

ORIGINAL

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

REGULAR MEETING

:
:
:
:
TRANSCRIPT OF RECORDED
PROCEEDINGS

Colin Powell Elementary School
1500 New York Avenue
Union City, New Jersey

Tuesday, September 18, 2018
Commencing at 7:00 p.m.

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

LUCIO P. FERNANDEZ, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER
CELIN J. VALDIVIA, COMMISSIONER
WENDY A. GRULLON, 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 M. KNOEDLER, 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 MS. DILLON: On the record.

2 CITY CLERK: This is a Regular Public
3 Meeting of the Union City Board of Commissioners
4 being held on Tuesday, September 18, 2018, at
5 seven p.m., at the Colin Powell Elementary
6 School, 1500 New York Avenue, Union City, New
7 Jersey.

8 Please stand for the Pledge of Allegiance.

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

12
13 CITY CLERK: This meeting has been called
14 in accordance with the Open Public 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 on the bulletin
18 board in City Hall and made available to the
19 public in the Office of the Municipal Clerk.

20

21 **ROLL CALL:**

22

23 CITY CLERK: Commissioner Fernandez?

24 COMMISSIONER FERNANDEZ: Here.

25 CITY CLERK: Commissioner Grullon?

1 COMMISSIONER GRULLON: Here.

2 CITY CLERK: Commissioner Valdivia?

3 COMMISSIONER VALDIVIA: Here.

4 CITY CLERK: Commissioner Martinetti?

5 COMMISSIONER MARTINETTI: Here.

6 CITY CLERK: Mayor Stack?

7 MAYOR STACK: Here.

8

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

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

12 1. ORDINANCE OF THE CITY OF UNION CITY, COUNTY
13 OF HUDSON, NEW JERSEY CANCELING CERTAIN UNFUNDED
14 APPROPRIATION BALANCES HERETOFORE PROVIDED FOR
15 SCHOOL DISTRICT PROJECTS TOTALING \$10,000,000.)

16

17 CITY CLERK: We have one Ordinance on for
18 Introduction.

19 Adoption on first reading will authorize
20 advertisement and the location of the public
21 hearing, which will be held on Tuesday, October
22 2nd, 2018, at the William V. Musto Center, 420
23 15th Street, Union City, New Jersey, at seven p.m.

24 The first Ordinance is an Ordinance of the
25 City of Union City, County of Hudson, New Jersey

1 Canceling Certain Unfunded Appropriation Balances
2 Heretofore Provided for the School District
3 Projects Totaling \$10,000,000.00.

4 May I have a motion to introduce?

5 MAYOR STACK: Motion.

6 CITY CLERK: Motion by Mayor Stack.

7 COMMISSIONER VALDIVIA: Second.

8 CITY CLERK: Second by Commissioner
9 Valdivia.

10 Commissioner Fernandez?

11 COMMISSIONER FERNANDEZ: Are we conflicted
12 with that with the School? With the Board of
13 Education? Or no?

14 MR. AUTERI: I don't see a --

15 CITY CLERK: No.

16 MR. AUTERI: -- conflict there.

17 CITY CLERK: We have to guaranty the bond
18 because you're a Type 1 District. So, it's --
19 it's just cancelling obligations that were not --
20 not needed.

21 COMMISSIONER FERNANDEZ: So as counsel you
22 recommend that we vote for this?

23 MR. AUTERI: Yes.

24 COMMISSIONER FERNANDEZ: Okay.

25 Yes then.

1 CITY CLERK: Okay.

2 Thank you, Commissioner.

3 Commissioner Grullon?

4 COMMISSIONER GRULLON: Yes.

5 CITY CLERK: 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 CITY CLERK: Thank you.

12

13 (Whereupon, the Board discussed and took
14 action on the following items in total:

15 **CONSENT AGENDA:**

16 (1) Resolution Approving the Payment of Claims

17 (2) Resolution Approving the Payment of
18 Concurring Claims

19 (3) Resolution Approving the Payment of Escrow
20 Refunds

21 (4) Resolution Approving the City Payroll for
22 the Period of September 1, 2018 through September
23 14, 2018

24 (5) Resolution Approving the Library Payroll
25 for the Period of September 1, 2018 through

1 September 14, 2018

2 (6) Resolution Authorizing the Award of a
3 Fordion Packaging, LLC for Poly Garbage Bags

4 (7) Resolution Authorizing the City Clerk to
5 Advertise for Bids for Smoke/Carbon Monoxide
6 Detectors

7 (8) Resolution Authorizing the Award of a
8 Contract for Dario, Albert, Metz & Eyerman for
9 Planning Board Attorney

10 (9) Resolution Authorizing the City Clerk to
11 Advertise for Bids for Soccer Equipment and
12 Uniforms

13 (10) Resolution Ratifying the Collective
14 Negotiation Agreement Between the City of Union
15 City and the Police Benevolent Association, Union
16 City Local No. 8

17 (11) Resolution Authorizing Refund of Redemption
18 Monies to Outside Lienholders

19 (12) Resolution Authorizing the Refund of
20 Premium Monies Collected at the Tax Sale

21 (13) Resolution of the Board of Commissioners of
22 the City of Union City Approving the 2018-2019
23 Renewal of Fuerte Liquors (T/A Fuerte Liquors,
24 LLC) Located at 518 32nd Street, Union City,
25 Liquor License No. 0910-44-169-005.)

1

2 CITY CLERK: There are 13 items on Consent
3 Agenda.

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

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

8 The third is a Resolution Approving the
9 Payment of Escrow Refunds.

10 The fourth is a Resolution Approving the
11 City Payroll for the Period of September 1st, 2018
12 through September 14th, 2018.

13 The fifth is a Resolution Approving the
14 Library Payroll for the Period of September 1st,
15 2018 through September 14th, 2018.

16 The sixth is a Resolution Authorizing the
17 Award to Fordion Packaging, LLC for Poly Garbage
18 Bags.

19 The seventh is a Resolution Authorizing the
20 City Clerk to Advertise for Bids for Smoke and
21 Carbon Monoxide Detectors.

22 The eighth is a Resolution Authorizing the
23 Award of a Contract for Dario, Albert, Metz and
24 Eyerman for Planning Board Attorney.

25 The ninth is a Resolution Authorizing the

1 City Clerk to Advertise for Soccer Equipment and
2 Uniforms.

3 The tenth is a Resolution Ratifying the
4 Collective Negotiation Agreement Between the City
5 of Union City and the Police Benevolent
6 Association, Union City Local Number 8.

7 The eleventh is a Resolution Authorizing
8 the Refund of Redemption Monies to Outside
9 Lienholders.

10 The twelfth is a Resolution Authorizing the
11 Refund of Premium Monies Collected at Tax Sale.

12 The thirteenth is a Resolution of the Board
13 of Commissioners of the City of Union City
14 Approving the 2018-2019 Renewal of Fuerte
15 Liquors, trading as Fuerte Liquors, LLC, Located
16 at 518 32nd Street, Union City, Liquor License
17 Number 0910-44-169-005.

18 Mayor, at this time would you like to take
19 public comment on the Consent Agenda?

20 MAYOR STACK: Sure.

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

24 Seeing none.

25 I'll make a motion.

1 CITY CLERK: Motion to close public comment
2 made by Mayor Stack.

3 Second?

4 COMMISSIONER FERNANDEZ: Second.

5 CITY CLERK: Second by Commissioner
6 Fernandez.

7 Commissioner Fernandez?

8 COMMISSIONER FERNANDEZ: Yes.

9 CITY CLERK: Commissioner Grullon?

10 COMMISSIONER GRULLON: Yes.

11 CITY CLERK: Commissioner Valdivia?

12 COMMISSIONER VALDIVIA: Yes.

13 CITY CLERK: Commissioner Martinetti?

14 COMMISSIONER MARTINETTI: Yes.

15 CITY CLERK: Mayor Stack?

16 MAYOR STACK: Yes.

17 CITY CLERK: May I have a motion to approve
18 all items on Consent Agenda?

19 COMMISSIONER VALDIVIA: Motion.

20 CITY CLERK: Motion by Commissioner
21 Valdivia.

22 Second?

23 COMMISSIONER FERNANDEZ: Second.

24 CITY CLERK: Second by Commissioner
25 Fernandez.

1 Commissioner Fernandez?

2 COMMISSIONER FERNANDEZ: Yes.

3 CITY CLERK: Commissioner Grullon?

4 COMMISSIONER GRULLON: Yes.

5 CITY CLERK: Commissioner Valdivia?

6 COMMISSIONER VALDIVIA: Yes.

7 CITY CLERK: Commissioner Martinetti?

8 COMMISSIONER MARTINETTI: I'm recusing on
9 items 1, payments to the NHR -- the Fire.

10 CITY CLERK: Thank you.

11 COMMISSIONER MARTINETTI: Aye on the rest.

12 CITY CLERK: Thank you.

13 And Mayor Stack?

14 MAYOR STACK: Yes.

15 CITY CLERK: Thank you.

16

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

19 **REGULAR AGENDA:**

20 1. Resolution Approving a Payment of Claim to
21 the Union City Board of Education.)

22

23 CITY CLERK: We have one item on the
24 Regular Agenda.

25 It's a Resolution Approving a Payment of

1 Claim to the Union City Board of Education.

2 MR. AUTERI: Ordinarily Commissioners
3 Valdivia and Grullon would not vote on Board of
4 Ed matters. However, tonight we're invoking the
5 doctrine of necessity.

6 CITY CLERK: May I have a motion to --

7 MAYOR STACK: Motion.

8 CITY CLERK: Motion by Mayor Stack.

9 Second?

10 COMMISSIONER GRULLON: Second.

11 CITY CLERK: Second by Commissioner
12 Grullon.

13 Commissioner Fernandez is recusing.

14 Commissioner Grullon?

15 COMMISSIONER GRULLON: Yes.

16 CITY CLERK: Commissioner Valdivia?

17 COMMISSIONER VALDIVIA: Yes.

18 CITY CLERK: Commissioner Martinetti's
19 recusing.

20 Mayor Stack?

21 MAYOR STACK: Yes.

22

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

24

25 CITY CLERK: Mayor, would you like to take

1 public comment on any item concerning government
2 in the City of Union City at this time?

3 MAYOR STACK: Sure.

4 Maybe we could hold that, Erin?

5 We'll do the Liquor Hearings first and
6 we'll hold that to the end.

7 CITY CLERK: Sure, Mayor.

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1 LIQUOR LICENSE DISCIPLINARY PROCEEDINGS:

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3 1. Sai Prasad, Inc.

4 t/a Bergenline Liquors

5 Location: 3819 Bergenline Avenue

6 License No. 0910-32-066-004

7 2. Variedad Latina, Inc.

8 t/a Variedad Latina

9 Location: 4417 Bergenline Avenue

10 License No. 0910-33-031-012

11 3. La Herradura, Inc.

12 t/a La Herradura

13 Location: 2115 West Street (sic)

14 License No. 0910-33-182-005 (sic)

15 4. LAR Corp.

16 t/a La Roca Bar

17 Location: 2115 West Street

18 License No. 0910-33-182-005

19

20

21 CITY CLERK: At this time we'll do the

22 Liquor License Disciplinary Hearings.

23 MAYOR STACK: Mr. Farmer?

24 MR. FARMER: Yes.

25 Good evening, Mayor and the Board.

1 There are four matters before you on the
2 calendar.

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2 SAI PRASAD, INC.

3 t/a BERGENLINE LIQUORS

4 Location: 3819 Bergenline Avenue

5 License No. 0910-32-066-004

6

7 MR. FARMER: The first one is Bergenline
8 Liquor.

9 And with respect to that let me tell you
10 what the story is on that.

11 To begin with all of the recommendations
12 that I'm going to be making with respect to the
13 licensees were all made with -- with the consent
14 and input and presence of Detective Loaces.

15 The first one is Bergenline Liquor. Now
16 this is what happened.

17 This is a place that's a liquor store and a
18 bar. And there were some people in and two
19 people came in and asked to buy something and the
20 licensee suspected that they were not of age.
21 Said I want proof; they didn't have proof. There
22 was a little bickering back and forth. Then one
23 of the customers seems to interject his two cents
24 into it. And they argue.

25 But after all is said and done they're

1 ushered out. And about halfway down the block
2 the two people who were arguing about the -- from
3 the bar start shoving and pushing one another.

4 The bar had nothing really to do with it.
5 He should be thankful of the fact that we had put
6 in cameras because the cameras show that they
7 were out, down the block, still jawing at one
8 another and that led to an -- an altercation,
9 lack -- lack of better phrase.

10 I'm recommending it be dismissed. There's
11 no reason to -- there's no nexus with the bar.
12 You know, people just kept their mouth shut they
13 wouldn't even be here.

14 Mr. Sarsano represents the licensee. We've
15 talked about it. Obviously, he has no objection
16 to the outcome.

17 And I would recommend that.

18 MAYOR STACK: Mr. Sarsano, your appearance.

19 MR. SARSANO: Yes, for the record, my name
20 is Anthony Sarsano. I represent the licensee in
21 this matter.

22 Just let me add that it was my client who
23 called the Police when he saw the altercation
24 outside to make certain it didn't go any further.

25 MAYOR STACK: He called the Police?

1 MR. SARSANO: He did.

2 MAYOR STACK: Okay. I just want to make
3 sure of that.

4 MR. SARSANO: He did.

5 MAYOR STACK: I know we had a few months
6 ago there was another incident there involving a
7 fight or something.

8 MR. SARSANO: Yeah.

9 MAYOR STACK: Just want to make sure of
10 that.

11 MR. SARSANO: Yeah.

12 MAYOR STACK: Okay.

13 I'll make a motion to approve on Mr.
14 Farmer's recommendation.

15 CITY CLERK: Motion by --

16 MAYOR STACK: And, Lieutenant, you -- you
17 concur with that, Lieutenant?

18 LIEUTENANT LOACES: Yes, sir.

19 MAYOR STACK: You concur with this?

20 LIEUTENANT LOACES: I do.

21 MAYOR STACK: Okay, great.

22 CITY CLERK: Motion made by Mayor Stack.
23 Second?

24 COMMISSIONER GRULLON: Second.

25 CITY CLERK: Second by Commissioner

1 Grullon.

2 Commissioner Fernandez?

3 COMMISSIONER FERNANDEZ: Abstain.

4 CITY CLERK: Abstain.

5 Commissioner Grullon?

6 COMMISSIONER GRULLON: Yes.

7 CITY CLERK: Commissioner Valdivia?

8 COMMISSIONER VALDIVIA: Yes.

9 CITY CLERK: Commissioner Martinetti?

10 COMMISSIONER MARTINETTI: Yes.

11 CITY CLERK: Mayor Stack?

12 MAYOR STACK: Yes.

13 CITY CLERK: Thank you.

14 MR. SARSANO: Thank you, Greg.

15 MR. FARMER: Okay.

16 A VOICE: Thank you.

17 MR. SARSANO: Thank you.

18 MAYOR STACK: Thank you very much.

19 Thank you.

20 Have a good evening.

21 (Whereupon, there was a pause in the

22 proceedings.)

23

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1 **VARIEDAD LATINA, INC.**

2 **t/a VARIEDAD LATINA**

3 **Location: 4417 Bergenline Avenue**

4 **License No. 0910-33-031-012**

5

6 MR. FARMER: John? Let's go.

7 The next one is Variedad Latina.

8 Now the situation with this is the licensee
9 is represented by Mr. Lynch.

10 The three of us, Lieutenant Loaces, myself,
11 and the licensee and John, had a conference
12 concerning it.

13 What this is is first of all there's a
14 paper violation. So that's a three day
15 suspension because, historically, if it's a paper
16 violation they get three days.

17 The other is a real spontaneous
18 altercation, a punch, dealing with --

19 The Police are driving down the street,
20 somebody comes up to them says I was punched in
21 the bar. They go back and there's the guy who
22 assaulted him there.

23 He tells a story that this guy came over
24 and he was drunk and he was bothering him and I
25 hit him and he left. And that was it.

1 He didn't want any medical attention or
2 anything like that.

3 This is what I'd like to do with the
4 Board's approval. The three day suspension,
5 they've -- we've worked that out and that would
6 be October 23rd, 24th and 25th.

7 The --

8 MAYOR STACK: Just, Mr. Farmer, if you
9 could just keep your voice up --

10 MR. FARMER: Sure.

11 MAYOR STACK: -- so the public can hear --

12 MR. FARMER: Sure.

13 MAYOR STACK: -- also.

14 MR. FARMER: What I'd like to do is merge
15 the two offenses into one.

16 MAYOR STACK: Okay.

17 MR. FARMER: And we've worked out a ten day
18 suspension; three to be served on those three
19 days; seven held in abeyance pending that there
20 is no further incident during this licensing
21 period, which would be to June 30th.

22 MAYOR STACK: Okay.

23 Mr. Lynch, if you could just enter --

24 MR. LYNCH: Yes, John Lynch on behalf of
25 the licensee.

1 I -- Mr. Farmer's right. In -- in fact, we
2 had more than one meeting about this matter.

3 I sat down with Lieutenant Loaces; then I
4 met with Mr. Farmer and had other conversations
5 with Mr. Farmer.

6 The incident he's referring to was
7 something out of control that -- and the -- the
8 person who instigated that punch wasn't even a
9 patron, just walked in, was drunk, started with
10 the -- a man in his girlfriend who were just
11 sitting there. He did hit him. And then I think
12 that the so-called victim who -- instigator
13 acknowledged to the Police he was responsible.

14 Didn't seek any kind of medical treatment.
15 Knew he was wrong. Didn't want to press charges.

16 All in all I think is a fair disposition
17 and I would ask Mayor and the Board go along.

18 MAYOR STACK: Thank you very much.

19 Thank you.

20 I'll make a motion upon Mr. Farmer's
21 recommendation.

22 CITY CLERK: Motion by Mayor Stack.

23 Second?

24 COMMISSIONER FERNANDEZ: Second.

25 CITY CLERK: Second by Commissioner

1 Fernandez.

2 Commissioner Fernandez?

3 COMMISSIONER FERNANDEZ: Yes.

4 CITY CLERK: Commissioner Grullon?

5 COMMISSIONER GRULLON: Yes.

6 CITY CLERK: Commissioner Valdivia?

7 COMMISSIONER VALDIVIA: Yes.

8 CITY CLERK: Commissioner Martinetti?

9 COMMISSIONER MARTINETTI: Yes.

10 CITY CLERK: Mayor Stack?

11 MAYOR STACK: Yes.

12 CITY CLERK: Thank you.

13 MR. LYNCH: Thank you, Mayor.

14 MR. FARMER: Okay.

15 John, take care.

16 MR. LYNCH: Thank you, Commissioners.

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

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1 LA HERRADURA, INC.

2 t/a LA HERRADURA

3 Location: 2115 West Street (sic)

4 License No. 0910-33-182-005 (sic)

5

6 MR. FARMER: The next one is La Herradura.

7 Licensee's here represented by her

8 attorney, Mr. Paneque.

9 MAYOR STACK: Just to -- let the record

10 reflect that the address listed on item number 3

11 under the disciplinary hearings, --

12 MR. FARMER: Um-hum.

13 MAYOR STACK: -- the location is incorrect.

14 It's not 2115 West Street. I think it's the 400

15 Block of 24th Street.

16 MR. PANEQUE: That's correct.

17 MAYOR STACK: Right?

18 Is that correct?

19 MR. PANEQUE: I was going to bring that to

20 the Board's attention, Mayor.

21 Thank you.

22 That is correct, 414 --

23 MAYOR STACK: 414.

24 MR. PANEQUE: -- 24th Street.

25 MAYOR STACK: Thank you very much.

1 MR. PANEQUE: Thank you.

2 MR. FARMER: Yes, 4-- I don't know how that
3 got there. Because on the Police report it is
4 414 24th Street.

5 This is a paper violation. Person was
6 working there. The licensee's position is she
7 didn't know that you had to have the dishwasher
8 on the E-141.

9 We spent some time explaining that
10 everybody -- from the dishwasher, to the
11 bartender, to the deejay, to the janitor, to --
12 everybody's got to be on the E-141.

13 We've come to a resolution, since it's a
14 paper violation, of a three day suspension.

15 And those days are October 15, 16th, and
16 17th.

17 MAYOR STACK: You could just enter your
18 appearance please.

19 MR. PANEQUE: Yes, good evening.

20 Ivan Paneque on behalf of La Herradura
21 Corporation.

22 Sonia Lopez (phonetic), standing to my
23 left, is the President.

24 Thank you.

25 MAYOR STACK: I'll make a motion to approve

1 on Mr. Farmer's recommendation.

2 CITY CLERK: Motion by Mayor Stack.

3 Second?

4 COMMISSIONER FERNANDEZ: Second.

5 CITY CLERK: Second by Commissioner

6 Fernandez.

7 Commissioner Fernandez?

8 COMMISSIONER FERNANDEZ: Yes.

9 CITY CLERK: Commissioner Grullon?

10 COMMISSIONER GRULLON: Yes.

11 CITY CLERK: Commissioner Valdivia?

12 COMMISSIONER VALDIVIA: Yes.

13 CITY CLERK: Commissioner Martinetti?

14 COMMISSIONER MARTINETTI: Yes.

15 CITY CLERK: Mayor Stack?

16 MAYOR STACK: Yes.

17 CITY CLERK: Thank you.

18 MR. FARMER: Thank you, Ivan.

19 MAYOR STACK: Thank you very much.

20 Thank you.

21 MR. PANEQUE: Thank you very much.

22 MAYOR STACK: Thank you.

23 MS. LOPEZ: Thank you.

24 MAYOR STACK: Have a good evening.

25 MR. PANEQUE: Thank you.

1 Thank you, Mr. Farmer.

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1 LAR CORP.
2 t/a LA ROCA BAR
3 Location: 2115 West Street
4 License No. 0910-33-182-005
5

6 MR. FARMER: The last one is La Roca Bar.
7 When I arrived here this -- this evening
8 the licensee was here. She told me two things.

9 Number one, that she just returned from
10 Florida; just got the paperwork and hasn't been
11 able to secure a lawyer because previously she
12 was represented by Mr. Diaz. And she was under
13 the impression that Mr. Diaz has retired.

14 I don't know if that's so. Nevertheless, I
15 think we ought to put it off. She's going to be
16 getting a lawyer. She knows to come back on, I
17 think, October 2nd or 3rd.

18 MAYOR STACK: So it will be on the next
19 meeting?

20 MR. FARMER: Yeah.

21 MAYOR STACK: Okay.

22 Great.

23 MR. FARMER: Okay?

24 MAYOR STACK: Thank you, Mr. Farmer.

25 MR. FARMER: Okay.

1 That's it.

2 Okay.

3 CITY CLERK: Okay.

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1 PUBLIC HEARING ON PERSON-TO-PERSON
2 AND PLACE-TO-PLACE TRANSFER

3 EDWARD McBRIDE

4 t/a GRIFFIN CONCEPTS, LLC

5 Location: 201 16th Street

6 License No. 0910-33-210-005

7

8 CITY CLERK: Mayor, at this time we have a
9 Public Hearing on a Person-to-Person/Place-to-
10 Place Transfer for Edward McBride, trading as
11 Griffin Concepts, LLC.

12 MAYOR STACK: Right.

13 Just before we do, I'd just like to thank
14 all the members of the public that are here this
15 evening.

16 We actually moved the meeting -- it was at
17 another location. We move a hundred percent of
18 our meetings throughout the community. We
19 actually moved this meeting tonight closer to the
20 area where the liquor license is looking to
21 transfer to.

22 We would have actually held it in Hudson
23 School but they had Parents Night tonight. So we
24 moved it to -- to the Colin Powell School, which
25 is where we are tonight.

1 The meeting was I think somewhere uptown
2 tonight but we specifically moved it here so we
3 could hear from the public in this neighborhood.

4 So I thank everyone who's here for that and
5 everyone who's attended the meeting tonight.

6 At this time I believe we'll begin.

7 You're waiting upon -- for license to --
8 the individual looking to move the license.

9 Right?

10 CITY CLERK: Mr. McBride?

11 MR. McBRIDE: Yes.

12 MAYOR STACK: And his attorney? Or -- his
13 attorney with him?

14 CITY CLERK: Are you here with your
15 attorney?

16 MR. McBRIDE: Yes.

17 CITY CLERK: Okay.

18 MAYOR STACK: Yes.

19 CITY CLERK: If you --

20 MAYOR STACK: If you could just please --

21 CITY CLERK: -- could just come to the
22 podium please.

23 MAYOR STACK: -- just step forward.

24 COMMISSIONER VALDIVIA: Talk a little
25 louder --

1 MAYOR STACK: The way we'll do it is we'll
2 hear from Mr. McBride and his attorney first.
3 Then we'll turn it over to if Mr. Farmer has any
4 comments and Lieutenant Loaces or Chief Molinari.
5 And then we'll open up for any members of the
6 public who would like to comment.

7 MR. AUTERI: Yes.

8 (Whereupon, there was a pause in the
9 proceedings.)

10 MS. DILLON: Name for the record please?

11 MR. McBRIDE: My name is Edward McBride.

12 MS. DILLON: Thank you.

13 MR. AUTERI: Mayor, before we begin, I just
14 want to ask Mr. McBride --

15 MAYOR STACK: Just to keep your voice up
16 though.

17 MR. AUTERI: Mr. McBride, do you understand
18 that you have the right to counsel tonight?
19 However, on -- I understand that your counsel,
20 one, is present but he will not be representing
21 you in this matter here tonight for conflict
22 reasons.

23 MR. McBRIDE: Right.

24 MR. AUTERI: But you understand that you
25 have a right to counsel and that we will continue

1 forward with hearing your application and also
2 the public's opinion on this matter?

3 MR. McBRIDE: Okay, I do understand.

4 MR. AUTERI: Okay, do you wish to move
5 forward?

6 MR. McBRIDE: Yes, I want to move forward.

7 MR. AUTERI: Okay.

8 Thank you.

9 MAYOR STACK: Okay.

10 You could begin, sir.

11 MR. McBRIDE: I think the easiest way to do
12 this is I've prepared an outline of --

13 MAYOR STACK: Just -- just -- if you could
14 just wait to speak because it has to be on the
15 record.

16 MR. McBRIDE: Okay.

17 MAYOR STACK: Yeah.

18 MS. DILLON: You want these passed out?

19 MAYOR STACK: Yeah.

20 A VOICE: Yeah.

21 A VOICE: I got it. I got it.

22 MS. DILLON: Swear him?

23 MR. FARMER: Yeah.

24 MS. DILLON: Okay. Mr. McBride, please
25 raise your right hand.

1 Do you affirm the testimony you're about to
2 give this Board is the whole truth?

3 MR. McBRIDE: I do.

4 MS. DILLON: Please just state your name
5 again for the record.

6 MR. McBRIDE: Edward McBride.

7 MS. DILLON: Thank you.

8 Mr. Farmer, do you want this marked as an
9 exhibit?

10 MR. FARMER: It's the -- his exhibit; not
11 mine.

12 But, yes, it should be marked as --

13 MS. DILLON: Okay.

14 MR. FARMER: -- an exhibit.

15 MS. DILLON: Can I have an extra copy, --

16 COMMISSIONER FERNANDEZ: Yes.

17 MS. DILLON: -- Commissioner?

18 How should it be designated?

19 Applicant?

20 MR. FARMER: Applicant 1.

21 MS. DILLON: Okay.

22

23 (Whereupon, Document, (8 pages), was
24 received and marked as Exhibit A-1 for
25 identification.)

1
2 (Whereupon, there was a pause in the
3 proceedings.)
4

5 MS. DILLON: This is the marked exhibit.

6 CITY CLERK: Thank you.

7 MAYOR STACK: Are we okay to proceed, Mr.
8 Farmer?

9 MR. FARMER: Yes, I mean it's the -- the
10 Applicant's --

11 MAYOR STACK: Mr. McBride, if you could now
12 speak about --

13 MR. McBRIDE: Yes. What I prepared for the
14 council is a summary of the business plan for the
15 premises we intend to call Fork Hill Kitchen.
16 Obviously, fork in the road; top of the hill.

17 And the objective here is to focus on food
18 and provide some adult beverages but keep our
19 hours limited to closing at ten p.m. each day.

20 We'll have a deli café in the morning; a
21 luncheon spot; and then serve dinner until ten.

22 We will not serve dinner initially on
23 Sunday and Monday evenings.

24 MAYOR STACK: Would you like to add
25 anything further?

1 MR. McBRIDE: I'd like to answer questions.

2 MAYOR STACK: How much -- how many -- how
3 many customers can you hold in this
4 establishment?

5 What's the occupancy?

6 MR. McBRIDE: We'll -- we'll have between
7 30 and 35 seats, depending on the final design.

8 MAYOR STACK: Is there any bar in this
9 establishment?

10 Will there be any bar?

11 MR. McBRIDE: There will be a bar in this
12 establishment.

13 MAYOR STACK: And how many -- how many
14 seats at the bar?

15 MR. McBRIDE: There'll be eight seats at
16 the bar total.

17 MAYOR STACK: And what is -- what is your
18 experience in the past with running such an
19 establishment?

20 MR. McBRIDE: I've invested in restaurants
21 before in -- in Hoboken and had both positive and
22 negative experiences.

23 MAYOR STACK: Have you actually ran it?
24 Managed it and ran it -- the operation on a
25 day-to-day basis?

1 MR. McBRIDE: Not -- not the restaurant
2 itself, no.

3 MAYOR STACK: Okay.

4 Have you owned -- ever owned a liquor
5 license before?

6 MR. McBRIDE: I have not.

7 MAYOR STACK: The establishments that you
8 -- that you had an interest in in the past were
9 in -- in what municipality?

10 You mentioned Hoboken was one?

11 MR. McBRIDE: They were in Hoboken.

12 MAYOR STACK: All in Hoboken?

13 MR. McBRIDE: Yes.

14 MAYOR STACK: Okay.

15 And there was no liquor license at those
16 establishments?

17 MR. McBRIDE: Yes, there were liquor
18 licenses in those establishments.

19 MAYOR STACK: Okay, but it wasn't owned by
20 you?

21 MR. McBRIDE: Was not.

22 MAYOR STACK: What role did you play in
23 those establishments?

24 MR. McBRIDE: In the first one I was an
25 investor for four years and contributed to the

1 marketing of the organization.

2 And in the second one I was the primary
3 investor and contributed as best I could to the
4 marketing of the organization as well.

5 MAYOR STACK: Would you have any music at
6 this establishment? Live music? DeeJay?
7 Anything like that?

8 MR. McBRIDE: No.

9 MAYOR STACK: No.

10 MR. McBRIDE: That's not the plan.

11 MAYOR STACK: What about parking?

12 MR. McBRIDE: It's Union City. There --
13 there is parking and as you know parking goes
14 down the hill of Manhattan Avenue. So, --

15 MAYOR STACK: Public parking you're talking
16 about.

17 MR. McBRIDE: Public parking. That's
18 correct.

19 MAYOR STACK: You don't have a lot or
20 anything like that?

21 MR. McBRIDE: We do not.

22 MAYOR STACK: No.

23 MR. McBRIDE: The premise is on the corner
24 of 16th Street and Manhattan Avenue.

25 MAYOR STACK: You're familiar that there's

1 a liquor establishment about two blocks away?

2 Two blocks north of this establishment?

3 MR. McBRIDE: Yes, I'm aware of that.

4 MAYOR STACK: And it's a very residential
5 area?

6 MR. McBRIDE: Yes it is.

7 MAYOR STACK: Do you have a restaurant at
8 this location now?

9 MR. McBRIDE: We have a deli/café where we
10 serve coffee and pastries in the morning and we
11 make sandwiches until six p.m. at night.

12 MAYOR STACK: How -- how long has that been
13 in operation?

14 MR. McBRIDE: We've operated since January
15 1st. It was in operation for about six months
16 before that.

17 MAYOR STACK: Just -- I'm just curious, you
18 don't think you could make a restaurant work at
19 this location without a liquor license?

20 MR. McBRIDE: I think it would be very
21 difficult.

22 MAYOR STACK: I mean just in some of the --
23 the best restaurants I've been to, they didn't
24 have a liquor license. I mean the focus has
25 always been on food.

1 MR. McBRIDE: Well, --

2 MAYOR STACK: My concern is having a liquor
3 license so close to another license in that
4 neighborhood would be problematic.

5 MR. McBRIDE: We -- we don't operate the
6 way the other place operates. This is a -- this
7 is a focus on the food but with an adult beverage
8 to accompany it.

9 I don't -- I don't think it's going to be
10 an issue.

11 COMMISSIONER FERNANDEZ: See that's my
12 concern though.

13 MR. McBRIDE: I'm sorry?

14 COMMISSIONER FERNANDEZ: That's my concern.
15 If the establishment does not work and you have
16 to sell the liquor license, someone else comes
17 in, what kind of establishment are they going to
18 run then?

19 It's a very tough neighborhood. There's no
20 parking. And we have another liquor license two
21 blocks away. Yours fails, what comes in?

22 MR. McBRIDE: So, --

23 COMMISSIONER FERNANDEZ: That's a major --

24 MR. McBRIDE: -- God forbid --

25 COMMISSIONER FERNANDEZ: -- concern.

1 MR. McBRIDE: -- the -- the restaurant
2 would fail, that -- the purchaser would have to
3 go through the same process that I went through
4 in order to move that liquor license to that
5 individual.

6 MAYOR STACK: Do you own that property?

7 MR. McBRIDE: I do not.

8 MAYOR STACK: You rent?

9 MR. McBRIDE: We have a -- we have a lease,
10 a long term lease.

11 MAYOR STACK: Just that once we move the
12 license and we allow it to go there, we're pretty
13 much stuck there with the license.

14 Of course they have to go through another
15 hearing and everything but once the license is at
16 a certain location it gets difficult once that's
17 done.

18 MR. McBRIDE: But it's also person-to-
19 person I believe. So, I -- I could put that in
20 my pocket, God forbid, but I don't want that to
21 happen.

22 MAYOR STACK: Right.

23 Any other Commissioners have anything
24 further?

25 Okay.

1 What I'd like to do now is --

2 MR. FARMER: Can I just ask one question?

3 MAYOR STACK: Sure.

4 MR. FARMER: What were --

5 MAYOR STACK: Mr. Farmer?

6 MR. FARMER: -- the names of the bars in
7 Hoboken -- the restaurants?

8 MR. McBRIDE: Hudson Tavern.

9 MR. FARMER: And where was that located?

10 MR. McBRIDE: 14th and Hudson.

11 MR. FARMER: Okay.

12 MR. McBRIDE: And the other one was Porter
13 Collins, which was 15th and Willow Avenue.

14 MR. FARMER: Okay.

15 MS. DILLON: I'm sorry, what was the name?

16 MR. McBRIDE: Porter Collins.

17 MS. DILLON: Thank you.

18 MAYOR STACK: That was like a steakhouse,
19 right?

20 MR. McBRIDE: Was supposed to be a
21 steakhouse, yes.

22 MAYOR STACK: Yeah, only for a short time
23 is was open.

24 MR. McBRIDE: That's correct.

25 MAYOR STACK: Okay.

1 Lieutenant Loaces or Chief Molinari?

2 MR. FARMER: You don't have anything else
3 to say?

4 MR. McBRIDE: I do not.

5 MR. FARMER: Okay.

6 MAYOR STACK: Okay.

7 We'll bring you back up if any residents --

8 MR. McBRIDE: Okay. Okay.

9 MAYOR STACK: Once -- once we hear from the
10 Police Department and Mr. Farmer has any further
11 comments, then we'll bring you back up.

12 MS. DILLON: Swear him?

13 MR. FARMER: Swear him.

14 MS. DILLON: Do you affirm the testimony
15 you're about to give this Board is the whole
16 truth?

17 LIEUTENANT LOACES: I do.

18 MS. DILLON: Please state your name for the
19 record.

20 LIEUTENANT LOACES: Lieutenant Loaces, L-O-
21 A-C-E-S.

22 MS. DILLON: Thank you.

23 MR. FARMER: Lieutenant Loaces, I'm going
24 to ask you some questions.

25 Keep your voice up so everybody can hear

1 your answers.

2 How long have you been a member of the
3 Union City Police Department?

4 LIEUTENANT LOACES: Since July 23rd, 1990;
5 going on 29 years now.

6 MR. FARMER: And during that time have you
7 come in contact with bars, locations of bars,
8 disciplinary proceedings with bars --

9 LIEUTENANT LOACES: I -- I have.

10 MR. FARMER: -- in Union City?

11 LIEUTENANT LOACES: Absolutely. I'm quite
12 familiar with ABC and the guidelines.

13 MR. FARMER: All right.

14 And you're familiar with this present
15 application to move a license or to -- yeah, put
16 a license in a location down by Manhattan Avenue?

17 LIEUTENANT LOACES: Correct.

18 MR. FARMER: Okay.

19 Do you know what the Union City Police
20 Department's position is with respect to the
21 transfer of a liquor license to that location?

22 LIEUTENANT LOACES: I do.

23 MR. FARMER: Could you share with the Board
24 what it is?

25 LIEUTENANT LOACES: In gauging the

1 viability of this transfer, myself and Sergeant
2 Ocasio went and met with many of the residents of
3 that area. We pretty much went two and a half to
4 three blocks in every direction.

5 The general feeling that we got from the
6 residents that we spoke to, most -- some of which
7 have been there as long as 60 years, is that they
8 felt that the one liquor license establishment
9 that is actually there now on the corner of 18th
10 Street was one too many.

11 In essence, they don't believe that we need
12 another liquor license establishment.

13 When I asked them why they felt this way
14 they all pretty much echoed the same sentiments,
15 which was that was a very quiet residential,
16 almost hidden away, area of Union City. They
17 were fearful for many reasons, especially which
18 is what everybody seemed to focus on, was
19 parking.

20 Parking in Union City as a whole is at a
21 premium. Parking there, by making it a liquor
22 license establishment, is only going to make the
23 burden on the residents for parking that much
24 greater.

25 Residents expressed concerns about noise,

1 about fights, about public urination, about
2 everything that I personally in my 29 years have
3 seen, unfortunately, associated with liquor
4 license establishments.

5 Based on those reasons and based on my
6 experience with dealing with liquor license
7 establishments in Union City, the Union City
8 Police Department, unfortunately, has to oppose
9 this transfer.

10 We don't -- do not think it is conducive to
11 the area. And from what I've spoke to -- the
12 residents that I spoke to, many of which are
13 here, they're opposed to it.

14 They -- while they would welcome a
15 restaurant, they don't believe we need another
16 liquor license establishment in the area and the
17 Union City Police Department echoes that -- that.

18 MR. FARMER: And based on your experience,
19 you have a personal opinion concerning the
20 transfer?

21 LIEUTENANT LOACES: I do. I think -- my --
22 my personal opinion is this:

23 While some of the residents that I spoke to
24 felt that it would be nice, -- and some used the
25 phrase to have a Hoboken-style location in that

1 area, the problem is it's not Hoboken; it's Union
2 City.

3 In Hoboken you have one luxury that you
4 don't have in that immediate area. In Hoboken,
5 whether you take mass transit, take an Uber, or
6 you drive down there yourself and park your
7 vehicle in a lot for a fee, you have the luxury
8 now of where you can walk for several blocks in
9 any directions and you have cafés, bars,
10 restaurant, sushi, yoga. I mean you have so many
11 things.

12 I don't necessarily think -- this is my
13 personal opinion -- that people are going to come
14 all the way up from Hoboken to go to this one
15 location in such a residential area where parking
16 just doesn't exist.

17 I think it's going to be an error on Mr.
18 McBride's part to invest the kind of money he
19 wants to invest in there and I don't think it's
20 going to work out as he expects it to.

21 MAYOR STACK: Thank you very much.

22 Does anyone have any questions for the
23 Lieutenant?

24 COMMISSIONER FERNANDEZ: My -- my concern
25 is that other establishment that's just two

1 blocks north --

2 LIEUTENANT LOACES: Yes.

3 COMMISSIONER FERNANDEZ: -- has been in
4 front -- by -- in front of this Board several
5 times --

6 LIEUTENANT LOACES: Many times. More than
7 several, sir.

8 COMMISSIONER FERNANDEZ: -- since I've been
9 a Commissioner.

10 LIEUTENANT LOACES: Yes.

11 COMMISSIONER FERNANDEZ: Now, from what I
12 can tell, I -- I -- what would you -- what would
13 be your estimate? Out of all the liquor licenses
14 in the City, what, 80 percent, 90 percent, even
15 higher, come before this Board?

16 LIEUTENANT LOACES: I would say so.

17 COMMISSIONER FERNANDEZ: So, to have
18 another establishment in the same neighborhood to
19 possibly create the same problems, I -- I just
20 don't see it as a plus.

21 LIEUTENANT LOACES: And --

22 COMMISSIONER FERNANDEZ: I just don't see
23 how that could work.

24 LIEUTENANT LOACES: -- if I may just add on
25 what you said?

1 Many of the issues that that bar,
2 specifically the Manhattan Bar and Grill, the
3 reasons they've come before this Board, is for
4 the same issues that these residents are
5 concerned about.

6 About the fact that there's noise.

7 COMMISSIONER FERNANDEZ: Noise.

8 LIEUTENANT LOACES: That there's groups
9 hanging outside; whether they're smoking, they
10 start to talk and act boisterous.

11 And these are the same concerns that we
12 already know the residents there, literally a
13 block and a half away, are not happy with. I
14 don't think we should make that even worse for
15 those residents -- these long term residents, by
16 adding a second place less than two blocks away.

17 COMMISSIONER VALDIVIA: My major concern is
18 what the Mayor said before, if it works out for
19 him and it's a nice restaurant, I'm sure everyone
20 -- everyone here would support that.

21 But how about if it doesn't work out? The
22 license is there already.

23 LIEUTENANT LOACES: And that's my concern
24 because --

25 COMMISSIONER VALDIVIA: And someone else

1 might come in --- might come in there, they'll
2 appeal to Trenton and so on, and the license will
3 stay there.

4 LIEUTENANT LOACES: That's -- that's my
5 concern as well.

6 Mr. McBride, he handed out a sample menu.
7 And I think a restaurant would be a -- a fine
8 idea.

9 COMMISSIONER VALDIVIA: I think one of the
10 best --

11 LIEUTENANT LOACES: And you can BYOB it.
12 Like the Mayor pointed out some of the finest
13 restaurants in Union City are BYOB.

14 MAYOR STACK: Casa Di Napoli.

15 COMMISSIONER VALDIVIA: Casa Di Napoli's an
16 example. It's a great --

17 LIEUTENANT LOACES: Exactly.

18 COMMISSIONER VALDIVIA: -- Italian
19 restaurant --

20 LIEUTENANT LOACES: Because the focus --

21 COMMISSIONER VALDIVIA: -- and there's
22 no --

23 LIEUTENANT LOACES: -- is the food.

24 COMMISSIONER VALDIVIA: -- liquor license.

25 LIEUTENANT LOACES: Because the focus is

1 the food; it's not the alcohol.

2 MAYOR STACK: See and I'm just concerned
3 with the experience that we've had with liquor
4 licenses in Union City and how far we've come
5 with cleaning up quality of life, it's -- it's a
6 concern. It's just a concern. Especially when
7 there's -- probably one of the spots in the City
8 where there's zero parking.

9 It's not even where they can occupy parking
10 in bus stops after nine o'clock at night or
11 anything else that they might have, --

12 LIEUTENANT LOACES: Agreed.

13 MAYOR STACK: -- you know, a yellow curb.

14 The parking that Mr. McBride mentioned is
15 literally two and a half blocks down. We even
16 had to stop people from parking beyond that in
17 that neighborhood.

18 Many people who work in that neighborhood
19 park in those locations. It's hard to find
20 parking over there now. I think a restaurant
21 would just make that that much -- you know,
22 especially that type of a restaurant, would make
23 it that much worse. But --

24 Okay.

25 Thank you very much.

1 LIEUTENANT LOACES: Thank you, sir.

2 MAYOR STACK: Mr. McBride, did you have
3 anything further you wanted to add before I take
4 any public comment?

5 MR. FARMER: Well, no, I -- I think Chief
6 Molinari wants to --

7 MAYOR STACK: Oh, I'm sorry. I'm sorry.

8 MR. FARMER: Chief?

9 MAYOR STACK: Chief?

10 CHIEF MOLINARI: Thank you, Mayor and the
11 Board.

12 MS. DILLON: Chief, please raise your right
13 hand.

14 Do you affirm the testimony you're about to
15 give this Board is the whole truth?

16 CHIEF MOLINARI: I do.

17 MS. DILLON: Please just state your name
18 for the record.

19 CHIEF MOLINARI: Richard Molinari.

20 MS. DILLON: Thank you.

21 CHIEF MOLINARI: I don't want to repeat
22 what a -- a lot of what Lieutenant Loaces said.
23 I think he did a very good job in doing due
24 diligence in the liquor license application.

25 After 31 years I can assure the Board of

1 this; that location where this applicant is
2 seeking to open has been a problem area for the
3 Union City Police Department.

4 One liquor license establishment has
5 consumed a lot of our activity over the years.
6 You have a lot of longtime Union City residents
7 who call me and call the Mayor very often
8 regarding this one liquor license establishment.

9 Noise is a big issue in that neighborhood.
10 When you live in a residential area and you're
11 used to quiet, noise from a liquor license
12 establishment certainly takes its toll on the
13 neighborhood.

14 People coming and going from that
15 establishment, whether it's ten o'clock at night
16 or 11 o'clock, it still takes its toll on the
17 quality of life.

18 And, Mayor and Commissioners, as you can
19 well appreciate, we take quality of life very
20 serious here in Union City.

21 I often say that I believe in the crime
22 stats but, more importantly, I believe that we
23 have to provide the residents quality of life who
24 live here.

25 That area of Union City is a residential

1 area. I don't think the -- having the impact of
2 a second liquor license establishment will
3 probably deteriorate that neighborhood when it
4 comes to quality of life.

5 So I just caution the Board in your, you
6 know, recommendation as to whether or not to
7 approve this because I've seen that neighborhood
8 and I've seen what one liquor license
9 establishment has done and how it has negatively
10 impacted the residents of Union City, especially
11 in that area.

12 So just for the record I caution the Board
13 and I echo Lieutenant Loaces' words that the
14 Police Department takes the position that we do
15 not recommend a second liquor license
16 establishment so close to the first one.

17 Thank you.

18 MAYOR STACK: Thank you, Chief.

19 Thank you.

20 Any member of the public who would like to
21 comment --

22 MR. FARMER: Mayor, --

23 MAYOR STACK: -- at this time?

24 MR. FARMER: -- I think Mr. McBride wanted
25 to say something.

1 MAYOR STACK: I'm sorry. Sure.

2 Mr. McBride?

3 MR. McBRIDE: No, I'll wait until --

4 MR. FARMER: No?

5 MR. McBRIDE: -- the public.

6 MAYOR STACK: Okay.

7 MR. FARMER: Oh, all right. Okay.

8 MAYOR STACK: Yes. Tom?

9 Just if you could -- just when you come up,
10 if you could state your name and address for the
11 record.

12 MR. FARMER: Talk right into that.

13 MS. DILLON: Your name, sir?

14 MR. SULLIVAN: Tom Sullivan.

15 MS. DILLON: And your address, Mr.

16 Sullivan.

17 MR. SULLIVAN: 1402 Manhattan Avenue.

18 MS. DILLON: Thank you.

19 Go ahead.

20 MR. SULLIVAN: I've lived on that block for
21 61 years, man and boy, and I can tell you that
22 this Board would be doing Mr. McBride a big favor
23 if they turned him down. Because his kind of
24 business cannot succeed there for any number of
25 reasons.

1 This section of Manhattan Avenue -- well I
2 walked over here tonight; it's four blocks from
3 my house to this room. And every parking space
4 from 16th Street all the way down to the curve in
5 the road was full. And that is not an unusual
6 situation. That's the situation every night.

7 And I have a -- a multi-family house with
8 three tenants and they often tell me that when
9 they come in late in the evening they are meeting
10 people who come from -- some walk up from -- some
11 drive up from Hoboken and walk back because they
12 can't find parking in Hoboken. And others come
13 from as far away as 22nd Street to park on our
14 street because they think they'll find a space
15 there which they can't find where they live.

16 There -- there is a high-end Italian snack
17 bar/coffee shop on these premises right now and I
18 would suspect walking by it two or more times a
19 day that it's probably the loneliest place in
20 town. I never see any more than one or two
21 people there and no one that I know goes there
22 for any purpose.

23 Also, our little section of the street is
24 very dangerous. As the Chief could tell you, if
25 you'd have asked him, the -- the road comes up

1 from the viaduct and it curves and has two curves
2 in it. And those curves were put there by horses
3 because when that road was built the means of
4 moving cargo and moving passengers were horse
5 drawn vehicles. And we have had a constant
6 problem.

7 As I said I've lived there for 61 years.
8 We've had a constant problem in the age of motor
9 vehicles with speeders coming up the hill.

10 And at my request many years ago the Police
11 Department put up eight 25 mile per hour signs.
12 And when you come up to the left of the curves,
13 which is 200 feet south of my house, we've got
14 three signs there, one 25, one saying slow, and
15 the other one beyond the curve saying 25 miles an
16 hour again.

17 And does it make any difference? No.

18 The speed -- the average speed coming up
19 the hill, other than at peak period, is 40 to 50
20 miles an hour. And I would suspect that we have
21 an accident, a fender bender, two or three times
22 a month, every month, during the course of the
23 year.

24 I myself was hit recently by a -- a rear-
25 ender and since that happened to me there have

1 | been similar accidents happen to other people who
2 | live on the block.

3 | Between 16th Street and that last curve
4 | where the speeders come up the hill, there are
5 | approximately 30 units, either an individual or
6 | families who live there and we take our lives in
7 | our hands.

8 | If we're parked on the west side of
9 | Manhattan Avenue and we live on the east side, we
10 | take our lives in our hands when we want to cross
11 | the street to get to our vehicle or to our home
12 | if we're coming the other way. And the reason
13 | for that is that that's a speedway.

14 | And two or three days a week the Police
15 | Department puts a squad car somewhere on that
16 | section of Manhattan Avenue and they don't issue
17 | tickets most of the time but they sit there as a
18 | -- kind of a warning to speeders who come up the
19 | hill to slow down or you will get a ticket.

20 | So, you would be doing Mr. McBride a favor
21 | if you said no, I'm sorry, we can't help you.
22 | Because location, location for his kind of
23 | business, that is not the location that he needs.

24 | I thank you.

25 | MAYOR STACK: Thank you very much, Tom.

1 Anyone else wishing to comment?

2 John?

3 MS. DILLON: Your name please?

4 MR. SPARKMAN: John Sparkman, 1620
5 Manhattan Avenue.

6 Good evening, Mayor Stack, Commissioners.

7 I want to begin by thanking Mr. McBride --
8 where is he -- for Toscana. It's a nice addition
9 to the neighborhood. I live right across the
10 street. Thank you for your faith in the
11 neighborhood.

12 That said I also don't think a restaurant
13 will work in this location, especially with a
14 liquor license.

15 And that's relevant because, if I'm
16 correct, if it doesn't work out, he has to recoup
17 his investment. Then what happens to the liquor
18 license? He could sell it to anyone. And then I
19 think the -- it's more of a State matter at that
20 point.

21 Is that correct?

22 Much more difficult to stop someone from
23 moving in, selling drinks until two a.m.

24 MAYOR STACK: Yes.

25 MR. SPARKMAN: On Manhattan Avenue we are

1 | tormented by the Manhattan Bar and Grill, which
2 | is by the way one block away. It's one long
3 | block.

4 | MAYOR STACK: That's right.

5 | MR. SPARKMAN: There are -- there's late
6 | night shouting, fights, urination, noise. It's
7 | awful. And it's every weekend. And there's
8 | Police there.

9 | So, Mr. McBride is well-intentioned, no
10 | doubt. But I don't think it will work. And I
11 | don't think we should take the risk of what come
12 | after.

13 | One bar on that block is enough, I think,
14 | and I don't think it'd be fair to the residents
15 | to take a chance on having another one.

16 | MAYOR STACK: Thank you very much.

17 | MR. SPARKMAN: Thank you.

18 | MAYOR STACK: Thank you.

19 | MS. DILLON: Your name, sir?

20 | MR. VENTRICELLI: Mark Ventricelli.

21 | MS. DILLON: Spell your last name.

22 | MR. VENTRICELLI: V as in Victor, E-N-T-R-
23 | I-C-E-L-L-I.

24 | MS. DILLON: And Mark is?

25 | MR. VENTRICELLI: I'm the owner of 1708-

1 1706 Manhattan Avenue.

2 MS. DILLON: Spell Mark for me.

3 MR. VENTRICELLI: M-A-R-K.

4 MS. DILLON: Thank you.

5 MR. VENTRICELLI: Good evening, Mr. Mayor
6 and Commissioners.

7 MAYOR STACK: Good evening.

8 MR. VENTRICELLI: This is a little bit of a
9 tough spot for me. I've been in Toscana five out
10 of every week -- no, five days out of seven out
11 of every week. It's a great establishment. They
12 got good food. Amazing people -- they're great
13 people.

14 But with that being said to me, living
15 across Manhattan Bar and Grill, I've probably
16 been tormented the worst. I've had cars struck
17 that I had to pay out of my own pocket. You
18 know, somebody his your car, they leave, in the
19 morning.

20 Few days ago bottles of beer, urine on the
21 floor, all over the place.

22 And my concern is, like many other people,
23 that, you know, if this establishment doesn't
24 make it they have to sell the license to get
25 their money back. I mean it's a no-brainer. You

1 know? And you can't -- at that point you
2 couldn't even blame them for trying to recoup,
3 you know, money -- a tremendous amount of money
4 on that type of business.

5 So, you know, I just -- I can't in good
6 faith accept you guys giving them permission to
7 put a -- a liquor license there.

8 And on top of that, some insider
9 information, the owner of -- of that property,
10 we've been in negotiations for me to purchase
11 that property. And I know I've been back and
12 forth. So I know personally he's very itchy to
13 sell his property.

14 And, again, another owner comes in, you
15 know, there's a liquor license there now, you
16 know, and there's just so many ways to maneuver
17 once this is allowed. And, you know, I -- I want
18 to see the current business make tremendous
19 money.

20 I want to see them, you know, make money
21 hand over fist but, you know, I just -- I -- I
22 can't deal with another bar. Because I mean
23 Manhattan Grill was just shut down again. You
24 know, how many times -- how many ten day fines
25 can you give people before you just say enough's

1 enough.

2 So, you know, I think we should look into
3 that as well.

4 But, you know, obviously parking. You
5 know, cars being hit. I just -- I just can't see
6 anything good coming of it if, you know, this
7 happens.

8 So, you know, a BYOB or I don't know if
9 they could put in writing something saying that
10 they guarantee they wouldn't sell the license to
11 somebody if it was allowed, which I don't see
12 them -- you know, anybody doing for business
13 reasons.

14 But, you know, barring any of those
15 circumstances I'm just vehemently against the
16 idea of it.

17 MAYOR STACK: Thank you very much.

18 Thank you, Mark.

19 Thank you.

20 Anyone else wish--

21 Yes?

22 If you could just please come forward,
23 ma'am?

24 MS. DILLON: Hi.

25 Your name?

1 MS. ROMERO: Hi.

2 Jacqueline Romero.

3 MS. DILLON: Spell it for me.

4 MS. ROMERO: J-A-C-Q-U-E-L-I-N-E. Romero,
5 R-O-M as in Mary, E-R-O.

6 MS. DILLON: And your address.

7 MS. ROMERO: 120 19th Street.

8 MS. DILLON: Thank you.

9 MS. ROMERO: Thank you.

10 Good afternoon --

11 Good evening, everyone.

12 So actually I am a recent homeowner. I
13 just purchased a house at 120 19th Street. And
14 I'm here today because I am a frequent visitor of
15 Toscana. I go there all the time.

16 My door was not knocked on. Nobody
17 surveyed to get my opinion, so I kind of wanted
18 to come out here today and -- and voice my
19 concern.

20 So a lot of the issues that I hear people
21 coming up with, number one, is the parking. I
22 think this establishment -- I understand that
23 that's a concern that there isn't enough parking
24 for everyone but for this establishment it's
25 gonna be kind of a -- a small town community

1 place like Toscana is.

2 I can tell you I walk over there. A lot of
3 people that I know in the neighborhood, my
4 neighbors that I've met, walk over there. If you
5 are ten blocks away you can Uber. That's what
6 the 21st century is about. I don't think anyone
7 really has to drive to a location that drinks
8 anymore.

9 There's a lot of comparisons with the -- I
10 forget the name, the Brazilian Manhattan Club.
11 I've been there as well. It is not what Fork
12 Hill Kitchen is gonna be at all. And I can tell
13 you that for a fact.

14 I've spoken to the owners of Fork Hill
15 Kitchen. They've told me what their plan is;
16 what their idea is. I hope you review the
17 information that they gave you. Because it's
18 just -- it's going to be a classy restaurant
19 establishment.

20 Who doesn't want to have a glass of wine
21 with their dinner? Like that's the kind of place
22 we're talking about here.

23 I've been to the Brazilian place whose open
24 until two in the morning. People taking shots.
25 Karaoke Night. DeeJay. That's loud. That's

1 | annoying. I understand why people are upset. I
2 | understand. I totally get it.

3 | But this place is completely different.
4 | We're talking about brunch place. Okay, you're
5 | gonna have a mimosa with your meal in the morning
6 | on Saturday morning. We're talking about a glass
7 | of wine with dinner.

8 | The bar seats eight people. Eight people.
9 | Let's remember that.

10 | Everywhere else it's -- you're sitting down
11 | to dinner, you're having two to three drinks.

12 | So a lot of the concerns I feel like, the
13 | Board here today, you really have to look at what
14 | they're planning. It's gonna be completely
15 | different from the Brazilian place. And I don't
16 | think that they should be held to that standard.

17 | Just because one location has failed,
18 | doesn't mean that you should take that prejudice
19 | and that bias to a new location.

20 | And I have lived in Union City my whole
21 | life. I tell people who live in -- who live in
22 | Jersey City or Hoboken, Union City is a great
23 | place to be and it's a great place to buy a home.

24 | I just want to say that what does it say
25 | about us, as a City, as the people of Union City

1 -- like this new generation that's coming up --
2 to say we're gonna make it incredibly hard for
3 you to get a permit. We're gonna make it
4 incredibly hard for you to open a new business
5 that could help our town, our city, bring
6 together our neighbors.

7 What does that say about us?

8 Why are we not considering the proposal
9 that we have in front of us and why are we
10 thinking worse case scenario?

11 I don't think that that's really the
12 mentality that we should take.

13 And, yes, as far as worse case scenario, if
14 this business doesn't make it, I trust that the
15 next business that comes in here you will also
16 have an open mind, you will look at their
17 proposal, and you will judge on -- based on that
18 yes or no, we will give you a liquor license or
19 we won't.

20 I think you have to take the situation at
21 hand.

22 Thank you.

23 MAYOR STACK: Thank you very much.

24 Thank you, ma'am.

25 COMMISSIONER FERNANDEZ: Thank you.

1 (Applause.)

2 MR. SAMARELLI: Good evening.

3 MS. DILLON: Your name, sir?

4 MR. SAMARELLI: Maurizio Samarelli and --

5 MS. DILLON: Spell for me.

6 MR. SAMARELLI: Sure.

7 It's M-A-U-R-I-Z-I-O. Samarelli is S-A-M-
8 A-R-E-L-L-I.

9 MS. DILLON: And your address.

10 MR. SAMARELLI: Is 1701 Manhattan Avenue.

11 MS. DILLON: Thank you.

12 MR. SAMARELLI: Good evening, --

13 MAYOR STACK: Good evening.

14 MR. SAMARELLI: -- Mayor --

15 MAYOR STACK: Good evening.

16 MR. SAMARELLI: -- and the Board.

17 It's -- you know the problem with these
18 issues is that we take one step forward and ten
19 steps backwards.

20 With -- with the business that's currently
21 there, it was a great idea because someone could
22 go to the bus stop, get a cup of coffee, a
23 doughnut, a sandwich for lunch. It was a great
24 idea.

25 Now you want to put a liquor license and a

1 | bar in -- in the mix.

2 | For those who are in the area for many
3 | years, like myself and my mother that's been
4 | there -- excuse me -- for 50 years, we have seen
5 | it all; from wrecked cars, to fighting, urine on
6 | -- on the street. We seen cars broken into.
7 | Ambulance. Police coming. It's been a constant
8 | problem with the bar that we currently have.

9 | Why would we allow another bar to come --
10 | even if it's a restaurant. And -- and, once
11 | again, if the business fails, it's gonna create
12 | so much issues if another business comes and they
13 | have the same idea, which is have a club,
14 | karaoke, the same effect.

15 | So I don't want to repeat what everybody
16 | else saying, -- not to mention the parking is
17 | terrible.

18 | And to give you a visual, come home at
19 | night and somebody's parked in your driveway, you
20 | have to wait and call the cops for them to tow
21 | your car. Then you wake up in the middle of the
22 | night because somebody's arguing in the street.

23 | This is what you have to deal with with
24 | these issues. And then you have to go to work in
25 | the morning. It's not a quality of life.

1 Now, if this business even had a chance of
2 surviving, he would purchase the building, the
3 liquor license, have an establishment for
4 parking. So now you have a -- an objective that
5 you're trying to succeed. Not just say, well,
6 we're gonna try, to see what happens, and then if
7 it fails, then I got to recover my money and
8 we'll just put another bar there and, you know,
9 it's not my problem, because it's the residents
10 that are there that got to deal with it.

11 So, if -- if anything, you have to take it
12 from our word that -- the residents that have
13 been there for many, many years, that we do not
14 want another bar.

15 This area is an excellent area in Union
16 City and we want to keep it that way.

17 So on that note, there's other residents
18 here that don't speak well English and I could
19 come up with them and translate.

20 There's many that are in this area that are
21 speaking Italian and Spanish, maybe they don't
22 want to -- they don't know how to -- they don't
23 know how to express themselves or translate; I
24 could do it for them.

25 We do not need this business here. You

1 know it's a no, no for us.

2 Thank you.

3 MAYOR STACK: Thank you very much.

4 Thank you.

5 Anyone else wishing to comment at this
6 time?

7 (Applause.)

8 MAYOR STACK: Is there anyone else wishing
9 to comment at this time?

10 Any other member of the public who'd like
11 to comment?

12 Please. If you could just please step
13 forward.

14 (Whereupon, there was a pause in the
15 proceedings.)

16 MS. DILLON: Ma'am, your name?

17 MS. MURRAY: Good evening.

18 My name is Liz Murray.

19 My residence is 380 Mountain Road, Troy
20 Towers.

21 MS. DILLON: I'm sorry?

22 MS. MURRAY: 380 Mountain Road, Troy
23 Towers.

24 MS. DILLON: Okay.

25 And it's M-U-R-R-A-Y?

1 MS. MURRAY: That's correct.

2 MS. DILLON: Thank you very much.

3 MS. MURRAY: Well, I would like to
4 reiterate most if not all of what Jacqueline
5 mentioned earlier. And I can say very easily I'm
6 speaking on behalf of a minimum of 20 people in
7 my building who really support Mr. McBride's
8 proposal to go forward with a restaurant with the
9 liquor license.

10 I don't refer to it as a bar. If you're
11 seating 30 people and entrées are going to be
12 under 20 bucks, it's a very modest delightful
13 neighborhood gathering place.

14 In no way should it be identified with the
15 Manhattan Bar and Grill. There will be different
16 clientele.

17 Also, within a year or two that whole
18 corner's gonna pop. Directly across the street
19 there's gonna be a new residential unit where
20 that auto collision spot used to be.

21 And directly down on the opposite corner on
22 Kennedy, where the abandoned church is, that's
23 gonna be another huge resident-- not huge but a
24 residential unit with huge --

25 Down the hill there is a proposal for

1 another residential unit.

2 These are all upscale residential units
3 within a minimum of a five minute walk. So I
4 don't see parking an issue.

5 And as far as trying to draw people from --
6 from Hoboken to come up and park and having
7 problems with parking, yada, yada, -- that would
8 be fine if they wanted to come up. But this is
9 not a restaurant for Hoboken. This is a
10 restaurant for the Union City of the future.

11 My friends and I often would want to walk
12 somewhere and meet -- and we have met in -- in
13 the current café, which is delightful. It's very
14 -- it's sophisticated and it's warm and it's
15 lovely. And I think the restaurant will echo
16 those same feelings. It's exactly what we would
17 want, to be able to walk and not have to bother
18 with a cab or a car to get around to go to a
19 restaurant even in Union City.

20 That's -- that's the problem in Union City.
21 So we don't have to talk about parking.

22 I wanted to mention --

23 Well, but I just want to underscore that
24 this proposal should be in no way identified with
25 the Manhattan -- Manhattan Bar and Grill. No

1 way. I don't see it as having the same issues.

2 I can understand the concerns of the -- of
3 the neighbors. I certainly wouldn't want to have
4 to face that every day or every week or whenever.

5 But the place -- this -- this proposal is
6 gonna close at ten o'clock at night. And people
7 are gonna -- most likely 90 percent of them are
8 gonna walk home at 10:01, if they stay that late.

9 So, I just wanted to underscore my proposal
10 for the person-to-person license.

11 MAYOR STACK: The issue that I have with
12 that is that if this place --

13 And I appreciate your -- your opinion
14 tonight.

15 MS. MURRAY: I'm sorry.

16 What?

17 MAYOR STACK: I appreciate your opinion
18 tonight.

19 The problem that I have is that if this
20 place doesn't work, we have an establishment
21 there that could stay open until two o'clock in
22 the morning.

23 And I can appreciate that you live at 380
24 Mountain Road. But the people who've lived in
25 that neighborhood have gone through a lot over

1 the years.

2 And it's not only just comparing to
3 Manhattan Bar and Grill; it's another liquor
4 license. I mean anyone who's lived in this City
5 for a number of years knows at one time it wasn't
6 the way it is today. It wasn't clean like it is.

7 MS. MURRAY: I know. I know.

8 MAYOR STACK: People are moving in, not
9 because of restaurants; people are moving in
10 because the City's clean, --

11 MS. MURRAY: Right.

12 MAYOR STACK: -- it's safe.

13 MS. MURRAY: Right.

14 MAYOR STACK: The safest crime rate
15 probably in 30 years.

16 MS. MURRAY: Right.

17 MAYOR STACK: Good schools that we have in
18 the community.

19 (Applause.)

20 MS. MURRAY: Right.

21 MAYOR STACK: That's why -- that's why
22 people are moving in.

23 MS. MURRAY: Right.

24 MAYOR STACK: I mean services that are
25 provided, whatever it may be.

1 MS. MURRAY: Um-hum.

2 MAYOR STACK: The problem is liquor
3 establishments in the City --

4 And you said that the neighborhood is
5 progressing and it is; there's no doubt about it.

6 MS. MURRAY: Yeah.

7 MAYOR STACK: We want that to progress.

8 MS. MURRAY: It's gonna hop.

9 MAYOR STACK: Right.

10 MS. MURRAY: It's gonna pop on that corner.

11 MAYOR STACK: Both public investment and
12 private investment has been there; what we've
13 done to fix up the neighborhood and everything
14 together.

15 MS. MURRAY: Um-hum.

16 MAYOR STACK: I'm just not sure at this
17 time it's where we should be. But -- I mean
18 that's why we have this meeting. That's why I
19 want to --

20 MS. MURRAY: Sure.

21 MAYOR STACK: -- hear these comments. We
22 appreciate that.

23 MS. MURRAY: Thank you.

24 MAYOR STACK: Thank you.

25 MS. MURRAY: I've been a Union City

1 resident for 30 years. I know the changes. And
2 I thank you for all of them because you're behind
3 them. And I still support going forward with
4 this.

5 MAYOR STACK: Thank you.

6 MS. MURRAY: I don't think I've ever been
7 in Manhattan Bar and Grill. I think I can live
8 my whole life without ever going into Manhattan
9 Bar and Grill.

10 But in no way should this be identified
11 with that. In no way.

12 Thank you.

13 MAYOR STACK: Thank you very much.

14 Thank you.

15 (Applause.)

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

18 Just right -- right after this, sir.

19 MS. DILLON: Name and address please?

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

22 There's one aspect of this transfer that I
23 think should be addressed and that's the zoning
24 matter.

25 This -- this site is in the R Zone. It is

1 today a coffee shop; originally it was a bodega
2 50 years ago. It is a non-permitted use but it
3 is a -- it's grandfathered because it's a -- a
4 pre-existing non-conforming use.

5 Okay.

6 The case law though for pre-existing non-
7 performing uses say that the use can change but
8 the new use must be substantially similar. And
9 there's some very good case law that says when
10 you go start serving -- you go from serving meals
11 to serving -- or serving coffee to serving
12 alcoholic beverages that that is not a
13 substantially similar use.

14 Mr. -- Mr. McBride, if you approve this
15 transfer, may be -- may be approved as far as
16 liquor licensing is concerned but he is not
17 approved from a zoning point of view. He does
18 not have the right to open a bar in -- in that
19 site in the residential zone.

20 And the only reason the Manhattan Bar and
21 Grill exists is there was a bar there for 50
22 years. But they -- the same permission doesn't
23 apply to 1601 Manhattan Avenue.

24 So he has -- he may have -- he has a liquor
25 licensing problem; he has a zoning problem as

1 well.

2 The other comment that I would make
3 regarding the parking -- I've been in the parking
4 business for 45 years, Manhattan Avenue has
5 always been an interesting study.

6 Twenty years ago nobody parked on Manhattan
7 Avenue. And then it became the surge area for
8 everybody in -- in our area and more and more
9 people who lived a few blocks away started to
10 park there.

11 And now on a good day -- if you're in the
12 parking business it's a good day. If you're a
13 parker, it's a bad day. But parkers don't get --

14 Anyway, in a good day there are cars parked
15 all the way from 16th Street down to my -- to my
16 property, which is at 11th Street, which is where
17 the parking has to end. Because beyond that
18 location --

19 Oops. Sorry.

20 -- the -- the -- it's -- it's the viaduct
21 and you're now allowed to park on the viaduct.

22 So, in other words, the capacity is filled
23 on many days.

24 The comment was made, well the new
25 generation, you know, takes Uber.

1 Well, I think the people using this
2 restaurant, if it were to open, would probably
3 show up, --

4 Eight seats at the bar, 35 seats in the
5 restaurant, they're gonna show up on a good day
6 with 15 cars.

7 There's not room for 15 cars, you know, on
8 Manhattan Avenue and -- or any other space.

9 So, Mr. Sullivan is correct. You know, the
10 parking doesn't work.

11 Thank you.

12 MAYOR STACK: Thank you very much.

13 Anyone else wishing to comment?

14 I think somebody had their arm up in the
15 back.

16 Yes?

17 MS. DILLON: Sir, your name?

18 MR. JAROSKY: Hi.

19 Tom Jarosky.

20 MS. DILLON: Spell your last name.

21 MR. JAROSKY: J-A-R-O-S-K-Y.

22 MS. DILLON: S-K-Y?

23 MR. JAROSKY: Yup.

24 MS. DILLON: And your address?

25 MR. JAROSKY: 120 19th Street.

1 MS. DILLON: Thank you.

2 MR. JAROSKY: So, again, I -- I'm -- I'm a
3 new resident to -- I've been in Union City for
4 about five years. Chose -- chose to move up here
5 from Hoboken. You know, have encouraged a lot of
6 people to -- to, you know, to -- to learn more
7 about this community.

8 I think we really need to talk about
9 progress. You know, what do we want to become?
10 What do we want to -- you know, where -- where do
11 we want to go?

12 Are we gonna decline a building permit
13 because the guy down the street doesn't -- you
14 know, has -- has a filthy house?

15 I mean to -- to compare a restaurant like
16 this to a bar that's very poorly run, I wouldn't
17 -- I wouldn't take -- I wouldn't allow any of my
18 friends to -- to go in that bar. It's an
19 embarrassment to the -- the neighborhood. You
20 know, why -- like I -- I just don't see that
21 comparison in -- in any way.

22 But, you know, talking about progress,
23 talking about, you know, the -- the developmental
24 opportunities and added revenue and -- but also
25 the sense of community and sense of walking

1 distance to, you know, to -- to many things
2 around you, I think that's the kind of progress
3 that, you know, I -- I would hope that we're
4 looking to make here.

5 I think we're looking to make more of a --
6 a community where you don't have to drive. If I
7 didn't have to drive, I -- I would -- why would I
8 choose to drive anywhere?

9 I -- I walk down -- look how something as
10 easy as Trader Joe's on 14th Street. There's
11 hundreds of people that probably walk -- walk
12 down there every day. You don't need a car.

13 So, you know, I think that something like
14 this would be a -- a great added benefit and
15 would really, you know, bring more of a sense of
16 community to the neighborhood and, you know,
17 sense of pride to -- to express those.

18 So, I hope that -- that's something we
19 consider and, you know, not blackball something
20 because its neighbor is a disaster.

21 So, thank you.

22 MAYOR STACK: Thank you very much.

23 Thank you.

24 (Applause.)

25 MR. MESROBIAN: How you doing?

1 MS. DILLON: Sir, your name?

2 MR. MESROBIAN: Daniel Mesrobian.

3 MS. DILLON: I'm sorry?

4 MR. MESROBIAN: Daniel Mesrobian.

5 MS. DILLON: Spell that.

6 MR. MESROBIAN: M-E-S-R-O-B-I-A-N.

7 MS. DILLON: And your address?

8 MR. MESROBIAN: 1720 New York Ave.

9 MS. DILLON: Okay, you need to keep your
10 voice up.

11 MR. MESROBIAN: Okay.

12 Good evening, Board.

13 MAYOR STACK: Good evening, sir.

14 MR. MESROBIAN: So the two biggest issues
15 that I think I hear tonight is parking and the
16 Manhattan Bar and Grill.

17 So I'm gonna echo what one of the people
18 that were in support of this said is basically no
19 one -- I -- I don't believe that people drive to
20 bars anymore, especially people that are walking
21 into the Manhattan Bar and Grill. Nobody's
22 driving there and parking. Here, it's going to
23 be -- we are Ubering now. People Uber.

24 Basically, when I go out and I eat, I'm
25 Ubering down to Hoboken because there's no place

1 | for me to eat in Union City where I live.

2 | There's nothing in this area. So now I'm taking
3 | my -- my money and my revenue down five minutes
4 | to go to a place that could be here. You could
5 | serve -- I -- I like to have a glass of wine when
6 | I have dinner. Or I like to have, you know, a
7 | drink when I'm having dinner. But that's -- you
8 | know, on -- on my weekend.

9 | I have to now go out of town instead of
10 | having the restaurant that we could have here.

11 | And, again, the other thing is the
12 | comparison with the Manhattan Bar and Grill.
13 | These are two totally different restaurant. One
14 | -- and one isn't even a restaurant; it's a power
15 | -- it's a power bar. People go in there and
16 | they're power drinking. They're drinking, you
17 | know, beers upon beers.

18 | And I drive past that bar at least four or
19 | five times a day with my job and there's --
20 | there's constantly people hanging out there. I
21 | see signs when it's closed down.

22 | This Fork Hill Kitchen is gonna be closed
23 | at ten o'clock. So by 10:15 it's silent. So the
24 | argument of it's gonna be loud and it's gonna be
25 | -- there's gonna be people urinating on -- that

1 | doesn't apply here. It's -- it's not here.

2 | So to deny having something that's not --
3 | there's nothing in this area like this that this
4 | place would be. So to deny the liquor license to
5 | come here because of a what-if, well what if the
6 | place doesn't fail?

7 | Well, if we -- if Union City was founded on
8 | what-ifs, we wouldn't be where we are right now.
9 | So, I -- I don't think playing the what-if game
10 | would be, you know, prevalent here and would --
11 | and would serve us well.

12 | You know, the -- again, the -- the whole
13 | thing that I'm hearing here with parking is, you
14 | know, we -- you -- you're going to park on
15 | Manhattan Ave; there's not enough parking spaces.

16 | Again, you know, Manhattan Bar and Grill
17 | doesn't have a parking lot and -- and that seems
18 | to function fine.

19 | The Fork Hill Kitchen, you know, right now
20 | Uber is pretty much the primary way people get
21 | around when they're going to go out and -- and --
22 | and have some -- you know, a drink or two when
23 | they -- when they go out.

24 | The bus goes right at the end of the block,
25 | too. So if you wanted to take a bus from Hoboken

1 | here or from North Bergen here or from Weehawken
2 | here, you can.

3 | So, a car is not the only way we can get
4 | around to -- to get to a place to -- to go have a
5 | drink and -- you know, and -- and have a nice --
6 | a nice meal. Because, again, Fork Hill Kitchen,
7 | the -- the main focus here is the food.

8 | So, I just -- I don't want that to get lost
9 | with this whole -- you know, with the -- with the
10 | debate.

11 | So I just wanted to say my two cents that
12 | I'm -- I'm waiting for something like this to
13 | come to our area. And I have a lot of friends
14 | that are in the area that I live that, you know,
15 | we're tired of going to Hoboken to -- to eat when
16 | we can actually have someplace here that is
17 | quaint, has great food, and also you can have a
18 | glass of wine with your -- you know, with your
19 | dinner.

20 | So, I thank you for your time.

21 | MAYOR STACK: Thank you very much.

22 | Thank you.

23 | (Applause.)

24 | COMMISSIONER FERNANDEZ: Mayor, I want to
25 | say something.

1 MAYOR STACK: Go ahead.

2 COMMISSIONER FERNANDEZ: I -- I'd like to
3 say something about that.

4 You know, I lived in Union City my whole
5 life pretty much and I love a café. And I -- I,
6 too, go to Hoboken. We all go to restaurants and
7 all that kind of stuff.

8 But you have to consider the -- the what-
9 ifs. You have to consider them. Because we --
10 it's -- it's very difficult to take a license
11 away. Very difficult.

12 And in front of this Board we've taken
13 licenses away from people that were videotaping
14 women in bars. There were shootouts, stabbings,
15 bottles over the heads. So we have to consider
16 the what-ifs.

17 Because what if his establishment does not
18 work? We're stuck with possibly something; that
19 we have to look at a what-if.

20 So, I -- you -- I consider your -- what
21 you're -- your opinion. It's very valid.
22 However, we have to look at the what-ifs.
23 Because we -- we are all residents of Union City.
24 And then we don't want to happen what's happened
25 throughout the City that we have to take so many

1 | licenses away.

2 | I mean videotaping a woman in the bathroom.
3 | Suppose that was your wife or your daughter. You
4 | know, --

5 | MR. MESROBIAN: But, again, --

6 | COMMISSIONER FERNANDEZ: -- broken bottles
7 | over the head. So we have to consider the what-
8 | ifs. Those are very important issues. And this
9 | is a residential neighborhood.

10 | So, as -- as much as, you know, we like
11 | cafés, I love a -- you know, going to a café,
12 | too, and I'm sure he's running a wonderful
13 | establishment now, you know, but we have to take
14 | those matters into consideration. We have to
15 | take everybody's feelings into consideration. It
16 | is a residential neighborhood.

17 | Again, as Mr. Price said, it might not even
18 | pass snuff, you know, in terms of -- of zoning.

19 | So we have to think -- we have to think all
20 | of the what-ifs in order to consider and make a
21 | -- an educated decision as to whether or not that
22 | establishment fits the description that we want
23 | for -- for that neighborhood.

24 | Thank you.

25 | Thank you very much.

1 MAYOR STACK: I think that we all fail to
2 -- to realize also, if the house of worship, the
3 church decides to reopen, this is not even
4 permitted in that area. It's not even permitted
5 by law.

6 And that's still -- that's still something
7 that's up in the air. The church is there right
8 now.

9 If another organization, another religious
10 group decide to come into their church, there's
11 also issues about a license being within 200 feet
12 of a church or a daycare or a school.

13 I'm sorry. Go right ahead, sir.

14 MR. ASLAM: Okay.

15 MS. DILLON: Your name?

16 MR. ASLAM: Abid. That's --

17 MS. DILLON: I'm sorry?

18 MR. ASLAM: Abid. That's spelled --

19 MS. DILLON: Spell.

20 MR. ASLAM: Abid, A-B-I-D.

21 MS. DILLON: Last name?

22 MR. ASLAM: Aslam, A-S-L-A-M.

23 MS. DILLON: Thank you, sir.

24 And your address.

25 MR. ASLAM: 1717 Cliff Street.

1 MS. DILLON: Thank you.

2 MR. ASLAM: Good evening, Mr. Mayor.

3 MAYOR STACK: Good evening, sir.

4 MR. ASLAM: Good evening, Commissioners.

5 I'm a little agnostic on the question of --
6 of the liquor license per se. I'm wondering if
7 there are --

8 I don't know how many different types of
9 liquor license there are. I don't know if you
10 can limit it to beer and wine, which is what I'm
11 hearing much of the appetite for.

12 I would say, however, I've -- I've lived in
13 the area for about three years; in the -- in the
14 metro area much longer than that. Moved to
15 Hudson County three years ago. Bought a house in
16 Union City a year ago. Decided to buy a house in
17 Union City because it's Union City; not Hoboken,
18 not Edgewater or waterfront Weehawken, et cetera.
19 It's nice to have all of that stuff around.

20 I'm a little troubled by some of the
21 arguments that have been made here. I -- I share
22 the concern for the peace and quiet in the
23 neighborhood. I hear the concerns of the Police
24 Department, as well as my neighbors. But there's
25 this idea somehow that the liquor license is make

1 or break or life or death for the restaurant.

2 But I've not seen evidence presented that -- that
3 a liquor license is all that important to the
4 survival of a restaurant.

5 Conversely, I have heard neighbors, as well
6 as Commissioners this evening, point to other
7 restaurants in town that apparently have survived
8 a good long while and are BYOB establishments.

9 So, I'm just a little confused by some of
10 the arguments. I think they're more emotive,
11 rather than -- that evidence based. It would
12 seem the evidence suggests that liquor licenses
13 are not life or death but I suspect that they do
14 make life a lot easier for restaurateurs. And so
15 perhaps we need to see more evidence presented
16 perhaps that makes for a stronger case for the
17 liquor license.

18 I would just like to say -- offer on my own
19 behalf and I'm sure that there are other
20 neighbors as well, I've met the McBrides. I've
21 spent a good deal of time in Toscana. I think
22 that they are wonderful people. I think they
23 bring something valuable to our neighborhood.

24 I welcome Fork Hill Kitchen. I look
25 forward to eating there. I like the idea of BYOB

1 | because actually if I take my own wine along it's
2 | going to be cheaper than theirs by the glass
3 | anyway. But that's perhaps a conflict of
4 | interest.

5 | I'd just like to pledge and I'm sure that
6 | many of my neighbors would -- would -- I -- I
7 | would hope that they would feel the same way,
8 | whatever happens with the license but especially
9 | if the license is denied, then I certainly pledge
10 | that I'll bring my bottle of wine along and I'll
11 | come and I'll have a wonderful meal at Fork Hill
12 | let's say at least once every two weeks, if not
13 | more often.

14 | MAYOR STACK: Thank you very much.

15 | Thank you.

16 | (Applause.)

17 | MAYOR STACK: Anyone else wishing to
18 | comment?

19 | Please.

20 | MS. DILLON: Hi.

21 | MR. BURCH: Hi.

22 | MS. DILLON: You name?

23 | MR. BURCH: My name is Bill Burch.

24 | MS. DILLON: I'm sorry?

25 | MR. BURCH: Bill Burch, B-U-R-C-H.

1 MS. DILLON: And your address?

2 MR. BURCH: 1406 Manhattan.

3 MS. DILLON: Thank you.

4 MR. BURCH: Thanks for hearing everybody
5 tonight. I've got some experience having been
6 the Chair of Zoning Variance Board where I came
7 from. I've retired and moved here a couple years
8 ago and now I live right down the street from
9 Toscana.

10 I'm a supporter of the change. I'm curious
11 how the other operation can operate the way it
12 does for as long as it does and then cast such a
13 shadow that would negatively impact a new
14 business that's actually running and is being
15 operated by management that's going to run the
16 new restaurant.

17 Obviously parking's a problem. I would
18 like to see it because I live on that street and
19 that street needs help. It needs something. And
20 it would be great if someone would pay some
21 attention to it.

22 I'm new enough; I don't understand exactly
23 what's going on there but there's always an idea
24 of how somebody else should do their job. I've
25 started, operated successfully over a dozen

1 different businesses, including a hotel and a
2 restaurant and a bar and a convenience store that
3 sold liquor in a town that had never allowed
4 liquor before.

5 It can be done. It can be done
6 successfully.

7 It's easy -- I know that some people say
8 well why can't they change their business. It's
9 not easy to be an entrepreneur. You put together
10 a picture in your mind. You try to come up with
11 a plan that you think will work. You build cash
12 flows into that. Obviously there's positive
13 revenue that comes from liquor.

14 But a restaurant that serves wine and beer
15 and a drink is different than a bar. But there's
16 a vernacular change that comes; I think because
17 of this place up the block, which I've never been
18 to. Because some of the arguments are it's a
19 bar. And that's a lobbying comment that is a
20 little disingenuous because it changes the
21 mission of --

22 I -- and I have not seen that business
23 plan. I don't know Mr. McBride. I just know the
24 place and I like to go there and get coffee. I
25 like what they're doing already. So I think

1 | they're witnessing a good step forward in the
2 | community.

3 | So when I was there today I heard that this
4 | meeting was tonight and I thought wow I'd really
5 | like to see this do a little bit better. I'd
6 | like to see anything do a little bit better right
7 | here. And so I wanted to stop by and share my
8 | comments.

9 | I appreciate what everybody's doing. I
10 | understand the Police Department's position, too.
11 | I used to serve on the Board that paid for all
12 | the expenses of our Sheriff and Police Department
13 | where I came from so I know it's a thankless
14 | position.

15 | But I just really like that space. I think
16 | they do a great job. I'd like to see a little
17 | more of it. I love Union City.

18 | I appreciate these meetings and obviously I
19 | relocated here by choice. I could have lived
20 | anywhere in the country I wanted to but I chose
21 | here.

22 | So, I'm just hoping that you guys get a
23 | chance to do what you want to do because I'd
24 | really like to go there and I hate to schlep a
25 | bottle of wine with me to go out and eat at

1 night.

2 So, anyway, thank you very much.

3 MAYOR STACK: Thank you very much.

4 Thank you.

5 (Applause.)

6 MAYOR STACK: Let me just see if there's
7 anybody else.

8 Any -- anyone else who would like to
9 comment at this time?

10 MS. LUGO: Yeah, I want to say one thing.

11 MAYOR STACK: Sure.

12 If you could just please step forward.

13 MS. DILLON: Your name, ma'am?

14 MS. LUGO: My name is Esther Diaz Lugo.

15 MS. DILLON: Esther --

16 MS. LUGO: Diaz Lugo.

17 MS. DILLON: L-U-G-O?

18 MS. LUGO: L-U-G-O.

19 MS. DILLON: And your address.

20 MS. LUGO: 163 19th Street.

21 MS. DILLON: Okay.

22 Thank you.

23 MS. LUGO: Yes.

24 I will say I have lived in Union City for
25 so many years. I seen all the changes. A lot of

1 changes. And all my kids grew up in this town
2 and they all work in this town.

3 They haven't moved out of this town because
4 they love this town. And I seen all the changes
5 because the Mayor have done a great job.

6 Closing a lot of bars with problems. And I
7 -- I think if they have one establishment already
8 with liquor, go there. There are a lot of good
9 restaurant in Bergenline. Everywhere in Union
10 City. Go there.

11 My -- my granddaughter, -- I'm so sad that
12 she's not here right now. Because she been to
13 that place to eat and do homework. I'm a pretty
14 sure if they put liquor she won't go there
15 because that's a fact. The biggest problem is
16 the parking space. After seven o'clock you can't
17 find parking in -- in our area.

18 We don't know what -- all -- everybody have
19 three or four cars. But if we have an
20 establishment like that where the people gonna
21 park? Where are they gonna be parking?

22 My granddaughter comes at seven o'clock for
23 -- because she's a professional worker and at
24 seven o'clock she have to park sometimes on the
25 viaduct. That's how bad the parking is.

1 We have school. We have that place, too.
2 I don't think it's a good idea. That's the
3 bottom line.

4 And I know what's going on in the City
5 because everybody knows that my family, most of
6 them, been police officers in this City. I have
7 still have one there and a son-in-law and another
8 son-in-law.

9 So I have no idea how we're gonna put
10 another liquor license because the problem is
11 this thing is not going to work. I see my City;
12 it's not going to work. Then what's going to
13 happen is what the Mayor just said.

14 So thank you for listening.

15 MAYOR STACK: Thank you very much.

16 Thank you.

17 (Applause.)

18 MAYOR STACK: Anyone else -- anyone else
19 wishing to comment at this time?

20 MR. SULLIVAN: Can I have another 30
21 seconds?

22 MAYOR STACK: Yeah. Let -- let me just --
23 I believe Mark raised his hand first, Tom,
24 and then I'll come to you.

25 MR. VENTRICELLI: Mr. Mayor, --

1 MS. DILLON: Your name again.

2 MR. VENTRICELLI: Mark Ventricelli.

3 Mr. Mayor, I just want to bridge this gap.

4 Everybody's talking about Manhattan and
5 Toscana. And with a lot of new neighbors who are
6 very enthusiastic and they want to see people
7 make it and old neighbors, too, the evolution of
8 Manhattan Bar and Grill wasn't always Manhattan
9 Bar and Grill. It was a brick oven pizza. Then
10 it went to a burger joint. And then it was
11 something else.

12 MAYOR STACK: That's a good point.

13 MR. VENTRICELLI: And a Churrasco.

14 COMMISSIONER VALDIVIA: That spot.

15 MR. VENTRICELLI: I mean so it's -- it's
16 always had the liquor license but everybody came
17 in there to reinvent the wheel.

18 So, you know, I mean all this -- oh, it's
19 gonna be different. It's a lot of the same
20 stuff. You know what I mean?

21 So, I mean I've been on Manhattan since
22 1993 and that's changed hands six, maybe seven
23 times.

24 MAYOR STACK: It's true.

25 MR. VENTRICELLI: So, you know, that's what

1 the new people have to understand that this is
2 what we seen already. We seen a lot of this
3 happening already.

4 So, honestly, as brutal as this is gonna
5 sound, my honest opinion is wishful thinking is
6 wishful. Half the country wished Donald Trump
7 wasn't President but here we are.

8 So, I mean that's -- that's -- that's
9 basically all I got to say about that. It's just
10 -- we're not arguing what's there now and the
11 people that are there now, they're great people.
12 It's just what it could be if.

13 And so there always has to be an if. There
14 -- there's no guarantee in life.

15 Thank you.

16 MAYOR STACK: Thank you.

17 (Applause.)

18 MAYOR STACK: Sure.

19 MS. DILLON: Just state your name again for
20 me.

21 MR. SULLIVAN: Tom Sullivan again.

22 MS. DILLON: Thank you, sir.

23 MR. SULLIVAN: Thirty seconds.

24 I -- I forgot to mention before that when
25 our two high-rises, Troy Towers and the one down

1 at 100 Manhattan Avenue, each of them had a very
2 elegant restaurant in them with pretty decent
3 food and they didn't last very long. They were
4 gone before you knew it because nobody went
5 there; nobody used them.

6 And the second thing I wanted to mention is
7 that we're gonna lose a bunch of parking spaces
8 on Manhattan Avenue because we've got a new 60
9 unit project going up there. They're blasting
10 the Palisades on a regular basis and so there's a
11 whole bunch of parking spaces that won't be there
12 in six months.

13 MAYOR STACK: Thank you very much, Tom.

14 (Applause.)

15 MAYOR STACK: Any -- anyone else -- anyone
16 else who would like to comment at this time?

17 Anyone else?

18 Did somebody have their --

19 COMMISSIONER VALDIVIA: Yeah, the lady --

20 MAYOR STACK: -- hand up in the back?

21 COMMISSIONER VALDIVIA: -- the lady --

22 MAYOR STACK: Ma'am in the back, did you
23 have your hand up?

24 No?

25 Okay.

1 MR. FARMER: Mr. Mayor, could I just do
2 something?

3 Mr. McBride wants to --

4 MAYOR STACK: Sure.

5 MR. FARMER: -- say something.

6 MAYOR STACK: And I believe that Lieutenant
7 Loaces wants to also.

8 MR. FARMER: Okay.

9 MAYOR STACK: Mr. McBride?

10 MR. FARMER: Could -- could I just do -- do
11 one thing?

12 MAYOR STACK: Sure.

13 MR. FARMER: There looked like about 60, 65
14 people in the room. And we all know from past
15 experience that a lot of people come in support
16 of an issue but are reluctant to speak on that
17 issue.

18 So what I'd like to do is by a show of
19 hands how many people are against this proposal,
20 would you just raise your hand in the audience.

21 (Whereupon, there were multiple speakers
22 from the audience.)

23 A CITIZEN: Against?

24 A CITIZEN: Against.

25 A CITIZEN: Against the liquor license.

1 A CITIZEN: Yeah, we're against --

2 MAYOR STACK: Against -- against the liquor
3 license. Right.

4 (Whereupon, there were multiple speakers
5 from the audience.)

6 MR. FARMER: Okay.

7 MAYOR STACK: The license.

8 COMMISSIONER VALDIVIA: The license.

9 MR. FARMER: And how many are in favor of
10 the transfer of the liquor license?

11 Can we acknowledge that there are more
12 against than for?

13 Okay, Mr. McBride, come on.

14 MR. McBRIDE: Lieutenant, did you want to
15 go first?

16 LIEUTENANT LOACES: No, please.

17 MR. McBRIDE: Well, I appreciate the
18 comments from everyone. Thank you for -- for
19 coming here. We -- we certainly have two big
20 issues here.

21 The first one is we are not the Manhattan
22 Bar and Grill. We are not a bar. We're not a
23 sports bar. We don't want to be a bar. We don't
24 want to be a sports bar.

25 We want to be a place where you can go with

1 | your family two or three times a week to get
2 | fresh, affordable food, and have a glass of wine.

3 | The place isn't big enough to have a -- a
4 | full service bar. It just isn't big enough.

5 | Second -- second question was --

6 | And so we'll have no loud music. We're
7 | closing at ten o'clock at night. We're not even
8 | going to be open for dinner on Sunday and Monday
9 | evenings anyway, so. And there will be no -- no
10 | live, no loud music. It's not permitted by our
11 | lease actually. And we have tenants above, so we
12 | have to respect their -- their ability to have a
13 | good lifestyle.

14 | The second issue is parking.

15 | Parking is already an issue in Hudson
16 | County. Not just in Hoboken. Not just in North
17 | Bergen. Not just in Union City.

18 | We did our primary research; our sweet spot
19 | for people coming to this kind of a restaurant is
20 | from the reservoir to about 8th Street, as far
21 | west as Summit Avenue, to the Palisades where we
22 | would -- we would have Troy Towers.

23 | Those people are going to walk to this
24 | restaurant. Those people are gonna come their
25 | for brunch and have a glass of wine or a glass of

1 champagne with their brunch. And they're --
2 they're gonna go home and hopefully come back for
3 dinner. And there we'll serve them a glass of
4 wine or a beer.

5 We're not going to be a full service bar.
6 We just -- we don't have the space even if we
7 wanted to be.

8 So those people are gonna walk. And as
9 somebody said, I think multiple people said,
10 today when I go out if we're gonna have alcoholic
11 beverages we Uber it or we take public
12 transportation. And there is public
13 transportation available on Palisade Avenue from
14 Hoboken, from North Bergen, from the City.

15 But with 35 seats, we're -- we're not gonna
16 have 35 cars. It just -- it doesn't work that
17 way. It doesn't work that way in Hoboken; it
18 doesn't work that way there now. We're -- we're
19 increasing traffic with -- with our café but --
20 but people are walking there. And if they're
21 driving, I don't know where they're parking.

22 I understand Manhattan Avenue. I
23 understand after seven p.m. Because when I go
24 home I can -- I can see that -- that parking.

25 But the building -- the additional building

1 is going to complicate the problem anyway.

2 The second issue -- the third issue that
3 came up was what if it fails?

4 Well, you know, it could. But there's no
5 guarantee anybody can ever give you that any
6 business is gonna survive forever. And I can
7 give you a hundred examples. So, we can't.

8 So we understand why Union City government
9 is concerned about what we'll do with this --
10 this business. We're gonna do everything we
11 possibly can to make this successful, to make it
12 a part of the community.

13 And, again, the focus is on fresh,
14 affordable food with seasonal ingredients. It's
15 not a bar. It's not a karaoke place.

16 What -- what I'd like to suggest is -- is
17 if we adjourn maybe we can work with the Police
18 Department to see what the difference is in -- in
19 what happens in bars versus what happens in
20 restaurants in Union City.

21 MAYOR STACK: We could tell you that
22 tonight.

23 Lieutenant?

24 LIEUTENANT LOACES: I just want to comment
25 on a few issues that were brought up.

1 Just to be clear, I -- I think everybody in
2 this room is in agreement and nobody has any
3 opposition whatsoever to a nice restaurant with
4 fresh ingredients at an affordable price. That's
5 not the issue. Let's not muddy the waters;
6 that's not what this is about.

7 This is about having a liquor license at a
8 location that already has one up the block and
9 doesn't really need another one.

10 The issue was brought up about I'd love to
11 have a nice glass of wine with my dinner. You
12 can do that. You can buy your own bottle of wine
13 and probably have your glass of wine and spend
14 probably one-third the price. So nobody's saying
15 you can't have your glass of wine with dinner.

16 Another issue that was brought up was --
17 and Mr. McBride mentioned it and I'm sure he's
18 honest and he means the best when he says it,
19 they're gonna close at ten o'clock. And I
20 believe they will. The only problem with that is
21 what do these people do who already have a couple
22 of drinks. They're out celebrating. What are
23 they gonna do at ten o'clock. Are they really
24 gonna call that Uber to get back and go back to
25 their house? I don't think they are.

1 I think what they're gonna do is they're
2 gonna walk down the block to the karaoke bar, the
3 one that makes the noise, the one that causes the
4 public urination, the one that is driving the
5 residents crazy. That's what I think is going to
6 happen.

7 Mr. Ventricelli brought up a very good
8 point. The Manhattan Bar and Grill is just that,
9 Manhattan Bar and Grill. When the current owner
10 opened up there she meant well; she opened up a
11 Brazilian steakhouse. That lasted three months I
12 think.

13 I spoke to her. I met the woman. She's
14 doing the best she can. But you know what, she
15 has to pay the bills at the end of the month. So
16 she brought in the karaoke machine. And she
17 brought in the drink specials and this and that.
18 And, basically, the Manhattan Bar and Grill, it's
19 no longer a grill, it's a bar.

20 And that's what I fear is gonna happen at
21 Mr. McBride's place. No matter how well
22 intentioned he is.

23 Another gentleman brought up a question.
24 He said if the Manhattan Bar and Grill is so bad,
25 how can it continue to operate? That's just my

1 point. That is exactly my point. The Manhattan
2 Bar and Grill already has a license. It is
3 almost impossible for us to take away their
4 license once they have it.

5 Another gentleman or a young lady I think
6 mentioned how many ten day suspensions can they
7 get until we say enough is enough? And that's
8 the problem. They're gonna get another ten day
9 suspension and they're gonna continue. And then
10 another ten day suspension. Because the way the
11 State ABC Board looks at it, it's hard for them
12 to justify taking away somebody's livelihood
13 after somebody's invested their money in there.

14 So if we allow it to go there, we're gonna
15 be looking at a liquor license establishment for
16 quite a long time.

17 And even though we all wish Mr. McBride the
18 best, -- and by everyone's account he's got great
19 food, great atmosphere.

20 And I think if he opens up a restaurant,
21 it's gonna be a huge success. If that doesn't
22 work out what's going to happen is he's either,
23 A, going to have to go the route of the Manhattan
24 Bar and Grill and put in the karaoke machine and
25 the singing and the shots until two o'clock in

1 the morning to pay the bills; or he's gonna sell
2 it.

3 And he's gonna sell it to the sports bar
4 that's gonna want to come in.

5 And, listen, if you want to go to a sports
6 bar go to Hoboken, I agree. But not in this
7 area.

8 This area is residential. These residents
9 have lived there their entire life. They've
10 raised their families, their grandkids. I don't
11 believe this area is consistent to that at all.

12 I think that's it for now.

13 MAYOR STACK: Thank you very much,
14 Lieutenant.

15 LIEUTENANT LOACES: Thank you.

16 MAYOR STACK: Anyone else at this time
17 would like to comment before we render a
18 decision?

19 My concerns --

20 First I'd like to thank everyone for
21 attending this evening.

22 My concerns already I put on the record
23 through questions and through other comments.

24 I have a major concern about parking. I
25 have a major concern about putting another liquor

1 license in this area.

2 This area is extremely residential. I'd
3 like to see Mr. McBride continue with his
4 restaurant at that location.

5 BYOB -- bring your own bottle to that
6 location. Succeed with a nice restaurant. I'll
7 be one of his customers. I'll be more than
8 happy.

9 I go to a lot of restaurants. I go to a
10 lot of events. Most of the places I go to don't
11 have a liquor license and they succeed.

12 I was at a place Saturday night; they're in
13 business 22 years.

14 Casa Di Napoli's in business for 30 years
15 on 32nd Street. Excellent restaurant. Excellent.

16 In good conscience though and to the
17 residents of Union City, with the concerns they
18 put on the record, I cannot support a liquor
19 license at that location.

20 So I'll make the motion to deny the liquor
21 license at this time at this location.

22 I give Mr. McBride a lot of credit for
23 investing in a restaurant at this location. I'd
24 like to see him, if he really wants to do this,
25 to buy the building where he is right now, make

1 the full investment, be -- be vested in that
2 neighborhood with the residents that live in that
3 neighborhood.

4 When you bring in -- not so much with a
5 restaurant but when you're gonna bring in a
6 liquor license that he own that building, so he's
7 vested there.

8 Not just owning a business or if it was a
9 candy store whatever, there's no requirement that
10 he should own anything. But with a liquor
11 license it makes a big difference.

12 I'll make a motion to deny and then I'll
13 leave it up to each Commissioner if you'd like to
14 make a comment.

15 COMMISSIONER FERNANDEZ: I second that
16 motion.

17 I wish Mr. McBride much luck with the
18 business and, you know, we'd love to have a
19 center where the community can meet. But, in
20 good conscience, I could not approve a liquor
21 license at that location.

22 So, I -- I second that motion.

23 CITY CLERK: Motion was made by Mayor
24 Stack.

25 Second by Commissioner Fernandez.

1 Any other Commissioners would like to make
2 a comment?
3 Okay.
4 Commissioner Fernandez?
5 COMMISSIONER FERNANDEZ: No to approve.
6 CITY CLERK: Commissioner Grullon?
7 COMMISSIONER GRULLON: No.
8 CITY CLERK: Commissioner Valdivia?
9 COMMISSIONER VALDIVIA: No.
10 MS. DILLON: No.
11 CITY CLERK: Commissioner Martinetti?
12 COMMISSIONER MARTINETTI: No.
13 CITY CLERK: Mayor Stack?
14 MS. DILLON: They're voting wrong.
15 They need to say yes to deny.
16 CITY CLERK: I'm sorry.
17 I apologize.
18 Yes to deny the motion to deny.
19 COMMISSIONER FERNANDEZ: Yes to deny.
20 CITY CLERK: Okay.
21 Thank you, Commissioner.
22 CITY CLERK: Commissioner Grullon?
23 COMMISSIONER GRULLON: Yes to deny.
24 CITY CLERK: Commissioner Valdivia?
25 COMMISSIONER VALDIVIA: Yes.

1 CITY CLERK: Commissioner Martinetti?

2 COMMISSIONER MARTINETTI: Yes.

3 CITY CLERK: Mayor Stack?

4 MAYOR STACK: Yes.

5 CITY CLERK: Thank you.

6 MAYOR STACK: I would just like to thank
7 everyone for coming out tonight, both in favor of
8 the establishment and that were against the
9 establishment opening as a liquor establishment.
10 I'd like to thank everyone for coming out and
11 attending this meeting this evening.

12 Have a great night, everyone.

13 Thank you very much.

14

15 **ADJOURNMENT:**

16

17 CITY CLERK: May I have a motion to
18 adjourn?

19 COMMISSIONER MARTINETTI: Motion.

20 COMMISSIONER FERNANDEZ: Motion.

21 CITY CLERK: Motion by Commissioner
22 Martinetti.

23 Second?

24 By Commissioner Grullon.

25 All in favor?

1

2

(Whereupon, there was a chorus of ayes.)

3

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CITY CLERK: Any opposition?

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Thank you.

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(Whereupon, the proceedings were concluded

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at 8:29 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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Wendy A. Grullon

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Board of Commissioners

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Attest:

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Erin M. Knoedler,

10

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, September 18, 2018 and
10 digitally recorded.

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Karen A. Marino

AOC 493

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25 Monitored and Proofread by: Deborah Dillon