

ORIGINAL

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

REGULAR MEETING

:  
:  
:  
:  
:  
TRANSCRIPT OF RECORDED  
PROCEEDINGS

Union City Police Department  
Motorcycle Squad Building  
419 43<sup>rd</sup> Street  
Union City, New Jersey

Tuesday, May 16, 2017  
Commencing at 6:54 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:

ERIN KNOEDLER, DEPUTY CITY CLERK

SCARINCI HOLLENBECK  
BY: KRYSTLE NOVA, ESQ.  
Corporation Counsel

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

Audio-Digital  
Transcription Service, L.L.C.  
audiots@aol.com



Transcription Service

29 Oak Avenue  
West Orange, N.J. 07052  
(973) 669-1222  
Fax: (973) 669-0855

I N D E X

|                                               | <u>PAGE</u>                |
|-----------------------------------------------|----------------------------|
| CALL TO ORDER                                 | 3                          |
| SALUTE TO FLAG                                | 3                          |
| MOMENT OF SILENCE                             | 4                          |
| ROLL CALL                                     | 4                          |
| APPROVAL OF MINUTES                           | 5                          |
| ORDINANCES FOR INTRODUCTION                   | 6, 9,<br>10, 11,<br>13, 14 |
| CONSENT AGENDA                                | 16                         |
| REGULAR AGENDA                                | 22, 24,<br>26              |
| ORDINANCES FOR HEARING AND ADOPTION           | 27                         |
| OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD | 30                         |
| LIQUOR LICENSE DISCIPLINARY PROCEEDINGS       | 33                         |
| R.G. Miranda Corp. t/a El Cuco                | 35, 38                     |
| El Chapin, Corp. t/a El Cuscatleco            | 36                         |
| Juanita's II LLC                              | 36                         |
| ADJOURNMENT                                   | 42                         |

1           DEPUTY CITY CLERK: This is a Regular --  
2 this is a Regular Public Meeting of the Union  
3 City Board of Commissioners being held on  
4 Tuesday, May 16<sup>th</sup>, 2017, at 6:30 p.m. at Police  
5 Officer Ricardo Fernandez Building, 419 43<sup>rd</sup>  
6 Street, Union City, New Jersey.

7           Please stand for the Pledge of Allegiance.

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

11  
12          MS. DILLON: Can -- can someone just try  
13 and announce?

14          DEPUTY CITY CLERK: Sure.

15          Mayor, would you like to give a moment of  
16 silence at this time?

17          MAYOR STACK: Yes.

18          DEPUTY CITY CLERK: Okay.

19          MAYOR STACK: A moment of silence.

20          DEPUTY CITY CLERK: Can I have a moment of  
21 silence?

22          SERGEANT DUNLAY: Guys, could we have a  
23 moment of silence please?

24          DEPUTY CITY CLERK: In remembrance of  
25 Sergeant Mark Zeitounian.

(A)

1 (Whereupon, there was a moment of silence  
2 observed in memory of Sergeant Mark Zeitounian.)  
3  
4

5 DEPUTY CITY CLERK: Thank you.

6 MS. DILLON: Erin, right on top of the mic.

7 DEPUTY CITY CLERK: Okay.

8 MS. DILLON: Because the truck.

9 DEPUTY CITY CLERK: Sure.

10 This meeting has been called in accordance  
11 with the Open Public Meetings Act.

12 Adequate notice of the meeting has been  
13 provided to The Jersey Journal, The Record, and  
14 The Hudson Reporter, and has been posted on the  
15 bulletin board at City Hall and in the office of  
16 the Municipal Clerk.

17  
18 **ROLL CALL:**  
19

20 DEPUTY CITY CLERK: Commissioner Fernandez?

21 COMMISSIONER FERNANDEZ: Here.

22 DEPUTY CITY CLERK: Commissioner Rivas?

23 COMMISSIONER RIVAS: Here.

24 DEPUTY CITY CLERK: Commissioner Valdivia?

25 COMMISSIONER VALDIVIA: Here.

1 DEPUTY CITY CLERK: Commissioner  
2 Martinetti?

3 COMMISSIONER MARTINETTI: Here.

4 DEPUTY CITY CLERK: Mayor Stack?

5 MAYOR STACK: Here.

6

7 (Whereupon, the Board discussed and took  
8 action on the following items:

9 APPROVAL OF PREVIOUS MEETING MINUTES FROM  
10 APRIL 18, 2017.)

11

12 DEPUTY CITY CLERK: The first item on the  
13 agenda is the Approval of the Meeting Minutes  
14 from April 18<sup>th</sup> meeting.

15 May I have a motion to approve?

16 COMMISSIONER VALDIVIA: Motion.

17 DEPUTY CITY CLERK: Motion by --

18 COMMISSIONER MARTINETTI: Second.

19 DEPUTY CITY CLERK: -- Commissioner  
20 Valdivia.

21 Second by Commissioner Martinetti.

22 Commissioner Fernandez?

23 COMMISSIONER FERNANDEZ: Yes.

24 DEPUTY CITY CLERK: Commissioner Rivas?

25 COMMISSIONER RIVAS: Yes.

1 DEPUTY CITY CLERK: Commissioner Valdivia?  
2 COMMISSIONER VALDIVIA: Yes.  
3 DEPUTY CITY CLERK: Commissioner  
4 Martinetti?  
5 COMMISSIONER MARTINETTI: Yes.  
6 DEPUTY CITY CLERK: Mayor Stack?  
7 MAYOR STACK: Yes.  
8  
9 (Whereupon, the Board discussed and took  
10 action on the following item:  
11 **ORDINANCE(S) FOR INTRODUCTION:**  
12 1. REFUNDING BOND ORDINANCE PROVIDING FOR THE  
13 REFUNDING OF THE CITY'S OUTSTANDING CALLABLE  
14 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2007A,  
15 DATED FEBRUARY 7, 2007; AUTHORIZING THE ISSUANCE  
16 OF UP TO \$21,500,000 OF GENERAL OBLIGATION  
17 REFUNDING BONDS OF THE CITY OF UNION CITY, COUNTY  
18 OF HUDSON, NEW JERSEY, TO FINANCE THE COSTS  
19 THEREOF; MAKING CERTAIN DETERMINATIONS AND  
20 COVENANTS IN CONNECTION THEREWITH; AND  
21 AUTHORIZING CERTAIN RELATERD (SIC) ACTIONS IN  
22 CONNECTION WITH THE FOREGOING.)  
23  
24 DEPUTY CITY CLERK: We have six Ordinances  
25 on for Introduction.

1           If the Ordinance is passed on first reading  
2   it will be advertised; and second reading and  
3   further consideration will take place on  
4   Wednesday, June 7<sup>th</sup>, 2017, at seven p.m. at Colin  
5   Powell Elementary School, 1500 New York Avenue,  
6   Union City.

7           MAYOR STACK: Are you getting this, Debbie?

8           MS. NOVA: No.

9           MS. DILLON: I'm getting Erin.

10          MS. NOVA: The truck needs to go.

11          MS. DILLON: It's -- it's loud background  
12   noise.

13          COMMISSIONER VALDIVIA: It's the truck.

14          MS. DILLON: All Commissioners just need --

15          MAYOR STACK: The truck though, right?

16          COMMISSIONER VALDIVIA: They're leaving  
17   right now. They're leaving.

18          COMMISSIONER MARTINETTI: They're leaving.

19          COMMISSIONER FERNANDEZ: Let's just wait.

20          MS. DILLON: If we get rid of the truck, --

21          MAYOR STACK: They're leaving now.

22          MS. DILLON: There you go.

23          MAYOR STACK: They're leaving.

24          COMMISSIONER MARTINETTI: Thank you.

25          DEPUTY CITY CLERK: Okay.

1 MS. DILLON: Thank you.

2 All Commissioners, if you could please  
3 state your votes very loudly.

4 Thank you.

5 DEPUTY CITY CLERK: Okay.

6 The first Ordinance for Introduction is a  
7 Refunding of the Bond Ordinance Providing for the  
8 Refunding of the City's Outstanding Callable  
9 General Obligation Refunding Bonds, Series 2007A,  
10 Dated February 7, 2007, Authorizing the Issuance  
11 of Up to 21 Million 500 Hundred of General  
12 Obligation Refunding Bonds of the City of Union  
13 City, County of Hudson, New Jersey, to Finance  
14 the Costs Thereof, Making Certain Determinations  
15 and Covenants in the Connection Therewith and  
16 Authorizing Certain Related Actions in Connection  
17 with the Foregoing.

18 May I have a motion to introduce?

19 MAYOR STACK: Motion.

20 COMMISSIONER MARTINETTI: Motion.

21 DEPUTY CITY CLERK: Motion by Mayor Stack.

22 Second by Commissioner Martinetti.

23 Commissioner Fernandez?

24 COMMISSIONER FERNANDEZ: Yes.

25 DEPUTY CITY CLERK: Commissioner Rivas?



1 COMMISSIONER RIVAS: Yes.

2 DEPUTY CITY CLERK: Commissioner Valdivia?

3 COMMISSIONER VALDIVIA: Yes.

4 DEPUTY CITY CLERK: Commissioner

5 Martinetti?

6 COMMISSIONER MARTINETTI: Yes.

7 DEPUTY CITY CLERK: Mayor Stack?

8 MAYOR STACK: Yes.

9

10 (Whereupon, the Board discussed and took  
11 action on the following item:

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

13 2. AN ORDINANCE AMENDING CHAPTER 366 OF THE  
14 CODE OF THE CITY OF UNION CITY ENTITLED "STREETS  
15 AND SIDEWALKS" AND ARTICLE ENTITLED "SNOW AND ICE  
16 REMOVAL".)

17

18 DEPUTY CITY CLERK: The second Ordinance is  
19 an Ordinance Amending Chapter 366 of the Code of  
20 Union City Entitled Streets and Sidewalks and  
21 Article Entitled Snow and Ice Removal.

22 May I have a motion to introduce?

23 COMMISSIONER VALDIVIA: Motion.

24 DEPUTY CITY CLERK: Motion by Commissioner  
25 Valdivia.

1 COMMISSIONER MARTINETTI: Second.

2 DEPUTY CITY CLERK: Second by Commissioner  
3 Martinetti.

4 Commissioner Fernandez?

5 COMMISSIONER FERNANDEZ: Yes.

6 DEPUTY CITY CLERK: Commissioner Rivas?

7 COMMISSIONER RIVAS: Yes.

8 DEPUTY CITY CLERK: Commissioner Valdivia?

9 COMMISSIONER VALDIVIA: Yes.

10 DEPUTY CITY CLERK: Commissioner  
11 Martinetti?

12 COMMISSIONER MARTINETTI: Yes.

13 DEPUTY CITY CLERK: Mayor Stack?

14 MAYOR STACK: Yes.

15

16 (Whereupon, the Board discussed and took  
17 action on the following item:

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

19 3. AN ORDINANCE AMENDING CHAPTER 359 OF THE  
20 CODE OF THE CITY OF UNION CITY ENTITLED "SOLID  
21 WASTE" AND ARTICLE II ENTITLED "RECYCLING".)

22

23 DEPUTY CITY CLERK: The third is an  
24 Ordinance Amending Chapter 359 of the Code of  
25 Union City Entitled Solid Waste and Article II

1 Entitled Recycling.

2 May I have a motion to introduce?

3 COMMISSIONER MARTINETTI: Motion.

4 COMMISSIONER VALDIVIA: Second.

5 MAYOR STACK: Motion.

6 DEPUTY CITY CLERK: Motion by Commissioner  
7 Martinetti.

8 Second by Commissioner Valdivia.

9 Commissioner Fernandez?

10 COMMISSIONER FERNANDEZ: Yes.

11 DEPUTY CITY CLERK: Commissioner Rivas?

12 COMMISSIONER RIVAS: Yes.

13 DEPUTY CITY CLERK: Commissioner Valdivia?

14 COMMISSIONER VALDIVIA: Yes.

15 DEPUTY CITY CLERK: Commissioner

16 Martinetti?

17 COMMISSIONER MARTINETTI: Yes.

18 DEPUTY CITY CLERK: Mayor Stack?

19 MAYOR STACK: Yes.

20

21 (Whereupon, the Board discussed and took  
22 action on the following item:

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

24 4. AN ORDINANCE AMENDING CHAPTER 87 OF THE  
25 CODE OF THE CITY OF UNION CITY ENTITLED "BRUSH,

1 GRASS, WEEDS AND TREES" AND ARTICLE II ENTITLED  
2 "WEED CONTROL CODE".)

3

4 DEPUTY CITY CLERK: The fourth is an  
5 Ordinance Amending Chapter 87 of the Code of  
6 Union City Entitled Brush, Grass, Weeds and Trees  
7 and Article II Entitled Weed -- Weed Control  
8 Code.

9 May I have a motion to introduce?

10 COMMISSIONER FERNANDEZ: Motion.

11 DEPUTY CITY CLERK: Motion by Commissioner  
12 Fernandez.

13 COMMISSIONER MARTINETTI: Second.

14 DEPUTY CITY CLERK: Second by Commissioner  
15 Martinetti.

16 Commissioner Fernandez?

17 COMMISSIONER FERNANDEZ: Yes.

18 DEPUTY CITY CLERK: Commissioner Rivas?

19 COMMISSIONER RIVAS: Yes.

20 DEPUTY CITY CLERK: Commissioner Valdivia?

21 COMMISSIONER VALDIVIA: Yes.

22 DEPUTY CITY CLERK: Commissioner  
23 Martinetti?

24 COMMISSIONER MARTINETTI: Yes.

25 DEPUTY CITY CLERK: Mayor Stack?

1 MAYOR STACK: Yes.

2

3 (Whereupon, the Board discussed and took  
4 action on the following item:

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

6 5. AN ORDINANCE AMENDING CHAPTER 87 OF THE  
7 CODE OF THE CITY OF UNION CITY ENTITLED "BRUSH,  
8 GRASS, WEEDS AND TREES" AND ARTICLE I ENTITLED  
9 "REMOVAL OF OBNOXIOUS GROWTH AND TRASH".)

10

11 DEPUTY CITY CLERK: The fifth is an  
12 Ordinance Amending Chapter 87 of the Code of  
13 Union City Entitled Brush, Grass, Weeds and Trees  
14 and Article I Entitled Remove -- Removal of  
15 Obnoxious Growth and Trash.

16 May I have a motion to introduce?

17 COMMISSIONER VALDIVIA: Motion.

18 DEPUTY CITY CLERK: Motion by Commissioner  
19 Valdivia.

20 COMMISSIONER MARTINETTI: Second.

21 COMMISSIONER RIVAS: Second.

22 DEPUTY CITY CLERK: Second by Commissioner  
23 Martinetti.

24 Commissioner Fernandez?

25 COMMISSIONER FERNANDEZ: Yes.

1 DEPUTY CITY CLERK: Commissioner Rivas?

2 COMMISSIONER RIVAS: Yes.

3 DEPUTY CITY CLERK: Commissioner Valdivia?

4 COMMISSIONER VALDIVIA: Yes.

5 DEPUTY CITY CLERK: Commissioner

6 Martinetti?

7 COMMISSIONER MARTINETTI: Yes.

8 DEPUTY CITY CLERK: Mayor Stack?

9 MAYOR STACK: Yes.

10

11 (Whereupon, the Board discussed and took  
12 action on the following item:

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

14 6. AN ORDINANCE AMENDING CHAPTER 1 OF THE CODE  
15 OF THE CITY OF UNION CITY ENTITLED "GENERAL  
16 PROVISIONS" AND ARTICLE IV ENTITLED "GENERAL  
17 PENALTY".)

18

19 DEPUTY CITY CLERK: The sixth is an  
20 Ordinance Amending Chapter 1 of the Code of Union  
21 City Entitled General Provisions and Article V  
22 (sic) -- IV Entitled General Penalty.

23 May I have a motion to introduce?

24 COMMISSIONER FERNANDEZ: Motion.

25 COMMISSIONER VALDIVIA: Motion.

1 DEPUTY CITY CLERK: Motion by Commissioner  
2 Valdivia.

3 COMMISSIONER RIVAS: Second.

4 DEPUTY CITY CLERK: Second by Commissioner  
5 Rivas.

6 Commissioner Fernandez?

7 COMMISSIONER FERNANDEZ: Yes.

8 DEPUTY CITY CLERK: Commissioner Rivas?

9 COMMISSIONER RIVAS: Yes.

10 DEPUTY CITY CLERK: Commissioner Valdivia?

11 COMMISSIONER VALDIVIA: Yes.

12 DEPUTY CITY CLERK: Commissioner

13 Martinetti?

14 COMMISSIONER MARTINETTI: Yes.

15 DEPUTY CITY CLERK: Mayor Stack?

16 MAYOR STACK: Yes.

17 Would you like -- would you guys like to  
18 move closer?

19 Would you like to move closer?

20 Yeah, that might be better. Right about --  
21 you can move a little closer, right there, that's  
22 perfect.

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

25

1 (Whereupon, the following item was removed  
2 from the Consent Agenda:

3 **CONSENT AGENDA:**

4 (15) Resolution Authorizing the Retirement of  
5 the Liquor License for How about Life, LLC  
6 (#0910-33-115-008).)

7

8 (Whereupon, the Board discussed and took  
9 action on the following items in total:

10 **CONSENT AGENDA:**

11 ( 1) Resolution Approving the Payment of Claims

12 ( 2) Resolution Approving the Payment of

13 Concurring Claims

14 ( 3) Resolution Approving the City Payroll for  
15 the Period of April 29, 2017 through May 12, 2017

16 ( 4) Resolution Approving the Library Payroll  
17 for the Period of April 29, 2017 through May 12,  
18 2017

19 ( 5) Resolution Requesting Approval from the  
20 Division of Local Government Services for a  
21 Chapter 159 Item of Revenue and Appropriation  
22 from New Jersey Division of Highway and Traffic  
23 Safety for the Click-It or Ticket Program

24 ( 6) Resolution Supporting the Click-It or  
25 Ticket Mobilization from May 22, 2017 through



1 June 4, 2017

2 ( 7) Resolution to Cancel Outstanding Checks

3 ( 8) Resolution Authorizing the Submission of an

4 Application to the New Jersey Local Finance Board

5 ( 9) Resolution to Approve a Bus Shelter at 4<sup>th</sup>

6 Street and Palisade Avenue in the City of Union

7 City

8 (10) Resolution Ratifying the Execution of a

9 Memorandum of Understanding with the State of New

10 Jersey, Director of the Division of Local

11 Government Services for Transitional Aid to

12 Localities

13 (11) Resolution Amending Lease Agreement for

14 Union City Police Department Police Training

15 Facility Located at 400 38<sup>th</sup> Street, Union City,

16 New Jersey

17 (12) Resolution of Certification of the Annual

18 Audit

19 (13) Resolution Approving and Accepting the

20 Corrective Action Plan

21 (14) Resolution Authorizing the Deputy Clerk to

22 Advertise for Bids for the 2017 Road Program

23 (16) Resolution Approving Contract with Atlantic

24 Tactical for the Purchase of Police Ammunition

25 (17) Resolution Authorizing a Refund of

1 Redemption Monies to Outside Lienholders

2 (18) Resolution Authorizing a Refund of Premium  
3 Monies at the Tax Sale

4

5 DEPUTY CITY CLERK: We have 17 items on the  
6 Consent Agenda tonight.

7 The first is a Resolution Approving the  
8 Payment of Claims.

9 The second is a Resolution Approving the  
10 Payment of Concurring Claims.

11 The third is a Resolution Approving the  
12 City Payroll for the Period of April 29<sup>th</sup>, 2017  
13 through May 12<sup>th</sup>, 2017.

14 The fourth is a Resolution Approving the  
15 Library Payroll for the Period of April 29, 2017  
16 through May 12, 2017.

17 The fifth is a Resolution Requesting the  
18 Approval from the Division of Local Government  
19 Services for a Chapter 159 Item of Revenue and  
20 Appropriation from the New Jersey Division of  
21 Highway and Traffic Safety for the Click-It and  
22 Ticket -- or Ticket Program.

23 The sixth is a Resolution Supporting the  
24 Click-It or Ticket Mobilization from May 22<sup>nd</sup>,  
25 2017 through June 4, 2017.

1           The seventh is a Resolution to Cancel  
2 Outstanding Checks.

3           The eighth is a Resolution Authorizing the  
4 Submission of an Application to the New Jersey  
5 Local Finance Board.

6           The ninth is a Resolution to Approve a Bus  
7 Shelter at 4<sup>th</sup> Street and Palisade Avenue in the  
8 City of Union City.

9           The tenth is a Resolution Ratifying the  
10 Execution of the Memorandum of Understanding with  
11 the State of New Jersey, Director of the Division  
12 of Local Government Services for Transitional Aid  
13 to Localities.

14           The eleventh is a Resolution Amending Lease  
15 Agreement for the Union City Police Department  
16 Police Training Facility Located at 400 38<sup>th</sup>  
17 Street, Union City, New Jersey.

18           The twelfth is a Resolution of the  
19 Certification of the Annual Audit.

20           The thirteenth is a Resolution Approving  
21 and Accepting the Corrective Action Plan.

22           The fourteenth is a Resolution Authorizing  
23 the Deputy Clerk to Advertise for Bids for the  
24 2017 Road Program.

25           The fifteenth is a Resolution Approving the

1 Contract for Atlantic Tactical for the Purchase  
2 of Police Ammunition.

3 The seventeenth --

4 I'm sorry.

5 The sixteenth is a Resolution Authorizing a  
6 Refund of Redemption Monies to Outside  
7 Lienholders.

8 The seventeenth is a Resolution Authorizing  
9 a Refund of Premium Monies at Tax Sale.

10 Mayor, at this time, would you like to open  
11 the meeting for public comment on the Consent  
12 Agenda?

13 MAYOR STACK: Sure.

14 I would just like to thank everyone who  
15 attended the meeting tonight.

16 MS. DILLON: Speak up, Mayor Stack.

17 MAYOR STACK: I know that we did the naming  
18 tonight of the street -- of the street and also  
19 the -- the building, the Motorcycle Squad, after  
20 Police Officer Ricky Fernandez who passed on.  
21 I'd like to thank those residents for attending  
22 tonight.

23 I realize it's a little bit difficult  
24 holding this meeting outside, so I appreciate  
25 everyone's patience. And I ask the Commissioners

1 and the Clerk, all of us, to keep our voices up.

2 So I thank everyone for being here.

3 At this time would anyone like to comment

4 on the Consent Agenda?

5 Seeing none.

6 I'll make a motion.

7 COMMISSIONER FERNANDEZ: Second.

8 DEPUTY CITY CLERK: Motion by Mayor Stack.

9 Second by Commissioner Fernandez.

10 Commissioner Fernandez?

11 COMMISSIONER FERNANDEZ: Yes.

12 DEPUTY CITY CLERK: Commissioner Rivas?

13 COMMISSIONER RIVAS: Yes.

14 DEPUTY CITY CLERK: Commissioner Valdivia?

15 COMMISSIONER VALDIVIA: Yes.

16 DEPUTY CITY CLERK: Commissioner

17 Martinetti?

18 COMMISSIONER MARTINETTI: Yes.

19 DEPUTY CITY CLERK: Mayor Stack?

20 MAYOR STACK: Yes.

21 DEPUTY CITY CLERK: May I have a motion to

22 approve all items on Consent Agenda?

23 COMMISSIONER VALDIVIA: Motion.

24 DEPUTY CITY CLERK: Motion by Commissioner

25 Valdivia.

1 COMMISSIONER FERNANDEZ: Second.

2 DEPUTY CITY CLERK: Second by Commissioner  
3 Fernandez.

4 Commissioner Fernandez?

5 COMMISSIONER FERNANDEZ: Yes.

6 DEPUTY CITY CLERK: Commissioner Rivas?

7 COMMISSIONER RIVAS: Yes.

8 DEPUTY CITY CLERK: Commissioner Valdivia?

9 COMMISSIONER VALDIVIA: Yes.

10 DEPUTY CITY CLERK: Commissioner  
11 Martinetti?

12 COMMISSIONER MARTINETTI: I'm abstaining --  
13 I'm recusing --

14 MS. DILLON: Wait. Wait. Wait.

15 Give her the microphone. And say it loud.

16 COMMISSIONER MARTINETTI: I'm recusing on  
17 the matters pertaining to Adolfo Lopez and Luis  
18 Diaz and the North Hudson Regional Fire.

19 Aye on the rest.

20 DEPUTY CITY CLERK: Mayor Stack?

21 MAYOR STACK: Yes on all.

22

23 (Whereupon, the Board discussed and took  
24 action on the following item:

25 **REGULAR AGENDA:**

1       1. Resolution Requesting Approval from the  
2 Division of Local Government Services for a  
3 Chapter 159 Item of Revenue and Appropriation  
4 from the Hudson County Open Space, Recreation and  
5 Historic Preservation Trust Fund for Veteran's  
6 Park Improvements.)  
7

8           DEPUTY CITY CLERK: At that time we have  
9 three items on the Regular Agenda.

10          The first is a Resolution Requesting the  
11 Approval from the Division of Local Government  
12 Services for a Chapter 159 Item of Revenue and  
13 Appropriation from the Hudson County Open Space,  
14 Recreation and Historic Preservation Trust Fund  
15 for Veteran's Park Improvements.

16          May I have a motion to approve?

17          COMMISSIONER FERNANDEZ: Motion.

18          DEPUTY CITY CLERK: Motion by Commissioner  
19 Fernandez.

20          COMMISSIONER VALDIVIA: Second.

21          DEPUTY CITY CLERK: Second by Commissioner  
22 Valdivia.

23          Commissioner Fernandez?

24          COMMISSIONER FERNANDEZ: Yes.

25          DEPUTY CITY CLERK: Commissioner Rivas is

1 | recusing.

2 | Commissioner Valdivia?

3 | COMMISSIONER VALDIVIA: Yes.

4 | DEPUTY CITY CLERK: Commissioner  
5 | Martinetti?

6 | COMMISSIONER MARTINETTI: Yes.

7 | DEPUTY CITY CLERK: Mayor Stack?

8 | MAYOR STACK: Yes.

9 | MS. DILLON: Rivas recused?

10 | MAYOR STACK: Once again this will be  
11 | another --

12 | DEPUTY CITY CLERK: Rivas is recusing.

13 | MAYOR STACK: -- park that we're improving  
14 | in the City of Union City.

15 |

16 | (Whereupon, the Board discussed and took  
17 | action on the following item:

18 | **REGULAR AGENDA:**

19 | 2. Resolution Approving a Payment of Claim to  
20 | the Union City Daycare Program.)

21 |

22 | DEPUTY CITY CLERK: The second on the  
23 | Regular Agenda is a Resolution Approving the  
24 | Payment of a Claim to the Union City Daycare  
25 | Program.



1 May I have a --

2 COMMISSIONER MARTINETTI: Motion.

3 DEPUTY CITY CLERK: -- motion?

4 Motion by Commissioner Martinetti.

5 COMMISSIONER VALDIVIA: Second.

6 DEPUTY CITY CLERK: Second by Commissioner

7 Valdivia.

8 Commissioner Fernandez is recusing.

9 Commissioner Rivas?

10 COMMISSIONER RIVAS: Recuse.

11 DEPUTY CITY CLERK: No.

12 COMMISSIONER RIVAS: Not on that?

13 DEPUTY CITY CLERK: Vote.

14 You can -- you can vote.

15 MS. NOVA: You can vote on the Daycare.

16 COMMISSIONER RIVAS: Yes.

17 DEPUTY CITY CLERK: Commissioner Valdivia?

18 COMMISSIONER VALDIVIA: Yes.

19 DEPUTY CITY CLERK: Commissioner

20 Martinetti?

21 MS. NOVA: On the next one.

22 DEPUTY CITY CLERK: No. Commissioner

23 Martinetti, you can vote on this.

24 MS. NOVA: We're doing this --

25 COMMISSIONER RIVAS: Oh, okay.

1 COMMISSIONER MARTINETTI: Sorry.

2 DEPUTY CITY CLERK: Recusal's for the next  
3 one.

4 COMMISSIONER RIVAS: Okay.

5 COMMISSIONER MARTINETTI: Yes.

6 COMMISSIONER RIVAS: I'm sorry.

7 DEPUTY CITY CLERK: And Mayor Stack is --

8 MAYOR STACK: I'm recusing.

9 DEPUTY CITY CLERK: -- recusing.

10

11 (Whereupon, the Board discussed and took  
12 action on the following item:

13 **REGULAR AGENDA:**

14 3. Resolution Approving a Payment of Claim to  
15 the Hudson County Improvement Authority.)

16

17 DEPUTY CITY CLERK: The third is a  
18 Resolution Approving a Payment of Claim to the  
19 Hudson County Improvement Authority.

20 COMMISSIONER VALDIVIA: Motion.

21 DEPUTY CITY CLERK: Motion by Commissioner  
22 Valdivia.

23 Second?

24 COMMISSIONER FERNANDEZ: Second.

25 DEPUTY CITY CLERK: Second by Commissioner

1 Fernandez.

2 Commissioner Fernandez?

3 COMMISSIONER FERNANDEZ: Yes.

4 DEPUTY CITY CLERK: Commissioner Rivas is  
5 recusing.

6 Commissioner Valdivia?

7 COMMISSIONER VALDIVIA: Yes.

8 DEPUTY CITY CLERK: Commissioner  
9 Martinetti?

10 Recusing.

11 And Mayor Stack?

12 MAYOR STACK: Yes.

13 DEPUTY CITY CLERK: Okay.

14

15 (Whereupon, the Board discussed and took  
16 action on the following item:

17 **ORDINANCES FOR HEARING AND ADOPTION**

18 **CONSIDERATION:**

19 1. AN ORDINANCE AMENDING CHAPTER 18 OF THE  
20 CODE OF THE CITY OF UNION CITY ENTITLED "KEY LOCK  
21 BOX EMERGENCY ACCESS SYSTEM".)

22

23 DEPUTY CITY CLERK: We have an Ordinance on  
24 for Adoption and -- for Hearing and Adoption.

25 It's an Ordinance Amending Chapter 18 --

1           MAYOR STACK: Chief?

2           DEPUTY CITY CLERK: -- of the Code of the  
3 Union City Entitled Key Lock Box Emergency Access  
4 System.

5           MAYOR STACK: The Key Lock Box; can you  
6 just explain it?

7           The Key Lock Box Ordinance.

8           CHIEF MOLINARI: Sure.

9           So the idea behind it is to enable either  
10 the Police Department or a first responder to  
11 have access to a larger building where sometimes  
12 where critical seconds count in an emergency. We  
13 don't want to have to break the door down or wait  
14 outside until somebody answers.

15           So having access to a box where we can get  
16 the key and readily make entry to a building is  
17 -- is really the difference between life and  
18 death.

19           So, we thought this was a very appropriate  
20 thing where clearly seconds count. Whether it's  
21 a fire or a medical emergency, seconds count.  
22 This could make the difference.

23           So, we fully support the idea. I think  
24 it's a great idea.

25           MAYOR STACK: Thank you, Chief.

1           Anyone wishing to comment on this Ordinance  
2 at this time?

3           As the Chief explained, it concerns public  
4 safety.

5           Anyone who would like to comment on this  
6 Ordinance, please step forward, state your name  
7 and address for the record.

8           Seeing none.

9           DEPUTY CITY CLERK: May I have a motion to  
10 close public comment?

11           COMMISSIONER VALDIVIA: Motion.

12           COMMISSIONER FERNANDEZ: Motion.

13           DEPUTY CITY CLERK: Motion by --

14           COMMISSIONER MARTINETTI: Second.

15           DEPUTY CITY CLERK: -- Commissioner  
16 Valdivia.

17           Second by Commissioner Martinetti.

18           Commissioner Fernandez?

19           COMMISSIONER FERNANDEZ: Yes.

20           DEPUTY CITY CLERK: Commissioner Rivas?

21           COMMISSIONER RIVAS: Yes.

22           DEPUTY CITY CLERK: Commissioner Valdivia?

23           COMMISSIONER VALDIVIA: Yes.

24           DEPUTY CITY CLERK: Commissioner  
25 Martinetti?

1 COMMISSIONER MARTINETTI: Yes.

2 DEPUTY CITY CLERK: Mayor Stack?

3 MAYOR STACK: Yes.

4 DEPUTY CITY CLERK: May I have a motion to  
5 adopt?

6 MAYOR STACK: Motion.

7 DEPUTY CITY CLERK: Motion --

8 COMMISSIONER MARTINETTI: Second.

9 DEPUTY CITY CLERK: -- by Mayor Stack.

10 Commissioner Martinetti seconds.

11 Commissioner Fernandez?

12 COMMISSIONER FERNANDEZ: Yes.

13 DEPUTY CITY CLERK: Commissioner Rivas?

14 COMMISSIONER RIVAS: Yes.

15 DEPUTY CITY CLERK: Commissioner Valdivia?

16 COMMISSIONER VALDIVIA: Yes.

17 DEPUTY CITY CLERK: Commissioner  
18 Martinetti?

19 COMMISSIONER MARTINETTI: Yes.

20 DEPUTY CITY CLERK: Mayor Stack?

21 MAYOR STACK: Yes.

22

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

24

25 DEPUTY CITY CLERK: Mayor, at this time,

1 would you like to open the meeting for public  
2 comment on any item concerning government in  
3 Union City?

4 MAYOR STACK: Sure.

5 Any resident or anyone who would like to  
6 comment at this time on any matter concerning the  
7 City of Union City, please step forward, state  
8 your name and address for the record.

9 We have a -- you could stand right at the  
10 podium.

11 Seeing none.

12 DEPUTY CITY CLERK: May I have a motion to  
13 close public comment?

14 COMMISSIONER FERNANDEZ: Motion.

15 COMMISSIONER MARTINETTI: Motion.

16 DEPUTY CITY CLERK: Motion by

17 Commissioner --

18 COMMISSIONER VALDIVIA: Second.

19 DEPUTY CITY CLERK: -- Fernandez.

20 Second by Commissioner Valdivia.

21 Commissioner Fernandez?

22 COMMISSIONER FERNANDEZ: Yes.

23 DEPUTY CITY CLERK: Commissioner Rivas?

24 COMMISSIONER RIVAS: Yes.

25 DEPUTY CITY CLERK: Commissioner Valdivia?

1 COMMISSIONER VALDIVIA: Yes.

2 DEPUTY CITY CLERK: Commissioner

3 Martinetti?

4 COMMISSIONER MARTINETTI: Yes.

5 DEPUTY CITY CLERK: Mayor Stack?

6 MAYOR STACK: Yes.

7

8 \* \* \*

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25



## 1 LIQUOR LICENSE DISCIPLINARY PROCEEDINGS:

2

3 1. R.G. Miranda Corp.

4 t/a El Cuco

5 Location: 516 Kennedy Boulevard

6 License No. #0910-33-041-005

7 2. El Chapin Corp.

8 t/a El Cuscatleco

9 Location: 2118 Bergenline Avenue

10 License No. #0910-33-075-010

11 3. Juanita's II LLC

12 t/a Juanita's Restaurant

13 Location: 2904 Bergenline Avenue

14 License No. #0910-33-155-010

15

16 DEPUTY CITY CLERK: At this time, Mayor, we  
17 have Liquor License Disciplinary Proceedings.

18 MAYOR STACK: Mr. Farmer?

19 MR. FARMER: Yes?

20 MAYOR STACK: At this time Liquor License  
21 Hearings.

22 MR. FARMER: Okay.

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

25 MR. FARMER: Good evening, --

1 MS. DILLON: Greg, you're going to really  
2 have to keep your voice up.

3 MR. FARMER: Okay.

4 No, I got it.

5 Good evening, Mayor and members of the  
6 Board.

7 We have three matters on this evening.

8

9

\* \* \*

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 R.G. MIRANDA CORP.

2 t/a EL CUCO

3 Location: 516 Kennedy Boulevard

4 License No. 0910-33-041-005

5

6 MR. FARMER: The first matter is El Cuco.

7 The attorney representing the licensee is  
8 here. We just had a conference with Detective  
9 Dunlay and the licensee and her lawyer and  
10 they're talking about it right now.

11 So I expect that to come out to be a plea.

12 MAYOR STACK: We'll come back to that.

13 MR. FARMER: Yeah.

14

15

\* \* \*

16

17

18

19

20

21

22

23

24

25

1 EL CHAPIN CORP.  
2 t/a EL CUSCATLECO  
3 Location: 2118 Bergenline Avenue  
4 License No. 0910-33-075-010;  
5 and  
6 JUANITA'S II LLC  
7 t/a JUANITA'S RESTAURANT  
8 Location: 2904 Bergenline Avenue  
9 License No. 0910-33-155-010  
10

11 MR. FARMER: The next two, El Chapin and  
12 Juanita's, have just retained lawyers.

13 Mr. Alum for El Chapin.

14 And Juanita's; Tom Portanova.

15 I would ask that that be carried.

16 I sent them the discovery.

17 I anticipate both of those to be pleas.

18 So maybe if we could just adjourn those --

19 MAYOR STACK: So, what -- what we'll do is  
20 we'll adjourn them until Wednesday, June 7<sup>th</sup> is  
21 the next meeting.

22 It's not on a Tuesday because that's  
23 primary election day.

24 So it's Wednesday, June 7<sup>th</sup>. And that  
25 meeting will be held at --

1 DEPUTY CITY CLERK: Colin Powell.

2 MAYOR STACK: -- Colin Powell School, 1500

3 New York Avenue.

4 MR. FARMER: June 7<sup>th</sup>; Colin Powell.

5 All right.

6

7

\* \* \*

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 R.G. MIRANDA CORP.

2 t/a EL CUCO

3 Location: 516 Kennedy Boulevard

4 License No. 0910-33-041-005

5

6 MR. FARMER: If we could maybe give them  
7 maybe five minutes --

8 MAYOR STACK: No problem.

9 MR. FARMER: -- to see if we can settle it?  
10 Okay?

11 MAYOR STACK: That's fine. No problem at  
12 all.

13 MR. FARMER: Because Detective Dunlay and I  
14 have spoken to them. We've made them an offer  
15 for a plea. And she's discussing it.

16 MAYOR STACK: That's perfect.

17 MR. FARMER: Okay?

18 MAYOR STACK: We should stay here though.  
19 Let's stay here. Please, nobody leave. Because  
20 it will be hard to get everybody back here again.

21 We're going to wait a few minutes but let's  
22 stay here.

23 All right?

24 COMMISSIONER FERNANDEZ: Yeah.

25 MAYOR STACK: Yeah.

1 DEPUTY CITY CLERK: We're going to go off  
2 the record?

3 Okay. Can I have a motion to go off the  
4 record?

5 COMMISSIONER MARTINETTI: Motion.

6 MAYOR STACK: Sure.

7 COMMISSIONER FERNANDEZ: Motion.

8 DEPUTY CITY CLERK: Motion by Commissioner  
9 Martinetti.

10 Second by Commissioner Fernandez.

11 All in favor?

12

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

14

15 DEPUTY CITY CLERK: Aye.

16 Okay, 7:08.

17

18 (Off the record at 7:09 p.m.)

19 (On the record at 7:11 p.m.)

20

21 MS. DILLON: Okay.

22 On the record.

23 DEPUTY CITY CLERK: May I have a motion to  
24 go back on the record?

25 COMMISSIONER VALDIVIA: Motion.

1 COMMISSIONER MARTINETTI: Motion.

2 DEPUTY CITY CLERK: Motion by Commissioner  
3 Valdivia.

4 Second by Commissioner Martinetti.

5 All in favor?

6

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

8

9 DEPUTY CITY CLERK: Aye.

10 Okay, 7:10.

11 MR. FARMER: Ready?

12 Okay.

13 We're back on the record on El Cuco.

14 Mr. Rodriguez is the attorney representing  
15 El Cuco and the licensee is here.

16 It appears that what happened was that  
17 there was a disturbance at the rest-- at the  
18 licensed premises. The Police arrived there.  
19 There was a real disorderly intoxicated person  
20 who wound up breaking the window of the bar.

21 We have discussed this and we have agreed  
22 to a ten day suspension, provided it covers two  
23 weekends.

24 The licensee is going to check her schedule  
25 to see what ten days, in the next 30 days, that



1 she will be closed to -- to cover two weekends.

2 And when she gives that information to Mr.

3 Rodriguez, I'll put it in the Resolution and

4 submit it, pass next time.

5 MAYOR STACK: Mr. Rodriguez, if you could,  
6 just --

7 MR. RODRIGUEZ: Mayor, for the record, Jose  
8 Rodriguez on behalf of Jackelyn --

9 Yeah.

10 -- Jackelyn Monegro, who is the owner of  
11 El Cuco. My address is 206 West State Street,  
12 Trenton, New Jersey.

13 And I've had an opportunity to discuss this  
14 matter before coming before the Board with Mr.  
15 Farmer. I've discussed this matter with my  
16 client. My client has been advised of the  
17 penalty that's going to be imposed. She's agreed  
18 to the penalty and she's done it voluntarily and  
19 willingly.

20 MAYOR STACK: Very good.

21 Thank you.

22 MR. FARMER: Just -- just the record should  
23 reflect that Detective Dunlay, who's standing  
24 next to me, was part and parcel of all of these  
25 discussions.

1 MAYOR STACK: Great.

2 Thank you, Mr. Farmer.

3 Thank you, Mr. Rodriguez.

4 Sergeant, thank you.

5 I'll make a motion to approve.

6 DEPUTY CITY CLERK: Motion by Mayor Stack.

7 Second?

8 COMMISSIONER VALDIVIA: Second.

9 DEPUTY CITY CLERK: Second by Commissioner  
10 Valdivia.

11 Commissioner Fernandez?

12 COMMISSIONER FERNANDEZ: Yes.

13 DEPUTY CITY CLERK: Commissioner Rivas?

14 COMMISSIONER RIVAS: Yes.

15 DEPUTY CITY CLERK: Commissioner Valdivia?

16 COMMISSIONER VALDIVIA: Yes.

17 DEPUTY CITY CLERK: Commissioner  
18 Martinetti?

19 COMMISSIONER MARTINETTI: Yes.

20 DEPUTY CITY CLERK: Mayor Stack?

21 MAYOR STACK: Yes.

22

23

\* \* \*

24

25 **ADJOURNMENT:**

1  
2 DEPUTY CITY CLERK: Mayor, at this time we  
3 have no other items on the agenda.

4 May I have a motion to adjourn?

5 MAYOR STACK: Motion.

6 COMMISSIONER MARTINETTI: Second.

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

9 Second by Commissioner Martinetti.

10 Commissioner Fernandez?

11 COMMISSIONER FERNANDEZ: Yes.

12 DEPUTY CITY CLERK: Commissioner Rivas?

13 COMMISSIONER RIVAS: Yes.

14 DEPUTY CITY CLERK: Commissioner Valdivia?

15 COMMISSIONER VALDIVIA: Yes.

16 DEPUTY CITY CLERK: Commissioner  
17 Martinetti?

18 COMMISSIONER MARTINETTI: Yes.

19 DEPUTY CITY CLERK: Mayor Stack?

20 MAYOR STACK: Yes.

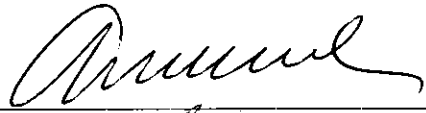
21 DEPUTY CITY CLERK: Thank you.

22

23 (Whereupon, the proceedings were concluded  
24 at 7:13 p.m.)

25

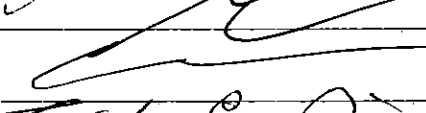
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



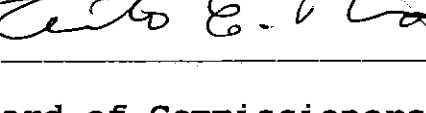
Brian P. Stack



Lucio P. Fernandez



Maryury A. Martinetti



Celin J. Valdivia



Tilo E. Rivas

**Board of Commissioners**

**Attest:**

**Dominick Cantatore,**

**Acting City Clerk**

**Attest:**

**Erin Knoedler,**

**Deputy City Clerk**

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, May 16, 2017 and digitally  
10 recorded.

11

12

13

14

15

16

17

18

19

20

  
\_\_\_\_\_  
Karen A. Marino AOC 493

21

22

23

24

25 Monitored and Proofread by: Deborah Dillon