

ORIGINAL

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

REGULAR MEETING

TRANSCRIPT OF RECORDED

PROCEEDINGS

Union Hill Middle School
3808 Hudson Avenue
Union City, New Jersey

Tuesday, January 30, 2018
Commencing at 7:03 p.m.

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

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

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

LUCIO P. FERNANDEZ, COMMISSIONER

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

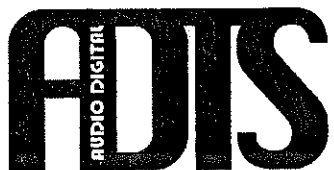
ERIN M. KNOEDLER, CITY CLERK

SCARINCI HOLLENBECK
BY: ANGELO AUTERI, ESQ.
PATRICK J. McNAMARA, ESQ.
Corporation Counsels

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

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1 DEPUTY CITY CLERK: This is a -- this is a
2 Regular Public Meeting of the Union City Board of
3 Commissioners, being held on Tuesday, January
4 30th, 2018, at seven p.m., at Union Hill Middle
5 School, 3808 Hudson Avenue, Union City, New
6 Jersey.

7 Please stand for the Pledge of Allegiance.

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

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

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

20

21 **ROLL CALL:**

22

23 DEPUTY CITY CLERK: Commissioner Fernandez
24 is absent.

25 Commissioner Rivas?

1 COMMISSIONER RIVAS: Present.

2 DEPUTY CITY CLERK: Commissioner Valdivia?

3 COMMISSIONER VALDIVIA: Here.

4 DEPUTY CITY CLERK: Commissioner

5 Martinetti?

6 COMMISSIONER MARTINETTI: Here.

7 DEPUTY CITY CLERK: Mayor Stack?

8 MAYOR STACK: Here.

9

10 **APPROVAL OF PREVIOUS MEETING MINUTES FROM THE**
11 **MEETINGS OF DECEMBER 19, 2017, JANUARY 2, 2018**
12 **AND JANUARY 16, 2018:**

13

14 DEPUTY CITY CLERK: The first item on the
15 agenda is the approval of the meeting minutes
16 from the meetings held on December 19, 2017,
17 January 2nd, 2018 and January 16, 2018.

18 May I have a motion to approve?

19 COMMISSIONER VALDIVIA: Motion.

20 DEPUTY CITY CLERK: Motion by Commissioner
21 Valdivia.

22 MAYOR STACK: Second.

23 DEPUTY CITY CLERK: Second by Mayor Stack.

24 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) ORDINANCE AMENDING CHAPTER 58 ENTITLED
13 "ALCOHOLIC BEVERAGES" TO PROHIBIT THE
14 DISTRIBUTION OF GLASS BOTTLES BETWEEN 9:30 P.M.
15 AND 2:00 A.M. EACH DAY.)

16

17 DEPUTY CITY CLERK: We have three
18 Ordinances on for introduction this evening.

19 Adoption on first reading authorizes the
20 advertisement of the Ordinance for public hearing
21 and adoption, the Ordi -- where the Ordinance
22 will be further considered at the meeting held on
23 February 13, 2018, at seven p.m., at the Housing
24 Authority Pavilion, 3911 Palisade Avenue, Union
25 City, New Jersey.

1 The first Ordinance is an Ordinance
2 Amending Chapter 58 Entitled Alcoholic Beverages
3 to -- to Prohibit the Distribution of Glass
4 Bottles between the hours of 9:30 p.m. and 2:00
5 a.m. each day.

6 May I have a motion to introduce?

7 MAYOR STACK: Motion.

8 DEPUTY CITY CLERK: Motion by --

9 COMMISSIONER MARTINETTI: Second.

10 DEPUTY CITY CLERK: -- Mayor Stack.

11 Second by Commissioner Martinetti.

12 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 Maybe we could have Lieutenant Loaces just
22 give a brief summary of why we're doing this?

23 And we're obviously going to have a hearing and
24 we'll entertain all that, but maybe if you could
25 just be on the record on this?

1 Maybe, John, right over here.

2 LIEUTENANT LOACES: Yes.

3 Good evening.

4 Lieutenant John Loaces, L-O-A-C-E-S.

5 The purpose of this Ordinance is to
6 prohibit or ban the use of glass bottles in
7 liquor license establishments.

8 The reason for that is simple; it's a
9 safety concern.

10 We have had, many occasions in the past,
11 where beer bottles themselves have been used as
12 weapons. And using that beer bottle as a weapon
13 has resulted in some very serious injuries.

14 So, I think it's in the interest of the
15 community, for health and public safety.

16 MAYOR STACK: Thank you very much.

17 DEPUTY CITY CLERK: Thank you.

18 MAYOR STACK: Thank you, Lieutenant.

19 LIEUTENANT LOACES: Yes, sir.

20 MAYOR STACK: You'll be -- you'll give more
21 of a -- an opening statement, and then, we'll
22 present also some photographs.

23 LIEUTENANT LOACES: Absolutely, sir.

24 MAYOR STACK: -- like that.

25 LIEUTENANT LOACES: I actually --

1 MAYOR STACK: Very good.

2 LIEUTENANT LOACES: -- have several photos,
3 which are quite --

4 MAYOR STACK: At the hearing.

5 LIEUTENANT LOACES: -- graphic, to say the
6 least.

7 MAYOR STACK: You got it.

8 Thank you very much. Thank you,
9 Lieutenant.

10 LIEUTENANT LOACES: Yes, sir.

11 MAYOR STACK: Thank you very much.

12 DEPUTY CITY CLERK: The second --

13 MAYOR STACK: Thank you.

14

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

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

18 (2) ORDINANCE AMENDING CHAPTER 223, ARTICLE VI
19 TO INCLUDE SECTION 50 ENTITLED "PROHIBITION ON
20 THE OPERATION OF MARIJUANA CULTIVATION
21 FACILITIES, MARIJUANA PRODUCT MANUFACTURING
22 FACILITIES, MARIJUANA TESTING FACILITIES AND
23 MARIJUANA RETAILERS" AND SUPPLEMENTING CHAPTER
24 223, ARTICLE I, SECTION 5 TO DEFINE RELEVANT
25 TERMS.)

1
2 DEPUTY CITY CLERK: The second Ordinance on
3 the agenda for this evening is an Ordinance
4 Amending Chapter 223, Article VI, to Include
5 Section 50 Entitled Prohibition on the Operation
6 of Marijuana Cultivation Facilities, Marijuana
7 Product Manufacturing Facilities, Marijuana
8 Testing Facilities and Marijuana Retailers, and
9 Supplementing Chapter 223, Article I, Section 5
10 to Define Relevant Terms.

11 May I have a motion to introduce?

12 MAYOR STACK: Motion.

13 DEPUTY CITY CLERK: Motion by Mayor Stack.

14 COMMISSIONER VALDIVIA: Second.

15 DEPUTY CITY CLERK: Second by Commissioner
16 Valdivia.

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

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

5 (3) ORDINANCE AMENDING CHAPTER 301 AND
6 ESTABLISHING A "NO-KNOCK REGISTRY".)

7
8 DEPUTY CITY CLERK: The third Ordinance on
9 this evening's agenda is the Ordinance Amending
10 Chapter 301, Establishing a No-Knock Registry.

11 May I have a motion to introduce?

12 MAYOR STACK: Just before we do, we've been
13 experiencing -- some residents have been
14 experiencing people knocking on their doors on
15 Sundays, at night, during the daytime, senior
16 citizens approaching to buy their homes, and
17 making them offers and posting pictures of their
18 homes on their front door saying we were here, we
19 like your home; please call us, we'll buy your
20 home.

21 And we just want to stop that, especially
22 tricking seniors into selling their home, offer
23 them some type of a sweetheart deal. It should
24 be done in the normal way that a house is a sold.

25 I'll make a motion to introduce.

1 DEPUTY CITY CLERK: Motion by Mayor Stack.

2 COMMISSIONER RIVAS: Second.

3 DEPUTY CITY CLERK: Second by Commissioner

4 Rivas.

5 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 items in total:

17 **CONSENT AGENDA:**

18 (1) Resolution Approving the Payment of Claims

19 (2) Resolution Approving the Payment of

20 Concurring Claims

21 (3) Resolution Approving the Payment of Escrow

22 Refunds

23 (4) Resolution Approving the City Payroll for

24 the Period of January 20, 2018 through February

25 2, 2018

- 1 (5) Resolution Approving the Library Payroll
- 2 for the Period of January 20, 2018 through
- 3 February 2, 2018
- 4 (6) Resolution Establishing a New Petty Cash
- 5 Fund for the Tax Collector's Office
- 6 (7) Resolution Endorsing a Housing Element and
- 7 Fair Share Plan
- 8 (8) Resolution Appointing Erin M. Knoedler as
- 9 the City Clerk for Union City
- 10 (9) Resolution Authorizing the Award of a
- 11 Contract for the Installation of a Camera
- 12 Security System at City Hall with New Jersey
- 13 Solutions & Electrical, LLC
- 14 (10) Resolution Authorizing a Contract with
- 15 Fullerton Grounds Maintenance for the 2018
- 16 Landscape Maintenance Program - Contract A
- 17 (11) Resolution Authorizing a Contract with
- 18 Fullerton Grounds Maintenance for the 2018
- 19 Landscape Maintenance Program - Contract B
- 20 (12) Resolution Authorizing the City Clerk to
- 21 Advertise for Bids for the Resurfacing of the
- 22 Gazebo Deck at Firefighters Memorial Park
- 23 (13) Resolution Authorizing the City Clerk to
- 24 Advertise for Bids for the 2018 City Street
- 25 Striping Program

1 (14) Resolution Authorizing the City Clerk to
2 Advertise for Bids for the City Wide Tree
3 Planting Program

4 (15) Resolution Appointing David Tafur as the
5 Deputy Director of the Office of Emergency
6 Management and Homeland Security Preparedness

7 (16) Resolution Authorizing the Municipal
8 Engineer to Sign a Statement of Consent to Submit
9 an Application to the Department of Environmental
10 Protection for a Treatment Works Approval Permit
11 Pertaining to the Property Located at 1410-1418
12 Palisade Avenue

13 (17) Resolution Authorizing the Refund of
14 Premium Monies Collected at the Tax Sale

15 (18) Resolution Authoring the Refund of the
16 Redemption Monies to outside Lienholders

17 (19) Resolution Authorizing the Adjustment of
18 Estimated Taxes for the First Quarter

19 (20) Resolution Cancelling First Quarter Taxes
20

21 DEPUTY CITY CLERK: There are 20 items on
22 the Consent Agenda.

23 The first is a Resolution Approving the
24 Payment of Claims.

25 The second is a Resolution Approving the

1 Payment of Concurring Claims.

2 The third is a Resolution Approving the
3 Payment of Escrow Refunds.

4 The fourth is a Resolution Approving the
5 City Payroll for the Period of January 20th, 2018
6 through February 2nd, 2018.

7 The fifth is a Resolution Approving the
8 Library Payroll for the Period of January 20th,
9 2018 through February 2nd, 2018.

10 The sixth is a Resolution Establishing a
11 New Petty Cash Fund for the Tax Collector's
12 Office.

13 The seventh is a Resolution Endorsing a
14 Housing Element and Fair Share Plan.

15 The eighth is a Resolution Appointing Erin
16 Knoedler as the City Clerk for Union City.

17 The ninth is a Resolution Authorizing the
18 Award of a Contract for Installation of a
19 Security Camera System at City Hall with New
20 Jersey Solutions and Electrical, LLC.

21 The tenth is a Resolution Authorizing a
22 Contract with Fullerton Grounds Maintenance for
23 the 2018 Landscape Maintenance Program, Contract
24 A.

25 The eleventh is a Resolution Authorizing a

1 Contract with Fullerton Grounds Maintenance for
2 the 2018 Landscape Maintenance Program, Contract
3 B.

4 The twelfth is a Resolution Authorizing the
5 City Clerk to Advertise for Bids for Resurfacing
6 of the Gazebo Deck at Firefighters Memorial Park.

7 The thirteenth is a Resolution Authorizing
8 the City Clerk to Advertise for Bids for 2018
9 City Street Striping Program.

10 The fourteenth is a Resolution Authorizing
11 the City Clerk to Advertise for Bids for the 2018
12 City Wide Tree Planting Program.

13 The fifteenth is a Resolution Appointing
14 David Tafur as the Deputy Director of Office of
15 Emergency Management and Homeland Security
16 Preparedness.

17 The sixteenth is a Resolution Authorizing
18 the Muni -- Muni -- excuse me -- Municipal
19 Engineer to Sign a Statement of Consent to Submit
20 an Application to the Department of Environmental
21 Protection for a Treatment Works Approval Permit
22 Pertaining to the Property Located at 1410-1418
23 Palisade Avenue.

24 The seventeenth is a Resolution Authorizing
25 the Refund of Premium Monies Collected at the Tax

1 Sale.

2 The eighteenth is a Resolution Authorizing
3 the Refund of Redemption Monies to Outside
4 Lienholders.

5 The 19th is a Resolution Authorizing the
6 Adjusted -- Adjustment of Estimated Taxes for the
7 First Quarter.

8 The twentieth is a Resolution Canceling the
9 First Quarter Taxes.

10 Mayor, at this time, would you like to take
11 public comment?

12 I'm sorry.

13 Yes, would you like to take public comment
14 on the Consent Agenda?

15 MAYOR STACK: Sure.

16 Anyone wishing to comment, at this time, on
17 the Consent Agenda, please step forward.

18 State your name and address for the record.

19 MR. PRICE: Larry Price, 1006 Palisade
20 Avenue.

21 I see Mr. McNamara's here.

22 Are we going to have comments on number 7,
23 which is the Resolution on the Housing Element
24 and Fair Share?

25 MAYOR STACK: Yeah. Sure, we will. We

1 definitely will.

2 Let's do that now. Let's do it now.

3 You have some questions, Larry?

4 MR. PRICE: Well, yeah. I do.

5 MAYOR STACK: Okay.

6 MR. PRICE: Yeah. So --

7 MAYOR STACK: Why don't -- why don't --

8 MR. McNAMARA: Well, the document that's
9 been presented --

10 MR. DILLON: Excuse me?

11 DEPUTY CITY CLERK: Wait.

12 MR. McNAMARA: -- is the same document --

13 MAYOR STACK: Yeah. You --

14 DEPUTY CITY CLERK: Pat, you have to come
15 and be --

16 MR. McNAMARA: Sorry.

17 For the record --

18 DEPUTY CITY CLERK: -- put on record.

19 MR. McNAMARA: Patrick McNamara, Scarinci,
20 Hollenbeck.

21 Mr. Price, the document is the same
22 document that was presented before Judge Costello
23 last April. And the same document that was heard
24 and approved by the Planning Board several months
25 ago.

1 MAYOR STACK: Why don't we give a brief --

2 MR. McNAMARA: We will certainly --

3 MAYOR STACK: -- over review and then --

4 MR. McNAMARA: Well, --

5 MAYOR STACK: -- we'll open for any
6 questions.

7 MR. McNAMARA: -- the document addresses
8 the potential for the development of additional
9 affordable housing in various areas of the
10 community, as you're well aware of, sir. You've
11 seen the document.

12 And this step here is ministerial in
13 nature, but it is required as part of a process
14 under the Municipal Land Use Law and under the
15 Fair Housing Act.

16 MR. PRICE: Okay.

17 My question, though, is this is not an
18 ordinance, and this program will require -- you
19 know, it imposes very substantial charges on
20 development, particularly on large development.

21 MR. McNAMARA: Well, it will --

22 MR. PRICE: Will there be an -- an
23 ordinance in due course or is this it?

24 MR. McNAMARA: We have a Development Fee
25 Ordinance already on the books, if that's what

1 your question is, sir. We've had that for
2 several years.

3 That was adopted subsequent to the law
4 being changed, I believe, in 2008 or 2009.
5 Assembly Speaker Roberts was the lead in the
6 legislature on the adoption of the Non-
7 Residential Development Fee Law.

8 We are also going to continue to revisit
9 that issue. As you're aware, the City's going to
10 be engaged in the Master Plan Reexamination
11 process. So, we can certainly take that under
12 advisement.

13 And I would certainly offer you the
14 opportunity, and let me give you my card while
15 I'm here. If you have any other ideas or
16 concerns, please feel free to send me an email.
17 Be more than happy to forward it and if we can
18 respond, we'll do so.

19 MR. PRICE: You're saying there is an
20 existent 2009 ordinance on --

21 MR. McNAMARA: No, state law on
22 nonresidential development fees. And we have an
23 ordinance that implements that. And also --

24 MR. PRICE: Well --

25 MR. McNAMARA: -- with the residential

1 development.

2 MR. PRICE: My question is, the ordinance
3 which implements that. What -- when was that
4 adopted?

5 MR. McNAMARA: Long -- before I started
6 doing work for the City. I believe the statute
7 was adopted in 2008 or 2009, so it would have
8 been after that.

9 MR. PRICE: But this -- this new program
10 puts a whole new set of --

11 MR. McNAMARA: What we -- what we --

12 MR. PRICE: -- of fees in.

13 MR. McNAMARA: What we need to do is, once
14 we pass this step, the City will prepare a series
15 of ordinances for introduction, and hopefully,
16 adoption, to implement certain items that are in
17 the Housing Element and Fair Share Plan. And
18 those would be subject at a future hearing before
19 Judge Costello.

20 You attended what was called a fairness
21 hearing, under the Fair Housing Act. There, at
22 some point, will be a compliance hearing, where
23 we will again confer before the court, with Fair
24 Share Housing Center, on notice to the general
25 public, to show how we've done whatever

1 ordinances are needed.

2 What we're also going to try to do is
3 dovetail that where it makes planning sense with
4 the Master Plan Reexam, because the reexam may
5 also trigger the need for new ordinances because
6 your Master Plan and Ordinances are supposed to
7 be generally consistent.

8 So, we're trying to take a look at it from
9 both of those angles.

10 MR. PRICE: But you said a series of
11 ordinances to be adopted on affordable housing.

12 MR. McNAMARA: Right.

13 There may be one or more ordinances we need
14 to do in that regard and we're working that with
15 City Administration and the COAH Planner and the
16 City Planner.

17 We don't have anything drafted yet. This
18 -- tonight's action is just one more step in the
19 process.

20 Now that we will clear this step, we'll
21 start work on those ordinances.

22 MR. PRICE: Okay.

23 I think the point that I'm puzzled by is --
24 I mean, for example, it's proposed that in the --
25 in the event of a 200-unit plus, whatever, that

1 15 percent of those units must be affordable --

2 MR. McNAMARA: Affordable. Correct.

3 MR. PRICE: -- units. They can buy out of
4 half of them, at \$175,000.00 a pop.

5 MR. McNAMARA: Correct.

6 MR. PRICE: If you -- then, if you get a
7 200-unit, that means 30, you buy out 15 of them,
8 that means about a \$3 million payment, plus
9 you've got to provide 15, whatever.

10 MR. McNAMARA: That's correct.

11 MR. PRICE: Okay.

12 Well, that's a pretty heavy thing to impose
13 without benefit of an ordinance.

14 MR. McNAMARA: Well, no. We will -- we are
15 going to proceed to prepare the ordinances to
16 implement those items that are in the Housing
17 Element and Fair Share Plan.

18 Then, we have to present those ordinances,
19 after they've been introduced here, to Judge
20 Costello, to demonstrate that we are implementing
21 it, and get approval, and then proceed from
22 there.

23 We can't -- we can't impose it absent the
24 ordinance. That you are correct, sir.

25 MR. PRICE: Okay.

1 MR. McNAMARA: But we don't have anybody
2 else banging the door down wanting to build a 200
3 plus unit development at the moment, either. So
4 --

5 MR. PRICE: We have one.

6 MR. McNAMARA: It's in a redevelopment
7 area.

8 MR. PRICE: It's all -- yes.

9 MR. McNAMARA: Right.

10 MR. PRICE: But it --

11 MR. McNAMARA: But I mean anything new.

12 MR. PRICE: Okay. That's already in the
13 pipeline.

14 MR. McNAMARA: Right. That's been in the
15 pipeline for several years. And they will, if
16 they do proceed, have a significant COAH
17 obligation to meet. And that's in the plan that
18 had already been submitted, and had been
19 previously presented to the Judge, and to the
20 Planning Board.

21 MR. PRICE: Okay.

22 So, what does the Resolution tonight
23 actually accomplish, other than that -- that's
24 what I'm puzzled by.

25 MR. McNAMARA: It's an endorsement. It's

1 the Board of Commissioners saying, okay, we're
2 fine with what the Planning Board did. Please
3 proceed to start drafting the requisite
4 ordinances and continue to move the process
5 forward in the litigation.

6 MR. PRICE: Okay. Doesn't do much, in
7 other words.

8 MR. McNAMARA: Well, basically, by doing
9 it, now saying, okay, we're in concurrence;
10 proceed -- proceed to prepare the ordinances
11 necessary to make it the law.

12 MAYOR STACK: A step in the process.

13 MR. McNAMARA: Right. That's all. It's a
14 ministerial step in the process.

15 MR. PRICE: Okay.

16 Very good.

17 MR. AUTERI: Isn't it correct, also, that
18 the judge asked that we pass a resolution, and
19 then follow up with --

20 MR. McNAMARA: By state law you have to.

21 CITY CLERK: Um hum.

22 MR. AUTERI: Okay.

23 MR. McNAMARA: Yes.

24 MR. AUTERI: And then, we'll have the case
25 management conference with the --

1 MAYOR STACK: This is all part of that.

2 MR. McNAMARA: Yes.

3 MR. PRICE: Okay. But the key issue is
4 still to come, which is the adoption of the
5 ordinances.

6 MR. McNAMARA: That's correct, sir.

7 MR. PRICE: Which implement it.

8 MAYOR STACK: You're not -- you're not
9 angling for the developers; have a soft spot for
10 developers now, do you?

11 MR. PRICE: No. I -- you know, whatever.
12 You know, but I --

13 MAYOR STACK: They should -- Larry, they
14 should give toward the affordable housing. If
15 you're building something as large as what you
16 stated, and we don't have anything right now,
17 what's -- what's in the redevelopment zone, they
18 should contribute to that, especially in a city
19 such as Union City.

20 MR. PRICE: Oh.

21 MR. McNAMARA: The funds that a -- the
22 funds that a developer contributes stay here and
23 are put into the Affordable Housing Trust Fund,
24 the City maintains, that the City can then use
25 either for acquisition of the property to be

1 | redeveloped into affordable housing, or to
2 | rehabilitate existing housing that is here in the
3 | City that is in need of upgraded plumbing,
4 | electrical, Code work of that nature.

5 | MR. PRICE: No, no. I'm not agreeing --
6 | disagreeing at all with the -- with the purpose
7 | here. I mean, it would be very useful to raise
8 | money for rehabilitation.

9 | MR. AUTERI: Right.

10 | MR. PRICE: I mean, you look at the census
11 | numbers in this, they get a little scary, where
12 | we have three or 400 apartments, is a little
13 | dated, but three or 400 apartments that have no
14 | kitchen facilities, none; have no bathroom
15 | facilities. And --

16 | MAYOR STACK: They might be counting the
17 | rooming houses and stuff like that.

18 | Right?

19 | MR. PRICE: No. No.

20 | MAYOR STACK: No?

21 | MR. PRICE: They're not. They're not.
22 | They're just -- that's whatever. It's just --

23 | And -- and --

24 | MAYOR STACK: Let me tell you, I've never
25 | -- and I've been out there, I can't -- I've

1 | probably been in 90 percent of the -- the
2 | buildings in this city, I -- except in a rooming
3 | house, I've never come across that. Unless it
4 | was a cubicle in a basement that we ultimately
5 | went in and -- and took them out and got them
6 | relocated.

7 | MR. PRICE: Theoretically --

8 | MAYOR STACK: Some of them could be that.

9 | MR. PRICE: -- the census data has 25,000
10 | housing units in --

11 | MAYOR STACK: I saw that.

12 | MR. PRICE: -- in Union City.

13 | MAYOR STACK: I saw that.

14 | MR. PRICE: And they claim -- now, they're
15 | doing it on a survey basis.

16 | MAYOR STACK: Right.

17 | MR. PRICE: They -- they talk to the --

18 | MAYOR STACK: Right.

19 | MR. PRICE: -- tenant and just say --

20 | MR. McNAMARA: It's going to have a
21 | sampling error. That's a given.

22 | MR. PRICE: What?

23 | MR. McNAMARA: It's going to have a
24 | sampling error. That's a given any time --

25 | MAYOR STACK: But let's say half of that,

1 even. Let's -- even if it was half of that --

2 MR. McNAMARA: Because there are certain
3 people --

4 MAYOR STACK: -- that's concerning.

5 MR. McNAMARA: -- who won't respond.

6 MAYOR STACK: Right.

7 MR. McNAMARA: Won't answer the door.

8 You're going to have a certain percentage off
9 your sample that's going to have a higher margin
10 for error, as opposed to doing a more detailed --

11 MR. PRICE: Well --

12 MR. McNAMARA: -- door-to-door.

13 MR. PRICE: And they check the -- they
14 check the wrong box.

15 In other words, do you have a kitchen?
16 Yes, no. They check the --

17 MR. McNAMARA: They also presume if the
18 structure is above a certain age, it may not have
19 certain features.

20 MR. PRICE: By the way, we've -- you know,
21 surprisingly enough -- you know, I think they do
22 exist. I'm not sure I would agree, and of
23 course, it's eight years later, after the census.
24 But we do, in fact -- I've sat there in Zoning
25 Board meetings, Planning Board meetings, where

1 the architect gets up and says, it's a room.
2 Period. It's a -- it has -- has no bathroom, it
3 has no kitchen, it's a couple of rooms in an
4 apartment.

5 I mean, where do these -- you know, people
6 -- well, you can always go out, buy a meal, but I
7 -- I do think they exist. I think 300 seems a
8 little high.

9 MAYOR STACK: High.

10 MR. PRICE: But --

11 MAYOR STACK: I think some of them might
12 be, though, in the basement apartments. And the
13 problem is, sometimes the State will go in,
14 inspect somebody's house and just list them.

15 If they go into a two family house and they
16 go in and find four cubicles, they'll just list
17 it as six. I've seen that done, too.

18 When we find them, we go in and we relo --
19 if they can't bring it up to Code, we relocate
20 them then.

21 MR. PRICE: Yeah.

22 MAYOR STACK: If they don't pay it, then we
23 just lien the property.

24 MR. PRICE: Yeah. But you know --

25 MAYOR STACK: That we do quite a bit.

1 MR. PRICE: That takes money. How do you
2 raise money for rehabilitation?

3 This is a very good way to do it. I don't
4 have problems with that.

5 MAYOR STACK: Right.

6 MR. PRICE: But you have to -- you know,
7 what I'm asking, the procedural things. An
8 ordinance --

9 MR. McNAMARA: Right. We will now start
10 the process of preparing the requisite
11 ordinances.

12 MR. PRICE: Okay. So, I'll be on Mr.
13 McNamara's back here for a while probably.

14 MAYOR STACK: You got it.

15 MR. McNAMARA: You're welcome, sir.

16 MR. PRICE: Thank you, Mr. McNamara.

17 MAYOR STACK: Okay. Anyone else wishing to
18 comment at this time?

19 Seeing no other.

20 CITY CLERK: May I have a motion to close
21 public comment?

22 COMMISSIONER RIVAS: Motion.

23 CITY CLERK: Motion by Commissioner Rivas.

24 COMMISSIONER VALDIVIA: Second.

25 CITY CLERK: Second by Commissioner

1 Valdivia.

2 Commissioner Rivas?

3 COMMISSIONER RIVAS: Yes.

4 CITY CLERK: Commissioner Valdivia?

5 COMMISSIONER VALDIVIA: Yes.

6 CITY CLERK: Commissioner Martinetti?

7 COMMISSIONER MARTINETTI: Yes.

8 CITY CLERK: Mayor Stack?

9 MAYOR STACK: Yes.

10 CITY CLERK: May I have a motion to adopt

11 all -- approve all the items on Consent Agenda?

12 COMMISSIONER VALDIVIA: Motion.

13 CITY CLERK: Motion by Commissioner

14 Valdivia.

15 COMMISSIONER RIVAS: Second.

16 CITY CLERK: Second by Commissioner Rivas.

17 Commissioner Rivas?

18 COMMISSIONER RIVAS: Yes.

19 CITY CLERK: Commissioner Valdivia?

20 COMMISSIONER VALDIVIA: Yes.

21 CITY CLERK: Commissioner Martinetti?

22 COMMISSIONER MARTINETTI: Yes.

23 CITY CLERK: Mayor Stack?

24 MAYOR STACK: Yes.

25

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

3 **REGULAR AGENDA:**

4 (1) RESOLUTION TO APPROVE A PAYMENT OF CLAIM TO
5 THE UNION CITY BOARD OF EDUCATION.)

6

7 CITY CLERK: We have two items on the
8 Regular Agenda this evening.

9 The first is a Resolution to Approve a
10 Payment of Claim to the Union City Board of
11 Education.

12 MR. AUTERI: Ordinarily, Commissioner
13 Valdivia wouldn't vote on a matter concerning the
14 Board of Education.

15 However, tonight, we are invoking the
16 doctrine of necessity.

17 CITY CLERK: Um hum.

18 COMMISSIONER RIVAS: I'll move it.

19 CITY CLERK: Motion by Commissioner Rivas.

20 COMMISSIONER VALDIVIA: Second.

21 CITY CLERK: Second by Commissioner
22 Valdivia.

23 Commissioner Rivas?

24 COMMISSIONER RIVAS: Yes.

25 CITY CLERK: Commissioner Valdivia?

1 COMMISSIONER VALDIVIA: Yes.

2 CITY CLERK: Commissioner Martinetti is
3 abstaining.

4 Mayor Stack?

5 MAYOR STACK: Yes.

6

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

9 **REGULAR AGENDA:**

10 (2) RESOLUTION TO APPROVE A PAYMENT OF CLAIM TO
11 THE HUDSON COUNTY IMPROVEMENT AUTHORITY.)

12

13 CITY CLERK: The second is a Resolution to
14 Approve a Payment of Claim to the Hudson County
15 Improvement Authority.

16 MR. AUTERI: Again, ordinarily,
17 Commissioner Martinetti wouldn't vote on a matter
18 concerning Hudson County Improvement Authority.

19 However, tonight, we're again invoking the
20 doctrine of necessity.

21 CITY CLERK: May I have a motion to approve
22 item 2?

23 COMMISSIONER VALDIVIA: Motion.

24 CITY CLERK: Motion by Commissioner
25 Valdivia.

1 Second?

2 COMMISSIONER MARTINETTI: Second.

3 CITY CLERK: By Commissioner Martinetti.

4 Commissioner Rivas is abstaining.

5 Commissioner Valdivia?

6 COMMISSIONER VALDIVIA: Yes.

7 CITY CLERK: Commissioner Martinetti?

8 COMMISSIONER MARTINETTI: Yes.

9 CITY CLERK: Mayor Stack?

10 MAYOR STACK: Yes.

11

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

14 **ORDINANCES FOR HEARING AND ADOPTION CONSIDERATION**

15 (1) ORDINANCE AMENDING CHAPTER 334, SECTION
16 20, "ANTI-WAREHOUSING RULES AND REGULATIONS".)

17

18 CITY CLERK: We have one Ordinance on for
19 public hearing adoption this evening.

20 This is an Ordinance Amending Chapter 334,
21 Section 20, Anti-Warehousing Rules and
22 Regulations.

23 Mayor, at this time, would you like to take
24 public comment on this Ordinance?

25 MAYOR STACK: Sure.

1 Anyone wishing to comment on this
2 Ordinance, please step forward.

3 State your name and address for the record.

4 Again, this is another Ordinance that we're
5 doing just to make sure any available apartments
6 that are being warehoused, to rent it out in the
7 community, especially in the housing crisis,
8 crunch that we have.

9 I have people come and see me all the time
10 personally, on a daily basis, and my staff, with
11 people looking for apartments and just can't find
12 them.

13 So, again, we're just making sure all those
14 apartments are rented out.

15 Anyone wishing to comment?

16 Mr. Price?

17 MR. PRICE: Okay. Yeah.

18 Larry Price, 1006 Palisade.

19 The only thing I really question is the
20 last line in this. Each day during which an
21 owner is in violation shall constitute a separate
22 violation, which means a \$500.00 fine.

23 You have -- you know, a landlord who's got
24 two apartments empty and he's thinking about
25 doing a little painting or re -- re, whatever,

1 and he waits -- you know, whatever, for summer,
2 so that he -- and suddenly -- you know, he's gone
3 by the 90 days and every day is -- with two
4 apartments, is a thousand dollars.

5 But he goes -- he goes 30 days and -- you
6 know, he's up to 30,000 bucks, and you own -- you
7 own the building. I mean, it's -- it's an
8 administrative thing anyway. You're trying to
9 encourage people to report.

10 I mean, if they report that the thing is
11 vacant -- you know, it -- you should know because
12 it's -- it's necessary to have that information.

13 But to impose fines like that. I
14 understand there's a building down the street
15 which has a lot of problems. I was told by one
16 attorney -- this is 910 Palisade Avenue, where
17 they have illegal apartments and a lot of
18 problems with that building. Went into
19 foreclosure, \$2.6 million in fines, because every
20 week -- there are six apartments, every week,
21 it's a thousand dollars and for -- per apartment,
22 so you know, the fines are adding up at a half a
23 million dollars a year.

24 And the result is that no buyer wants to
25 look at this building because they inherit a \$2.6

1 million bill.

2 MAYOR STACK: I know, but on the other
3 hand, you have people that live there.

4 I was in that building and you had people
5 with two foot of raw sewage in their apartment.
6 We went in there and -- and actually helped them
7 with a plumber.

8 We had a situation where he had a water
9 leak in that house, and it was leaking for a
10 month. And the water -- the basement was
11 actually filled with water. They were actually
12 just letting the water flow through the basement
13 and out the back.

14 I mean, that property that you're talking
15 about, he built stuff on the back of the hill
16 without permits. He's done a lot of different --
17 if you don't have a fine system, even with Motor
18 Vehicle, if you -- you know, if you have fines at
19 Motor Vehicle, after awhile they build up and
20 build up.

21 We know we're never going to collect 2.6
22 million on the property, Larry. But there's also
23 got to be -- (indiscernible) -- by the
24 municipality also, because a property like that
25 can spread out. It spreads to cancer with other

1 properties -- and people are living in there.

2 MR. PRICE: As you know, I live --

3 MAYOR STACK: And you know the situation.

4 MR. PRICE: I live a block --

5 MAYOR STACK: Yeah. Exactly.

6 MR. PRICE: -- from this -- whatever, and
7 I'm not real happy with having the cancer --

8 MAYOR STACK: Pit bulls biting people from
9 there and everything else that's taking place.

10 MR. PRICE: But --

11 MAYOR STACK: But on a -- on a building,
12 that you mentioned, like somebody looking to
13 paint, we're not looking to penalize a small
14 property owner.

15 We're looking to penalize the person that's
16 keeping these apartments empty for a very long
17 period of time, trying to sell the building and
18 market the building to some other person that's
19 coming in, that maybe doesn't read the Rent
20 Control Ordinance, and says, well, I bought a
21 building and now, I'm going to take all these
22 empty apartments, I'm going to charge \$2,000.00 a
23 month.

24 That's part of what we're trying to
25 accomplish here.

1 You don't have a lot of small homeowners in
2 the City that are keeping apartments empty,
3 especially if it's a guy who owns a six family,
4 if it's a guy who owns one or two houses in the
5 City, they need their income.

6 But I've seen places where, at one time,
7 there was a large building in this city that has
8 more than 200 units, okay, that kept 60, 70
9 apartments empty at one time. And we don't want
10 that. Trying to convert them. Try to convert
11 them --

12 MR. PRICE: They were -- they were trying
13 to convert to a condo?

14 MAYOR STACK: Trying to convert to a condo
15 at one time, and they were trying to market the
16 building that way. And yet, people are out there
17 looking for apartments.

18 Even some, we just had one recently, Alex
19 and I, that a woman's living in the building 36
20 years, she wants to go from a one bedroom to a
21 two bedroom. It's right next door to her
22 apartment. Right in your neighborhood. And the
23 apartment's empty a year.

24 And we called the landlord. Oh, I'm just
25 keeping it empty. I said, you can't just keep it

1 empty.

2 That's why we're looking at this closely.

3 MR. PRICE: Okay.

4 MAYOR STACK: I don't want what happened in
5 Hoboken to happen in Union City, and force people
6 out of here. There's no reason that should
7 happen.

8 MR. PRICE: But that goes more to the Rent
9 Control. I mean, here, it's just an
10 administrative thing so that --

11 MR. AUTERI: Mr. Price?

12 MR. PRICE: I don't -- I don't object to --

13 MR. AUTERI: I also -- I just want to add a
14 few points.

15 So, this is -- this already exists. The
16 only changes here is that we're reducing it to
17 the four or more units. It already applied to
18 five or more unit structures.

19 The penalty already was on the books. It
20 included \$500.00 fines, although it went a little
21 bit lower.

22 And I do want to make a point also that
23 there's a mechanism within the Code that allows a
24 property owner to --

25 MAYOR STACK: I was just going to --

1 MR. AUTERI: -- get an extension from the
2 Rent Stabilization Board --

3 MAYOR STACK: Right.

4 MR. AUTERI: -- in the situation that you
5 just mentioned. So --

6 MAYOR STACK: For a bona fide, real honest
7 person that says, hey -- and I don't mean to
8 interrupt you, that says, hey, I'm trying to fix
9 up this unit. What are you guys doing to me?

10 Angelo, then, you -- you could pick it up
11 from there, what they would have to do.

12 MR. AUTERI: Yeah.

13 They go before the Rent Stabilization Board
14 and they can get an extension. And -- and that
15 really -- I mean, that's what the requirement is
16 right here.

17 If you have a non-rental, for 90 days, you
18 can ask for an extension. Something like
19 painting -- you know, it will be up to the
20 discretion of the Board, but I don't -- you know,
21 I think that's something that's encompassed for a
22 reason for a vacancy.

23 MAYOR STACK: And Larry, we've seen it with
24 the Airbnb. People talking about Airbnb. We saw
25 entire buildings, smaller buildings, being --

1 that they were renting out -- on a daily basis,
2 renting them out. I mean, you can't have that.

3 The Chief and -- and the Police Department
4 and myself are preaching, get to know your
5 neighbors.

6 How you going to get to know your neighbor
7 when there's somebody coming in everyday with a
8 backpack?

9 MR. PRICE: By the way -- you know, I know
10 the Ordinance is on the books. I'm wondering
11 about the effectiveness.

12 I get on the --

13 MAYOR STACK: Warehouse -- on -- on the
14 Airbnb?

15 MR. PRICE: Well, on -- I get on the 123,
16 back in the -- I get on the 123 at 11 o'clock in
17 the morning.

18 MAYOR STACK: Sure.

19 MR. PRICE: To go to New York. Lots of
20 people speaking very strange languages, carrying
21 all kinds of luggage and --

22 MAYOR STACK: I -- I see it --

23 MR. PRICE: -- whatever.

24 MAYOR STACK: -- too. I see it, too. I
25 see it in the morning, but I think it slowed down

1 to where --

2 MR. PRICE: I think it slowed down.

3 MAYOR STACK: Yeah. Yeah.

4 MR. PRICE: But I still see it. So --

5 MAYOR STACK: Okay, but you don't know
6 where it is, though.

7 Right?

8 MR. PRICE: No, I don't know where they're
9 coming from.

10 MAYOR STACK: No. No.

11 MR. PRICE: I know they're on my bus.

12 COMMISSIONER MARTINETTI: New York.

13 COMMISSIONER VALDIVIA: Yeah. They're
14 going like --

15 MAYOR STACK: I saw a lady the other night
16 -- this is a funny story, say it on the record,
17 Chief, you'll like this one, she's going into a
18 building. She's got a suitcase and everything.
19 I say ma'am, where -- where you going? She says,
20 no, I just came back from vacation. I said, I'm
21 sorry.

22 The newer buildings in the City are the
23 biggest offenders.

24 MR. PRICE: Yeah.

25 MAYOR STACK: 315 7th Street was one of

1 | them. We cleared that up.

2 | We've been enforcing it -- it was enforced
3 | in quite a few locations -- right, Alex -- I
4 | mean, you see -- I see you shaking your head.
5 | It's been quite --

6 | I mean, the Building Department, if they
7 | hear about it, they're on it right away.

8 | MR. PRICE: Right.

9 | MAYOR STACK: And people report them
10 | anonymously. I get notes all the time, calls to
11 | my cell.

12 | People say, hey, Brian, at this address,
13 | there's Airbnb.

14 | We send an inspector out and we go after
15 | it.

16 | MR. PRICE: By the way, that surprises me
17 | that the new buildings are the great offenders,
18 | because if --

19 | MAYOR STACK: Yeah.

20 | MR. PRICE: -- you just paid big bucks for
21 | a condo, or you're paying high rent for a -- you
22 | know, a new apartment, and then you see the
23 | revolving door next door.

24 | MAYOR STACK: Right.

25 | MR. PRICE: You know, on both sides of you,

1 | you get a little offended. It's -- you know,
2 | say, wait a minute; this is not what I'm paying
3 | for.

4 | MAYOR STACK: Right.

5 | And it wasn't somebody who bought the
6 | condo, right? In most of the instances I've
7 | dealt with so far -- we've had one or two, don't
8 | get me wrong, but it's not the person who bought
9 | the individual condo.

10 | So, Tilo Rivas comes in and buys an
11 | individual condo at so-and-so building. And
12 | then, he says, you know what? I'm going to
13 | Airbnb this. It's not really like that. It's
14 | the sponsor of who the -- or whoever built that
15 | building that's deciding, you know what? Maybe I
16 | can sell this unit, or maybe I can make \$200.00 a
17 | night, and it's a lot better than the rent I'm
18 | going to get on this unit.

19 | I've seen that happening.

20 | MR. PRICE: Yeah.

21 | MAYOR STACK: And we've seen that in newer
22 | buildings.

23 | MR. PRICE: Boy, I'll tell you, the sponsor
24 | who does that isn't going to sell any more
25 | apartments --

1 MAYOR STACK: Right.

2 MR. PRICE: -- in that building.

3 MAYOR STACK: Right.

4 MR. PRICE: He's --

5 MAYOR STACK: Oh, we --

6 MR. PRICE: Seem kind of dumb.

7 MAYOR STACK: I mean, once that happens
8 with the Airbnb, and you could go around the City
9 --

10 Chief, you've seen it with me with certain
11 buildings.

12 There's multiple other problems in those
13 newer buildings, besides that. I don't mean
14 structure-wise. I mean, with other issues, noise
15 complaints. Not just from there. Noise
16 complaints. He doesn't maintain the building,
17 keeping the hallways clean. He doesn't clean the
18 front glass doors. No super. Right? That's our
19 biggest offense. No superintendent.

20 So, it all ties in. And hopefully, the
21 Warehousing Ordinance, what Angelo just said,
22 we're just -- you know, we're just trying to
23 clear it up a little bit, clear up the language,
24 and get that out there.

25 And we should probably do something to all

1 property owners. I'll get something out there, a
2 special letter to them, on the anti-warehousing,
3 the Airbnb again, to remind everybody.

4 MR. PRICE: Okay.

5 MAYOR STACK: All right?

6 MR. PRICE: Okay.

7 By the way, let me make an unrelated
8 comment.

9 I -- I decided to walk up tonight. I'm --
10 I'm nuts because it's cold out there.

11 But anyway, I walked from 10th Street to
12 30th Street. I had six 123 buses pass me going
13 south, coming from New York. Six. I mean, I --
14 I walk slow, but -- you know, that was maybe 20
15 minutes, I got six buses. They're like every
16 three minutes, a 123 bus.

17 Anyway, those are New Jersey Transit buses,
18 by the way, which is a state agency. I tend to
19 suspect you made a good -- used your good offices
20 to --

21 MAYOR STACK: We have.

22 MR. PRICE: -- ensure --

23 MAYOR STACK: We've been pushing very hard
24 --

25 MR. PRICE: Good.

1 MAYOR STACK: -- on that. Very hard.

2 MR. PRICE: Which the riders of the 123,
3 myself included, thank you.

4 MAYOR STACK: We've been pushing.

5 Thank you.

6 We've been pushing hard on that.

7 MR. PRICE: Yup.

8 MAYOR STACK: Thank you very much.

9 Anyone else wishing to comment at this
10 time, on this Ordinance?

11 Seeing no other.

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

14 COMMISSIONER RIVAS: Motion.

15 CITY CLERK: Motion by --

16 COMMISSIONER MARTINETTI: Second.

17 CITY CLERK: -- Commissioner Rivas.

18 Second by Commissioner Martinetti.

19 Commissioner Rivas?

20 COMMISSIONER RIVAS: Yes.

21 CITY CLERK: Commissioner Valdivia?

22 COMMISSIONER VALDIVIA: Yes.

23 CITY CLERK: Commissioner Martinetti?

24 COMMISSIONER MARTINETTI: Yes.

25 CITY CLERK: Mayor Stack?

1 MAYOR STACK: Yes.

2 CITY CLERK: May I have a motion to adopt?

3 MAYOR STACK: Motion.

4 COMMISSIONER RIVAS: Motion.

5 CITY CLERK: Motion by Mayor Stack.

6 Second by Commissioner Rivas.

7 Commissioner Rivas?

8 COMMISSIONER RIVAS: Yes.

9 CITY CLERK: Commissioner Valdivia?

10 COMMISSIONER VALDIVIA: Yes.

11 CITY CLERK: Commissioner Martinetti?

12 COMMISSIONER MARTINETTI: Yes.

13 CITY CLERK: Mayor Stack?

14 MAYOR STACK: Yes.

15

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

17

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

21 MAYOR STACK: Sure.

22 Anyone wishing to comment on any matter
23 concerning municipal government, City of Union
24 City, please step forward.

25 State your name and address for the record.

1 Seeing none.

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

4 COMMISSIONER RIVAS: Motion.

5 COMMISSIONER MARTINETTI: Motion.

6 CITY CLERK: Motion by Commissioner Rivas.
7 Second by Commissioner Martinetti.

8 Commissioner Rivas?

9 COMMISSIONER RIVAS: Yes.

10 CITY CLERK: Commissioner Valdivia?

11 COMMISSIONER VALDIVIA: Yes.

12 CITY CLERK: Commissioner Martinetti?

13 COMMISSIONER MARTINETTI: Yes.

14 CITY CLERK: Mayor Stack?

15 MAYOR STACK: Yes.

16

17 **ADJOURNMENT:**

18

19 COMMISSIONER RIVAS: Motion to adjourn.

20 CITY CLERK: Mayor, at this -- at this
21 time, I have no other items on the agenda.

22 Would you like -- may I have a motion to
23 adjourn?

24 COMMISSIONER MARTINETTI: Motion.

25 MAYOR STACK: Motion.

1 CITY CLERK: Motion by Mayor Stack.

2 Second by Commissioner Martinetti.

3 MAYOR STACK: Greg doesn't even have any
4 liquor hearings on, so I'm like disappointed.

5 CITY CLERK: Commissioner Rivas?

6 COMMISSIONER RIVAS: Yes.

7 MAYOR STACK: Where's Dunlay when you need
8 him?

9 CITY CLERK: Commissioner Valdivia?

10 COMMISSIONER VALDIVIA: Yes.

11 CITY CLERK: Commissioner Martinetti?

12 COMMISSIONER MARTINETTI: Yes.

13 CITY CLERK: Mayor Stack?

14 MAYOR STACK: Yes.

15 CITY CLERK: Thank you.

16

17 (Whereupon, the proceedings were concluded
18 at 7:34 p.m.)

19

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25

1

Brian P. Stack

2

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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7

Attest:

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Erin Knoedler,

9

City Clerk

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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, 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 30, 2018 and digitally
10 recorded.

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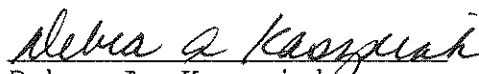
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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon


Debra A. Kaszniak
Certification No. 324