

ORIGINAL

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

REGULAR MEETING

:  
:  
:  
:  
:  
TRANSCRIPT OF RECORDED  
PROCEEDINGS

Early Childhood Center  
2200 Kennedy Boulevard  
Union City, New Jersey

Tuesday, September 22, 2020  
Commencing at 7:01 p.m.

M E M B E R S   P R E S E N T:

LUCIO P. FERNANDEZ, COMMISSIONER  
WENDY A. GRULLON, COMMISSIONER  
MARYURY A. MARTINETTI, COMMISSIONER  
CELIN J. VALDIVIA, 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: We're going to start now.

2 This is a Regular Public Meeting of the  
3 Union City Board of Commissioners being held on  
4 Tuesday, September 22<sup>nd</sup>, 2020, at seven p.m., at  
5 the Early Childhood Center, 2200 Kennedy  
6 Boulevard, 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 and  
16 The Hudson Reporter, and been posted on the  
17 bulletin board in City Hall and made available to  
18 the public in the Office of the Municipal Clerk.  
19

20 **ROLL CALL:**  
21

22 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 CITY CLERK: Thank you.

8

9 **SPECIAL PRESENTATIONS**

10 **Presentation of a Proclamation to Lizbet Bacca -**  
11 **Union City Soccer Club U-15 Travel Team**

12

13 CITY CLERK: The first item is a Special  
14 Presentation of a Proclamation to Lizbet Bacca,  
15 Union City Soccer Club U-15 Travel Team.

16 Commissioner Fernandez?

17 COMMISSIONER FERNANDEZ: Yes.

18 Mayor, my -- my fellow Commissioners, and  
19 the members of the public, we're here because we  
20 want to honor a special young lady for her  
21 accomplishments.

22 But, with that said, we want to mention  
23 four -- here with us today we have members of the  
24 Union City Soccer Club U-15 Travel Team, along  
25 with the program directors, Mr. Jose Renteria and

1 Mr. William Cruz; and the coaches of the team,  
2 Walter Garay, Jairo Castaneda, and Juan Jara.

3 The reason we're here with -- four of our  
4 girls tried out for the New Jersey Olympic  
5 Development Program U-14 Team. And those girls  
6 that tried out are here to -- four of them are  
7 here.

8 Stephanie Modesto (phonetic); Andrea  
9 Jiminez (phonetic); Alessandra (phonetic)  
10 Castaneda; and Lizbet Bacca.

11 If you're here please stand to be  
12 recognized.

13 (Applause.)

14 COMMISSIONER FERNANDEZ: Please be seated.

15 We're -- we're happy that these four girls  
16 tried out.

17 Over 500 girls tried out for the  
18 Development Program and -- and -- from the  
19 northeastern part. Quite an accomplishment. For  
20 the very first time the Union City Soccer Club  
21 has -- has been awarded with the prestigious  
22 honor of having one of our girls partake in the  
23 New Jersey Olympic Development Program U-14 Team  
24 2020-2021 season.

25 So out of over 500 girls that tried out,

1 Mayor, one of our girls from our Union City  
2 Soccer Club made the team and we're very proud of  
3 her.

4 And her name is Lizbet Bacca.

5 Please stand.

6 Lizbet.

7 (Applause.)

8 COMMISSIONER FERNANDEZ: And, Lizbet, if  
9 you can please come up here.

10 We're going to read a Proclamation. We'll  
11 give you some honors on behalf of the Mayor and  
12 the Board of Commissioners.

13 You can stand to my left right here, just a  
14 few feet away, because I'm not wearing my mask so  
15 I can read.

16 And this is a City Proclamation on behalf  
17 of the Mayor and the Board of Commissioners.

18 And it reads:

19 Whereas, the City of Union City is pleased  
20 to honor Lizbet Bacca for her outstanding  
21 achievements in soccer; and

22 Whereas, Lizbet Bacca is a player with the  
23 Union City Soccer Club U-15 Travel Team, she has  
24 been selected as a player for the New Jersey  
25 Olympic Development Program U-14 Team 2020-2021

1 season. Lizbet was one of the select few who  
2 were chosen from over 500 players who tried out  
3 from the northeastern area. She is the first  
4 female player to be selected to the Olympic  
5 Development Program Team from the Union City  
6 Soccer Club; and

7           Whereas, Union City Soccer Club Directors  
8 Jose Renteria and William Cruz, as well as her  
9 coaches, Walter Garay, Jairo Castaneda, and Juan  
10 Jara, are very proud of her dedication and  
11 achievements; and

12           Whereas, Lizbet Bacca has demonstrated a  
13 strong dedication to the sport and serves and is  
14 inspiration to her teammates and community; and

15           Now, Therefore, Be it Resolved, that Brian  
16 P. Stack, Mayor of the City of Union City, and  
17 the Union City Board of Commissioners, do hereby  
18 honor Lizbet Bacca.

19           Mayor?

20           (Applause.)

21           MAYOR STACK: Congratulations.

22           And congratulations to all of you.

23           COMMISSIONER FERNANDEZ: Lizbet?

24           Lizbet?

25           Please come here.

1 (Applause.)

2 MAYOR STACK: We're very proud of Lizbet.  
3 We're very proud of each and every one of you.

4 Thank you very much to Jose and to William  
5 for the great job you guys do day in and day out;  
6 to all the coaches and all the parents that are  
7 involved with this program, I'm very, very proud  
8 of the soccer program.

9 When I became the Mayor of Union City we  
10 didn't have much of a program. And getting it  
11 set up over the years -- and specifically Jose  
12 came to me.

13 And I know Jose Renteria for many, many  
14 years. We go back to when we were kids. I lived  
15 on 11<sup>th</sup> and Palisade; he lived on 12<sup>th</sup> Street.

16 And I have so much respect for what Jose  
17 has done with this program. I'm very proud of  
18 it; I'm very proud of him as my friend and as  
19 somebody who truly cares about the kids in this  
20 community. It's not always easy to find people  
21 who are as dedicated as the coaches are, the  
22 parents are in this program.

23 And to all the students and all the  
24 children that participate, we're very, very proud  
25 of you. And this is something -- we want -- not



1 only want to succeed but we want it to grow.

2 Thank you very much, everyone.

3 (Applause.)

4 COMMISSIONER FERNANDEZ: Mayor, I'd like to  
5 call up Mr. William Cruz -- the Directors -- and  
6 Jose Renteria, who also represents --

7 (Applause.)

8 COMMISSIONER FERNANDEZ: On behalf of -- on  
9 behalf of the City and the Soccer Club, we'd like  
10 to present this plaque to Lizbet.

11 Lizbet.

12 (Whereupon, there was a pause in the  
13 proceedings.)

14 COMMISSIONER FERNANDEZ: Jose?

15 Go ahead. Do your thing. Do your thing.

16 Do you want to say a few words, Jose?

17 MR. RENTERIA: I will, sir.

18 Yes, I wanted to thank everybody for being  
19 here. It's -- it's a dream come true to have one  
20 of our players get to this point. We've always  
21 had that aspiration for anyone and everyone in  
22 our club, including our coaches.

23 And we just want to thank the coaches, the  
24 Mayor, all the Commissioners for their support.  
25 And especially to you, Lizbet, congratulations.

1           MAYOR STACK: Thank you.

2           (Applause.)

3           MAYOR STACK: Thank you very much,  
4 everyone.

5           COMMISSIONER FERNANDEZ: Mayor, this would  
6 not be possible, of course, without your  
7 incredible support of the soccer program; with  
8 Commissioner Valdivia's support of the soccer  
9 program. Of course, the directors.

10          But the coaches make it happen --

11          MAYOR STACK: Absolutely.

12          COMMISSIONER FERNANDEZ: -- day in/day out  
13 as volunteers for our City; who give their time  
14 effort to all these girls. And we're so proud of  
15 the young girls.

16          Let's give -- let's give all the young  
17 girls a big hand.

18          (Applause.)

19          COMMISSIONER FERNANDEZ: We'd like to  
20 recognize the coaches for their excellent work in  
21 coaching these -- these young ladies.

22          First and foremost our coach and a good  
23 friend, Jairo Castaneda.

24          (Applause.)

25          MAYOR STACK: Congratulations.

1 Thank you.

2 COMMISSIONER FERNANDEZ: Coach Walter  
3 Garay.

4 (Applause.)

5 MAYOR STACK: Thank you very much.

6 Thank you.

7 COMMISSIONER FERNANDEZ: And Coach Juan  
8 Jara.

9 I don't know if Juan made it?

10 A VOICE: No.

11 COMMISSIONER FERNANDEZ: He's not here?  
12 I'll give it to Jose to give to Coach Jara.

13 Lizbet, you want to take a picture with us?  
14 Please? One more picture of the group.

15 (Whereupon, there was a pause in the  
16 proceedings while photographs were taken.)

17 COMMISSIONER FERNANDEZ: Ladies and  
18 gentlemen, on behalf of the Mayor and the Board  
19 of Commissioners, --

20 MAYOR STACK: Thank you, everyone.

21 COMMISSIONER FERNANDEZ: -- we could not be  
22 more grateful to all of you. Congratulations --

23 (Applause.)

24 COMMISSIONER FERNANDEZ: We have  
25 refreshments outside for you --

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

3

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

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

7 1. ORDINANCE AMENDING CHAPTER 1 ARTICLE III  
8 SETTING FORTH PROCEDURES FOR OFF-DUTY POLICE  
9 DETAILS IN CASES OF EMERGENCY.)

10

11 CITY CLERK: There is one Ordinance on for  
12 Introduction this evening.

13 Adoption on first reading authorizes the  
14 Municipal Clerk to advertise the Ordinance with  
15 the notice of introduction and the notice of  
16 public hearing, which will be on Wednesday,  
17 October 7<sup>th</sup>, 2020, at the William V. Musto  
18 Cultural Center, 420 15<sup>th</sup> Street, Union City, New  
19 Jersey.

20 It's an Ordinance Amending Chapter 1,  
21 Article III Setting Forth Procedures for Off-Duty  
22 Police Details in Cases of Emergency.

23 May I have a motion to introduce?

24 COMMISSIONER VALDIVIA: Motion.

25 CITY CLERK: Motion by Commissioner

1 Valdivia.

2 Second?

3 COMMISSIONER GRULLON: Second.

4 CITY CLERK: Second by Commissioner  
5 Grullon.

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 CITY CLERK: Thank you.

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 September 12<sup>th</sup> through September 25, 2020
- 3 ( 5) Resolution Approving the Library Payroll  
4 for September 12<sup>th</sup> through September 25, 2020
- 5 ( 6) Resolution Opposing Construction of the NJ  
6 Transit Gas-Fired Power Plant in Kearny, County  
7 of Hudson, New Jersey and Support for Relying on  
8 Renewable Energy Technology to Power the New  
9 Jersey Transit Microgrid
- 10 ( 7) Resolution Lowering the Interest Rate on  
11 the Fourth Quarter Tax Bills
- 12 ( 8) Resolution Authorizing Tax Refund in a Tax  
13 Appeal Decision by the Tax Court of New Jersey
- 14 ( 9) Resolution Cancelling Abatements &  
15 Transferring Abatement Taxes to Conventional  
16 Taxes
- 17 (10) Resolution Authorizing the Refund of  
18 Premium Monies Collected at the Tax Sale
- 19 (11) Resolution Authorizing the City to Place a  
20 Lien on the Property Located at 412-10<sup>th</sup> Street  
21 (Block 48, Lot 27) for Emergency Repairs
- 22 (12) Resolution Authorizing Settlement Agreement  
23 for 1009-1015 Central Avenue

24

25 CITY CLERK: There are 12 items on Consent.

1           The first is a Resolution Approving the  
2       Payment of Claims.

3           Second is a Resolution Approving --  
4       Approving the Payment of Concurring Claims.

5           Third is a Resolution Approving the Payment  
6       of Escrow Refunds.

7           Fourth is a Resolution Approving the City  
8       Payroll for the Period of September 12<sup>th</sup> through  
9       September 25<sup>th</sup>, 2020.

10          Fifth is a Resolution Approving the Library  
11       Payroll for the Period of September 12<sup>th</sup> through  
12       September 25<sup>th</sup>, 2020.

13          Six is a Resolution Opposing Construction  
14       of the New Jersey Transit Gas-Fired Power Plant  
15       in Kearny, County of Hudson, New Jersey and  
16       Support for Relying on Renewable Energy  
17       Technology to Power the New Jersey Transit  
18       Microgrid.

19          The seventh is a Resolution Auth-- Lowering  
20       the Interest Rate on the Fourth Quarter Tax  
21       Bills.

22          The eighth is a Resolution Authorizing a  
23       Tax Refund in Tax Appeal Decision by the Tax  
24       Court of New Jersey.

25          Ninth is a Resolution Cancelling Abatements

1 and Transferring Abatement Taxes to Conventional  
2 Taxes.

3 The tenth is a Resolution Authorizing a  
4 Refund of Premium Monies Collected at the Tax  
5 Sale.

6 The eleventh is a Resolution Authorizing  
7 the City to Place a Lien on the Property Located  
8 at 412 10<sup>th</sup> Street, Block 48, Lot 27, for  
9 Emergency Repairs.

10 And the twelfth is a Resolution Authorizing  
11 a Settlement Agreement for 1009-1015 Central  
12 Avenue.

13 Mayor, at this time would you like to take  
14 public comment on Consent?

15 MAYOR STACK: Sure.

16 Just before we take comment on -- before we  
17 take comment on the Consent Agenda, I would just  
18 like to thank the Commissioners for lowering the  
19 interest rate on the fourth quarter tax bills and  
20 extending the time for people to pay their taxes;  
21 specifically during this time, during the  
22 pandemic.

23 We truly appreciate the taxpayers how great  
24 they've been with cooperating with us -- and all  
25 the residents of Union City during this -- this



1 worldwide pandemic. This is an unprecedented  
2 time.

3 And I thank the Commissioners for  
4 recognizing that; giving people extra time to pay  
5 their fourth quarter bills -- we've done with  
6 each quarter -- and lowering the interest rate  
7 down as far as we possibly can under State law.

8 So, thank you.

9 Anyone wishing to comment on the Consent  
10 Agenda -- any of the 12 items that were mentioned  
11 by the Clerk, please step forward, state your  
12 name and address for the record.

13 Anyone wishing to comment at this time on  
14 any matter?

15 You could just step forward. State your  
16 name and address for the record.

17 MR. DOUKLI: (Indiscernible) --  
18 D-O-U-K-L-I, 4613 Cottage Place, City of Union  
19 City.

20 MAYOR STACK: Okay.

21 MR. DOUKLI: Thank you, Mayor,  
22 Commissioners.

23 Item number 11 on the agenda. And it's --  
24 concerning --

25 MAYOR STACK: Just if we --

1 MR. DOUKLI: -- 412 10<sup>th</sup> Street.

2 MAYOR STACK: -- can get them just to --  
3 just to -- yeah.

4 Just give me one second.

5 MR. DOUKLI: Sure.

6 MAYOR STACK: Let me just get --

7 MR. DOUKLI: Sure. Sure.

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

10 MAYOR STACK: Okay.

11 MR. DOUKLI: It's -- it's item 11 on your  
12 agenda; address is 412 10<sup>th</sup> Street, Union City.  
13 It's concerning a lien.

14 We are entering a contract with -- with the  
15 seller. At this point we find out there is a  
16 lien going to take place tonight. We ask the  
17 Board of Commissioners if we could adjourn it and  
18 to give us a chance to speak to Counselor Angelo  
19 to resolve this matter before we proceed with the  
20 purchase.

21 MAYOR STACK: Here -- here's the issue.

22 So we've gone through a lot of -- a lot of  
23 work. For years the City of Union City -- I  
24 personally have been the one that pushed to get  
25 this lien done. I won't hide from that.

1           Because we have gone -- we have policed the  
2 property over and over again. The police have  
3 been there multiple times on the property being  
4 wide open. We boarded the property. We cut the  
5 weeds on the property. We clean the property.  
6 We've taken poor dead animals off the property.  
7 We've shoveled the property.

8           And this property owner I've reached out  
9 to, myself, a half a dozen times. I wrote  
10 letters. We've called. We left messages. No  
11 return phone call whatsoever.

12           It's not fair to the taxpayers of Union  
13 City that we have to maintain a private property.  
14 And this is something we commonly do when we  
15 don't get cooperation from a property owner.

16           MR. DOUKLI: Yes, Mayor.

17           Anyway, at this point, we entered in a  
18 contract to purchase it. So we want to find out  
19 what the lien's going to be actually on the -- on  
20 the seller or it's going to be --

21           MAYOR STACK: It will be on the seller.

22           MR. DOUKLI: -- discharged.

23           MAYOR STACK: It will be on her.

24           MR. DOUKLI: Okay.

25           MAYOR STACK: Absolutely.

1           This doesn't affect who's ever buying it.  
2 She's going to have to satisfy this lien before  
3 she can sell the property.

4           Am I correct?

5           MR. AUTERI: That's correct.

6           MAYOR STACK: I'll -- I'll leave it up to  
7 the Corporation --

8           Just to give you the right answer.

9           MR. AUTERI: Yes, that's correct, Mayor.

10          Procedurally, this is going to become an  
11 increased assessed value of the property. But  
12 still negotiable as part of your conveyance -- or  
13 their conveyance.

14          MAYOR STACK: How much is the lien?

15          MR. AUTERI: It's seven thousand --

16          MR. DOUKLI: One hundred thirteen, thirty  
17 six cents.

18          MR. AUTERI: That's correct, \$7,113.36.

19          MAYOR STACK: When I tell you not even a  
20 phone call back to us. It's been incredible.  
21 Like completely absentee.

22          I think they live in Jersey City, if I'm  
23 correct.

24          MR. DOUKLI: The address that we been  
25 conveying with them is 27 Lewis Avenue, Jersey

1 City.

2 MAYOR STACK: I remember.

3 MR. DOUKLI: That's the office.

4 MAYOR STACK: I've sent numerous letters  
5 there from me and said please call me. I put my  
6 cell phone number in. They would never reach  
7 back out to me. Just to clean the property and  
8 maintain it.

9 And the residents on that block, --

10 If somebody's buying the property and  
11 they're going to fix up the home or whatever  
12 they're going to do, they'll be welcomed by the  
13 people on that block.

14 MR. DOUKLI: Absolutely.

15 MAYOR STACK: The people want to see  
16 something happen. Because it's been an eyesore  
17 for years.

18 MR. DOUKLI: That's what we -- that's what  
19 we're interested in.

20 MAYOR STACK: Yes, absolutely.

21 MR. DOUKLI: Okay.

22 Thank you.

23 MAYOR STACK: Thank you very much.

24 MR. DOUKLI: Thank you, Your Honor.

25 MAYOR STACK: Thank you.

1 MR. DOUKLI: Thank you.

2 MAYOR STACK: Thank you very much.

3 MR. DOUKLI: I appreciate it.

4 Let me reach out to you.

5 MAYOR STACK: Thank you.

6 Thank you very much.

7 Anyone else wishing to comment on the

8 Consent Agenda, please step forward, state your

9 name and address for the record.

10 Seeing none.

11 I'll make a motion to approve all items.

12 CITY CLERK: Motion to close public

13 comment.

14 Second?

15 COMMISSIONER FERNANDEZ: Second.

16 CITY CLERK: Second by Commissioner

17 Fernandez.

18 Motion was made by Mayor Stack.

19 Commissioner Fernandez?

20 COMMISSIONER FERNANDEZ: Yes.

21 CITY CLERK: Commissioner Grullon?

22 COMMISSIONER GRULLON: Yes.

23 CITY CLERK: Commissioner Valdivia?

24 COMMISSIONER VALDIVIA: Yes.

25 CITY CLERK: Commissioner Martinetti?

1 COMMISSIONER MARTINETTI: Yes.

2 CITY CLERK: Mayor Stack?

3 MAYOR STACK: Yes.

4 CITY CLERK: And Mayor Stack made a motion  
5 to approve all items on Consent.

6 May I have a second?

7 COMMISSIONER VALDIVIA: Second.

8 CITY CLERK: Second by Commissioner  
9 Valdivia.

10 Commissioner Fernandez?

11 COMMISSIONER FERNANDEZ: Yes.

12 CITY CLERK: Commissioner Grullon?

13 COMMISSIONER GRULLON: Yes.

14 CITY CLERK: Commissioner Valdivia?

15 COMMISSIONER VALDIVIA: Yes.

16 CITY CLERK: Commissioner Martinetti?

17 COMMISSIONER MARTINETTI: Yes.

18 CITY CLERK: Mayor Stack?

19 MAYOR STACK: Yes.

20 CITY CLERK: Thank you.

21

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

24 **REGULAR AGENDA:**

25 1. Resolution Approving the Third Amendment to

1 the Second Amended and Restated Consolidated  
2 Municipal Services Agreement for the Formation of  
3 a Joint Meeting Pursuant to N.J.S.A. 40:48B-1 Et  
4 Seq. (See Now N.J.S.A. 40A:65-14 TO -24), known  
5 as the North Hudson Regional Fire and Rescue.)

6  
7 CITY CLERK: There are three items on the  
8 Regular Agenda.

9 The first is a Resolution Approving the  
10 Third Amendment to the Second Amended and Re--  
11 Restated Consolidated Municipal Services  
12 Agreement for the Formation of a Joint Meeting  
13 Pursuant to N.J.S.A. 40:48B-1 et seq., known as  
14 the North Hudson Regional Fire and Rescue.

15 Please let the record reflect that Mayor  
16 Stack has left the room at 7:19 p.m.

17 May I have motion to approve item 1?

18 COMMISSIONER FERNANDEZ: Motion.

19 COMMISSIONER VALDIVIA: Motion.

20 CITY CLERK: Motion by Commissioner  
21 Fernandez.

22 Second by Commissioner Valdivia.

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: And Mayor Stack is recusing on  
7 this item.

8 Thank you.

9 (Whereupon, Mayor Stack returned to the  
10 meeting at 7:19 p.m.)

11

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

14 **REGULAR AGENDA:**

15 2. Resolution Transferring the Budget  
16 Appropriation Reserve.)

17

18 CITY CLERK: The next is a Resolution  
19 Transferring the Budget Appropriation Reserve.

20 May I have a motion on item 2?

21 COMMISSIONER VALDIVIA: Motion.

22 COMMISSIONER MARTINETTI: Motion.

23 CITY CLERK: Motion by Commissioner  
24 Martinetti.

25 Second?

1 MAYOR STACK: Thank you, Angelo.

2 COMMISSIONER VALDIVIA: Second.

3 CITY CLERK: Second by Commissioner  
4 Valdivia.

5 Commissioner Fernandez?

6 COMMISSIONER FERNANDEZ: Yes.

7 CITY CLERK: Commissioner Grullon?

8 COMMISSIONER GRULLON: Yes.

9 CITY CLERK: Commissioner Valdivia?

10 COMMISSIONER VALDIVIA: Yes.

11 CITY CLERK: Commissioner Martinetti?

12 COMMISSIONER MARTINETTI: Yes.

13 CITY CLERK: Mayor Stack?

14 MAYOR STACK: Yes.

15 CITY CLERK: Thank you.

16

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

19 **REGULAR AGENDA:**

20 3. Resolution Approving a Payment of Claim for  
21 the Hudson County Improvement Authority.)

22

23 CITY CLERK: The third is a Resolution  
24 Approving the Payment of Claim to the Hudson  
25 County Improvement Authority.

1 May I have a motion on item 3?

2 COMMISSIONER GRULLON: Motion.

3 CITY CLERK: Motion by Commissioner  
4 Grullon.

5 Second?

6 COMMISSIONER VALDIVIA: Second.

7 CITY CLERK: Second by Commissioner  
8 Valdivia.

9 Commissioner Fernandez?

10 COMMISSIONER FERNANDEZ: Yes.

11 CITY CLERK: Commissioner Grullon?

12 COMMISSIONER GRULLON: Yes.

13 CITY CLERK: Commissioner Valdivia?

14 COMMISSIONER VALDIVIA: Yes.

15 CITY CLERK: Commissioner Martinetti is  
16 recusing.

17 Mayor Stack?

18 MAYOR STACK: Yes.

19 CITY CLERK: Thank you.

20

21 OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:

22

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

1           MAYOR STACK:   Sure.

2           Thank you very much to those residents who  
3 came out to the meeting this evening.

4           We've notified everyone through public  
5 advertisement about this meeting but we've also  
6 taken an extra step in notifying everyone who  
7 lives between 21<sup>st</sup> Street to 32<sup>nd</sup> Street, from  
8 Kennedy Boulevard over to Palisade Avenue about  
9 this meeting by regular mail. They received a  
10 postcard in the mail.

11          And we do appreciate the residents  
12 participating in all our public meetings. We --  
13 the Commissioners -- and I thank them very much  
14 for that -- move a hundred percent of our  
15 meetings throughout the entire community in the  
16 evening hours so the public has as much access as  
17 possible and so it's as transparent as possible.

18          And we appreciate that.

19          Many of the improvements and the ideas that  
20 we've implemented in the City of Union City have  
21 come from the residents in this community.

22          So it's not only the Mobile Mayor's Office  
23 and the Police Community Meetings and the  
24 Community Meetings, in general, and the public  
25 events that Commissioner Fernandez puts together

1 or Commissioner Valdivia, Commissioner  
2 Martinetti, Commissioner Grullon, but also our  
3 public official meetings of the Board of  
4 Commissioners.

5 At this time if there's anyone who'd like  
6 to step forward and comment on any matter in the  
7 City of Union City, please step forward, state  
8 your name and address for the record.

9 Seeing none.

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

12 COMMISSIONER FERNANDEZ: Motion.

13 CITY CLERK: Motion by Commissioner  
14 Fernandez.

15 Second?

16 COMMISSIONER VALDIVIA: Second.

17 CITY CLERK: Second by Commissioner  
18 Valdivia.

19 Commissioner Fernandez?

20 COMMISSIONER FERNANDEZ: Yes.

21 CITY CLERK: Commissioner Grullon?

22 COMMISSIONER GRULLON: Yes.

23 CITY CLERK: Commissioner Valdivia?

24 COMMISSIONER VALDIVIA: Yes.

25 CITY CLERK: Commissioner Martinetti?

1 COMMISSIONER MARTINETTI: Yes.  
2 CITY CLERK: Mayor Stack?  
3 MAYOR STACK: Yes.  
4 CITY CLERK: Thank you.  
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1 LIQUOR LICENSE PUBLIC HEARINGS

2

3 1. Variedad Latina, Inc.

4 T/A Variedad Latina Restaurant & Bar

5 4417 Bergenline Avenue

6 0910-33-031-012

7

8 2. Jose Miguel Sanchez

9 T/A International Mini Market

10 425 8<sup>th</sup> Street

11 0910-43-023-013

12

13 3. Wendy C. Diaz

14 T/A Tropical Bar & Restaurant

15 4100 Bergenline Avenue

16 0910-33-060-003

17

18 CITY CLERK: At this time, Mayor, we have  
19 Liquor License Public Hearings.

20 Mr. Farmer?

21 MR. FARMER: Yes.

22 Where's Variedad Latina?

23 (Whereupon, there was a pause in the  
24 proceedings.)

25 MR. FARMER: Good evening -- good evening,

1 Mayor and Board.

2 We have three matters on your agenda.

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1 LIQUOR LICENSE PUBLIC HEARING

2

3 Variedad Latina, Inc.

4 T/A Variedad Latina Restaurant & Bar

5 4417 Bergenline Avenue

6 0910-33-031-012

7

8 MR. FARMER: The first one is Variedad  
9 Latino (sic).

10 With respect to that there are substantial  
11 charges against the licensee.

12 In speaking with the licensee, both myself  
13 and Sergeant Dunlay impressed upon the licensee  
14 that in light of the gravamen of the offenses, it  
15 would be in his best interest to get an attorney.

16 After him thinking about it for a while he  
17 realized that it would be best he get an  
18 attorney. So I'd like to put this off.

19 Just as a backdrop, we're now just starting  
20 to go into the disciplinary charges that were in  
21 existence pre-pandemic. And we have --

22 MAYOR STACK: And I'd like to make sure we  
23 get them all scheduled now so we don't fall --

24 MR. FARMER: Yeah.

25 MAYOR STACK: -- too far behind.

1 MR. FARMER: We're not.

2 But we do have some coming up where there  
3 were violations after the pandemic --

4 MAYOR STACK: Okay.

5 MR. FARMER: -- pandemic.

6 But, in any event, they -- they're asking  
7 for an adjournment.

8 I gave -- they got a lawyer. I gave him my  
9 card; told the lawyer to call me. I told him  
10 that in all likelihood it will be on for the next  
11 meeting.

12 Which, by the way, is it a Wednesday?

13 CITY CLERK: Yes.

14 MAYOR STACK: Yes.

15 MR. FARMER: Okay.

16 So that Wednesday -- I gave him the date.  
17 So, --

18 MAYOR STACK: Mr. Farmer, I would just like  
19 to bring up something. Well, he's the owner of  
20 the prop-- of the bar.

21 Right?

22 MR. FARMER: Right.

23 MAYOR STACK: Okay.

24 I just like to bring some -- maybe if  
25 Sergeant Dunlay or somebody could translate for

1 me just to make sure.

2           So I was doing a Constituent Day last week  
3 on 45<sup>th</sup> and Bergenline. I think it was last  
4 Tuesday. And I actually reached out for Sergeant  
5 Dunlay. And I noticed that the front windows,  
6 more than 80 percent of the window is actually  
7 covered now with advertisement.

8           We have ordinances in the City that  
9 prohibit that from happening.

10          It's to his benefit, his customers' benefit  
11 and the public's benefit that there's some actual  
12 viewing into the establishment pretty much all  
13 the time.

14          I mean when the business is closed at night  
15 I understand.

16          Maybe he's going to put -- close it up or  
17 whatever he may do. But during the night and  
18 during the hours of operation, there should be  
19 some viewing in there.

20          And I've noticed -- and I understand the --  
21 the need to advertise, especially now more than  
22 ever but I'd like to ask him to work with us to  
23 cut that adver-- to cut that advertisement down  
24 in the window, so there's -- there's a viewpoint,  
25 when a police car passes, when a member of the

1 public passes.

2 It's also beneficial to his business that  
3 people can see in.

4 SERGEANT DUNLAY: Mayor, I've -- I've  
5 actually had this conversation with the owner  
6 twice.

7 I -- we actually just spoke about it --

8 MAYOR STACK: Okay.

9 SERGEANT DUNLAY: -- beforehand.

10 MAYOR STACK: Okay.

11 SERGEANT DUNLAY: And he did come to an  
12 agreement that he is --

13 MAYOR STACK: I --

14 SERGEANT DUNLAY: -- going to make --

15 MAYOR STACK: -- I appreciate that.

16 SERGEANT DUNLAY: -- it visible.

17 MAYOR STACK: I didn't realize that.

18 SERGEANT DUNLAY: Yes.

19 MAYOR STACK: I appreciate -- thank you  
20 very much.

21 A VOICE: Thank you, Mr. --

22 MAYOR STACK: Thank you, sir.

23 A VOICE: -- Mayor.

24 MAYOR STACK: Thank you, Sergeant.

25 A VOICE: Thank you.

1 A VOICE: That's it.

2 Thank you.

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1 LIQUOR LICENSE PUBLIC HEARING

2

3 Jose Miguel Sanchez

4 T/A International Mini Market

5 425 8<sup>th</sup> Street

6 0910-43-023-013

7

8 MR. FARMER: The next one is International  
9 Mini Market.

10 Sergeant Dunlay and myself and the licensee  
11 were speaking about this matter this morning.  
12 Not this morning -- this evening.

13 To begin with this is the licensee's first  
14 ever offense.

15 MAYOR STACK: Right.

16 MR. FARMER: Secondly, the offense is a  
17 paper violation.

18 Thirdly, he seems to have all of the  
19 records. And in speaking with or meeting with  
20 myself and Sergeant Dunlay, there's been an  
21 agreement that he will -- between now and the  
22 next meeting, which is Wednesday, October 7<sup>th</sup>, I  
23 think, --

24 CITY CLERK: Yes.

25 MR. FARMER: -- he will contact Sergeant

1 Dunlay and go over all of the documents he has to  
2 get real clarity as to how he should keep them.

3 He seems to have them all --

4 MAYOR STACK: Right.

5 MR. FARMER: -- but he doesn't have them in  
6 the right order I guess.

7 So I would ask that we just carry this to  
8 the next meeting. He's indicated that's time  
9 enough for him to meet with Sergeant Dunlay. And  
10 let's see where we are.

11 MAYOR STACK: Mr. Farmer, I pass his  
12 establishment probably seven days a week or  
13 probably three times a day.

14 MR. FARMER: Um-hum.

15 MAYOR STACK: I've been in there -- I've  
16 been there. It's -- it's a supermarket/grocery  
17 store.

18 MR. FARMER: Right.

19 MAYOR STACK: It's a family run operation.  
20 I never really see any trouble there.

21 So whatever you can work out between you  
22 and whatever you recommend to the Board we're  
23 going to follow.

24 MR. FARMER: Fine.

25 Okay. Great.

1           MAYOR STACK: No problem.

2           MR. FARMER: All right. So that's what  
3 we're going to do.

4           MAYOR STACK: You got it.

5           MR. FARMER: We're going to put it off  
6 until the next meeting. He's going to talk to  
7 Sergeant Dunlay. They don't even have to come  
8 back at the next meeting.

9           MAYOR STACK: Okay.

10          MR. FARMER: If Sergeant Dunlay tells me  
11 he's satisfied, he saw all the paperwork that  
12 they had, he's got it in order and everything's  
13 fine.

14          MAYOR STACK: You got it.

15          Thank you very much.

16          MR. FARMER: Okay.

17          MAYOR STACK: Thank you, my friend.

18          Thank you.

19          (Whereupon, there was a pause in the  
20 proceedings.)

21          MR. FARMER: Okay.

22          MAYOR STACK: Thank you very much.

23

24                           \*       \*       \*

25



1 LIQUOR LICENSE PUBLIC HEARING

2

3 Wendy C. Diaz

4 T/A Tropical Bar & Restaurant

5 4100 Bergenline Avenue

6 0910-33-060-003

7

8 MR. FARMER: Tropical --

9 MAYOR STACK: How you doing?

10 MR. FARMER: This is Tropical Bar and  
11 Restaurant.

12 These are paper violations. Again,  
13 Detective -- Sergeant Dunlay and myself spent a  
14 good amount of time with the licensee prior to  
15 the meeting.

16 Basic-- usually these meetings take  
17 place --

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

20 MAYOR STACK: I'm sorry about that.

21 MR. FARMER: -- the Thursday before but we  
22 couldn't do that because Sergeant Dunlay had  
23 police business down in Trenton for the whole  
24 week.

25 But in any event -- but in any event we sat

1 down. It's a paper violation. We would  
2 recommend a three day suspension. The dates are  
3 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup>.

4 And Sergeant Dunlay, again, talked to the  
5 licensee and pointed out not only what he needs  
6 to have but what he must have.

7 MAYOR STACK: Good.

8 MR. FARMER: And, consequently, that line  
9 of communication is open and let's see what  
10 happens.

11 MAYOR STACK: Okay.

12 MR. FARMER: But I would recommend a three  
13 day suspension.

14 MAYOR STACK: Okay.

15 Sir, do you agree with Mr. Farmer?

16 MR. DIAZ: Yes, absolutely.

17 MAYOR STACK: Can you just enter your  
18 appearance just for the record?

19 MR. DIAZ: Sure. My name is Peter Diaz.  
20 I'm representing Tropical Bar/Restaurant in  
21 Bergenline -- 41 Bergenline -- 4100 Bergenline  
22 Avenue, Union City, New Jersey.

23 MAYOR STACK: And -- and what is your role  
24 with the business, sir?

25 MR. DIAZ: I'm speaking on behalf of my

1 mother.

2 MAYOR STACK: Okay.

3 MR. DIAZ: Yeah.

4 MAYOR STACK: Do you -- do you work at the  
5 establishment also?

6 MR. DIAZ: I don't. What I do is close up  
7 and basically just make sure --

8 MAYOR STACK: I see.

9 MR. DIAZ: -- that everything's, you know,  
10 good for -- at the end -- at the end of the day.

11 But I want to make sure that I put myself  
12 down as a -- on the -- on the employee sheet even  
13 though I don't officially work there.

14 MAYOR STACK: Okay.

15 MR. DIAZ: But just to make sure that  
16 anything happens, you know, from here on in, that  
17 I'm --

18 MAYOR STACK: Do you --

19 MR. DIAZ: -- I'm also --

20 MAYOR STACK: -- do you want to consult a  
21 lawyer before you agree to this thing?

22 MR. DIAZ: No. No.

23 MAYOR STACK: You're -- you're okay?

24 You -- you understand everything that Mr.  
25 Farmer --

1 MR. DIAZ: Absolutely. Yes.

2 MAYOR STACK: -- just said and the  
3 consequences?

4 MR. DIAZ: Yes.

5 MAYOR STACK: And it's a --  
6 How many day suspension?

7 MR. FARMER: Three.

8 MAYOR STACK: Three day suspension.

9 MR. DIAZ: Um-hum.

10 MR. FARMER: Can we just have your mom  
11 place her name on the record as being present  
12 here.

13 SERGEANT DUNLAY: (Spanish was spoken.)

14 MS. DIAZ: Mi nombre Lucrecia Diaz.

15 SERGEANT DUNLAY: (Spanish was spoken.)

16 MS. DIAZ: Mi nombre Lucrecia Diaz.

17 SERGEANT DUNLAY: Lucrecia?

18 MS. DIAZ: Lucrecia. Um-hum.

19 MR. DIAZ: L-U-C-R-E-C-I-A. D-I-A-Z.

20 MAYOR STACK: And who -- who is Wendy Diaz?

21 MS. DIAZ: She's my daughter.

22 MAYOR STACK: Okay.

23 Is she still part of the business?

24 MR. DIAZ: As the license, yeah. But she  
25 -- she's going to school in Canada.

1 MAYOR STACK: Oh, I see. Okay.

2 MR. DIAZ: Yeah. So she's actually --

3 MAYOR STACK: Okay.

4 MR. DIAZ: -- going to move there, so we're

5 trying to figure out how we do the --

6 MAYOR STACK: I got it. Okay.

7 MR. DIAZ: -- the transfer over from the

8 license.

9 MAYOR STACK: Okay.

10 Mr. --

11 MR. FARMER: Okay, I think you want to

12 address that.

13 MAYOR STACK: Yeah.

14 MR. DIAZ: Yes.

15 MR. FARMER: Okay?

16 All right.

17 That's it.

18 MAYOR STACK: You bet.

19 Thank you very much.

20 MR. DIAZ: Thank you, Mayor.

21 Thank you --

22 MS. DIAZ: Okay.

23 Thank you, sir.

24 MAYOR STACK: Okay.

25 So, I'll --

1 MR. DIAZ: -- Commissioners.  
2 MAYOR STACK: -- make a motion to approve.  
3 CITY CLERK: Motion --  
4 MR. FARMER: Yeah.  
5 MR. DIAZ: Thank you.  
6 CITY CLERK: -- by Mayor Stack.  
7 Second?  
8 COMMISSIONER VALDIVIA: Second.  
9 MR. DIAZ: Thank you, Mr. Farmer.  
10 CITY CLERK: Second by --  
11 MR. FARMER: Take care, Mr. Diaz.  
12 CITY CLERK: -- Commissioner Valdivia.  
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: And Mayor Stack?  
22 MAYOR STACK: Yes.  
23 CITY CLERK: Thank you.

24

25

\* \* \*

1   **ADJOURNMENT:**

2

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

5           May I have a motion to adjourn?

6           MAYOR STACK:  Motion.

7           COMMISSIONER MARTINETTI:  Motion.

8           CITY CLERK:  Motion by Mayor Stack.

9           Second by Commissioner Martinetti.

10          Commissioner Fernandez?

11          COMMISSIONER FERNANDEZ:  Yes.

12          CITY CLERK:  Commissioner Grullon?

13          COMMISSIONER GRULLON:  Yes.

14          CITY CLERK:  Commissioner Valdivia?

15          Commissioner Martinetti?

16          COMMISSIONER MARTINETTI:  Yes.

17          CITY CLERK:  Mayor Stack?

18          Thank you.

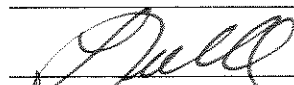
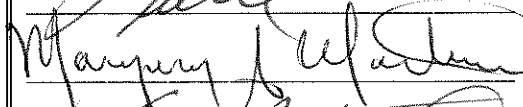
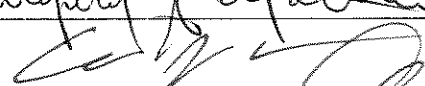
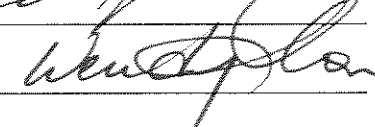
19          MR. FARMER:  Okay.

20          Good night, everyone.

21          Thanks a lot.

22          COMMISSIONER GRULLON:  Good night,  
23 everybody.

24               (Whereupon, the proceedings were concluded  
25 at 7:31 p.m.)

1  Brian P. Stack  
2  Lucio P. Fernandez  
3  Maryury A. Martinetti  
4  Celin J. Valdivia  
5  Wendy A. Grullon

6 Board of Commissioners

7  
8 Attest: 

9 Erin M. Knoedler,

10 City Clerk  
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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, September 22, 2020 and  
10 digitally recorded.

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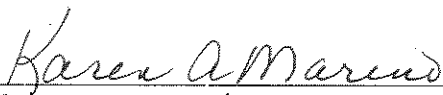
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Karen A. Marino

AOC 493

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon