

ORIGINAL

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

REGULAR MEETING

:
:
:
:
TRANSCRIPT OF RECORDED
PROCEEDINGS

Bella Vista Apartments
522 22nd Street
Union City, New Jersey

Tuesday, October 10, 2017
Commencing at 7:03 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: ANGELO AUTERI, ESQ.
Corporation Counsel

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

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A P P E A R A N C E S:

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LUIS E. DIAZ, ESQ.

Attorney for Jor Per Corp., t/a Cucalambe

1 DEPUTY CITY CLERK: This is a Regular
2 Public Meeting of the Board of Commissioners
3 being held on Tuesday, October 10th at seven p.m.,
4 at Bella Vista Apartments, 522 22nd Street, Union
5 City, New Jersey.

6 Please stand for the Pledge of Allegiance.

7

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

10

11 DEPUTY CITY CLERK: This meeting has been
12 called in accordance with the Open Public
13 Meetings Act.

14 Adequate notice of the meeting has been
15 provided to The Jersey Journal, The Record, The
16 Hudson Reporter, and has been posted on the
17 bulletin board at City Hall and made available to
18 the public in the Office of the Municipal Clerk.

19

20 **ROLL CALL:**

21

22 DEPUTY CITY CLERK: Commissioner Fernandez?

23 COMMISSIONER FERNANDEZ: Here.

24 DEPUTY CITY CLERK: Commissioner Rivas?

25 COMMISSIONER RIVAS: Here.

1 DEPUTY CITY CLERK: Commissioner Valdivia?

2 COMMISSIONER VALDIVIA: Here.

3 DEPUTY CITY CLERK: Commissioner

4 Martinetti?

5 COMMISSIONER MARTINETTI: Here.

6 DEPUTY CITY CLERK: Mayor Stack?

7 MAYOR STACK: Here.

8

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

11 **APPROVAL OF PREVIOUS MEETING MINUTES**

12 1. AUGUST 29, 2017.)

13

14 DEPUTY CITY CLERK: We have two items --
15 meeting minutes for approval.

16 The first is for the meeting of August
17 29th, 2017.

18 May I have a motion to approve?

19 COMMISSIONER RIVAS: Motion.

20 DEPUTY CITY CLERK: Motion by

21 Commissioner --

22 COMMISSIONER VALDIVIA: Second.

23 DEPUTY CITY CLERK: -- Rivas.

24 Second Commissioner Valdivia.

25 Commissioner Fernandez is recus--

1 COMMISSIONER FERNANDEZ: Abstain.

2 DEPUTY CITY CLERK: -- is abstaining.

3 Commissioner Rivas?

4 COMMISSIONER RIVAS: Yes.

5 DEPUTY CITY CLERK: Commissioner Valdivia?

6 COMMISSIONER VALDIVIA: Yes.

7 DEPUTY CITY CLERK: Commissioner Martinetti

8 is abstaining.

9 COMMISSIONER MARTINETTI: Abstain.

10 DEPUTY CITY CLERK: And Mayor Stack?

11 MAYOR STACK: Yes.

12

13 (Whereupon, the Board discussed and took
14 action on the following item:

15 **APPROVAL OF PREVIOUS MEETING MINUTES**

16 2. SEPTEMBER 12, 2017 and SEPTEMBER 26, 2017.)

17

18 DEPUTY CITY CLERK: The -- the second is
19 the minute -- meeting minutes approval from
20 September 12th, 2017 and September 26th, 2017.

21 May I have a --

22 MAYOR STACK: I'll move it.

23 DEPUTY CITY CLERK: Motion by Mayor Stack.

24 Second?

25 COMMISSIONER RIVAS: Second.

1 DEPUTY CITY CLERK: Second by Commissioner
2 Rivas.

3 Commissioner Fernandez?

4 COMMISSIONER FERNANDEZ: Yes.

5 DEPUTY CITY CLERK: Commissioner Rivas?

6 COMMISSIONER RIVAS: Yes.

7 DEPUTY CITY CLERK: Commissioner Valdivia?

8 COMMISSIONER VALDIVIA: Yes.

9 DEPUTY CITY CLERK: Commissioner
10 Martinetti?

11 COMMISSIONER MARTINETTI: Yes.

12 DEPUTY CITY CLERK: Mayor Stack?

13 MAYOR STACK: Yes.

14

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

17 **ORDINANCE FOR INTRODUCTION:**

18 1. BOND ORDINANCE AUTHORIZING THE ACQUISITION
19 OF CERTAIN REAL PROPERTY IN AND FOR THE CITY OF
20 UNION CITY, COUNTY OF HUDSON, NEW JERSEY;
21 APPROPRIATING THE SUM OF \$1,350,000 THEREFOR;
22 AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION
23 BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF
24 UNION CITY, COUNTY OF HUDSON, NEW JERSEY IN THE
25 AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,282,500;

1 MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND
2 AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION
3 WITH THE FOREGOING.)
4

5 DEPUTY CITY CLERK: We have one Ordinance
6 on for Introduction.

7 Adoption on first reading authorizes the
8 Municipal Clerk to advertise the Ordinance. And
9 it will be further considered at a meeting of the
10 Board of Commissioners held on October 24th, 2017,
11 at the Islamic Education Center, 4613 Cottage
12 Place, Union City, New Jersey.

13 The Ordinance is a Bond Ordinance
14 Authorizing the Acquisition of Certain Real
15 Property in and for the City of Union City,
16 County of Hudson, New Jersey, Appropriating the
17 Sum of 1,350,000 Therefor; Authorizing the
18 Issuance of General Obligation Bonds or Bond
19 Anticipation Notes of the City of Union City,
20 County of Hudson, New Jersey, in the Aggregate
21 Principal Amount of Up to 1,282,500; Making
22 Certain Determinations and Covenants; and
23 Authorizing Certain Related Actions in Connection
24 with the Foregoing.

25 May I have a motion to introduce?

1 COMMISSIONER RIVAS: Motion.

2 DEPUTY CITY CLERK: Motion by --

3 COMMISSIONER MARTINETTI: Second.

4 DEPUTY CITY CLERK: -- Commissioner Rivas.

5 Second by Commissioner Martinetti.

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 We'll -- we'll talk more about this. Being

18 it's only for Introduction, at the next meeting

19 we'll talk more about this Ordinance.

20

21 (Whereupon, the Board discussed and took

22 action on the following items in total:

23 **CONSENT AGENDA:**

24 (1) Resolution Approving the Payment of Claims

25 (2) Resolution Approving the Payment of

1 Concurring Claims

2 (3) Resolution Approving the Payment of Escrow

3 Refunds

4 (4) Resolution Authorizing the Submission of an

5 Application to the New Jersey Local Finance Board

6 (5) Resolution Approving a Contract with Day

7 for the Purchase of Two 2017 Chevrolet Tahoe with

8 Equipment for the Police Department

9 (6) Resolution Authorizing the Refund of a

10 Duplicate Payment

11 (7) Resolution Authorizing Refund of Redemption

12 Monies to Outside Lienholders

13 (8) Resolution Authorizing the Refund of a Tax

14 Appeal Issued by the Hudson County Board of

15 Taxation

16 (9) Resolution Authorizing the Refund of an

17 Overbill from 2017 Taxes

18 (10) Resolution Authorizing the Refund of

19 Premium Monies Collected at the Tax Sale

20 (11) Resolution Authorizing the Execution of a

21 Settlement Agreement with Hudson County Youth

22 Football League and Bill White

23 (12) Resolution Authorizing the Award of a

24 Contract for Tenant Advocacy Attorney to Alan

25 Peyrouton for 2017-2018

1 (13) Resolution Authorizing the Award of a
2 Contract for Planning Board Counsel to Dario,
3 Yaker, Metz & Eyerman for 2017-2018

4 (14) Resolution to Approve a Memorandum of
5 Agreement with the Union City Employees
6 Association.)

7

8 DEPUTY CITY CLERK: There are 14 items on
9 the Consent Agenda.

10 The first is a Resolution Approving the
11 Payment of Claims.

12 The second is a Resolution Approving the
13 Payment of Concurring Claims.

14 The third is a Resolution Approving the
15 Payment of Escrow Refunds.

16 The fourth is a Resolution Authorizing the
17 Submission of an Application to the New Jersey
18 Local Finance Board.

19 The fifth is a Resolution Approving a
20 Contract with Day for the Purchase of Two 2017
21 Chevrolet Tahoe with Equipment for the Police
22 Department.

23 The sixth is a Resolution Authorizing the
24 Refund of a Duplicate Payment.

25 The seventh is a Resolution Authorizing the

1 Refund of Redemption Monies to Outside
2 Lienholders.

3 The eighth is a Resolution Authorizing the
4 Refund of a Tax Appeal Issued by the Hudson
5 County Board of Taxation.

6 The ninth is a Resolution Authorizing the
7 Refund of an Overbill from 2017 Taxes.

8 The tenth is a Resolution Authorizing the
9 Refund of Premium Monies Collected at Tax Sale.

10 The eleventh is a Resolution Authorizing
11 the Execution of a Settlement Agreement with
12 Hudson County Youth Football League and Bill
13 White.

14 The twelfth is a Resolution Authorizing the
15 Award of Contract for Tenant Advocacy Attorney to
16 Alan Peyrouton for 2017-2018.

17 The thirteenth is a Resolution Authorizing
18 the Award of a Contract for Planning Board
19 Counsel to Dario, Yaker, Metz and Eyerman for
20 2017-2018.

21 The fourteenth is a Resolution to Approve a
22 Memorandum of Agreement with the Union City
23 Employees Association.

24 Mayor, at this time would you like to open
25 for public comment on Consent Agenda?

1 MAYOR STACK: On the -- on the Memorandum
2 of Agreement with the Union City Employees
3 Association, Erin, could you just explain what
4 that is just so the public has an idea what we're
5 doing there.

6 DEPUTY CITY CLERK: So the City and Union
7 have reached an agreement with the EMT
8 specifically for training purposes. That the
9 City will provide training for EMTs; in exchange
10 they will stay with the City for two years of
11 employment.

12 We feel that sometimes the training can be
13 costly and we want to try to retain EMTs; they're
14 very important to the function of the City and to
15 public safety, in general.

16 MAYOR STACK: Thank you.

17 DEPUTY CITY CLERK: Um-hum.

18 MAYOR STACK: Any -- any member of the
19 public have any questions on the Consent Agenda?

20 Please step forward, state your name and
21 address for the record.

22 DEPUTY CITY CLERK: Seeing none.

23 May I have a motion to close public
24 comment?

25 COMMISSIONER VALDIVIA: Motion.

1 DEPUTY CITY CLERK: Motion by Commissioner
2 Valdivia.
3 Second by --
4 COMMISSIONER FERNANDEZ: Yes. I'll --
5 DEPUTY CITY CLERK: -- Commissioner
6 Fernandez.
7 Commissioner Fernandez?
8 COMMISSIONER FERNANDEZ: Yes.
9 DEPUTY CITY CLERK: Commissioner Rivas?
10 COMMISSIONER RIVAS: I'll abstain on number
11 8; yes on --
12 DEPUTY CITY CLERK: We're just --
13 COMMISSIONER RIVAS: -- the rest.
14 DEPUTY CITY CLERK: We're just going to
15 close public comment first.
16 COMMISSIONER RIVAS: Oh.
17 DEPUTY CITY CLERK: Sorry, --
18 COMMISSIONER RIVAS: Yes.
19 DEPUTY CITY CLERK: -- Commissioner.
20 COMMISSIONER RIVAS: Yes. Sorry.
21 DEPUTY CITY CLERK: Okay.
22 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

5 to --

6 COMMISSIONER VALDIVIA: Motion.

7 DEPUTY CITY CLERK: -- approve all items on
8 Consent?

9 MAYOR STACK: Motion.

10 DEPUTY CITY CLERK: Motion by Mayor Stack.

11 Second by Commissioner Valdivia.

12 Commissioner Fernandez?

13 COMMISSIONER FERNANDEZ: Si.

14 DEPUTY CITY CLERK: Commissioner Rivas?

15 COMMISSIONER RIVAS: Yes, I'll abstain on

16 number 8; aye on the rest.

17 DEPUTY CITY CLERK: Commissioner Valdivia?

18 COMMISSIONER VALDIVIA: Yes.

19 DEPUTY CITY CLERK: Commissioner

20 Martinetti?

21 COMMISSIONER MARTINETTI: I'm abstaining on

22 number 1, payment to Adolfo and Luis Diaz; aye on

23 the rest.

24 DEPUTY CITY CLERK: Thank you.

25 And Mayor Stack?

1 MAYOR STACK: Yes.

2 DEPUTY CITY CLERK: We have two items --

3 COMMISSIONER FERNANDEZ: Miss Clerk, before

4 we go on, --

5 DEPUTY CITY CLERK: Sure.

6 COMMISSIONER FERNANDEZ: -- two items I

7 would like to mention to the public.

8 First of all I want to commend the Union

9 City Police Department and their incredible

10 duress during an accident. Our Police Officer

11 had complete restraint on using their weapons

12 when their life was threatened.

13 And I want to commend the Chief, the Mayor,

14 and the entire Union City Police Department for a

15 job well done that night.

16 And, also, to think about those officers

17 that -- that were injured. They're out of the

18 hospital now. They're doing much better.

19 And, finally, I'd like to hold a moment of

20 silence for the young boy who passed away due to

21 that tragic accident.

22 MAYOR STACK: Thank you.

23

24 (Whereupon, there was a moment of silence.)

25

1 COMMISSIONER FERNANDEZ: Thank you very
2 much.

3 MAYOR STACK: Thank you, Commissioner.

4 DEPUTY CITY CLERK: Thank you.

5

6 (Whereupon, the Board discussed and took
7 action on the following item:

8 **REGULAR AGENDA:**

9 1. Resolution Approving a Payment of Claims to
10 the Union City Board of Education.)

11

12 DEPUTY CITY CLERK: We have two items on
13 the Regular Agenda.

14 The first is a Resolution Approving a
15 Payment of Claims to the Union City Board of
16 Education.

17 MAYOR STACK: I'll move it.

18 DEPUTY CITY CLERK: Moved -- motion by
19 Mayor Stack.

20 Second by?

21 COMMISSIONER RIVAS: Second.

22 DEPUTY CITY CLERK: Commissioner Rivas.

23 MR. AUTERI: Normally Commissioner Valdivia
24 would not vote on Board of Education matters.

25 However tonight we're going to invoke the

1 doctrine of necessity on this item.

2 DEPUTY CITY CLERK: Thank you.

3 Commissioner Fernandez is recusing.

4 Commissioner Rivas?

5 COMMISSIONER RIVAS: Yes.

6 DEPUTY CITY CLERK: Commissioner Valdivia?

7 COMMISSIONER VALDIVIA: Yes.

8 DEPUTY CITY CLERK: Commissioner Martinetti
9 is recusing.

10 Mayor Stack?

11 MAYOR STACK: Yes.

12 DEPUTY CITY CLERK: Thank you.

13

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

16 **REGULAR AGENDA:**

17 2. Resolution Approving a Payment of Claims to
18 the Hudson County Improvement Authority.)

19

20 DEPUTY CITY CLERK: The second is a
21 Resolution Approving a Payment of Claim to the
22 Hudson County Improvement Authority.

23 May I have a motion?

24 MAYOR STACK: Motion.

25 DEPUTY CITY CLERK: Motion by Mayor Stack.

1 COMMISSIONER VALDIVIA: Second.

2 COMMISSIONER FERNANDEZ: Second.

3 DEPUTY CITY CLERK: Second by Commissioner
4 Valdivia.

5 Commissioner Fernandez?

6 COMMISSIONER FERNANDEZ: Yes.

7 DEPUTY CITY CLERK: Commissioner Rivas
8 is --

9 Commissioner Rivas is abstaining?

10 COMMISSIONER RIVAS: Abstaining. Yes.

11 DEPUTY CITY CLERK: Hudson County
12 Improvement Authority.

13 COMMISSIONER RIVAS: Yes, I'll abstain.

14 DEPUTY CITY CLERK: Commissioner Valdivia?

15 COMMISSIONER VALDIVIA: Yes.

16 DEPUTY CITY CLERK: Commissioner
17 Martinetti; abstaining.

18 And Mayor Stack?

19 At this point we're going to invoke the
20 doctrine of necessity as well and Commissioner
21 Martinetti will recuse and Commissioner Rivas
22 will recuse -- recuse; Commissioner Fernandez
23 will be voting.

24 MAYOR STACK: I'm voting, right?

25 COMMISSIONER FERNANDEZ: On Hudson County

1 Improvement Authority?

2 DEPUTY CITY CLERK: I apologize.

3 MAYOR STACK: Yeah.

4 DEPUTY CITY CLERK: I'm sorry.

5 Mayor Stack is voting as well.

6 MAYOR STACK: Yeah.

7 DEPUTY CITY CLERK: Mayor Stack?

8 MAYOR STACK: Yes.

9 DEPUTY CITY CLERK: Thank you.

10 We don't need to invoke the doctrine of
11 necessity.

12 MAYOR STACK: Right.

13 DEPUTY CITY CLERK: I apologize.

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 366, ARTICLE
20 IV OF THE CODE OF THE CITY OF UNION CITY ENTITLED
21 "STREETS AND SIDEWALKS - EXCAVATIONS AND
22 OPENINGS".)

23

24 DEPUTY CITY CLERK: We have four Ordinances
25 on for Adoption and Consideration tonight.

1 The first is an Ordinance Amending Chapter
2 366, Article IV of the Code of the City of Union
3 City Entitled Streets and Sidewalks, Excavations
4 and Openings.

5 Mayor, at this time would you like to take
6 public comment on this Ordinance?

7 MAYOR STACK: Sure.

8 Just before we do, Erin, maybe if you or
9 Angelo could just briefly -- just in maybe like a
10 -- a paragraph or so, just explain exactly what
11 we're doing, for the public.

12 DEPUTY CITY CLERK: Sure.

13 This is a -- this is a clean-up ordinance
14 for streets and sidewalks.

15 We wanted to incorporate all of the changes
16 that were made over the last few years into one
17 comprehensive ordinance.

18 It would require that if a street was
19 excavated or repairs were being done on the
20 streets that the work being done to repair it
21 after-the-fact would be the same material and of
22 the same substance as it was before it was torn
23 up.

24 There's also a few requirements. There's
25 one requiring a police -- police report in

1 certain instances.

2 But really it's just to incorporate all the
3 changes that were made over the past two years to
4 make one comprehensive go-to ordinance for the
5 public and for companies who are looking to do
6 work in the City.

7 MR. AUTERI: Right. So it's not
8 necessarily new information here, it's just
9 mostly, like Erin said, a clean-up and also make
10 sure that the streetscape is consistent with the
11 materials that were there beforehand.

12 But it's mostly to make it easier to read
13 and so all the information is in the same place.

14 MAYOR STACK: And everyone knows we're very
15 strong on keeping our streets in good repair.
16 We've spent a lot of resources repairing our
17 streets through grants and bonds and we want to
18 make sure they stay that way.

19 So that's the purpose of this Ordinance.

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

23 Seeing none.

24 DEPUTY CITY CLERK: May I have a motion to
25 close public comment?

1 COMMISSIONER MARTINETTI: Motion.

2 DEPUTY CITY CLERK: Motion by Commissioner
3 Martinetti.

4 COMMISSIONER VALDIVIA: Second.

5 DEPUTY CITY CLERK: Second by Commissioner
6 Valdivia.

7 Commissioner Fernandez?

8 COMMISSIONER FERNANDEZ: Yes.

9 DEPUTY CITY CLERK: Commissioner Rivas?

10 COMMISSIONER RIVAS: Yes.

11 DEPUTY CITY CLERK: Commissioner Valdivia?

12 COMMISSIONER VALDIVIA: Yes.

13 DEPUTY CITY CLERK: Commissioner
14 Martinetti?

15 COMMISSIONER MARTINETTI: Yes.

16 DEPUTY CITY CLERK: Mayor Stack?

17 MAYOR STACK: Yes.

18 DEPUTY CITY CLERK: May I have a motion to
19 adopt the Ordinance?

20 COMMISSIONER VALDIVIA: Motion.

21 DEPUTY CITY CLERK: Motion by
22 Commissioner Valdivia.

23 COMMISSIONER RIVAS: Second.

24 DEPUTY CITY CLERK: Second by Commissioner
25 Rivas.

1 Commissioner Fernandez?

2 COMMISSIONER FERNANDEZ: Yes.

3 DEPUTY CITY CLERK: Commissioner Rivas?

4 COMMISSIONER RIVAS: Yes.

5 DEPUTY CITY CLERK: Commissioner Valdivia?

6 COMMISSIONER VALDIVIA: Yes.

7 DEPUTY CITY CLERK: Commissioner

8 Martinetti?

9 COMMISSIONER MARTINETTI: Yes.

10 DEPUTY CITY CLERK: Mayor Stack?

11 MAYOR STACK: Yes.

12

13 (Whereupon, the Board discussed and took
14 action on the following item:

15 **ORDINANCES FOR HEARING AND ADOPTION**

16 **CONSIDERATION:**

17 2. AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
18 APPROPRIATION LIMITS AND TO ESTABLISH A CAP
19 BANK.)

20

21 DEPUTY CITY CLERK: The second Ordinance is
22 an Ordinance to Exceed the Municipal Budget
23 Appropriation Limits to Establish a CAP Bank.

24 Mayor, would you like to take public
25 comments on this Ordinance?

1 MAYOR STACK: Sure.

2 Anyone wishing to comment on this, please
3 step forward, state your name and address for the
4 record.

5 Seeing none.

6 DEPUTY CITY CLERK: May I have a motion to
7 close public comment?

8 COMMISSIONER MARTINETTI: Motion.

9 COMMISSIONER FERNANDEZ: Motion.

10 DEPUTY CITY CLERK: Motion by

11 Commissioner --

12 COMMISSIONER FERNANDEZ: Second.

13 DEPUTY CITY CLERK: -- Martinetti.

14 Second by Commissioner Fernandez.

15 Commissioner Fernandez?

16 COMMISSIONER FERNANDEZ: Yes.

17 DEPUTY CITY CLERK: Commissioner Rivas?

18 COMMISSIONER RIVAS: Yes.

19 DEPUTY CITY CLERK: Commissioner Valdivia?

20 COMMISSIONER VALDIVIA: Yes.

21 DEPUTY CITY CLERK: Commissioner

22 Martinetti?

23 COMMISSIONER MARTINETTI: Yes.

24 DEPUTY CITY CLERK: Mayor Stack?

25 MAYOR STACK: Yes.

1 DEPUTY CITY CLERK: May I have a motion to
2 adopt the Ordinance?

3 COMMISSIONER RIVAS: Motion.

4 COMMISSIONER MARTINETTI: Motion.

5 DEPUTY CITY CLERK: Motion by
6 Commissioner Rivas.

7 Second by Commissioner Martinetti.

8 Commissioner Fernandez?

9 COMMISSIONER FERNANDEZ: Yes.

10 DEPUTY CITY CLERK: Commissioner Rivas?

11 COMMISSIONER RIVAS: Yes.

12 DEPUTY CITY CLERK: Commissioner Valdivia?

13 COMMISSIONER VALDIVIA: Yes.

14 DEPUTY CITY CLERK: Commissioner
15 Martinetti?

16 COMMISSIONER MARTINETTI: Yes.

17 DEPUTY CITY CLERK: Mayor Stack?

18 MAYOR STACK: Yes.

19 DEPUTY CITY CLERK: Thank you.

20

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

23 **ORDINANCES FOR HEARING AND ADOPTION**

24 **CONSIDERATION:**

25 3. AN ORDINANCE AMENDING CHAPTER 334, RENT

1 CONTROL.)

2

3 (Whereupon, the Board discussed the
4 following item:

5 **ORDINANCES FOR HEARING AND ADOPTION**

6 **CONSIDERATION:**

7 4. AN ORDINANCE AMENDING CHAPTER 155, FEES.)

8

9 DEPUTY CITY CLERK: The third is an
10 Ordinance Amending Chapter 334 of the Rent
11 Control Ordinance.

12 Mayor, at this time would you like to take
13 public comment on this Ordinance?

14 MAYOR STACK: Sure.

15 Just before we do and I ask Mr. Marotta to
16 speak on the Ordinance, I spoke extensively along
17 with Mr. Marotta at the last meeting.

18 As everyone knows -- it's no secret, I'm a
19 very strong believer in rent control. So I
20 believe all the Commissioners are. We've always
21 expressed that in the years that our
22 Administration has been in office.

23 And this should just strengthen the
24 Ordinance a little bit more to keep the tenants
25 in their homes and not to be forced out of their

1 homes.

2 As we see in many communities, development,
3 overdevelopment, is forcing tenants out of their
4 apartments and we don't want that to happen in
5 Union City.

6 We want the tenants in Union City to be
7 able to stay here; they decide to move from their
8 rent control apartment and be able to move to
9 another apartment that they can afford.

10 Having said that I'm going to turn it over
11 to Mr. Marotta and then we'll open up for any
12 comments and questions.

13 And I want to thank Mr. Marotta, Willie
14 Ortiz and Alan Peyrouton for the time that they
15 put in on this Ordinance. I know I drove them
16 crazy going over the Ordinance many times and
17 many revisions.

18 And, like I said, I'm a firm believer in
19 rent control and the importance of it. Housing
20 is not a luxury; it's a necessity. And in Union
21 City, hopefully, that message will resonate even
22 further.

23 Mr. Marotta?

24 MR. MAROTTA: Thank you.

25 Thank you, Mayor.

1 I -- I'd like to also thank the Mayor who
2 has taken a step against gentrification within
3 Union City.

4 Everybody -- Union City is blossoming now;
5 it's seen everywhere and everybody deserves to
6 have the fruits of that -- that is taking place
7 right now. We don't have that in other
8 communities unfortunately. And now we have an
9 opportunity where everybody can enjoy the beauty
10 that's coming to Union City.

11 So, this, again as -- as stated, this
12 strengthens the Ordinance in some respect. And,
13 again I stated at the last meeting, it's a living
14 breathing document. There -- I anticipate
15 further amendments to it in the future, as
16 needed, to make it address any concerns that come
17 forward.

18 And this one specifically addresses the
19 rent calculation determination by the Rent
20 Control Office -- how they go about doing that.
21 And it's basically the earliest recorded rent
22 registration that is filed will be used as the
23 base to apply an increases going forward. And
24 that -- that is the purpose of this Ordinance.

25 The -- if I may, Mayor, the next one is

1 | also related in some respect to --

2 | Unless you prefer I wait for that?

3 | MAYOR STACK: No, no. Please, go right
4 | through.

5 | MR. MAROTTA: The Fees Ordinance.

6 | MAYOR STACK: Yeah, --

7 | MR. MAROTTA: Okay.

8 | MAYOR STACK: -- go -- no, go right
9 | through. Go through the different points that we
10 | touched upon. Absolutely.

11 | MR. MAROTTA: Sure.

12 | The -- we also have on the agenda tonight
13 | the Fees Ordinance. And the Fees Ordinance was
14 | somewhat outdated.

15 | We -- for example, the capital improvement
16 | or hardshipping (sic) fees for our professionals,
17 | mainly the accountants to calculate what is
18 | necessary, were only at a hundred or hundred and
19 | fifty dollars.

20 | We put that to them. We said look it, what
21 | -- is this realistic, because it's quite old.
22 | And they said, no, it really -- the time that is
23 | required is substantially more.

24 | So anybody who makes that application would
25 | have to pay that fee. So, it's not exorbitant

1 | anyway; it's still only four or \$500.00 depending
2 | upon the size of the units being addressed.

3 | So, -- it also cleaned up the rest of the
4 | Fee Ordinance. There were still fees there for
5 | other items that had been amended and -- and
6 | taken out of the Ordinance.

7 | So we cleaned up the Fee Ordinance as well.

8 | Again, this Ordinance is there to help
9 | protect the tenants. It still provides that the
10 | property owners can have a fair return on their
11 | investment as is required by State law and as is
12 | appropriate.

13 | We want landlords to be able to go ahead
14 | and fix up their properties and make them nice.
15 | Without that we wouldn't have the apartments in
16 | the first place.

17 | So I think this is a fair balance and
18 | prevents some unscrupulous property owners from
19 | coming forward and maximizing their profits at
20 | the expense of the people in Union City.

21 | So, --

22 | MAYOR STACK: Thank you, Mr. Marotta.

23 | Thank you.

24 | Anyone wishing to comment on this Ordinance
25 | at this time, please step forward, state your

1 name and address for the record.

2 Seeing none.

3 I'll make a motion to approve.

4 COMMISSIONER MARTINETTI: Second.

5 DEPUTY CITY CLERK: Motion to close public
6 comment by Mayor Stack.

7 Second by Commissioner Martinetti.

8 Commissioner Fernandez?

9 COMMISSIONER FERNANDEZ: Yes.

10 DEPUTY CITY CLERK: Commissioner Rivas?

11 COMMISSIONER RIVAS: Yes.

12 DEPUTY CITY CLERK: Commissioner Valdivia?

13 COMMISSIONER VALDIVIA: Yes.

14 DEPUTY CITY CLERK: Commissioner
15 Martinetti?

16 COMMISSIONER MARTINETTI: Yes.

17 DEPUTY CITY CLERK: Mayor Stack?

18 MAYOR STACK: Yes.

19 DEPUTY CITY CLERK: May I have a motion to
20 adopt?

21 COMMISSIONER VALDIVIA: Motion.

22 DEPUTY CITY CLERK: Motion by
23 Commissioner Valdivia.

24 COMMISSIONER MARTINETTI: Second.

25 DEPUTY CITY CLERK: Second by Commissioner

1 Martinetti.

2 Commissioner Fernandez?

3 COMMISSIONER FERNANDEZ: Yes.

4 DEPUTY CITY CLERK: Commissioner Rivas?

5 COMMISSIONER RIVAS: Yes.

6 DEPUTY CITY CLERK: Commissioner Valdivia?

7 COMMISSIONER VALDIVIA: Yes.

8 DEPUTY CITY CLERK: Commissioner

9 Martinetti?

10 COMMISSIONER MARTINETTI: Yes.

11 DEPUTY CITY CLERK: Mayor Stack?

12 MAYOR STACK: Yes.

13 DEPUTY CITY CLERK: Thank you.

14

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

17 **ORDINANCES FOR HEARING AND ADOPTION**

18 **CONSIDERATION:**

19 4. AN ORDINANCE AMENDING CHAPTER 155, FEES.)

20

21 DEPUTY CITY CLERK: The fourth is an
22 Ordinance Amending Chapter 155, Fees.

23 As you know, Mr. Marotta explained that
24 Ordinance.

25 Mayor, would you like to open for public

1 comment on this?

2 MAYOR STACK: Sure.

3 Anyone wishing to comment on this Ordinance
4 -- it addresses fees in the City of Union City,
5 please step forward, state your name and address
6 for the record.

7 Seeing none.

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

10 COMMISSIONER RIVAS: Motion.

11 COMMISSIONER MARTINETTI: Motion.

12 DEPUTY CITY CLERK: Motion by Commissioner
13 Rivas.

14 COMMISSIONER MARTINETTI: Second.

15 DEPUTY CITY CLERK: Second by Commissioner
16 Martinetti.

17 Commissioner Fernandez?

18 COMMISSIONER FERNANDEZ: Yes.

19 DEPUTY CITY CLERK: Commissioner Rivas?

20 COMMISSIONER RIVAS: Yes.

21 DEPUTY CITY CLERK: Commissioner Valdivia?

22 COMMISSIONER VALDIVIA: Yes.

23 DEPUTY CITY CLERK: Commissioner
24 Martinetti?

25 COMMISSIONER MARTINETTI: Yes.

1 DEPUTY CITY CLERK: Mayor Stack?

2 MAYOR STACK: Yes.

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

5 COMMISSIONER MARTINETTI: Motion.

6 COMMISSIONER VALDIVIA: Motion.

7 DEPUTY CITY CLERK: Motion by
8 Commissioner Martinetti.

9 COMMISSIONER RIVAS: Second.

10 DEPUTY CITY CLERK: Second by Commissioner
11 Rivas.

12 Commissioner Fernandez?

13 COMMISSIONER FERNANDEZ: Yes.

14 DEPUTY CITY CLERK: Commissioner Rivas?

15 COMMISSIONER RIVAS: Yes.

16 DEPUTY CITY CLERK: Commissioner Valdivia?

17 COMMISSIONER VALDIVIA: Yes.

18 DEPUTY CITY CLERK: Commissioner
19 Martinetti?

20 COMMISSIONER MARTINETTI: Yes.

21 DEPUTY CITY CLERK: Mayor Stack?

22 MAYOR STACK: Yes.

23 DEPUTY CITY CLERK: Thank you.

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

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DEPUTY CITY CLERK: Mayor, at this time, would you like to open for public comment on any item concerning government in Union City?

MAYOR STACK: Sure.

At anyone wishing to comment at this time concerning any matter concerning municipal government in the City of Union City, please step forward, state your name and address for the record.

Seeing none.

DEPUTY CITY CLERK: May I have --

COMMISSIONER MARTINETTI: Motion.

DEPUTY CITY CLERK: -- a motion to close public comment?

COMMISSIONER RIVAS: Motion.

COMMISSIONER MARTINETTI: Motion.

DEPUTY CITY CLERK: Motion by Commissioner Rivas.

COMMISSIONER MARTINETTI: Second.

DEPUTY CITY CLERK: Second by Commissioner Martinetti.

Commissioner Fernandez?

COMMISSIONER FERNANDEZ: Yes.

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.

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1 LIQUOR LICENSE DISCIPLINARY PROCEEDINGS:

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3 1. A&C 2004 Corp.

4 t/a Adoro Café

5 Location: 414 38th Street

6 License No. 0910-33-149-006

7 2. Luna, Inc.

8 t/a La Estrellas de Mexico

9 Location: 2421 West Street

10 License No. 0910-33-164-005

11 3. Jor Per Corp.

12 t/a Cucalambe

13 Location: 4418 Bergenline Avenue

14 License No. 0910-33-110-010

15 4. R.G. Enterprise Entertainment

16 t/a Therapy Lounge

17 Location: 2801-2807 Bergenline Avenue

18 License No. 0910-33-134-006

19

20 DEPUTY CITY CLERK: Mayor, at this time we

21 have Liquor License Disciplinary Hearings.

22 MAYOR STACK: Sure.

23 Mr. Farmer?

24 COMMISSIONER MARTINETTI: Mr. Farmer?

25 MR. FARMER: Yes.

1 MAYOR STACK: Whenever you're ready; no
2 problem.

3 (Whereupon, there was a pause in the
4 proceedings.)

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1 A&C 2004 CORP.

2 t/a ADORO CAFÉ

3 Location: 414 38th Street

4 License No. 0910-33-149-006

5

6 MR. FARMER: Good evening, Mayor and Board.

7 We have four matters on your agenda.

8 The first one is Adoro Café represented by

9 Mr. Diaz.

10 In attendance here this evening is

11 Detective Dunlay who, as everybody knows, is the

12 person within Union City who is charged with

13 overseeing the bars.

14 And with Adoro Café this is a paper

15 violation. And all the paper and all the missing

16 items and all the deficiencies were brought to

17 Detective Dunlay, went over them, they're all

18 fine. So all the i's are dotted and the t's are

19 crossed.

20 And, as a matter of fact, the licensee has

21 attended the training programs that Detective

22 Dunlay ran about two, three weeks ago.

23 So after consulting with Detective Dunlay

24 and in light of the fact that the licensee has

25 remediated all of the deficiency, attended the

1 education class, we think it would be in the best
2 interest of everybody if we dismissed this
3 because it was a paper violation.

4 And, Detective Dunlay, --

5 Where are you?

6 SERGEANT DUNLAY: Yes, I'm sorry, Mayor,
7 that's correct.

8 They've attended -- it was a small paper
9 violations. They've come completely efficient on
10 it. They've produced all the required paperwork,
11 document -- and actually some more than what's
12 required. And they've also made it a point to
13 attend our seminar which we held.

14 So, --

15 MAYOR STACK: I'll make -- I'll make a
16 motion on behalf of Mr. Farmer and Sergeant
17 Dunlay's recommendation.

18 DEPUTY CITY CLERK: Motion by Mayor Stack.

19 COMMISSIONER VALDIVIA: Second.

20 DEPUTY CITY CLERK: Second by Commissioner
21 Valdivia.

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 Martinetti
4 is recusing.

5 Mayor Stack?

6 MAYOR STACK: Yes.

7 MR. DIAZ: Mayor and Commissioners, if I
8 can comment on the -- on the Adoro issue.

9 I think that that's a pleasant result of
10 the seminar that was given. Where they're -- the
11 licensees are able to go and learn correctly the
12 -- the recordkeeping that has to be kept.

13 Another plus for the -- for the program.

14 MAYOR STACK: Thank you, Mr. Diaz.

15 MR. FARMER: Okay.

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1 LUNA, INC.
2 t/a LA ESTRELLAS DE MEXICO
3 Location: 2421 West Street
4 License No. 0910-33-164-005
5

6 MR. FARMER: The next one is La Estrella de
7 Mexico.

8 This is a situation where there were two
9 disturbances and some paper violations.

10 Counsel is here and he ought to put his
11 appearance in.

12 MR. MULKAY: Mr. Mayor, members of the
13 Council, Alain Mulkay, from Mulkay and Rendo on
14 behalf of the Luna, Inc, Estrellas de Mexico.

15 MR. FARMER: Mr. Mulkay and myself and
16 Detective Dunlay have talked about this and what
17 we've come, as far as a recommendation is, that
18 there were two disturbances. We're going to
19 dismiss one and he's going to plead to one; and
20 paper violations. To be a 15 day suspension --
21 two weeks, which would be from October 24th to
22 November 7.

23 And they're waiving any right to take an
24 appeal or to make an application to the State to
25 convert it into a fine.

1 MAYOR STACK: When -- when were the dates
2 for the suspension?

3 I'm sorry.

4 MR. FARMER: October 24th to November 7.

5 MAYOR STACK: Okay.

6 Mr. Mulkay?

7 MR. MULKAY: That -- that is correct.

8 The only other condition is that it is a
9 restaurant; he's going to be allowed to continue
10 to serve food during the time of the suspension.
11 He just would not be able to serve alcohol.
12 He'll turn in the liquor license as appropriate
13 and required by the Ordinance.

14 MR. FARMER: That is correct.

15 MAYOR STACK: Thank you.

16 I'll make a motion to approve.

17 DEPUTY CITY CLERK: Motion by Mayor Stack.

18 COMMISSIONER FERNANDEZ: Second.

19 DEPUTY CITY CLERK: Second by Commissioner
20 Fernandez.

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 DEPUTY CITY CLERK: Thank you.

8 MAYOR STACK: Thank you.

9 MR. MULKAY: Thank you.

10 MR. FARMER: Take care.

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1 JOR PER CORP.

2 t/a CUCALAMBE

3 Location: 4418 Bergenline Avenue

4 License No. 0910-33-110-010

5

6 MR. FARMER: Louie?

7 The -- the next one is Cucalambe.

8 This is a situation where there was a
9 disturbance and how it took place was this.

10 A young woman, she may have been involved
11 with the man that she encountered but, any event,
12 she's walking to the restroom, bumps into him.
13 Apparently there are words exchanged and he
14 pushes her and she falls to the ground.

15 That apparently was captured on some video
16 that we saw. The man was thrown out of the
17 place. The security responded instantaneously
18 when they saw the event happen, which was
19 probably about here to the refrigerator.

20 I've spoken to Mr. Diaz and we've come to a
21 recommendation of a ten day suspension from
22 November 7th to November 16th.

23 MAYOR STACK: How -- how is the record on
24 this establishment? Because this has come before
25 us quite a bit.

1 MR. FARMER: Yes.

2 Hold on. I got it right here.

3 MAYOR STACK: Any chance they're looking to
4 sell their license back to the City?

5 This has been quite a bit that they've come
6 before us.

7 And this establishment's on the second
8 floor.

9 Right?

10 MR. DIAZ: On the second floor, correct, --

11 MAYOR STACK: Yeah.

12 MR. DIAZ: -- Mayor.

13 MAYOR STACK: Problematic.

14 MR. DIAZ: There was an incident in '16 and
15 the prior incident was in '13.

16 MR. FARMER: They -- they have the --

17 Just hold on.

18 There was a ten day suspension back in July
19 of 2016. That ten day suspension was the
20 offenses that occurred when we had a sting
21 operation with a police officer who was under 21,
22 went in, asked for service and got it. So that's
23 what they had.

24 And back in January of 2016 they had a five
25 day suspension.

1 Prior to that you go back to '13 where they
2 had a 15 day suspension.

3 So, four years ago they had a 15 day
4 suspension. Last year they had five day
5 suspension and a ten day, which was the
6 undercover operation. So, --

7 MAYOR STACK: When you add it all up it's a
8 lot of days --

9 MR. FARMER: Fifteen days in --

10 MAYOR STACK: -- that they --

11 MR. FARMER: -- January, '16.

12 MAYOR STACK: -- a lot of suspensions
13 there.

14 MR. FARMER: And this year will be another
15 ten days.

16 MAYOR STACK: I'll make a motion to approve
17 ten day suspension.

18 DEPUTY CITY CLERK: Motion by Mayor Stack.

19 COMMISSIONER FERNANDEZ: Second.

20 DEPUTY CITY CLERK: Second by Commissioner
21 Fernandez.

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 Martinetti
4 is recusing.

5 Mayor Stack?

6 MAYOR STACK: Yes.

7 MR. DIAZ: Mayor and Commissioners, if I
8 may add, in this event the establishment
9 cooperated completely --

10 MAYOR STACK: Good.

11 MR. DIAZ: --- with the -- with the Police
12 -- with the authorities.

13 Not only in this event, there was an
14 assault across the street in April and the Police
15 were trying to find some evidence in order to
16 solve that event. The establishment has cameras
17 outside and they again cooperated. They show the
18 Police the event that took place in the -- across
19 the street and help in the -- solving that --

20 MAYOR STACK: Do they have cameras inside?

21 MR. DIAZ: They have cameras inside --

22 MAYOR STACK: They do.

23 MR. DIAZ: -- and outside.

24 MAYOR STACK: Okay, good.

25 All right, good.

1 Thank you, Mr. Diaz.

2 MR. DIAZ: Thank you.

3 MR. FARMER: Okay.

4 MAYOR STACK: Thank you.

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1 R.G. ENTERPRISE ENTERTAINMENT

2 t/a THERAPY LOUNGE

3 Location: 2801-2807 Bergenline Avenue

4 License No. 0910-33-134-006

5

6 MR. FARMER: The last one is Therapy
7 Lounge.

8 Although I sent him a couple letters he
9 didn't show up. Let me follow-up on that a
10 little bit more and we'll carry it.

11 MAYOR STACK: Yeah, let's put it on for the
12 next one --

13 MR. FARMER: Yes.

14 MAYOR STACK: -- and let's hear it whether
15 he's here or not here.

16 MR. FARMER: Fine.

17 MAYOR STACK: All right?

18 MR. FARMER: I have no problem with that.
19 Thank you.

20 MAYOR STACK: Thank you.

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1 **ADJOURNMENT:**

2

3 DEPUTY CITY CLERK: There are no other
4 items on the agenda this evening.

5 May I have a motion to adjourn?

6 COMMISSIONER RIVAS: Motion.

7 MAYOR STACK: Motion.

8 DEPUTY CITY CLERK: Motion by Mayor Stack.

9 Second by Commissioner Rivas.

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 COMMISSIONER MARTINETTI: Mayor Stack?

21 MAYOR STACK: Yes.

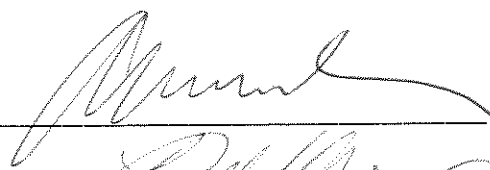
22 DEPUTY CITY CLERK: Thank you.

23

24 (Whereupon, the proceedings were concluded

25 at 7:26 p.m.)

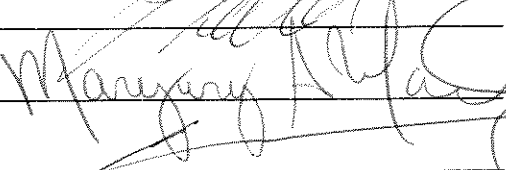
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Brian P. Stack

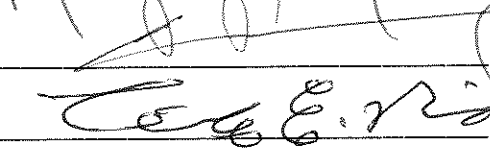
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Lucio P. Fernandez

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Maryury A. Martinetti

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Celin J. Valdivia

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Tilo E. Rivas

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Board of Commissioners

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Attest: 

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Erin Knoedler,

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Deputy City Clerk

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY BOARD OF COMMISSIONERS,
9 heard on Tuesday, October 10, 2017 and digitally
10 recorded.

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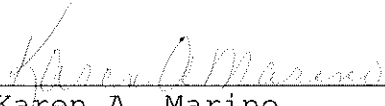
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Karen A. Marino

AOC 493

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25 Monitored and Proofread by: Deborah Dillon