

ORIGINAL

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

REGULAR MEETING

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:
:
:
TRANSCRIPT OF RECORDED
PROCEEDINGS

William V. Musto
Cultural Center
420 15th Street
Union City, New Jersey

Tuesday, October 2, 2018
Commencing at 7:02 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 CITY CLERK: Okay.

2 This is a Regular Public Meeting of the
3 Union City Board of Commissioners being held on
4 Tuesday, October 2nd, 2018, at seven p.m., at the
5 William V. Musto Cultural Center, 420 15th Street,
6 Union City, New Jersey.

7 Please stand for the Pledge of Allegiance.

8
9 (Whereupon the Pledge of Allegiance was
10 said by all.)
11

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

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

20 **ROLL CALL:**
21

22 CITY CLERK: Commissioner Fernandez?

23 COMMISSIONER FERNANDEZ: Here.

24 CITY CLERK: Commissioner Grullon?

25 COMMISSIONER GRULLON: Here.

1 CITY CLERK: Commissioner Valdivia?

2 COMMISSIONER VALDIVIA: Here.

3 CITY CLERK: Commissioner Martinetti?

4 COMMISSIONER MARTINETTI: Here.

5 CITY CLERK: Mayor Stack?

6 MAYOR STACK: Here.

7

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

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

11 1. ORDINANCE OF THE CITY OF UNION CITY TO
12 EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
13 AND TO ESTABLISH A CAP BANK.)

14

15 CITY CLERK: The first Ord-- the first item
16 is the Adopt-- the Introduction of an Ordinance.

17 Adoption on first reading will prompt
18 advertisement and location of the public hearing,
19 which will be held on Tuesday, October 16th, 2018,
20 at Saint Anthony's School, 700 Central Avenue,
21 Union City, New Jersey.

22 It's an Ordinance of the City of Union City
23 Not to -- to Exceed the Municipal Budget
24 Appropriation Limits and to Establish a Cap Bank.

25 May I have a motion to introduce?

1 COMMISSIONER MARTINETTI: Motion.

2 CITY CLERK: Motion by Commissioner
3 Martinetti.

4 COMMISSIONER VALDIVIA: Second.

5 CITY CLERK: Second by Commissioner
6 Valdivia.

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

18 (Whereupon, the Board discussed and took
19 action on the following items in total:

20 **CONSENT AGENDA:**

21 (1) Resolution Approving the Payment of Claims

22 (2) Resolution Approving the Payment of
23 Concurring Claims

24 (3) Resolution Approving the Payment of Escrow
25 Refunds

1 (4) Resolution Approving the City Payroll for
2 the Period of September 15, 2018 through
3 September 28, 2018

4 (5) Resolution Approving the Library Payroll
5 for the Period of September 15, 2018 through
6 September 28, 2018

7 (6) Resolution Authorizing the Refund of
8 Premium Monies Collected at the Tax Sale

9 (7) Resolution Cancelling Overbills on New
10 Condominiums

11 (8) Resolution Cancelling Taxes and Assessment
12 on a Property Due to a 2018 County Board
13 Adjustment

14 (9) Resolution Cancelling Second Quarter Taxes
15 Due to Creation of New Condominiums

16 (10) Resolution Authorizing a Refund of
17 Redemption Monies to Outside Lienholders

18 (11) Resolution Cancelling Taxes on a Property
19 Deemed Exempt

20 (12) Resolution Authorizing the Adjustment of
21 4th Quarter Taxes Due to Property Assessment
22 Changes

23 (13) Resolution Authorizing a Award of a
24 Contract for Substance Abuse Prevention and
25 Education Program Services

1 (14) Resolution of the City of Union City
2 Authorizing the Planning Board of the City of
3 Union City to Conduct a Preliminary Investigation
4 and Make a Recommendation as to Whether the
5 Property Known as 720 8th Street, Union City, New
6 Jersey and identified on the Tax Map of the City
7 as Block 42, Lot 9 Constitutes an Area in Need of
8 Redevelopment Pursuant to the Local Redevelopment
9 and Housing Law, N.J.S.A. 40a:12a-1 et seq.

10 (15) Resolution Authorizing Emergency Bids for
11 the Roof Replacement and Exterior Envelope
12 Repairs to City Hall

13 (16) Resolution Authorizing a Raffle License for
14 Holy Cross Armenian Church

15 (17) Resolution Approving the Submission of a
16 Grant Application and Execution of a Grant
17 Contract with the New Jersey Department of
18 Transportation for Various Street Projects

19

20 CITY CLERK: We have 17 items on the
21 Consent Agenda.

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

24 Second is a Resolution Approving the
25 Payment of Concurring Claims.

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

3 The fourth is a Resolution Approving the
4 City Payroll for the Period of September 15th,
5 2018 through September 28th, 2018.

6 The fifth is -- fifth is a Resolution
7 Approving the Library Payroll for the Period of
8 September 15th, 2018 through September 28th, 2018.

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

12 The seventh is a Resolution Cancelling
13 Overbills on New Condominiums.

14 The eighth is a Resolution Cancelling --
15 Cancelling Taxes and Assessment on a Property Due
16 to the 2018 County Board Adjustment.

17 The ninth is a Resolution Cancelling Second
18 Quarter Taxes Due to the Creation of New
19 Condominiums.

20 The tenth is a Resolution Authorizing a
21 Refund of Redemption Monies to Outside
22 Lienholders.

23 The eleventh is a Resolution Cancelling
24 Taxes on the Property Deemed Exempt.

25 The twelfth is a Resolution Authorizing the

1 Adjustment of 4th Quarter Taxes Due to Property
2 Assessment Changes.

3 The thirteenth is a Resolution Authorizing
4 Award of Contract for Substance Abuse Prevention
5 Education Program Services.

6 The fourteenth is a Resolution of the City
7 of Union City Authorizing the Planning Board of
8 the City of Union City to Conduct a Preliminary
9 Investigation and Make Recommendations as to
10 Whether a Property Known as 720 8th Street, Union
11 City, New Jersey and identified on the Tax Map of
12 the City as Block 42, Lot 9 Constitutes an Area
13 in Need of Redevelopment Pursuant to the Local
14 Redevelopment -- Redevelopment and Housing Law,
15 N.J.S.A. 40A:12(a)-1 et seq.

16 The fifteenth is a Resolution Authorizing
17 Emergency Bids for Roof Replacement and Exterior
18 Envelope Repairs to City Hall.

19 The sixteenth is a Resolution Authorizing a
20 Raffle License to Holy Cross Armenian Church.

21 The seventeenth is a Resolution Approving
22 the Submission of a Grant Application and
23 Execution of a Grant Contract with the New Jersey
24 Department of Transportation for Various Street
25 Projects.

1 Mayor, would you like to take public
2 comment on the Consent Agenda?

3 MAYOR STACK: Anyone wishing to comment on
4 the Consent Agenda, please step forward, state
5 your name and address for the record.

6 Seeing none.

7 I'll make a motion.

8 CITY CLERK: Motion to close public comment
9 by Mayor Stack.

10 COMMISSIONER FERNANDEZ: Second.

11 CITY CLERK: Second by Commissioner
12 Fernandez.

13 Commissioner Fernandez?

14 COMMISSIONER FERNANDEZ: Yes.

15 CITY CLERK: Commissioner Grullon?

16 COMMISSIONER GRULLON: Yes.

17 CITY CLERK: Commissioner Valdivia?

18 COMMISSIONER VALDIVIA: Yes.

19 CITY CLERK: Commissioner Martinetti?

20 COMMISSIONER MARTINETTI: Yes.

21 CITY CLERK: Mayor Stack?

22 MAYOR STACK: Yes.

23 CITY CLERK: May I have a motion to approve
24 all items on Consent?

25 MAYOR STACK: Motion.

1 COMMISSIONER VALDIVIA: Motion.

2 CITY CLERK: Motion by Mayor Stack.

3 Second by Commissioner Valdivia.

4 Commissioner Fernandez?

5 COMMISSIONER FERNANDEZ: Yes.

6 CITY CLERK: Commissioner Grullon?

7 COMMISSIONER GRULLON: Yes.

8 CITY CLERK: Commissioner Valdivia?

9 COMMISSIONER VALDIVIA: Yes.

10 CITY CLERK: Commissioner Martinetti?

11 COMMISSIONER MARTINETTI: Yes.

12 CITY CLERK: Mayor Stack?

13 MAYOR STACK: Yes.

14

15 (Whereupon, the Board discussed and took

16 action on the following item:

17 **ORDINANCES FOR HEARING AND ADOPTION**

18 **CONSIDERATION:**

19 1. ORDINANCE OF THE CITY OF UNION CITY, COUNTY
20 OF HUDSON, NEW JERSEY CANCELLING CERTAIN UNFUNDED
21 APPROPRIATION BALANCES HERETOFORE PROVIDED FOR
22 SCHOOL DISTRICT PROJECTS TOTALING \$10,000,000.)

23

24 CITY CLERK: We have one Ordinance on for
25 Hearing and Adoption consideration.

1 It's an Ordinance of the City of Union
2 City, County of Hudson, New Jersey, Cancelling
3 Certain Unfunded Appropriation Balances
4 Heretofore Provided for School District Projects
5 Totaling \$10,000,000.00.

6 Mayor, would you like to take public
7 comment on this Ordinance?

8 MAYOR STACK: Sure.

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

12 Seeing none.

13 CITY CLERK: May I have a motion --

14 MAYOR STACK: Motion.

15 CITY CLERK: -- to close public comment?

16 Motion by Mayor Stack.

17 Second?

18 COMMISSIONER GRULLON: Second.

19 CITY CLERK: Second by Commissioner
20 Grullon.

21 Commissioner Fernandez?

22 COMMISSIONER FERNANDEZ: Yes.

23 CITY CLERK: Commissioner Grullon?

24 COMMISSIONER GRULLON: Yes.

25 CITY CLERK: Commissioner Valdivia?

1 COMMISSIONER VALDIVIA: Yes.

2 CITY CLERK: Commissioner Martinetti?

3 COMMISSIONER MARTINETTI: Yes.

4 CITY CLERK: Mayor Stack?

5 MAYOR STACK: Yes.

6 CITY CLERK: May I have a motion to adopt
7 the Ordinance?

8 COMMISSIONER VALDIVIA: Motion.

9 MAYOR STACK: Motion.

10 CITY CLERK: Motion by Mayor Stack.

11 Second by Commissioner Valdivia.

12 Commissioner Fernandez?

13 COMMISSIONER FERNANDEZ: Yes.

14 CITY CLERK: Commissioner Grullon?

15 COMMISSIONER GRULLON: Yes.

16 CITY CLERK: Commissioner Valdivia?

17 COMMISSIONER VALDIVIA: Yes.

18 CITY CLERK: Commissioner Martinetti?

19 COMMISSIONER MARTINETTI: Yes.

20 CITY CLERK: Mayor Stack?

21 MAYOR STACK: Yes.

22 CITY CLERK: Thank you.

23

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

25

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

4 MAYOR STACK: Sure.

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

9 Seeing none at this time.

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

12 MAYOR STACK: I'll make a motion.

13 CITY CLERK: Motion by Mayor Stack.

14 COMMISSIONER MARTINETTI: Second.

15 CITY CLERK: Second by Commissioner
16 Martinetti.

17 Commissioner Fernandez?

18 COMMISSIONER FERNANDEZ: Yes.

19 CITY CLERK: Commissioner Grullon?

20 COMMISSIONER GRULLON: Yes.

21 CITY CLERK: Commissioner Valdivia?

22 COMMISSIONER VALDIVIA: Yes.

23 CITY CLERK: Commissioner Martinetti?

24 COMMISSIONER MARTINETTI: Yes.

25 CITY CLERK: Mayor Stack?

1 MAYOR STACK: Yes.

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1 LIQUOR LICENSE DISCIPLINARY PROCEEDINGS:

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3 1. LAR Corp.

4 t/a La Roca Bar

5 Location: 2115 West Street

6 License No. 0910-33-182-005

7 2. Pupusa Loca No. 2 Inc.

8 t/a Pupusa Loca 2 Restaurant

9 Location: 4709-11 Bergenline Avenue

10 Liquor License No. 0910-33-174-007

11 3. Vanessa Café Corp.

12 t/a Vanessa Café

13 Location: 4709-11 Bergenline Avenue (sic)

14 Liquor License No. 0910-33-029-008

15

16 CITY CLERK: Mayor, at this time we have

17 Liquor License Disciplinary Hearings --

18 Proceedings.

19 MAYOR STACK: Mr. Farmer?

20 MR. FARMER: Good evening, Mr. Mayor and

21 Commissioners.

22 There are three matters on your agenda.

23 And I have Mr. Lopez -- Lieutenant Loaces next to

24 me because we've all talked to these people in a

25 preliminary hearing.

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: First of all I'd like -- first
7 -- first -- the first one is La Roca.

8 I just got a letter from Mr. Lopez, Adolfo
9 Lopez, indicating that he'd just been retained by
10 them and asked for the matter to be adjourned to
11 October 16th.

12 And I see no reason why that should not be
13 granted.

14 MAYOR STACK: Okay.

15 CITY CLERK: Okay, you want to make a
16 motion to table?

17 MAYOR STACK: I'll make a motion.

18 CITY CLERK: Motion by Mayor Stack.

19 MAYOR STACK: This is on which one?

20 On which one is it?

21 MR. FARMER: This is number 1, La Roca
22 Corp.

23 CITY CLERK: La Roca.

24 MAYOR STACK: October 16th?

25 MR. FARMER: Yes.

1 MAYOR STACK: Right.

2 Just tell him to be prepared on that night
3 because we'll have the police officers and
4 everything here. He needs to be prepared.

5 MR. FARMER: Yes.

6 CITY CLERK: Okay, motion to table by Mayor
7 Stack.

8 Second?

9 COMMISSIONER MARTINETTI: Second.

10 CITY CLERK: Second by Commissioner
11 Martinetti.

12 Commissioner Fernandez?

13 COMMISSIONER FERNANDEZ: Yes.

14 CITY CLERK: Commissioner Grullon?

15 COMMISSIONER GRULLON: Yes.

16 CITY CLERK: Commissioner Valdivia?

17 COMMISSIONER VALDIVIA: Yes.

18 CITY CLERK: Commissioner Martinetti?

19 COMMISSIONER MARTINETTI: Yes.

20 CITY CLERK: Mayor Stack?

21 MAYOR STACK: Yes.

22 CITY CLERK: Thank you.

23

24

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25

1 PUPUSA LOCA NO. 2 INC.
2 t/a PUPUSA LOCA 2 RESTAURANT
3 Location: 4709-11 Bergenline Avenue
4 License No. 0910-33-174-007
5

6 MR. FARMER: The next one is Pupusa Loca
7 Number 2.

8 The gentlemen who are the managers are here
9 tonight. They've --

10 Come on, gentlemen.

11 As indicated, Lieutenant Loaces and myself
12 have had a conference with these gentlemen and
13 after the conference and after understanding that
14 the position of the town was going to be strict
15 adherence to the Bottle Ordinance, they want to
16 get themselves an attorney.

17 And I think we should give them the
18 opportunity to do that. But I told them they had
19 to have somebody here for the 16th ready to
20 proceed.

21 MAYOR STACK: Sure. We'll hold it off
22 until the 16th. You got it.

23 MR. FARMER: Okay.

24 CITY CLERK: Motion to table until the
25 16th?

1 COMMISSIONER VALDIVIA: Motion.
2 CITY CLERK: Motion by --
3 COMMISSIONER MARTINETTI: Second.
4 CITY CLERK: -- Commissioner Valdivia.
5 Second by Commissioner Martinetti.
6 Commissioner Fernandez?
7 COMMISSIONER FERNANDEZ: Yes.
8 CITY CLERK: Commissioner Grullon?
9 COMMISSIONER GRULLON: Yes.
10 CITY CLERK: Commissioner Valdivia?
11 COMMISSIONER VALDIVIA: Yes.
12 CITY CLERK: Commissioner Martinetti?
13 COMMISSIONER MARTINETTI: Yes.
14 CITY CLERK: Mayor Stack?
15 MAYOR STACK: Yes.

16

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1 VANESSA CAFÉ CORP.

2 t/a VANESSA CAFÉ

3 Location: 4709-11 Bergenline Avenue (sic)

4 License No. 0910-33-029-008

5

6 MR. FARMER: The last one is Vanessa Café.

7 Again, this is Adolfo Lopez who just sent
8 me a letter representing them as well.

9 And I will contact him and tell him to be
10 ready on the 16th with everybody because we'll
11 have witnesses to present our case.

12 So I'd ask that that go over to the 16th.

13 MAYOR STACK: Yes.

14 MR. FARMER: Thank you.

15 CITY CLERK: Motion to table for the 16th.

16 COMMISSIONER GRULLON: Motion.

17 CITY CLERK: Motion by Commissioner
18 Grullon.

19 Second?

20 COMMISSIONER FERNANDEZ: Second.

21 CITY CLERK: Second by Commissioner
22 Fernandez.

23 Commissioner Fernandez?

24 COMMISSIONER FERNANDEZ: Yes.

25 CITY CLERK: Commissioner Grullon?

1 COMMISSIONER GRULLON: Yes.

2 CITY CLERK: Commissioner Valdivia?

3 COMMISSIONER VALDIVIA: Yes.

4 CITY CLERK: Commissioner Martinetti?

5 COMMISSIONER MARTINETTI: Yes.

6 CITY CLERK: Mayor Stack?

7 MAYOR STACK: Yes.

8

9 **ADJOURNMENT:**

10

11 CITY CLERK: At this time, Mayor, there are
12 no other items on the agenda.

13 May I have a motion to adjourn?

14 MAYOR STACK: Motion.

15 COMMISSIONER MARTINETTI: Motion.

16 CITY CLERK: Motion by Mayor Stack.

17 Second by Commissioner Martinetti.

18 Commissioner Fernandez?

19 COMMISSIONER FERNANDEZ: Yes.

20 CITY CLERK: Commissioner Grullon?

21 COMMISSIONER GRULLON: Yes.

22 CITY CLERK: Commissioner Valdivia?

23 COMMISSIONER VALDIVIA: Yes.

24 CITY CLERK: Commissioner Martinetti?

25 COMMISSIONER MARTINETTI: Yes.

1 CITY CLERK: Mayor Stack?

2 Thank you.

3

4 (Whereupon, the proceedings were concluded
5 at 7:10 p.m.)

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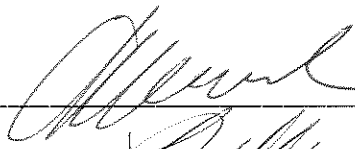
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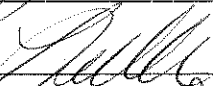
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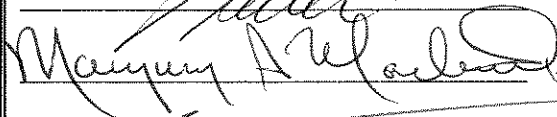
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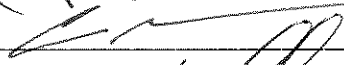
Brian P. Stack



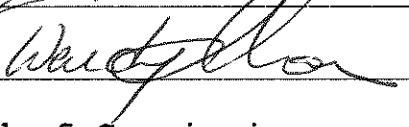
Lucio P. Fernandez



Maryury A. Martinetti



Celin J. Valdivia



Wendy A. Grullon

Board of Commissioners

Attest:



Erin M. Knoedler,

City Clerk

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY BOARD OF COMMISSIONERS,
9 heard on Tuesday, October 2, 2018 and digitally
10 recorded.

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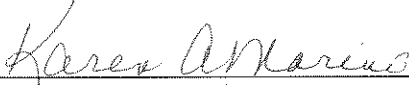
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Karen A. Marino

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25 Monitored and Proofread by: Deborah Dillon