -- my office is here.

1 MAYOR STACK: Sure.

2 MS. NOVA: And he's been the --

3 MAYOR STACK: Pat, if you could just
4 step up.

5 MS. NOVA: -- point person.

6 MAYOR STACK: Pat McNamara is from the City
7 -- the City attorney's office.

8 MR. McNAMARA: I couldn't quite hear the
9 question, ma'am.

10 MS. DILLON: Can you just come over here,
11 Mr. --

12 MS. McNAMARA: Could you please repeat it?

13 MS. DILLON: Or -- or have a seat --

14 MS. NOVA: He could sit here.

15 MAYOR STACK: Maybe right from there.

16 MR. McNAMARA: Okay.

17 MAYOR STACK: You could do it right from
18 there.

19 MR. McNAMARA: If you could please repeat
20 the question, ma'am?

21 MS. SPARROW: Okay.

22 So I -- I just heard what Larry said and
23 when I first opposed this non-redevelop -- non-
24 condemnation redevelopment zone it had to do with
25 the fact that in these zones then the developers

1 | can request that -- request -- they will issue
2 | bonds and instead of paying taxes they use that
3 | money to pay off the bond -- interest on the
4 | bonds.

5 | MR. McNAMARA: Well, revenue allocation
6 | bonds are a tool of redevelopment. They are not
7 | mandated by law. They are not at the developer's
8 | option. They're at the municipality's option.
9 | And a revenue allocation bond is used to help
10 | underwrite either the construction, replacement
11 | or renovation of infrastructure. Utilities,
12 | roads, things of that nature.

13 | And then what happens is a portion of the
14 | tax revenue from the redevelopment project is
15 | utilized to help pay off the bonds. The
16 | advantage for using it in a redevelopment area is
17 | that a public entity has a lower interest rate on
18 | municipal bonds than borrowing the money in a
19 | private sector.

20 | It's often commonly done in areas where you
21 | have brownfield redevelopment projects or in
22 | areas where the infrastructure is in such aged
23 | condition that it needs to be replaced. It is
24 | not mandated. The developer cannot mandate it
25 | upon a municipality. It is something that's

1 negotiated by a designated redeveloper that has
2 to be approved by the municipality. It is not
3 something that the developer gets the right to
4 impose on a town.

5 MS. SPARROW: Are there such negotiations
6 in progress now?

7 MR. McNAMARA: No.

8 MS. SPARROW: At what -- what sort of
9 meetings would they be discussed?

10 MR. McNAMARA: The -- the only time a
11 revenue allocation bond comes up is when a
12 municipality designates someone as a redeveloper
13 and then negotiates a redevelopment agreement
14 with that party. And in the course of
15 negotiating that agreement there may be a
16 provision that provides for a P.I.L.O.T.
17 agreement, there may be a provision that applies
18 for revenue allocation bonds.

19 Revenue allocation bonds were also subject
20 to state approval through the Local Finance
21 Board. The municipality is not the final say on
22 the issuance of these bonds. These are items
23 that can or cannot be negotiated. They are used
24 or are not used and it really is very specific to
25 the given project and the nature and scope of

1 | that project.

2 | MS. SPARROW: Has Sky Pointe been
3 | designated such a redeveloper?

4 | MR. McNAMARA: No.

5 | MS. SPARROW: Okay.

6 | MR. McNAMARA: There -- there will be no
7 | designation in that area until a redevelopment
8 | plan is approved.

9 | What the City has done so far is adopt a
10 | redevelopment study to designate the area. That
11 | study is now being challenged in court.

12 | Once that matter is resolved that the City
13 | can proceed, then it can proceed to authorize a
14 | redevelopment plan. That changes or may not
15 | change the zoning of the properties in the study
16 | area.

17 | Once that redevelopment plan is adopted by
18 | the municipality, then it can negotiate with a
19 | redeveloper and designate someone subject to them
20 | entering into a redevelopment agreement.

21 | MAYOR STACK: There would be public
22 | hearings then.

23 | MR. McNAMARA: Oh, they're -- yeah, that's
24 | all required by public and adopted by --

25 | A redevelopment plan is adopted by

1 ordinance or a public hearing. So redevelopment
2 agreement is approved by resolution.

3 MAYOR STACK: In that neighborhood where
4 we've done the -- the past hearings.

5 MS. SPARROW: Okay.

6 Well, thank you.

7 I got -- I got another comment real quick.

8 I think the trees are beautiful and I
9 really thank you for them. However, I was just
10 wondering if whoever recommending that you plant
11 those trees is aware that they are one of the
12 worst trees for the City.

13 If you look up Arbor Day Foundation and you
14 research that type of Bradford Pear, you will see
15 that everywhere they are not recommended for city
16 trees at all.

17 MAYOR STACK: We actually think that the
18 trees are nice trees. I mean pear trees seem to
19 work well in urban areas. Also, -- and seem to
20 adapt to the environment also.

21 MS. SPARROW: Well, that's why I said Arbor
22 Day Foundation says that they're the worst trees
23 for city trees. So I beg to differ. I just
24 wanted to make you aware of that. Because of
25 their breakage and then their stench when they

1 bloom.

2 MAYOR STACK: I try to see -- Kate, I try
3 to see the glass as half-full, as opposed to
4 seeing it half-empty.

5 MS. SPARROW: Yeah.

6 MAYOR STACK: Especially with how that area
7 looked and it looks today.

8 MS. SPARROW: No, it's beautiful.

9 MAYOR STACK: Right.

10 MS. SPARROW: But -- anyway.

11 Thank you.

12 MAYOR STACK: Thank you.

13 Anyone else wishing to comment at this
14 time?

15 It would be a good time also -- this year
16 we'll also be doing an additional number of
17 parks. Every park in the City will be touched in
18 some way in the spring.

19 We'll also be doing probably an additional
20 25 to 30 side streets; paving, new sidewalks,
21 decorative streetlights, tree planting. You'll
22 see a lot of improvements coming.

23 Thank you very much everyone for your
24 patience during the meeting this evening.

25 ACTING CITY CLERK: Is there a motion to

1 close the public comment portion of this meeting?

2 COMMISSIONER VALDIVIA: Motion.

3 COMMISSIONER MARTINETTI: Second.

4 ACTING CITY CLERK: Motion by Commissioner
5 Valdivia.

6 Second by Commissioner Martinetti.

7 Roll call.

8 Commissioner Fernandez?

9 COMMISSIONER FERNANDEZ: Before we close,
10 Clerk, I'd like to just make a comment.

11 Having grown up in Union City, having
12 remembered Union City for what it really was
13 many, many years ago, 40 years ago, Union City
14 there were no trees, there were no beautiful
15 schools, there were no parks. We played in
16 Roosevelt Stadium and our legs were black from
17 the dust.

18 New York Avenue's never looked better with
19 all the trees, the lighting; 43rd Street, 49th
20 Street, 48th Street, 22nd Street, 15th Street. All
21 the pocket parks. The playgrounds. Everything
22 for the kids. Union City has never, never looked
23 better and I've lived here my whole entire life.

24 And I want to commend the Mayor for all the
25 wonderful work he's done on behalf, especially,

1 of our kids.

2 Thank you, Mayor, thank you very much.

3 MAYOR STACK: Thank you, Commissioner.

4 COMMISSIONER FERNANDEZ: Yes.

5 ACTING CITY CLERK: Commissioner Fernandez?

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.

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1 **LIQUOR LICENSE DISCIPLINARY PROCEEDINGS:**

2

3 1. Pupusa No. 2 Inc. t/a Pupusa Loca

4 4709 Bergenline Avenue

5 Liquor License No. 0910-33-174-007

6 2. Manhattan Bar & Grill Restaurant t/a

7 Manhattan Bar & Grill

8 1711 Manhattan Avenue

9 Liquor License No. 0910-33-188-004

10 3. Jor Per Corp. t/a Cucalambre (sic)

11 4418 Bergenline Avenue

12 Liquor License No. 0910-33-110-010

13 4. Los Laureles Liquors t/a

14 Los Laureles Liquors

15 4625 Broadway

16 Liquor License No. 0910-44-026-011

17

18 MAYOR STACK: The portion of the meeting

19 we'll be going to right now is Liquor License

20 Disciplinary Hearings.

21 ACTING CITY CLERK: Mr. Farmer?

22 MR. FARMER: Yes.

23 Good evening, members of the Board. We

24 have four cases on the calendar.

25

 * * *

1 PUPUSA NO. 2 INC. t/a PUPUSA LOCA,
2 4709 Bergenline Avenue
3 Liquor License No. 0910-33-174-007
4

5 MR. FARMER: The first one is Pupusa.

6 Detective Dunlay is to my right and the
7 licensees are to my left.

8 Would you identify yourselves, gentlemen?

9 MR. ARIAS: Victor Arias.

10 MS. DILLON: Spell your name please.

11 MR. ARIAS: V like victory, I --

12 MS. DILLON: Not so close to the mic.

13 MR. ARIAS: Oh, I'm sorry.

14 MS. DILLON: Go ahead.

15 MR. ARIAS: V like victory, I-C-T-O-R, A-R-
16 I-A-S.

17 MS. DILLON: Thank you.

18 MR. ARIAS: Um-hum.

19 MR. MARTINEZ: Wilfredo Martinez.

20 MR. FARMER: Okay.

21 Along with the licensee, Detective Dunlay
22 and myself had conferences with them on two
23 occasion. One -- both at -- at City Hall; one
24 with an attorney representing them and one
25 without an attorney representing them.

1 The facts are these.

2 An underage person went into their
3 establishment. That person is seen on the video
4 drinking, this, that or the other thing. Leaves
5 the establishment and gets arrested with a DWI;
6 he was driving a car. He's pleaded guilty in the
7 municipal court on that issue.

8 Detective Dunlay and I have talked about it
9 and there are two things. We would recommend a
10 30-day suspension, as well as a plan by which
11 they can ensure that underage people will not be
12 able to enter their establishment and drink. The
13 licensees have produced this evening a plan,
14 signs and wristbands and things like that.

15 But the situation is we've negotiated a 30-
16 day suspension for the underage drinking. And
17 they are in agreement with that.

18 MAYOR STACK: Okay.

19 Sir, do you want --

20 MR. FARMER: And that -- and that the dates
21 will be February 23rd to March 23rd.

22 MAYOR STACK: Sure.

23 Sir, would you like to speak on your
24 behalf? Or maybe do you want to have an attorney
25 with you this evening?

1 MR. ARIAS: No. I'm really I was sorry
2 about what the committee have to pass and that.
3 So we're doing everything we can for doing better
4 job to please everyone in the community. It's
5 all we -- (indiscernible) -- with the community
6 and make a better life for the people in Union
7 City.

8 So I've been, you know, sorry what happen
9 -- (indiscernible) -- so we're doing --
10 (indiscernible) -- and at this time we -- we're
11 going to -- didn't happen again.

12 MAYOR STACK: Okay.

13 And you understand the terms of the
14 agreement --

15 MR. ARIAS: Yeah, we understand.

16 MAYOR STACK: -- that Mr. Farmer has --

17 MR. ARIAS: We understand. We agree with
18 that.

19 MAYOR STACK: Okay.

20 We have an agreement in place Mr. Farmer
21 has made with the licensee.

22 I'll make a motion 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

10 Martinetti?

11 COMMISSIONER MARTINETTI: Yes.

12 ACTING CITY CLERK: Mayor Stack?

13 MAYOR STACK: Yes.

14 MR. ARIAS: One more thing.

15 I say thank you for the better job you're

16 doing with the winter storm that past; they

17 cleaning the street, --

18 MAYOR STACK: Thank you very much.

19 MR. ARIAS: -- it's a good job.

20 MAYOR STACK: Thank you very much. Thank

21 you.

22 Thank you.

23 SERGEANT DUNLAY: Thank you, Mr. Arias.

24 MAYOR STACK: Thank you.

25 * * *

1 **MANHATTAN BAR & GRILL RESTAURANT t/a MANHATTAN**
2 **BAR & GRILL,**
3 **1711 Manhattan Avenue**
4 **Liquor License No. 0910-33-188-004;**
5 **and**
6 **JOR PER CORP. t/a CUCALAMBRE (sic),**
7 **4418 Bergenline Avenue,**
8 **Liquor License No. 0910-33-110-010**
9

10 MR. FARMER: The next two items, Manhattan
11 Bar and Grill and Cucalambe; both of those
12 licensees are -- are represented by Mr. Diaz --
13 Luis Diaz. I understand Mr. Diaz is out of the
14 country on vacation; he'll be back by the next
15 meeting.

16 I've had preliminary discussions with
17 associates from his office and law partners and I
18 am confident that we'll just be able to work that
19 out.
20

21 * * *

22

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25

1 **LOS LAURELES LIQUORS t/a LOS LAURELES LIQUORS,**
2 **4625 Broadway**
3 **Liquor License No. 0910-44-026-011**
4

5 MR. FARMER: All right, the next one is Los
6 Laureles Liquor.

7 Tommy?

8 MR. CAMMARATA: Good evening. Thomas --

9 MAYOR STACK: Good evening.

10 MR. CAMMARATA: -- Cammarata, appearing on
11 behalf of -- of the liquor store, Los Laureles
12 Liquors.

13 My address -- my law firm is Cammarata,
14 Nulty and Garrigan. My address is 549 Summit
15 Avenue in Jersey City.

16 MR. FARMER: We -- Mr. Cammarata and I --
17 And the record should reflect that the
18 licensee's here --

19 MR. CAMMARATA: Yes, I was just --

20 MR. FARMER: -- as well.

21 MR. CAMMARATA: -- going to indicate that.
22 The licensee is here. His name is Ronak
23 Patel.

24 MS. DILLON: Can you please spell that for
25 me?

1 MR. CAMMARATA: Sure.

2 R-O-N-A-K, first name. Last name Patel, P
3 as in Peter, A-T-E-L.

4 MS. DILLON: Thank you.

5 MR. CAMMARATA: You're welcome.

6 MR. FARMER: Mr. Cammarata and I and along
7 with Detective Dunlay have discussed this matter.

8 This is a liquor store. This is an
9 underage. Somebody -- his client walked -- an
10 underage person walked in, bought liquor, and got
11 stopped.

12 MR. CAMMARATA: Um-hum.

13 MR. FARMER: Basically when they went home
14 they were discovered by their parent to have had
15 some liquor; asked where they got it; said here.

16 So we've negotiated -- and they're going to
17 give me the dates -- a 20-day suspension.

18 And the dates are going to be from February
19 16th to March --

20 MR. CAMMARATA: Fifth.

21 MR. FARMER: -- 5th. Fifth?

22 MR. CAMMARATA: Yes.

23 MAYOR STACK: Okay.

24 You have an agreement?

25 MR. CAMMARATA: Yeah.

1 MAYOR STACK: Okay. Okay.

2 I'll make a motion to approve.

3 COMMISSIONER FERNANDEZ: Second.

4 ACTING CITY CLERK: Motion by Mayor Stack.

5 Second by Commissioner Fernandez.

6 Roll call.

7 Commissioner Fernandez?

8 COMMISSIONER FERNANDEZ: Yes.

9 ACTING CITY CLERK: Commissioner Rivas?

10 COMMISSIONER RIVAS: Yes.

11 ACTING CITY CLERK: Commissioner Valdivia?

12 COMMISSIONER VALDIVIA: Yes.

13 ACTING CITY CLERK: Commissioner

14 Martinetti?

15 COMMISSIONER MARTINETTI: Yes.

16 ACTING CITY CLERK: Mayor Stack?

17 MAYOR STACK: Yes.

18

19 * * *

20

21 MR. FARMER: That's the calendar, ladies

22 and gentlemen.

23 MAYOR STACK: Thank you very much.

24 MR. FARMER: Good night.

25 MAYOR STACK: Have a good evening.

1 (Whereupon, there was a pause in the
2 proceedings.)

3

4 **EXECUTIVE SESSION:**

5

6 ACTING CITY CLERK: Mayor, at this time I
7 will like to make a motion to go in Executive
8 Session.

9 MS. NOVA: We'll be going into Executive
10 Session to discuss ongoing litigation matters.

11 ACTING CITY CLERK: Do I have a motion?

12 MAYOR STACK: I'll make a motion.

13 COMMISSIONER MARTINETTI: Second.

14 ACTING CITY CLERK: Motion by Mayor Stack.

15 Second by Commissioner Martinetti.

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 Are we going to another room or --

4 ACTING CITY CLERK: Yes.

5

6 (Whereupon, the Board moved to Executive
7 Session at 8:06 p.m.)

8

9 (Whereupon, the Board returned to Open
10 Session at 8:24 p.m.)

11

12 MS. DILLON: Okay.

13 ACTING CITY CLERK: Mayor, I'd like to make
14 a motion to go back on record.

15 MS. NOVA: And for -- and for the record
16 the reason why we were in Executive Session was
17 for ongoing litigation matters.

18 We are now going back -- motioning to get
19 out of Executive Session.

20 COMMISSIONER MARTINETTI: Motion.

21 ACTING CITY CLERK: Motion by Commissioner
22 Martinetti.

23 COMMISSIONER RIVAS: Second.

24 ACTING CITY CLERK: Second by Commissioner
25 Rivas.

1 Roll call.

2 Commissioner Fernandez?

3 COMMISSIONER FERNANDEZ: Yes.

4 ACTING CITY CLERK: Commissioner Rivas?

5 COMMISSIONER RIVAS: Yes.

6 ACTING CITY CLERK: Commissioner Valdivia?

7 COMMISSIONER VALDIVIA: Yes.

8 ACTING CITY CLERK: Commissioner

9 Martinetti?

10 COMMISSIONER MARTINETTI: Yes.

11 ACTING CITY CLERK: Mayor Stack?

12 MAYOR STACK: Yes.

13

14 **ADJOURNMENT:**

15

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

18 Is there a motion to adjourn?

19 COMMISSIONER MARTINETTI: Motion.

20 MAYOR STACK: Motion.

21 ACTING CITY CLERK: Motion by Mayor Stack.

22 Second by Commissioner Martinetti.

23 All in favor?

24

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

1

2

MAYOR STACK: Thank you.

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(Whereupon, the proceedings were concluded

5

at 8:25 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

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Attest:

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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 heard on Tuesday, February 2, 2016 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon