

ORIGINAL

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

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:

Roosevelt School
4507 Hudson Avenue
Union City, New Jersey

Tuesday, January 2, 2018
Commencing at 7:01 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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1 DEPUTY CITY CLERK: This is a Regular
2 Public Meeting of the Union City Board of
3 Commissioners being held on Tuesday, January 2nd,
4 2018, at seven p.m., at Roosevelt School, 4507
5 Hudson Avenue, Union 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, and
16 The Hudson Reporter, and has been posted on the
17 bulletin board in 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 items in total:

11 **CONSENT AGENDA:**

12 (1) Resolution Approving the Payment of Claims

13 (2) Resolution Approving the Payment of
14 Concurring Claims

15 (3) Resolution Authorizing the Municipal
16 Engineer to Sign a Statement of Consent to Submit
17 an Application to the Department of Environmental
18 Protection for a Treatment Works Approval Permit
19 Pertaining to the Property Located at 123 44th
20 Street

21 (4) Resolution Directing the Planning Board to
22 Prepare a Reexamination Report of the City's
23 Master Plan and Authorizing the Award of Contract
24 for Reexamination of Master Plan 2017-2018.)

25

1 DEPUTY CITY CLERK: There are four items on
2 Consent Agenda.

3 The first is a Resolution Approving the
4 Payment of Claims.

5 The second is a Resolution Approving the
6 Payment of Concurring Claims.

7 The third is a Resolution Authorizing the
8 Municipal Engineer to Sign a Statement of Consent
9 to Submit an Application to the Department of
10 Environmental Protection for a Treatment Works
11 Approval Permit Pertaining to Property Located at
12 123 44th Street.

13 The fourth is a Resolution Directing the
14 Planning Board to Prepare a Reexamination Report
15 of the City's Master Plan and Authorizing the
16 Award of a Contract for Reexamination of Master
17 Plan for 2017-2018.

18 MAYOR STACK: Thank you.

19 DEPUTY CITY CLERK: Mayor, at this time
20 would you like to take public comment on the
21 Consent Agenda?

22 MAYOR STACK: Just if you could, if --
23 maybe if the -- Mr. City -- the Corporation
24 Counsel could -- Angelo could explain number 3
25 and number 4, just for the public's knowledge.

1 MR. AUTERI: Sure.

2 So number 3 is a TWA, the Treatment Works
3 Approval. It has to do with a sewer extension.

4 When a developer is extending the sewer and
5 there's other circumstances, -- that's what the
6 case is here -- they have to do what's called a
7 TWA application, which goes to the DEP,
8 Department of Environmental Protection.

9 The City, basically, signs off consenting
10 not to the application itself but to send the
11 application to the DEP so that they can review it
12 and approve it.

13 So here what the City is doing is
14 consenting to allow the City Engineer, Ralph
15 Tango, to sign the consent form sending it over
16 to the Department of Environmental Protection.

17 MAYOR STACK: So the --

18 MR. AUTERI: Number 4, --

19 MAYOR STACK: So the City doesn't
20 acknowledge or anything, we're just signing that
21 they can go to the DEP and the DEP makes the
22 final call?

23 MR. AUTERI: Yes.

24 MAYOR STACK: Okay, I got it.

25 MR. AUTERI: On the application.

1 MAYOR STACK: Thank you.

2 MR. AUTERI: You're welcome.

3 And number 4 is a -- well, we are -- it's
4 already 2018. Last Master Plan was 2009.
5 According to Municipal Land Use Law a Master Plan
6 Reevaluation should occur at least every ten
7 years. We have -- we're around that timeframe
8 right now, so it's getting sent over to the --
9 the Zoning Board -- Planning Board, excuse me, to
10 do a reexamination.

11 And the -- and this Resolution also
12 authorizes a contract for that reexamination
13 Master Plan to Heyer, Gruel.

14 MAYOR STACK: Seems like yesterday we did
15 it. It's unbelievable how fast.

16 DEPUTY CITY CLERK: Mayor, at this time
17 would you like to take public comment on the
18 Consent?

19 MAYOR STACK: Sure.

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

23 Mr. Price?

24 MR. PRICE: Larry Price, 1006 Palisade
25 Avenue.

1 Obviously on item number 4.

2 You know, people do reexamination reports
3 usually because they have to. It's a ten year
4 cycle and you've got to do it.

5 But in this particular case we had a -- a
6 reexam-- or we had a Master Plan and then we
7 adopted a Land Development Ordinance three years
8 later. And so we've had a lot of experience with
9 both. And I think the City would be wise to use
10 this as a -- as a time to really examine, you
11 know, how they've worked.

12 I would suggest three items that should be
13 looked at closely.

14 One is do three-family houses work.

15 There are a lot of drawbacks to three-
16 family houses on 2500 square foot lots; parking
17 being the key thing.

18 Number two.

19 MAYOR STACK: You say predominantly because
20 of parking?

21 MR. PRICE: Because of parking.

22 MAYOR STACK: Predominantly because of
23 parking.

24 MR. PRICE: Particularly when you have a
25 four story three-family house, which is really

1 not a permitted use.

2 But you've got three three bedroom units
3 there and basically they've got, at most, four
4 parking spots. And when you have three bedroom
5 units you're going to have usually at least two
6 -- two cars in that unit and maybe more, if
7 you've got a kid in the family.

8 So you may -- in a -- in a three-family
9 like that you've got six or seven cars usually
10 and only four parking spots. And two of the
11 parking spots are tandem. So it's -- it creates
12 problems.

13 But people like four story three -- three-
14 family houses. I have fights about that all the
15 time. They like them.

16 So, I mean it's a -- I don't have a -- at
17 this point I'm just saying that's something we
18 ought to look at in the --

19 MAYOR STACK: So but if -- in a perfect
20 world do you think it would work better a two-
21 family home instead?

22 MR. PRICE: Yeah. It would. But --
23 Okay.

24 A second item is that the area around 495,
25 principally north of it, was proposed in the

1 Master Plan and then in the Land Development
2 Ordinance to be a high-density urban kind of
3 environment with a lot of people and stores and
4 restaurants. And it was supposed to be an urban
5 vibe.

6 I'm not sure that that's worked out. I
7 think it's been undercut by two things, traffic
8 and parking. And maybe that's where we should
9 look.

10 The third item that we should look at it --

11 MAYOR STACK: What would you do different
12 there though?

13 What would you -- what would you -- what
14 would you do different?

15 MR. PRICE: That -- that's one of those
16 things where it's easy to tell you what the
17 problem is and very difficult to come up with the
18 answer.

19 MAYOR STACK: Maybe less density.

20 Right?

21 It would make sense -- it would make sense,
22 I would think, less density in that area because
23 of the amount of traffic --

24 MR. PRICE: Correct.

25 MAYOR STACK: -- that we're dealing with.

1 MR. PRICE: But then -- but then you're
2 moving to a whole different concept, which is,
3 you know, you give up the idea of an urban vibe
4 and, you know, restaurants and entertainment
5 places, and lots and lots of people. You know,
6 basically a Hoboken, you know, kind of --

7 That's what they were aiming for.

8 I'm not -- I'm not -- it's been undercut by
9 the fact that 495, you know, the traffic is
10 horrible, the parking is terrible.

11 MAYOR STACK: It's going to get worse, too.
12 It's going to get worse.

13 MR. PRICE: Yeah, it's going to get --

14 MAYOR STACK: Port Authority's going to be
15 doing The Helix over.

16 And then going down by Shop-Rite they're
17 looking to close the ramp for two years.

18 So if Port Authority's telling you two
19 years, it's more like three and a half years.

20 MR. PRICE: Yeah.

21 MAYOR STACK: And they're looking --
22 they're looking -- they're looking at plans right
23 now on The Helix.

24 It hasn't been released yet to a lot of us.
25 I just heard about it recently. They're looking

1 to do possibly a double-decker on The Helix. As
2 you get into Weehawken, it would become a double-
3 deck, to have traffic that's going into the
4 tunnel and traffic that's coming out of the
5 tunnel.

6 They have eight different plans they're
7 looking at -- Port Authority.

8 And they're -- they're saying that they
9 won't start that -- well they gave a commitment
10 that they wouldn't start it until the Pulaski
11 Skyway is finished and until the 49-- until the
12 ramp going down, by lack of a better term,
13 Shop-Rite in North Bergen was done.

14 The last meeting I went to they were
15 committing that when the Skyway was finished that
16 they would start. I said you would do both at
17 the same time? They said they're studying it.

18 They also talked about below Union City --

19 This is just recent. This is within the
20 last three weeks. It was at a meeting with
21 Public Safety directors and police chiefs.

22 They talked about possibly when you come
23 off The Helix or you're coming from Hoboken and
24 you're approaching Pleasant Avenue, you ever see
25 where the Port Authority or the Weehawken officer

1 is at Pleasant and Cantello and The Marginal.

2 That ramp that goes up and goes back onto the 495

3 --

4 MR. PRICE: Right.

5 MAYOR STACK: -- to go out -- to go west,

6 about cutting the rock in under Union City,

7 taking down the Hudson Avenue Bridge -- if you'll

8 call it the Hudson Avenue Bridge -- between 30 --

9 COMMISSIONER FERNANDEZ: Yeah.

10 MAYOR STACK: -- and 31, where we have the

11 Marine Plaza, --

12 COMMISSIONER FERNANDEZ: Yeah.

13 MAYOR STACK: -- and taking down the bridge

14 on Palisade Avenue between 31 and -- 30 and 31.

15 Taking that down across the street from the Post

16 Office and across the street from the car dealer

17 on the corner --

18 COMMISSIONER FERNANDEZ: Right. Right.

19 MAYOR STACK: -- where we had the horrible

20 accident --

21 COMMISSIONER FERNANDEZ: Yeah.

22 MAYOR STACK: -- with the young boy with

23 the garbage truck. Taking that down and

24 reworking them.

25 COMMISSIONER FERNANDEZ: Wow.

1 MAYOR STACK: Because they would cut into
2 the rock to make the --

3 You'd be able to come on -- off Pleasant
4 Avenue, come up the ramp, and you would have a --
5 a lane that you would be able to accelerate out
6 onto. Rather than stopping and all that
7 traffic's backing up, --

8 MR. PRICE: Right.

9 MAYOR STACK: -- rather than stopping every
10 night -- it's mostly at nighttime every night, --

11 MR. PRICE: Yes.

12 MAYOR STACK: -- that lane would just come
13 right out into the 495.

14 And the only way they could do that is to
15 expand it.

16 I think that's a reality. I -- I don't
17 think it's tomorrow but I think within the next
18 five years we're going to see that happen.

19 COMMISSIONER FERNANDEZ: Wow.

20 MAYOR STACK: So what you just said about
21 that whole area around 30 and 31, I think,
22 changes drastically.

23 MR. PRICE: Right. Yes.

24 MAYOR STACK: If I had my way, --

25 MR. PRICE: By the way --

1 MAYOR STACK: If I had my way, I would do
2 over -- I would try to cap them. Not with
3 buildings or office buildings; all open space.

4 I mean, Lucio, you and I have talked about
5 this --

6 COMMISSIONER FERNANDEZ: Yeah.

7 MAYOR STACK: -- a million times, --

8 COMMISSIONER FERNANDEZ: For a long time.

9 MAYOR STACK: -- to cap all of them from
10 Palisade Avenue all the way to Kennedy Boulevard.
11 Just cap them and put open space, passive space.
12 Not even active recreation; where people can go
13 and sit, maybe with a little bridge going over
14 the roadways at different points.

15 MR. PRICE: By the way that's -- that's a
16 very serious input to the Master Plan --

17 MAYOR STACK: Absolutely.

18 MR. PRICE: -- because if they don't know
19 that they're --

20 MAYOR STACK: Angelo, can you make sure --
21 what I just relayed. And Port Authority they
22 have plans that they'll give you. The Department
23 of Engineering has --

24 COMMISSIONER FERNANDEZ: That's crazy.

25 MAYOR STACK: -- plans that they're going

1 to be proposing to all the municipalities on
2 this.

3 COMMISSIONER FERNANDEZ: Wow.

4 MR. AUTERI: Okay.

5 MAYOR STACK: I said to them, Larry, at the
6 meeting, I said the only way we could even go
7 along with any of this work going along is if
8 they hired detail officers -- not State Troopers,
9 detail Union City officers, and place them during
10 the construction phase at Palisade, New York,
11 Bergenline, Central, Summit. All the way over.
12 All the way over to Kennedy Boulevard.

13 Because in the morning, between 31st Street
14 and 16th Street on Summit Avenue, in that
15 neighborhood, you have 7,000 kids going to
16 school.

17 MR. PRICE: Right.

18 MAYOR STACK: So if I got up -- if -- if
19 I'm detoured from getting on the ramp and now I'm
20 detoured into Union City, which they do
21 periodically, and you can't go north and south --
22 emergency vehicles can't go north and south.

23 Second, if I'm a frustrated driver and I'm
24 not from this area, I make the first left or
25 right and then I have no idea where I'm going.

1 COMMISSIONER RIVAS: That's right.

2 MAYOR STACK: And if you have troopers
3 there they don't know Union City. You'd have to
4 have Union City cops on both 30 and 31.

5 So this is a major problem. The Chief and
6 I have been talking about this as long as they
7 told us the last couple weeks and we're just --
8 we're frustrated by it.

9 MR. PRICE: Right.

10 MAYOR STACK: It's going to be a major
11 undertaking.

12 MR. PRICE: Yes. Yes.

13 MAYOR STACK: Because they -- Port
14 Authority doesn't want to build another tunnel
15 for vehicles.

16 They're saying in 20 years that cars won't
17 even be a --

18 I mean at the meeting was ridiculous, too.

19 -- that cars really won't even be a problem
20 anymore.

21 Yeah. Okay.

22 COMMISSIONER FERNANDEZ: Yeah.

23 MAYOR STACK: They're making more and more
24 cars these days --

25 COMMISSIONER FERNANDEZ: Yeah.

1 MAYOR STACK: -- and more different models
2 and, you know.

3 MR. PRICE: The -- the problem with the
4 Lincoln Tunnel, which is what I have to deal with
5 of course is that even if you build an extra
6 tube, all you're doing is funneling more -- more
7 cars into Manhattan. And the -- the Lincoln
8 Tunnel most of the time is a tube that is
9 stoppered --

10 MAYOR STACK: Right.

11 MR. PRICE: -- from the far end.

12 MAYOR STACK: Right.

13 MR. PRICE: A fourth -- a fourth tube
14 doesn't do much for you, --

15 MAYOR STACK: Not at all.

16 MR. PRICE: -- I don't think.

17 MAYOR STACK: Not at all.

18 MR. PRICE: By the way --

19 MAYOR STACK: They even had a plan -- they
20 even had a plan that they dismissed.

21 They were going to actually bring the ramp
22 -- the ramp that's there right now, -- The Helix
23 that's there right now -- it makes that turn,
24 that that doesn't meet their Code standards.
25 They were looking to cut into the bluff in

1 Weehawken. To cut right into the bluff and bring
2 the roadway around. It's just unbelievable.

3 They scrapped -- that was plan number
4 eight. They scrapped that because Turner went
5 berserk at --

6 COMMISSIONER FERNANDEZ: I'm sure.

7 MAYOR STACK: -- the meeting.

8 MR. PRICE: I --

9 COMMISSIONER FERNANDEZ: My God.

10 MAYOR STACK: Yeah.

11 MR. PRICE: I could --

12 MAYOR STACK: Then they were going to take
13 -- the building UBS, -- there's a building down
14 there UBS and another building and two apartment
15 buildings were just built, --

16 MR. PRICE: Yes.

17 MAYOR STACK: -- they were talking about
18 possibly trying to go into them.

19 Turner said you would have to take those.
20 Those are just built.

21 I mean everything is being done --

22 Yeah, it's definitely a challenge. But it
23 all ties into --

24 I deviated. But it all ties into what we
25 just talked about with the 495 and with the 31st

1 and 30th Street area.

2 MR. PRICE: And I would say if the Master
3 Plan is to be successful as a --

4 MAYOR STACK: Right.

5 MR. PRICE: -- that it should have that --

6 MAYOR STACK: Right.

7 MR. PRICE: -- all of that input.

8 MAYOR STACK: If you can make sure, Angelo,
9 with the Port Authority, Richie Turner or -- or
10 Ralph Tango can give you the name of the
11 engineer.

12 You could just write the letter to the
13 Chairman of the Port Authority or the Executive
14 Director and they'll give you the plans for the
15 495 and for The Helix going into New York.

16 MR. AUTERI: Okay.

17 MAYOR STACK: And it should be considered
18 in the Master Plan. That's very true.

19 COMMISSIONER RIVAS: All of it.

20 MR. PRICE: Okay.

21 And the third -- the third point I would --
22 I -- which I will obviously reiterate as we go on
23 is, just a small item but right now we have -- we
24 have all these commercial neighborhood districts
25 around the City. And the rule now is it must be

1 commercial on the first floor and there can be
2 apartments upstairs.

3 And it would work a lot better in most of
4 our CN Districts if they were allowed to put one
5 apartment on the ground floor in the back.

6 Sort of the traditional thing where, you
7 know, the family had the store in the front and
8 lived in the back.

9 They did away with that because that seemed
10 terribly old-fashioned. But --

11 MAYOR STACK: But you don't think that --
12 that ties into the parking though? With not
13 having a parking space for that?

14 MR. PRICE: Well, the --

15 MAYOR STACK: I don't disagree. I don't
16 disagree about the apartment being behind.
17 Because it's always been, as long as I knew, it's
18 always been something that's been there.

19 MR. PRICE: Yes.

20 MAYOR STACK: Yeah.

21 MR. PRICE: And -- and most of the -- most
22 of the stores that exist as preexisting
23 nonconforming uses --

24 MAYOR STACK: Absolutely.

25 MR. PRICE: -- that are grandfathered in

1 have an apartment --

2 MAYOR STACK: Absolutely.

3 MR. PRICE: -- in the back.

4 So, it -- when they put this new rule in it
5 obviously only applies to new construction and
6 I'm not sure that it -- or the --

7 In terms of parking, you know, there's --
8 there's a -- those CN Districts generate a lot of
9 parking needs or requirements and they don't
10 really provide for the parking. And -- and
11 that's sort of a separate issue.

12 But if you're concerned about one parking
13 -- one apartment behind the store you can always
14 put some restriction of the number of apartments
15 permitted --

16 MAYOR STACK: Right.

17 MR. PRICE: -- (indiscernible).

18 MAYOR STACK: Above. Right. Right.

19 It's true.

20 MR. PRICE: Okay.

21 Anyway I think it's a -- I think the Master
22 Place Reexamination is -- is really a good time
23 to look at all this -- all that has been
24 accomplished or has not been accomplished --

25 MAYOR STACK: Absolutely.

1 MR. PRICE: -- in the last ten --

2 MAYOR STACK: How many public hearings will
3 we have on this, Angelo?

4 MR. AUTERI: Well, we'll definitely have
5 one.

6 MAYOR STACK: Let -- let's do -- let's do
7 at least -- we should do at least -- at least
8 three -- at least three of them in the City to
9 break it down so people can, you know, come out
10 to them. Three or four at least there should be.

11 MR. AUTERI: Okay.

12 MAYOR STACK: Just make a note of that so
13 we should do that, Erin, too.

14 There should be at least three or four.
15 This way you give people 13 -- maybe 15 Street
16 south -- 15 to 30. You know or break it down to
17 maybe 15 to 25; 25 to 35; and 35 north. Maybe we
18 can hold one up here. But there should be at
19 least four of them.

20 DEPUTY CITY CLERK: Okay.

21 MAYOR STACK: Thank you very much.

22 DEPUTY CITY CLERK: Any other public
23 comment?

24 MAYOR STACK: Anyone else wishing to
25 comment at this time, please step forward, state

1 your name and address for the record.

2 Seeing none.

3 DEPUTY CITY CLERK: May I have a motion to
4 close public comment?

5 COMMISSIONER VALDIVIA: Move.

6 DEPUTY CITY CLERK: Motion by Commissioner
7 Valdivia.

8 Second?

9 COMMISSIONER FERNANDEZ: Second.

10 COMMISSIONER MARTINETTI: Second.

11 DEPUTY CITY CLERK: Second by Commissioner
12 Fernandez.

13 Commissioner Fernandez?

14 COMMISSIONER FERNANDEZ: Yes.

15 DEPUTY CITY CLERK: Commissioner Rivas?

16 COMMISSIONER RIVAS: Yes.

17 DEPUTY CITY CLERK: Commissioner Valdivia?

18 COMMISSIONER VALDIVIA: Yes.

19 DEPUTY CITY CLERK: Commissioner
20 Martinetti?

21 COMMISSIONER MARTINETTI: Yes.

22 DEPUTY CITY CLERK: Mayor Stack?

23 MAYOR STACK: Yes.

24 DEPUTY CITY CLERK: May I have a motion
25 to adopt all items on Consent Agenda?

1 COMMISSIONER VALDIVIA: Motion.

2 DEPUTY CITY CLERK: Motion by Commissioner
3 Valdivia.

4 Second?

5 COMMISSIONER RIVAS: Second.

6 DEPUTY CITY CLERK: Second by Commissioner
7 Rivas.

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 That was the shortest Consent Agenda I've
20 ever seen in the history of -- of Union City.
21 Amazing.

22 DEPUTY CITY CLERK: We --

23 MAYOR STACK: Must be early in the year
24 that's for sure.

25 DEPUTY CITY CLERK: I think so.

1

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

4 **ORDINANCES FOR HEARING AND ADOPTION**

5 **CONSIDERATION:**

6 1. AN ORDINANCE OF THE CITY OF UNION CITY,
7 COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING THE
8 SUM OF \$75,000 IN FUNDING FROM THE CAPITAL
9 IMPROVEMENT FUND FOR THE ACQUISITION AND
10 INSTALLATION OF SECURITY CAMERAS AT CITY HALL.)
11

12 DEPUTY CITY CLERK: We have two Ordinances
13 on for Pubic Hearing Adoption.

14 The first Ordinance is an Ordinance of the
15 City of Union City, County of Hudson, New Jersey,
16 Appropriating the Sum of 75,000 in Funding from
17 the Capital Improvement Fund for the Acquisition
18 and Installation of Security Cameras at City
19 Hall.

20 Mayor, at this time would you like to take
21 public comment on this Ordinance?

22 MAYOR STACK: Sure.

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

1 This is just an additional security measure
2 for City Hall. We have many offices up there. I
3 mean the Police Department's obviously in the
4 building. The Tax Collector's Office. The
5 Assessor's Office. There's a lot of records in
6 the building.

7 It's just one more safety feature that's
8 been recommended to us by the Police Department
9 of something we should be doing.

10 COMMISSIONER RIVAS: Second.

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

13 COMMISSIONER VALDIVIA: Motion.

14 COMMISSIONER MARTINETTI: Second.

15 DEPUTY CITY CLERK: Motion by Commissioner
16 Valdivia.

17 Seconded 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 the Ordinance?

6 COMMISSIONER MARTINETTI: Motion.

7 COMMISSIONER RIVAS: Motion.

8 DEPUTY CITY CLERK: Motion by
9 Commissioner Martinetti.

10 Second by Commissioner Rivas.

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

25 **ORDINANCES FOR HEARING AND ADOPTION**

1 **CONSIDERATION:**

2 2. AN ORDINANCE AUTHORIZING AND DIRECTING THAT
3 TITLE AND POSSESSION OF CERTAIN REAL PROPERTY
4 SITUATED IN TAX BLOCK 42, LOT 9 OWNED BY THE
5 UNION CITY PARKING AUTHORITY AND LOCATED WITHIN
6 THE CITY OF UNION CITY, COUNTY OF HUDSON AND
7 STATE OF NEW JERSEY BE ACQUIRED BY GIFT.)

8

9 DEPUTY CITY CLERK: The second Ordinance is
10 an Ordinance Authorizing and Directing that the
11 Title and Possession of Certain Real Property --
12 Property Situated in Tax Block 42, Lot 9 Owned by
13 the Union City Parking Authority and Located
14 within the City of Union City, County of Hudson
15 and the State of New Jersey be Acquired by Gift.

16 Mayor, at this time would you like to take
17 public comment on this Ordinance?

18 MAYOR STACK: Yes.

19 Maybe if Angelo could explain it and then
20 we'll take public comment.

21 MR. AUTERI: Sure.

22 So the parking lot -- the Parking Authority
23 has a lot that they gifted to the City in the
24 hopes of using it -- redeveloping it for senior
25 affordable housing.

1 They have about 80 spots that they're
2 maintaining down there and maybe over a hundred
3 spots for parking when it's finished.

4 RPM is a company that was approved to do
5 the redevelopment project. They're still in the
6 preliminary stages right now but they have to --
7 they want to transfer the property at this point
8 to obtain tax credits and get the project started
9 in a timely manner.

10 The Post Office is still going to be
11 downstairs and there will be another retail unit
12 on the ground floor.

13 MAYOR STACK: And we would be increasing
14 the number of parking spaces I believe.

15 Right?

16 DEPUTY CITY CLERK: Yes.

17 MR. AUTERI: Up to a hundred.

18 MAYOR STACK: Up to a hundred.

19 This would be the 8th Street lot -- 8th to
20 10th Street lot, between Summit and Central.

21 Sure.

22 MR. AUTERI: Yes.

23 MAYOR STACK: Thank you.

24 Anyone wishing to comment at this time,
25 please step forward.

1 MR. PRICE: Larry Price.

2 My question was actually on the Post
3 Office. What was the status of the Post Office?

4 I didn't hear.

5 MR. AUTERI: It will stay there.

6 MAYOR STACK: Yeah.

7 MR. PRICE: It will stay there?

8 MR. AUTERI: Yes.

9 MR. PRICE: Okay.

10 MAYOR STACK: Anyone else wishing to
11 comment on this Ordinance at this time?

12 Seeing none.

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

15 COMMISSIONER RIVAS: Motion.

16 DEPUTY CITY CLERK: Motion by Commissioner
17 Rivas.

18 COMMISSIONER VALDIVIA: Second.

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

9 COMMISSIONER VALDIVIA: Motion.

10 DEPUTY CITY CLERK: Motion by
11 Commissioner Valdivia.

12 COMMISSIONER MARTINETTI: Second.

13 DEPUTY CITY CLERK: Second by Commissioner
14 Martinetti.

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.

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

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

8

MAYOR STACK: Sure.

9

10

11

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

12

DEPUTY CITY CLERK: Seeing none.

13

14

May I have a motion to close public
comment?

15

COMMISSIONER MARTINETTI: Motion.

16

17

DEPUTY CITY CLERK: Motion by Commissioner
Martinetti.

18

COMMISSIONER VALDIVIA: Second.

19

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DEPUTY CITY CLERK: 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.

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1 LIQUOR LICENSE DISCIPLINARY PROCEEDINGS:

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3 1. Lee Entertainment

4 t/a Fantasy Night Club

5 Location: 416-418 43rd Street

6 License No. 0910-33-072-007

7 2. Azucar Club, Inc.

8 t/a Azucar Bar

9 Location: 421 43rd Street

10 License No. 0910-33-003-007

11

12 DEPUTY CITY CLERK: Mayor, at this time we
13 have Liquor License Disciplinary Hearings.

14 MAYOR STACK: Sure.

15 Mr. Farmer?

16 MR. FARMER: Yes.

17 Good evening, Mr. Mayor and Board.

18 On your agenda there are two items listed.

19 One is -- the first one is Fantasy Night Club.

20 Both of the licensees in both of the disciplinary
21 charges are represented by Mr. Diaz who is here.

22 Last Thursday, Mr. Diaz, his client,

23 Lieutenant Loaces and myself, sat down and went
24 over both of these cases.

25

* * *

1 **LEE ENTERTAINMENT**

2 **t/a FANTASY NIGHT CLUB**

3 **Location: 416-418 43rd Street**

4 **License No. 0910-33-072-007**

5

6 MR. FARMER: First one, Fantasy Night Club,
7 is -- situation is this.

8 Apparently in both situations here is
9 every-- the victims are drunk. And there's a
10 real issue about over-serving that somehow we
11 have to kind of get under control in the sense of
12 proving that they were over-served there for a
13 substantial period of time.

14 But nevertheless, this one, apparently the
15 guy's drunk. He says words to the barmaid. The
16 barmaid says words to him. He slaps the barmaid;
17 goes out of the place. And another customer,
18 feeling whatever he was feeling, felt that he had
19 to hold the honor of the barmaid; went out and
20 got in a fight with the guy and there was a
21 little laceration over right eye. And that was
22 the extent of it.

23 Didn't happen inside the place. Didn't
24 happen as a result of anything that the licensee
25 did. And I would recommend that it be dismissed.

1 There's really no reason to have this,
2 especially when we have somebody who doesn't want
3 to follow through and wasn't helpful at all.

4 MAYOR STACK: Okay.

5 Mr. Diaz, if you could just enter your
6 appearance please.

7 MR. DIAZ: Luis Diaz for the licensee.

8 MAYOR STACK: Okay.

9 I'll make a motion on -- based on Mr.
10 Farmer's recommendation to dismiss.

11 DEPUTY CITY CLERK: Motion made by Mayor
12 Stack.

13 Second?

14 COMMISSIONER RIVAS: Second.

15 DEPUTY CITY CLERK: Second by Commissioner
16 Rivas.

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 Martinetti
24 is recusing.

25 Mayor Stack?

1 MAYOR STACK: Yes.

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1 **AZUCAR CLUB, INC.**

2 **t/a AZUCAR BAR**

3 **Location: 421 43rd Street**

4 **License No. 0910-33-003-007**

5

6 MR. FARMER: The next one is Azucar.

7 There were two incidents and that's really
8 the only thing I can say about them.

9 One is where a person got into a -- as the
10 Police describe it or is in the report, mutual
11 combatants. And, again, one of the people was
12 drunk; doesn't want to pursue it, doesn't want to
13 see -- look at an array.

14 Because what happened was there was this
15 spontaneous eruption and the guy ran out. The
16 video seemed to confirm that.

17 And there's also another incident where a
18 person got a bloody nose and again the person was
19 drunk and it happened kind of spontaneous.

20 And they're really of questionable proof
21 issues.

22 I've spoken with Lieutenant Loaces and Mr.
23 Diaz with respect to resolving the matter and
24 we've come up with a solution of a ten day
25 suspension, from January 23rd to February 1st.

1 MAYOR STACK: Just if you could say it
2 again, Mr. Farmer. It's a ten day suspension?

3 MR. FARMER: Yeah, January 23rd to February
4 1st.

5 MAYOR STACK: Okay.

6 Mr. Diaz, if you could -- if you could
7 enter your appearance?

8 MR. DIAZ: Yes, Luis Diaz, for the
9 licensee, Azucar.

10 Yes, the incident did happen; did happen
11 outside of the establishment. But the
12 confrontation or the -- the initiation started
13 inside.

14 And the licensee takes responsibility for
15 the two incidents. There are new cameras being
16 put inside in order to increase the -- the
17 vigilance.

18 The report of the installation of the
19 cameras was sent in to the Police Department and
20 it's my understanding that is going to be looked
21 at either today or in the next couple of days
22 just to make sure that the location of the
23 cameras are in the right place.

24 MAYOR STACK: Great.

25 Thank you, Mr. Diaz.

1 Okay, I'll make a motion to approve the
2 recommendation of Mr. Farmer.

3 DEPUTY CITY CLERK: Motion by Mayor Stack.
4 Second?

5 COMMISSIONER RIVAS: Second.

6 DEPUTY CITY CLERK: Second by Commissioner
7 Rivas.

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 Martinetti
15 is recusing.

16 Mayor Stack?

17 MAYOR STACK: Yes.

18

19 * * *

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21 **ADJOURNMENT:**

22

23 DEPUTY CITY CLERK: There are no other
24 items on the agenda this evening.

25 MR. DIAZ: Thank you very much.

1 Good night.

2 MAYOR STACK: Thank you, Mr. Diaz.

3 Thank you, Mr. Farmer.

4 COMMISSIONER RIVAS: Motion.

5 MR. FARMER: Just for your own personal
6 information, that's it.

7 MAYOR STACK: That's it.

8 Right?

9 MR. FARMER: We don't have any open
10 disciplinary charges.

11 MAYOR STACK: Got to find out what Sergeant
12 Dunlay's doing over there.

13 MR. FARMER: Yup.

14 DEPUTY CITY CLERK: May I have a motion to
15 adjourn?

16 Motion made by Commissioner Rivas.

17 Second?

18 MAYOR STACK: Second.

19 DEPUTY CITY CLERK: Second by Commissioner
20 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 DEPUTY CITY CLERK: Okay.

8 Thank you.

9

10 (Whereupon, the proceedings were concluded
11 at 7:27 p.m.)

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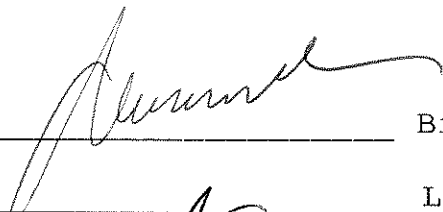
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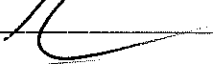
Brian P. Stack

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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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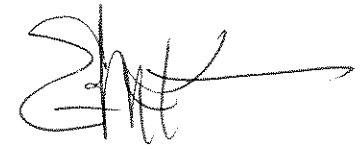
Tilo E. Rivas

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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, January 2, 2018 and digitally
10 recorded.

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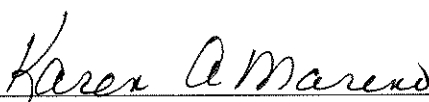
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Karen A. Marino

AOC 493

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon