

ORIGINAL

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

SPECIAL MEETING :

TRANSCRIPT OF RECORDED
PROCEEDINGS

Emerson Middle School
318-18th Street
Union City, New Jersey

Tuesday, January 12, 2021
Commencing at 6:12 p.m.

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

LUCIO P. FERNANDEZ, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER,
(Arrived at 6:48 p.m.)
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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Anthony Bianco, Esq.,
Attorney for Jay Chehar Maa, LLC

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1 CITY CLERK: This is a Special Public
2 Meeting of the Union City Board of Commissioners
3 being held on Tuesday, January 12th, 2021, at six
4 p.m. at the Emerson Middle School, 318 18th
5 Street, Union City, New Jersey.

6 Please stand for the Pledge of Allegiance.

7

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

10

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

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

18

19 ROLL CALL:

20

21 CITY CLERK: Commissioner Fernandez?

22 COMMISSIONER FERNANDEZ: Here.

23 CITY CLERK: Commissioner Grullon?

24 COMMISSIONER GRULLON: Here.

25 CITY CLERK: Commissioner Valdivia?

1 COMMISSIONER VALDIVIA: Here.

2 CITY CLERK: Commissioner Martinetti is on
3 her way.

4 And Mayor Stack?

5 MAYOR STACK: Yes. Here.

6 CITY CLERK: Thank you.

7 The first application we have is a liquor
8 license application for a person-to-person
9 transfer from Kiedo, Incorporated to Agave
10 Restaurant, Incorporated, 4317 Bergenline Avenue.

11 Mr. Farmer?

12 MR. FARMER: Yes.

13 MAYOR STACK: The way -- just for the
14 public's knowledge, the way that we're going to
15 do this tonight --

16 MR. FARMER: Yes.

17 MAYOR STACK: -- is we're going to call
18 each of the liquor applications that are on one
19 at a time. Once we hear what Mr. Farmer has to
20 say and the counsel has to say, then we'll open
21 it up for any public comment on each license as
22 we go through them, just to make it a little bit
23 easier.

24 Thank you, everyone.

25 * * *

1 LIQUOR LICENSE TRANSFER APPLICATIONS:

2

3 0910-33-106-005

4 Eduardo Cruz t/a Caguas Café

5 Place-to-Place Transfer

6 (Pocket License to 1709 Bergenline Avenue)

7

8 MR. FARMER: Okay.

9 Mayor and Commissioners, I'd liquor to take
10 number 2 first. I don't think the -- the --
11 everybody here is --

12 CITY CLERK: Okay.

13 Okay. Mr. Farmer, one second.

14 So, we're going to start with liquor
15 license application number 2, which is a place-
16 to-place transfer of a pocket license, Eduardo
17 Cruz to 1709 Bergenline Avenue.

18 MR. FARMER: Yes. That's the one --

19 MAYOR STACK: So, this would be the first
20 application that we'll be hearing is at 1709
21 Bergenline Avenue.

22 And that would be item number 2, on the
23 liquor license applications.

24 MR. FARMER: No. It's not -- it's --
25 number 2 is 4319 (sic).

1 MAYOR STACK: No. Number 2 is for public
2 hearing for Eduardo Cruz right here I have.

3 MS. ROQUE: Yes.

4 MR. FARMER: Yes.

5 MS. ROQUE: Yes.

6 CITY CLERK: Mr. -- Mr. Farmer, they're not
7 ordered in the same way on the -- on the agenda.

8 So, we're going to take -- on the agenda
9 tonight, we're going to take number 2 first.

10 MR. FARMER: Right.

11 CITY CLERK: Thank you.

12 MR. FARMER: Right.

13 Okay.

14 You want to put your appearance in?

15 MS. ROQUE: Good evening.

16 Deyanira Roque, appearing on -- covering
17 for Mr. Verdiramo, appearing on behalf of Mr. --

18 MAYOR STACK: Just, if you could just keep
19 your voice up because we have a problem hearing
20 over here.

21 MS. ROQUE: Yes. Sorry.

22 Deyanira --

23 Good evening.

24 Deyanira Roque, covering for Mr. Verdiramo,
25 appearing on behalf of Mr. Eduardo Cruz, who is

1 present for 1709 Bergenline Avenue.

2 MR. FARMER: With respect to that
3 application, all the procedural aspects with
4 respect to approvals have been received. They
5 filed all the right papers with the state, and
6 everything like that.

7 MAYOR STACK: But why don't we do this?

8 MR. FARMER: Lieutenant?

9 MAYOR STACK: Why don't we go over -- why
10 don't we go over how large is the establishment?

11 MR. FARMER: Right.

12 MAYOR STACK: How many stools?

13 How many tables are in there?

14 MR. FARMER: I advised counsel --

15 MAYOR STACK: What's the occupancy, just
16 for the public's knowledge?

17 MR. FARMER: Yeah.

18 I advised counsel that what kind of
19 business they were going to operate and how they
20 were going to operate it and when they were going
21 to operate it, is something that the Board would
22 make inquiry of, as well as keeping the sidewalks
23 clean, making sure people don't -- aren't
24 congregating there, security, cameras.

25 MAYOR STACK: Mr. Farmer, just if you could

1 | keep -- I know with the mask on, it's hard.

2 | MR. FARMER: Um hum.

3 | MAYOR STACK: But just if you could keep
4 | your voice up.

5 | MR. FARMER: Sure.

6 | MAYOR STACK: I know that the acoustics in
7 | this room are not good, and the reason that we
8 | held it here, and we have a little bit of a
9 | problem with the sound tonight here, is we wanted
10 | to hold it as close as possible to the
11 | establishment where we've seen we've got the most
12 | comments on. That's why we held it at this
13 | location here, at Emerson Middle School.

14 | But I just ask everyone, when you make
15 | comments, just to keep your voice up, because of
16 | the size of the room and there's probably some
17 | type of a heating system that's going, so it
18 | makes it a little bit more difficult and I
19 | apologize for that.

20 | MR. FARMER: Okay.

21 | If I might, just to kind of put this in
22 | proper order.

23 | We sent out notices to 262 neighbors,
24 | notifying that tonight, at six p.m., at Emerson
25 | Middle School, there was going to be an

1 application to transfer a liquor license from
2 pocket status to open a bar at 1709 Bergenline
3 Avenue.

4 Since that time, I received, copy of which
5 I shared with counsel, a January 12th, 2021 letter
6 from Matthew Arbour and family, located at 417
7 18th Street. So, I just wanted to advise the --
8 advise you of that.

9 I think counsel's going to address the
10 things that we talked about, and I think
11 Lieutenant Loaces (sic) should come -- not
12 Loaces, I know, I'm sorry --

13 MAYOR STACK: Lieutenant Dunlay.

14 MR. FARMER: Lieutenant Dunlay.

15 Second time I did that.

16 Come on up.

17 He's interviewed the applicant. I've
18 talked to counsel for the applicant. Want to
19 tell them -- you know, what the --

20 MS. DILLON: Mr. Farmer?

21 MR. FARMER: -- requirements are going to
22 be.

23 MS. DILLON: I can't hear. He's got to
24 stand by the microphone.

25 CITY CLERK: You have to stand by the

1 microphone, Mr. Farmer.

2 MS. DILLON: He's got to speak towards the
3 microphone.

4 MR. FARMER: Okay.

5 What the requirements are going to be.

6 So, perhaps, counsel can --

7 MS. ROQUE: Yes.

8 MR. FARMER: -- fill you in.

9 MS. ROQUE: So -- so, just to elaborate --
10 I think that's better.

11 MAYOR STACK: Yeah. It's a lot better.
12 It's a lot better.

13 MS. ROQUE: So, just to elaborate, my
14 client is looking to open this establishment as a
15 bar. My client is 84 years of age. He
16 previously, for approximately 15 years, had a
17 bar, which was located on 1704 Bergenline Avenue.
18 That bar, he closed down, I believe, on or about
19 October of 2017.

20 I do realize that there has been a
21 concerned citizen who has set forth certain
22 concerns, as it relates to having a bar at this
23 location. However, the letter, as I read it
24 tonight, specifies that this individual, together
25 with his family, has been living at 417 18th

1 Street, which I believe is a couple of blocks
2 down from -- I believe three and a half or four
3 blocks away from where this bar is located, at
4 1709 Bergenline Avenue. This person --

5 MAYOR STACK: It would be --

6 MS. ROQUE: -- spec --

7 MAYOR STACK: It would be -- it would be
8 about a block and a half away.

9 MS. ROQUE: I stand corrected.

10 MAYOR STACK: The 400 block of 18th Street
11 is right on the side of the school. It's between
12 New York and Bergenline. And this establishment
13 would be between 17th and 18th, between -- on
14 Bergenline.

15 MS. ROQUE: I stand corrected.

16 Thank you.

17 However, this individual also specified
18 that for decades, he -- he and his family have
19 lived at this location and they have never
20 encountered any issues, which also serves to --
21 that shows that my client's previous business,
22 which was also a bar, he never had an issue. He
23 has a clean license. Clean record, rather. And
24 as I stated previously, he is 84 years old. He's
25 been living in the City of Union City since 1958.

1 And the people whom he believes will be coming to
2 his establishment, much like the people that were
3 frequenting the establishment from before, are
4 individuals who are 60 years of age and older.

5 Two of his friends are here, if you could
6 raise your hands. Right here. They also live in
7 the area and used to go to the other
8 establishment.

9 So, at this point, we are requesting for
10 him to be given the opportunity to reopen and we
11 realize that obviously new people have moved to
12 the area. But the person in particular who is
13 making this opposition is someone who has been
14 living in the same location for decades. I
15 believe he said four generations.

16 So, the fact that this person in his letter
17 stated that in the past, there were no prior
18 issues with noise or complaints of any sort,
19 speaks volumes of my client's reputation and the
20 kind of business that he is looking to open.

21 I believe that there are -- as -- as noted
22 in the layout that we have provided to Officer
23 Dunlay and Mr. Farmer, I believe that there is
24 one big bar area where there will be 11 stools
25 and one table towards the end, seating four

1 | people, and I believe four more stools towards
2 | the back.

3 | And again, my client is well aware, because
4 | he has had a business of -- of this sort from
5 | before, for 15 years, he knows that he needs to
6 | obviously keep the place absolutely immaculate.
7 | He knows that there can be no noise. And I've
8 | made him aware that due to the fact that he's
9 | reopening this, if -- if allowed to reopen in
10 | this area, there will be a lot of scrutiny,
11 | because obviously, this is a -- this is a new
12 | bar. So, I know that the Union City Police will
13 | be actively making sure that my client is
14 | compliant with what is required. He will be
15 | having the proper cameras installed, if allowed
16 | to open.

17 | And he has expressed to me that although
18 | his goal, ultimately, would be to open for a
19 | period -- you know, seven days a week, he
20 | realizes that that's probably not going to
21 | happen, given the climate and the pandemic and
22 | everything that we're going through now.

23 | So, he realizes that there are many rules
24 | which he has abided by, and we have provided to
25 | -- to the -- to the state.

1 Any questions at this point?

2 MAYOR STACK: So, he would renting the
3 establishment?

4 MS. ROQUE: That is my --

5 MAYOR STACK: He doesn't own the --

6 MS. ROQUE: One second.

7 MAYOR STACK: He doesn't own the building.
8 Right?

9 MS. ROQUE: I don't believe he owns the
10 building. No.

11 MAYOR STACK: Okay.

12 And what's the -- what's the size of the --
13 of the establishment?

14 MS. ROQUE: I believe it's four -- let me
15 just confer with my client.

16 MAYOR STACK: The square footage.

17 MS. ROQUE: One second.

18 MAYOR STACK: And it would be -- it would
19 be one floor.

20 Right?

21 What he's proposing --

22 MS. ROQUE: Yes.

23 MAYOR STACK: -- would be on one floor.

24 MS. ROQUE: One -- one floor.

25 MR. FARMER: If I might offer to the --

1 MAYOR STACK: Sure. Yeah.

2 MR. FARMER: -- Mayor and Board?

3 MAYOR STACK: I looked in here. I didn't
4 see that.

5 MR. FARMER: This is the diagram, which I
6 understand the bottom is Bergenline Avenue. It
7 says entrance.

8 MAYOR STACK: So, this establishment would
9 only have a bar and no tables?

10 MS. ROQUE: I believe there's one table.

11 Is this --

12 I'm sorry. One second.

13 (Whereupon, Ms. Roque conferred with Mr.
14 Cruz in Spanish.)

15 MS. ROQUE: So, there --

16 I -- I -- just a correction.

17 He says there will be five small tables
18 that -- that sit two people.

19 (Whereupon, Ms. Roque conferred with Mr.
20 Cruz in Spanish.)

21 MS. ROQUE: Two people.

22 (Whereupon, Ms. Roque conferred with Mr.
23 Cruz in Spanish.)

24 MS. ROQUE: Okay.

25 So, it's five small tables that seat two

1 people, and then on the bar area --

2 (Whereupon, Ms. Roque conferred with Mr.
3 Cruz in Spanish.)

4 MS. ROQUE: On the bar area, would be 12 --
5 12 people.

6 MAYOR STACK: At the bar area, there would
7 be how many people?

8 MS. ROQUE: Twelve.

9 (Whereupon, Ms. Roque conferred with Mr.
10 Cruz in Spanish.)

11 MS. ROQUE: Okay.

12 MAYOR STACK: This shows 17.

13 (Whereupon, Ms. Roque conferred with Mr.
14 Cruz in Spanish.)

15 MAYOR STACK: On -- on this diagram, it
16 shows 17 -- 17 stools at the bar, and then it
17 shows -- looks like bar stools against the wall.
18 Four against the wall and then a table of four.

19 (Whereupon, Ms. Roque conferred with Mr.
20 Cruz in Spanish.)

21 MS. ROQUE: Okay.

22 I guess -- so, he's saying it's 12, but
23 with the other five, it would be 17. So, I'm
24 assuming that there was a mismanagement of how
25 they -- they drew this out.

1 MAYOR STACK: And what's the square footage
2 of the establishment?

3 (Whereupon, Ms. Roque conferred with Mr.
4 Cruz in Spanish.)

5 MS. ROQUE: Okay.

6 He says 41 by -- by 45. I have a feeling
7 that that's incorrect, because I do see here that
8 it says 45 inches by 14. So, I think I have to
9 clarify that.

10 MAYOR STACK: Is there any storage room in
11 the rear of the establishment that's being
12 proposed?

13 (Whereupon, Ms. Roque conferred with Mr.
14 Cruz in Spanish.)

15 MS. ROQUE: No.

16 MAYOR STACK: Okay.

17 And is there any rear windows or rear door
18 in the establishment?

19 (Whereupon, Ms. Roque conferred with Mr.
20 Cruz in Spanish.)

21 MS. ROQUE: So, there are two; one in the
22 front and one in the rear.

23 MAYOR STACK: One in the rear. A window or
24 a door?

25 MS. ROQUE: I'm sorry.

1 A door.

2 MAYOR STACK: A door.

3 MS. ROQUE: A door.

4 (Whereupon, Ms. Roque conferred with Mr.
5 Cruz in Spanish.)

6 MS. ROQUE: No windows in the back. No.

7 (Whereupon, Ms. Roque conferred with Mr.
8 Cruz in Spanish.)

9 MS. ROQUE: There are windows in the front,
10 no windows in the back.

11 MAYOR STACK: And that door would enter
12 into a backyard area or --

13 (Whereupon, Ms. Roque conferred with Mr.
14 Cruz in Spanish.)

15 MS. ROQUE: It's like a hallway of the
16 building.

17 (Whereupon, Ms. Roque conferred with Mr.
18 Cruz in Spanish.)

19 MS. ROQUE: Okay.

20 So, that's like a door that he would use to
21 come out. It sounds to me, I'm trying to
22 understand, he says, you would come out and then
23 come out to the street. So, I'm assuming there's

24 --

25 MAYOR STACK: It comes out of the side.

1 MS. ROQUE: -- something outside. Yes.

2 MAYOR STACK: And how many apartments --
3 how many people live upstairs?

4 (Whereupon, Ms. Roque conferred with Mr.
5 Cruz in Spanish.)

6 MAYOR STACK: Two.

7 MS. ROQUE: So, he says two families live
8 up top.

9 (Whereupon, Ms. Roque conferred with Mr.
10 Cruz in Spanish.)

11 MS. ROQUE: He says he knows about two
12 families that live up top.

13 MAYOR STACK: And what would be the --
14 would there be any entertainment, any music, any
15 band?

16 Anything like that?

17 (Whereupon, Ms. Roque conferred with Mr.
18 Cruz in Spanish.)

19 MS. ROQUE: Okay.

20 So, he would have -- he would have music,
21 yes.

22 A jukebox. Right. A jukebox.

23 MAYOR STACK: Okay.

24 Is there any -- is there any place where he
25 could rent out for -- for parties or anything

1 | like that?

2 | Would it be used for anything like that?

3 | (Whereupon, Ms. Roque conferred with Mr.

4 | Cruz in Spanish.)

5 | MS. ROQUE: No. Because there's no space
6 | to do that kind of stuff.

7 | MAYOR STACK: Okay.

8 | MS. ROQUE: No parties.

9 | MAYOR STACK: Okay.

10 | And how long would the lease be?

11 | (Whereupon, Ms. Roque conferred with Mr.

12 | Cruz in Spanish.)

13 | MS. ROQUE: Six years.

14 | MAYOR STACK: And who would be running the
15 | establishment? Who would run the day-to-day
16 | activities in the establishment?

17 | (Whereupon, Ms. Roque conferred with Mr.

18 | Cruz in Spanish.)

19 | MS. ROQUE: He would be the one running the
20 | establishment.

21 | MAYOR STACK: Would anybody else be helping
22 | him? Any other family member, anyone?

23 | (Whereupon, Ms. Roque conferred with Mr.

24 | Cruz in Spanish.)

25 | MS. ROQUE: He -- he says that he -- he's

1 thinking of getting a girl, but she's about 50
2 years old.

3 MAYOR STACK: Okay.

4 (Whereupon, Ms. Roque conferred with Mr.
5 Cruz in Spanish.)

6 MS. ROQUE: Dominican girl.

7 MAYOR STACK: Lieutenant Dunlay, do you
8 have any -- any questions at this point?

9 LIEUTENANT DUNLAY: No, I -- I've --
10 I'm sorry.

11 Lieutenant Dunlay, Union City Police.

12 I have spoken to Mr. Eduardo Cruz at -- for
13 a series of meetings we've had in the past.

14 My position is, is -- the police position
15 is that we don't believe a bar would -- you know,
16 serve good on Bergenline Avenue --

17 MAYOR STACK: That's my concern.

18 LIEUTENANT DUNLAY: -- on the 1700 block.

19 MAYOR STACK: That's my concern.

20 LIEUTENANT DUNLAY: Only reason why is,
21 though we consider it Bergenline Avenue, it's not
22 -- 1700 block of Bergenline Avenue is not the
23 Bergenline Avenue of 47th Street, 46th Street.
24 It's not highly business area, it's more of a
25 residential area.

1 And you kind of see that as soon as -- if
2 you drive on Bergenline Avenue, coming down from,
3 I would say 19th Street, it starts to change
4 completely into more of a residential area.

5 But like I -- I'm not the person who lives
6 on the 1700 block of Bergenline Avenue. That's
7 why we made the public notices. We sent them out
8 through the law office of Mr. Farmer. And I had
9 officers, actually on Sunday, issue 200
10 additional notices to the general area of 17th
11 Street, for this -- for this hearing today.

12 MAYOR STACK: My concern also is a bar. I
13 have concerns about a bar. A restaurant would be
14 different.

15 Is there a kitchen at this establishment?

16 (Whereupon, Ms. Roque conferred with Mr.
17 Cruz in Spanish.)

18 MS. ROQUE: No. There's no kitchen.

19 (Whereupon, Ms. Roque conferred with Mr.
20 Cruz in Spanish.)

21 MAYOR STACK: Do any members of the public
22 have any questions on this, or like to voice any
23 concerns about this establishment that would open
24 up a bar at 1709 Bergenline Avenue?

25 MR. AUTERI: Counselor, I have a question.

1 Is your client in possession of the
2 premises?

3 MS. ROQUE: I believe he is, but he hasn't
4 been able to open, obviously.

5 MR. AUTERI: And I could see on the lease
6 that the lease began running in December of 2019,
7 which is over a year ago.

8 MS. ROQUE: He's been paying rent for all
9 this time. That's correct.

10 MR. AUTERI: And it's just vacant.

11 MS. ROQUE: It's vacant.

12 (Whereupon, Ms. Roque conferred with Mr.
13 Cruz in Spanish.)

14 MS. ROQUE: He's been paying rent all this
15 time. It's been -- it has been vacant.

16 MR. AUTERI: Has there been any operation
17 in the -- any food or any kind of commercial
18 enterprise at all in the unit?

19 MS. ROQUE: Not at all. He says it's
20 vacant.

21 MAYOR STACK: I don't think anything's been
22 there for a long time. It's been a long time
23 since there's been a business there.

24 Anyone wishing to comment at this time on
25 the liquor establishment that's proposed to put a

1 bar at 1709 Bergenline Avenue?

2 (Whereupon, Lieutenant Dunlay addressed the
3 audience in Spanish.)

4 MAYOR STACK: Ma'am, would you like to make
5 a comment?

6 If you could just step forward? Maybe I
7 could ask everyone just to step away from the
8 podium, so this woman could comment.

9 Would you like to step forward ma'am? If
10 you could just please just say your name, your
11 full name and your address for the record.

12 MS. RODRIGUEZ: My name is Matilda
13 Rodriguez. I live in 510 17th Street.

14 MAYOR STACK: Hi, Ms. Rodriguez.

15 Thank you for coming out to the meeting.

16 Is there any comment that you would like to
17 make in reference to this establishment?

18 MS. RODRIGUEZ: I believe you have been
19 working hard to live in Union City in peace.

20 I mean, I will say that is not a good idea.
21 I have been living there, and I feel so happy
22 being there. A bar means drugs; means fight. We
23 are going to have the police around. And that is
24 a -- I live on Bergenline and West, and we have
25 no problem there. We try to be working together.

1 Is a park there for the kids.

2 So, I don't believe it's good idea.

3 MAYOR STACK: And you live right around the
4 corner?

5 MS. RODRIGUEZ: Around -- like the third --
6 the third house from Bergenline.

7 MAYOR STACK: On 17th Street.

8 MS. RODRIGUEZ: On 17th Street.

9 MAYOR STACK: You got it.

10 Thank you very much for your comments.

11 Thank you for coming to the meeting.

12 MS. RODRIGUEZ: Okay.

13 MAYOR STACK: Anyone else wishing to
14 comment at this time on the liquor establishment
15 -- excuse me -- at 1709 Bergenline Avenue?

16 Mr. Farmer, did you have anything that you
17 wanted to add?

18 MR. FARMER: No.

19 MAYOR STACK: Lieutenant Dunlay, did you
20 have anything further?

21 LIEUTENANT DUNLAY: Mayor, based on the
22 current -- you know, I know that we're in the
23 middle of a pandemic. People may be a little
24 fearful of coming out today and actually making a
25 -- a presentation or voicing their opinion here

1 | in this public forum.

2 | I can speak on behalf of -- of -- you know,
3 | the 1700 block of Bergenline Avenue, because I
4 | patrol it on a daily basis. As I'm driving by,
5 | it is a quiet block.

6 | It is -- if you look at -- you know, from
7 | 15 -- actually, if you even go as far as 13th
8 | Street, to 18th Street, it's very -- it's
9 | extremely quiet. It's -- you know, a very
10 | peaceful area. You know, you could hear stuff
11 | going on -- you know, two blocks away.

12 | I don't know if something would be proposed
13 | where -- I know we're in the current pandemic now
14 | and based on the current situation, ten o'clock
15 | is the closing time. But in the event that this
16 | does live and -- you know, and everybody is able
17 | to reopen back to -- you know, normalcy, which
18 | would be the two a.m. closing, I don't know if
19 | the licensee would be free, or on a trial basis,
20 | be open to maybe perhaps a 12 o'clock, on a
21 | special condition for one year, to see how
22 | everything plays out. You know, if it does have
23 | an impact on the residents of the neighborhood,
24 | if they're willing -- you know, if the noise
25 | complaints do rise or something like that. But

1 | like I said, it's something that I'm just
2 | bringing out to the table, see if you'd be -- if
3 | your client would be something -- would be open
4 | to --

5 | MAYOR STACK: Sure.

6 | If you could please --

7 | LIEUTENANT DUNLAY: -- to that type of
8 | condition.

9 | MAYOR STACK: Sure.

10 | MS. ROQUE: And -- and thank you, Officer.

11 | I did have the opportunity to discuss that
12 | with my client. Obviously, that is not what he
13 | would like, but if -- if that's what it takes for
14 | him to more or less prove himself, and show that
15 | he's really not going to be a problem, that his
16 | establishment is going to be problem free, for
17 | lack of better terms.

18 | And I do believe that that -- that can be
19 | something that can be discussed and -- and he
20 | would be willing to do that for a period of one
21 | year. Keeping in mind that obviously, as -- as
22 | we all know, the idea is to go back to normal and
23 | not wear these masks and be able to open up till
24 | two a.m.

25 | But I do -- I did speak to my client. He's

1 willing to allow for the -- for that -- for that
2 one year restriction to open until 12.

3 However, I do wish to have the assurances
4 that if there are no issues, so to speak, or very
5 to -- no issues, that's really what we're
6 anticipating, that then he can, after a year, go
7 back to what would be considered the normal time,
8 which is two a.m.

9 And again, if there are no clients, the
10 reality is, he might not even be able to open to
11 midnight. This is what he anticipates. But
12 there's plenty of locations here in Union City
13 that are empty by ten o'clock. And I -- I've
14 seen that.

15 So, if -- if that's a direction that --
16 that Your Honor would -- would consider and --
17 and believe that is in the best interest of the
18 Union City residents, then my client would be
19 amenable to that.

20 MAYOR STACK: Okay.

21 I -- I've received about 11 calls opposing,
22 on my cell phone and at my office, opposing the
23 application.

24 The issue that I have is opening a bar that
25 serves no food, there's no restaurant component.

1 People can go in there and basically drink the
2 entire day.

3 There was a time in Union City where that
4 may have been popular, 50, 60 -- you know, years
5 ago. That's not as popular today. You see most
6 places will serve something, whether it's
7 sandwiches or whether it's food.

8 I'm just not -- in my own personal belief,
9 I -- I just don't know if that type of a business
10 works, especially in an area such as this. Yes,
11 Bergenline Avenue does have business, but where
12 the -- where the -- the young lady who commented
13 around the corner, where she said that's very
14 residential; 17th, 18th Street is very
15 residential. We have a school a block down.
16 There's a daycare that's not far from there. We
17 have a park around the corner. It's just
18 something we have to consider.

19 MS. ROQUE: Well, I --

20 MAYOR STACK: All right.

21 MS. ROQUE: I'm sorry, Your Honor.

22 I did -- I did discuss with my client
23 whether there would be any food. He did say he
24 would purchase it for people, if that's what they
25 want and bring it in.

1 MAYOR STACK: Right.

2 MS. ROQUE: So, if -- if that makes any --
3 any difference --

4 MAYOR STACK: Okay.

5 MS. ROQUE: -- he did mention that to me.

6 MAYOR STACK: All right.

7 Do the Commissioners have any questions at
8 this time?

9 Celin?

10 Lucio?

11 Wendy?

12 Okay.

13 CITY CLERK: Mayor, if I may?

14 We're going to enter Mr. Arbour's letter as
15 Exhibit A --

16 MAYOR STACK: Okay.

17 CITY CLERK: -- to this application, just
18 you -- counsel's already addressed it, but just
19 to have it on the record.

20 MAYOR STACK: Yes. You got it.

21

22 (Whereupon, Letter from Matthew Arbour and
23 Family, dated 1/12/21, was received and marked as
24 Exhibit A.)

25

1 MAYOR STACK: Okay.

2 Anyone else wishing to comment at this
3 time?

4 Okay.

5 At this time, I'm not going to make a
6 decision on this tonight. We'll make a decision
7 at a future meeting.

8 Angelo, you just want to, or Greg, you want
9 to guide us on that, so being that we're not
10 going to make -- I'm going to make a motion to
11 hold the decision on this --

12 MR. FARMER: Right.

13 MAYOR STACK: -- until a future meeting.

14 Okay?

15 MR. FARMER: Right.

16 CITY CLERK: So, Mayor Stack is making a
17 motion to table the matter to another meeting.

18 May I have a second?

19 MAYOR STACK: And we'll notify when that
20 meeting will be.

21 MR. FARMER: Okay.

22 COMMISSIONER FERNANDEZ: Second.

23 CITY CLERK: Second by Commissioner
24 Fernandez.

25 Commissioner Fernandez?

1 COMMISSIONER FERNANDEZ: Yes.
2 CITY CLERK: Commissioner Grullon?
3 COMMISSIONER GRULLON: Yes.
4 CITY CLERK: Commissioner Valdivia?
5 COMMISSIONER VALDIVIA: Yes.
6 CITY CLERK: Commissioner -- and Mayor
7 Stack?
8 MAYOR STACK: Yes. I'm sorry.
9 CITY CLERK: Okay.
10 MAYOR STACK: Thank you very much.
11 Thank you.
12 MS. ROQUE: Thank you very much.
13 Thank you all.
14 Have a good evening.
15 MR. FARMER: Okay.
16 MS. ROQUE: Be safe.
17 MAYOR STACK: Anyone here on the
18 application for 1709 Bergenline Avenue, what we
19 just did is we tabled the -- the meeting at this
20 point. We haven't made a decision. We'll make a
21 decision at a future meeting where we'll notify
22 everyone.
23 Thank you very much, for those that came
24 for the meeting at 1709 Bergenline Avenue, which
25 would be the bar application.

1 CITY CLERK: The next --
2 MAYOR STACK: By Mr. Cruz.
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1 LIQUOR LICENSE TRANSFER APPLICATIONS:

2

3 0910-33-052-006

4 Kiedo, Inc. to Agave Restaurant, LLC

5 Person-to-Person Transfer

6 (4317 Bergenline Avenue)

7

8 CITY CLERK: The next application is a
9 person-to-person transfer from Kiedo,
10 Incorporated to Agave Restaurant, Incorporated,
11 4317 Bergenline Avenue.

12 MR. FARMER: Can we skip over that? Mr.
13 Mederos is not here.

14 CITY CLERK: Okay.

15 MR. FARMER: He's the attorney for --

16 CITY CLERK: So --

17 MR. FARMER: -- Agave.

18 * * *

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1 LIQUOR LICENSE TRANSFER APPLICATIONS:

2

3 0910-44-037-006

4 Jose and Aida Orteo (t/a Crown Liquors)

5 To Jay Chehar Maa, LLC

6 Person-to-Person Transfer

7 (428 32nd Street)

8

9 CITY CLERK: -- then we will go to the --

10 MR. FARMER: To Crown Liquor.

11 CITY CLERK: The next application, which is
12 for a person-to-person transfer of Jose and Aida
13 Orteo, trading as Crown Liquors, to Jay Chehar
14 Maa, LLC.

15 MAYOR STACK: Did you want to ask a
16 question?

17 COMMISSIONER VALDIVIA: No, I just want to
18 make a comment.

19 MAYOR STACK: Oh, okay. Yeah. Whenever
20 you want. Wait until Greg finishes the
21 presentation, and the attorney.

22 COMMISSIONER VALDIVIA: Okay.

23 MR. FARMER: The -- this matter is Crown
24 Liquor. It's at the corner of 37th Street, or
25 maybe 38th Street.

1 COMMISSIONER VALDIVIA: 32nd Street.

2 MR. FARMER: 32nd Street?

3 Oh.

4 CITY CLERK: 428 32nd Street.

5 MR. FARMER: Okay.

6 This is where the old Hudson United Bank
7 was. It's a -- there's been a liquor store there
8 for a good number of years. Right next to it, is
9 a confectionery store. And that person is buying
10 the liquor store.

11 Lieutenant Dunlay's interviewed everybody.
12 We've done the proper investigations. And
13 there's nothing else really to say.

14 And counsel can say whatever he wants to
15 say concerning it.

16 MAYOR STACK: Sure.

17 Sir, if you could enter your appearance for
18 the record?

19 MR. BIANCO: Thank you, Mr. Mayor.

20 Good evening.

21 Good evening, Commissioners.

22 For the record, Anthony Bianco, appearing
23 on behalf of the applicant.

24 Your Honor, this -- this establishment has
25 been at this location for thirty-plus years, it's

1 my understanding. My clients operate a newsstand
2 directly next to this liquor store. They've done
3 so probably for, I want to say about ten years or
4 so. Both locations are footsteps from Bergenline
5 Avenue, a heavily trafficked area. And my
6 clients are very hardworking immigrants.

7 This came to be, simply due to a friendship
8 that was developed between my client and the
9 owner of the liquor store directly next to their
10 newsstand. As that friendship developed,
11 decision was made, an offer was made to -- to
12 eventually purchase this store. And that brings
13 us here after contracts were signed, leases were
14 negotiated.

15 There is a lease in place currently. It is
16 contingent on an approval of the license
17 transfer.

18 MAYOR STACK: Okay.

19 Lieutenant Dunlay, do you have any comment
20 that you'd like to make at this time?

21 LIEUTENANT DUNLAY: Yes, sir.

22 Just I'd want to just put on the record a
23 public notice wasn't done on Crown Liquors,
24 because it wasn't going to a new location. So,
25 on any transfers of that nature, we -- we don't

1 do any public notices.

2 MAYOR STACK: Right.

3 LIEUTENANT DUNLAY: However, I did speak to
4 Mr. and Mrs. Patel. I did interview them. I did
5 do their financial background. I did their
6 investigations and I -- as the Police Department,
7 we have no objection to the actual transfer of
8 them taking ownership of Crown Liquors.

9 MAYOR STACK: I just want to stress to the
10 applicant, just please make sure we have no
11 issues at this location. Make sure we're not
12 selling to minors. Make sure we're proofing
13 everyone at this location and we're abiding by
14 all the ABC laws.

15 Anyone -- anyone like to make an -- a
16 comment on this application from the public, from
17 the public on transfer of Crown Liquors at 32nd
18 Street and Bergenline Avenue?

19 Commissioner Valdivia, please do.

20 COMMISSIONER VALDIVIA: Yes. I just want
21 to make a comment -- the owners I know back
22 there. Orteo, her son is here.

23 I've known them throughout the years. The
24 late 80s all the way up until now, they've become
25 like family to me. I even worked with them twice

1 part time in their business.

2 They're good people. The people that are
3 buying, I know them all the years that they've
4 been there on 32nd Street, even their family that
5 were there before them, hard working people. I
6 just don't see any issues on that corner.

7 MAYOR STACK: Right.

8 COMMISSIONER VALDIVIA: My -- my friends
9 never had any problems there.

10 Right, Sergeant Dunlay?

11 LIEUTENANT DUNLAY: That's correct.

12 COMMISSIONER VALDIVIA: They never had any
13 issues there.

14 The liquor, I just advise the -- the buyers
15 to I.D. everybody.

16 MAYOR STACK: Good, that's most important.

17 COMMISSIONER VALDIVIA: And they're doing
18 that now in their -- in their business now,
19 because they sell cigarettes and -- and cigars,
20 and all that -- they have to I.D. everyone --

21 MAYOR STACK: That's most important.

22 COMMISSIONER VALDIVIA: -- to buy. So it's
23 very important.

24 It's bittersweet to me, because I'm going
25 to miss them. Place where I would stop by and

1 talk to my friend, Jose, his mother and dad who's
2 not here but --

3 So congratulations.

4 MAYOR STACK: Thank you, Commissioner.

5 Anyone else wishing to comment on this
6 application?

7 Please step forward. State your name and
8 address for the record.

9 MR. ORTEO: One comment, Mr. Mayor.

10 MAYOR STACK: Sure, sir.

11 MR. ORTEO: We -- obviously, we -- I know
12 Mr. Patel --

13 MS. DILLON: Sir?

14 CITY CLERK: Can -- sir, can you state your
15 --

16 MR. ORTEO: -- for a long time, and we
17 spoke about --

18 MAYOR STACK: Just -- if you could just
19 state your name and what your role is with the
20 business.

21 MR. ORTEO: Oh, I'm sorry. Yeah,
22 microphone.

23 We spoke about I.D. and keeping the
24 establishment nice. We've been there a long,
25 long time.

1 MAYOR STACK: I know that.

2 MR. ORTEO: We never had a problems,
3 because we always follow, especially with I.D.s,
4 and -- and minors that are always trying, trying
5 to buy alcohol.

6 MAYOR STACK: Sure.

7 MR. ORTEO: So, we always tell them, never
8 will have a problem if you always I.D. and if you
9 don't feel the I.D. is legit, reject.

10 MAYOR STACK: You got it.

11 MR. FARMER: Would you --

12 MR. ORTEO: So, they understand that.

13 MR. FARMER: Would you put your name and
14 address on --

15 MAYOR STACK: Sure.

16 MR. ORTEO: Oh, sorry.

17 Jose Orteo.

18 Our establishment is 428 32nd Street, Union
19 City, Crown Liquors.

20 MAYOR STACK: All right.

21 MR. ORTEO: So --

22 MAYOR STACK: Thank you very much.

23 And thank you for your comment.

24 MR. ORTEO: You're welcome.

25 MAYOR STACK: Thank you.

1 I'll make the motion to approve.
2 CITY CLERK: Motion by Mayor Stack.
3 Second?
4 COMMISSIONER FERNANDEZ: Second.
5 CITY CLERK: I'm sorry.
6 Second?
7 By Commissioner Valdivia?
8 Commissioner Fernandez?
9 COMMISSIONER FERNANDEZ: No, by me.
10 CITY CLERK: I'm sorry.
11 Commissioner Fernandez made the second.
12 Commissioner Fernandez?
13 COMMISSIONER FERNANDEZ: Yes.
14 CITY CLERK: Commissioner Grullon?
15 COMMISSIONER GRULLON: Yes.
16 CITY CLERK: Commissioner Valdivia?
17 COMMISSIONER VALDIVIA: I'll abstain.
18 CITY CLERK: Abstain.
19 And Mayor Stack?
20 MAYOR STACK: Yes.
21 CITY CLERK: Thank you.
22 MAYOR STACK: Congratulations.
23 MR. BIANCO: Thank you.
24 MAYOR STACK: Best of luck to you.
25 Thank you.

1 MR. FARMER: All right.

2 MAYOR STACK: Thank you.

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1 LIQUOR LICENSE TRANSFER APPLICATIONS:

2

3 0910-33-052-006

4 Kiedo, Inc. to Agave Restaurant, LLC

5 Person-to-Person Transfer

6 (4317 Bergenline Avenue)

7

8 MR. FARMER: The last one that we have is
9 Agave, and the licensee is here, and has been
10 here for awhile. But apparently, Ciro Mederos,
11 his lawyer, got a late start and is right now
12 looking for parking. So, I would guess he's
13 going to be here.

14 MAYOR STACK: All right. We'll wait a
15 couple minutes.

16 MR. FARMER: Okay. Good.

17 MAYOR STACK: You got it.

18 CITY CLERK: If I can just, for the record,
19 it's a liquor license application for a person-
20 to-person transfer from Kiedo, Incorporated to
21 Agave Restaurant, Incorporated, 4317 Bergenline
22 Avenue.

23 MS. DILLON: Off the record?

24 CITY CLERK: Do you want to go -- do you
25 want to go off the record?

1 MAYOR STACK: Yes, Erin, please.

2 CITY CLERK: Yes. Motion made by Mayor
3 Stack to go off the record.

4 All in favor?

5 Second by Commissioner Fernandez.

6 All in favor?

7 Okay.

8

9 (Off the record at 6:47 p.m.)

10

11 (Whereupon, Commissioner Maryury A.
12 Martinetti arrived at 6:48 p.m.)

13

14 (On the record at 7:01 p.m.)

15

16 CITY CLERK: Okay.

17 We're back on the record at 7:01.

18 Just let the record reflect that

19 Commissioner Martinetti is present.

20 This next application is for person-to-
21 person transfer for -- which one is this one?

22 A VOICE: Agave?

23 MR. FARMER: Agave.

24 CITY CLERK: I'm sorry. For Agave.

25 MR. FARMER: 43 --

1 CITY CLERK: Kiedo, Incorporated to Agave
2 Restaurant, LLC, person-to-person transfer, 4317
3 Bergenline Avenue.

4 MR. FARMER: Good evening, Mr. Mayor and
5 Board.

6 Counsel is representing Agave, who is the
7 applicant. That I -- would you put your presence
8 on the record, please?

9 MR. MEDEROS: Good evening, Board Members,
10 Mayor.

11 Ciro Mederos, M-E-D-E-R-O-S, appear on
12 behalf of the applicant.

13 MR. FARMER: With respect to this, we had
14 this on once before, where we notified everybody
15 in the neighborhood and there wasn't any
16 attendance, if I recall.

17 And then, in the criminal background,
18 turned out that the licensee had a violation in
19 New York, concerning a turnstile to the subway or
20 something. That apparently has been resolved
21 with being dismissed.

22 Once that was removed, everything was
23 satisfactory. Indeed, Lieutenant Dunlay has
24 spoken to the licensee and to counsel, and now
25 that that's cleared up, everything seems to be in

1 order.

2 Lieutenant?

3 LIEUTENANT DUNLAY: Members of the Board,
4 good evening.

5 I did do the interview with the owner of
6 Agave Restaurant, which is Mr. Juan Carlos
7 Varela. We did conduct an interview. We've done
8 -- we did do a background check and everything is
9 satisfactory.

10 Right now, he owns a business that's the
11 Agave Restaurant. Now, it's presently there.
12 It's been there for about two years. There is no
13 plans of -- from my conversation with him, there
14 was no plans of changing the actual point of
15 their restaurant business, which would be
16 primarily food and then alcohol served with your
17 -- with your meal. There is no plans to turn it
18 into a nightclub, or some type of dancing
19 establishment or anything to that effect.

20 That's what he's conveyed to me. I -- I
21 tend to believe him.

22 I did receive calls from the public -- you
23 know, in the last couple days. And that was
24 their concerns, as well. I did reassure them
25 that I did speak to the licensee. We will be on

1 top of it. We will be checking periodically as
2 we do every other liquor license establishment,
3 and make sure that that is not the case. And the
4 quality of life does remain the same on the 4300
5 block of Bergenline Avenue.

6 MAYOR STACK: Ciro, is that correct, what
7 -- what the Lieutenant just represented to the
8 Board?

9 MR. MEDEROS: That is correct, Mayor.

10 As you probably are well aware, Mayor, this
11 was a restaurant that was Latin American
12 Cafeteria for at least 25 years. Alcohol was
13 always an ancillary use. This was -- it has
14 never been a bar. There's never been dancing.
15 It's always been a cafeteria/restaurant style
16 establishment. And the alcohol is -- is an added
17 benefit for the patrons.

18 There's no plans to change that. He has
19 been operating there two years, as the Lieutenant
20 has stated. It's a Mexican family style
21 restaurant. And he's just looking to be able to
22 serve his patrons alcohol together with their
23 meals. There will be no --

24 MAYOR STACK: Good.

25 MR. MEDEROS: -- bars, no plans to have a

1 dance floor. Everything is going to stay status
2 quo, Mayor.

3 MAYOR STACK: Okay. Okay.

4 Anyone have any questions on this
5 application on 4317 Bergenline Avenue, Agave
6 Restaurant?

7 Any of the Commissioners have any comments?

8 Just as long as it stays the same way,
9 Ciro, we're a hundred percent fine with it.

10 MR. MEDEROS: There will be no problem,
11 Mayor. He's anxious to -- as -- as everyone can
12 understand -- you know, alcohol will help his
13 bottom line. They live in tough times -- you
14 know.

15 MAYOR STACK: Sure.

16 MR. MEDEROS: So, he's just looking to set
17 up his restaurant now with a little bit of an
18 added benefit for the patrons. That's all. It's
19 --

20 MAYOR STACK: And what will the hours --

21 MR. MEDEROS: -- no -- no plans for
22 anything else.

23 MAYOR STACK: -- of operation be?

24 MR. MEDEROS: Pardon?

25 MAYOR STACK: Hours of operation and days

1 of operation?

2 MR. MEDEROS: I believe he's -- he's open
3 the whole seven days.

4 MAYOR STACK: Okay.

5 And what are his hours of operation?

6 MR. MEDEROS: I guess it's been closing at
7 ten, as -- as he has to.

8 Right?

9 MAYOR STACK: Okay.

10 MR. MEDEROS: Mr. --

11 MR. VARELA: 9:30.

12 MAYOR STACK: And when it -- when it's --
13 when -- after -- after we're done with the COVID
14 pandemic, hopefully soon, when we're done with
15 that, what will his hours of operation be?

16 MR. MEDEROS: After the COVID restrictions
17 end, what will be your hours? Until what time
18 would you be --

19 MS. DILLON: Name for the record, please.

20 MR. FARMER: His name on the record.

21 MR. MEDEROS: Okay.

22 MR. VARELA: Juan Carlos.

23 MR. MEDEROS: Your name for the record.
24 Juan Carlos --

25 MR. VARELA: Varela.

1 MR. MEDEROS: After the -- the COVID
2 restriction, what are -- what are the hours going
3 to be?

4 MR. VARELA: Eight to 12.

5 MAYOR STACK: All right. Very good.

6 Eight to 12?

7 Very good. Okay.

8 I'll make --

9 MR. FARMER: Seven days a week?

10 Five days a week?

11 MR. MEDEROS: He's open seven days.

12 MR. FARMER: Okay.

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

14 --

15 CITY CLERK: Motion by Mayor --

16 MAYOR STACK: -- this application.

17 CITY CLERK: Motion by Mayor Stack.

18 Second?

19 COMMISSIONER FERNANDEZ: Second.

20 CITY CLERK: Second by Commissioner

21 Fernandez.

22 Commissioner Fernandez?

23 COMMISSIONER FERNANDEZ: Yes.

24 CITY CLERK: Commissioner Grullon?

25 COMMISSIONER GRULLON: Yes.

1 CITY CLERK: Commissioner Valdivia?
2 COMMISSIONER VALDIVIA: Yes.
3 CITY CLERK: Commissioner Martinetti?
4 COMMISSIONER MARTINETTI: Yes.
5 CITY CLERK: Mayor Stack?
6 MAYOR STACK: Yes.
7 CITY CLERK: Thank you.
8 MAYOR STACK: David, can I see you for a
9 minute?
10 CITY CLERK: May --
11 MR. FARMER: That's it.
12 MAYOR STACK: Thank you very much.
13 Good luck with the establishment.
14 Take care, Ciro.
15 MR. VARELA: Thank you.
16 MR. MEDEROS: Thank you, Mayor.
17 MR. VARELA: Thank you.
18 MAYOR STACK: Happy New Year.
19 MR. MEDEROS: Board members, happy New
20 Year.
21 MR. VARELA: Thank you.

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23 * * *
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1 **ADJOURNMENT:**

2

3 CITY CLERK: There are no other items on
4 the agenda, may I have a motion to adjourn?

5 COMMISSIONER FERNANDEZ: Motion.

6 CITY CLERK: Motion by Commissioner
7 Fernandez.

8 Second?

9 COMMISSIONER GRULLON: Second.

10 CITY CLERK: Second by Commissioner
11 Grullon.

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: And Mayor Stack?

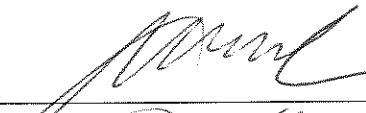
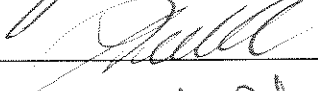
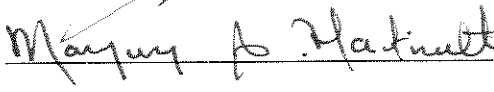
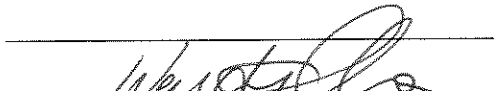
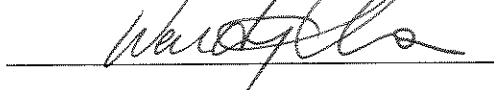
21 That's a yes.

22

23 (Whereupon, the proceedings were concluded
24 at 7:08 p.m.)

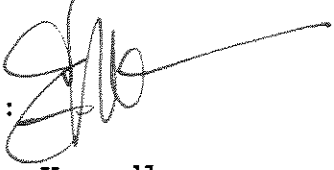
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Brian P. Stack
Lucio P. Fernandez
Maryury A. Martinetti
Celin J. Valdivia
Wendy A. Grullon

Board of Commissioners

Attest: 
Erin M. Knoedler,
City Clerk

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the SPECIAL
8 MEETING of the UNION CITY BOARD OF COMMISSIONERS,
9 heard on Tuesday, January 12, 2021 and digitally
10 recorded.

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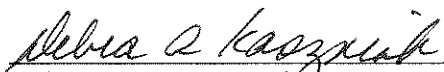
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Debra A. Kaszniak
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25 Monitored and proofread by: Deborah Dillon