

ORIGINAL

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

REGULAR MEETING

TRANSCRIPT OF RECORDED

PROCEEDINGS

Union City Housing Authority
Hillside Pavilion
3911 Kennedy Boulevard
Union City, New Jersey

Tuesday, May 18, 2021
Commencing at 7:00 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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A L S O P R E S E N T: Continued..

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Heyer, Gruel & Associates

A P P E A R A N C E S:

CIRO A. MEDEROS, ESQ.
Attorney for 2216 Bergenline Avenue, LLC
t/a Centro Bar

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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, May 18th, 2021 at seven p.m., at the
5 Union City Housing Authority, Hillside Pavilion,
6 3911 Kennedy 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, 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 SETTING FORTH REQUIREMENTS FOR
12 EXTERIOR MAINTENANCE.)

13

14 CITY CLERK: We have two Ordinances for
15 Introduction.

16 Adoption on first reading will authorize
17 the Municipal Clerk to advertise date, time and
18 location for public hearing and possible
19 adoption, which will be held on Wednesday, June
20 9th, 2021, at the Holy Cross Armenian Center, 2610
21 Bergenline Avenue, Union City, New Jersey.

22 The first Ordinance is an Ordinance Setting
23 Forth Requirements for Exterior Maintenance.

24 May I have a motion to introduce?

25 COMMISSIONER MARTINETTI: Motion.

1 CITY CLERK: Motion by --
2 COMMISSIONER VALDIVIA: Second.
3 CITY CLERK: -- Commissioner Martinetti.
4 Second by Commissioner 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 **ORDINANCE(S) FOR INTRODUCTION:**
20 1. ORDINANCE IN FURTHERANCE OF THE PREVENTION
21 OF DISTURBANCES AND DANGERS RESULTING FROM THE
22 USE OF PYROTECHNICS WITHIN THE CITY OF UNION
23 CITY.)
24
25 THE CLERK: The next is an Ordinance in

1 Furtherance of the Prevention of Disturbances --
2 Disturbances and Dangers Resulting from the Use
3 of Pyrotechnics within the City of Union City.

4 May I have a motion to introduce?

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: Mayor Stack?

21 MAYOR STACK: Yes.

22 CITY CLERK: Thank you.

23

24 (Whereupon, the Board discussed and took
25 action on the following items in total:

1 **CONSENT AGENDA:**

2 (1) Resolution Approving the Payment of Claims

3 (2) Resolution Approving the Payment of
4 Concurring Claims

5 (3) Resolution Approving the Escrow Refunds

6 (4) Resolution Approving the City Payroll for
7 April 26th through May 7, 2021

8 (5) Resolution Approving the Library Payroll
9 for April 26th through May 7, 2021

10 (6) Resolution Authorizing the Refund of
11 Redemption Monies to Outside Lienholders

12 (7) Resolution Authorizing the Refund of
13 Premium Monies Collected at the Tax Sale

14 (8) Resolution Authorizing a Chapter 159
15 Special Item of General Revenue Anticipated for
16 2021 Click it or Ticket

17 (9) Resolution Awarding a Contract to A&J
18 Contractors Group, Inc. for the NJDOT Municipal
19 Aid - Palisade Avenue Improvements - Section 3.)

20

21 CITY CLERK: There are nine items on
22 Consent.

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

25 Second is a Resolution Approving the

1 Payment of Concurring Claims.

2 Third is a Resolution Approving Escrow
3 Refunds.

4 Fourth is a Resolution Approving the City
5 Payroll for the Period of April 26th through May
6 7th, 2021.

7 The fifth is a Resolution Approving the
8 Library Payroll for the Period of April 26th
9 through May 7th, 2021.

10 Sixth is a Resolution Authorizing Refund of
11 Redemption Monies to Outside Lienholders.

12 Seventh is a Resolution Authorizing Refund
13 of Premium Monies Collected at the Tax Sale.

14 Eighth is a Resolution Authorizing a
15 Chapter 159 Special Item of General Revenue
16 Anticipated for 2021 Click It or Ticket.

17 The ninth is a Resolution Awarding a
18 Contract to A and J Contractors Group,
19 Incorporated, for the NJDOT Municipal Aid,
20 Palisade Avenue Improvements, Section 3.

21 Mayor, at this time would you like to take
22 public comment on Consent?

23 MAYOR STACK: Yes.

24 Just before we do, just like to thank the
25 Commissioners for moving a hundred percent of our

1 meetings throughout the community and thank the
2 members of the public that are here this evening.

3 On number 9, this is on A and J
4 Contractors, awarding for Palisade Avenue. This
5 is a continuation, for the public's knowledge, on
6 Palisade Avenue, from 30th Street to 49th Street.

7 This will be new sidewalks, a new street,
8 tree planting, in addition to decorative lighting
9 that will be installed on Palisade Avenue.

10 This will be starting in the next couple
11 weeks and we'll be starting at 49th Street coming
12 down to 30th Street.

13 We're almost at 30th Street right now
14 coming from the southern part of the City, from
15 2nd Street -- or from the Jersey City border to
16 30th Street; we're now working on the Jersey -- on
17 the Weehawken side of Palisade Avenue.

18 So it's just probably a matter of three
19 weeks or so and then we'll be starting on the
20 upper end of Palisade, in which we'll be
21 notifying the residents.

22 This is a great project. Palisade Avenue
23 will be totally repaved with new sidewalks as I
24 mentioned, tree planting, decorative lighting,
25 and a lot of safeguards that are being put in.

1 Bollards that are being installed,
2 additional lighting, street signage, traffic
3 lights, to keep our residents safe.

4 Having said that, any resident wishing to
5 comment on any matter concerning municipal
6 government in the City of Union City, concerning
7 the Consent Agenda, please step forward and 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 COMMISSIONER MARTINETTI: Motion.

14 CITY CLERK: Motion by Commissioner
15 Fernandez.

16 Second --

17 COMMISSIONER VALDIVIA: Second.

18 CITY CLERK: -- by Commissioner 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.

5 May I have a motion to approve all items on
6 Consent?

7 COMMISSIONER VALDIVIA: Motion.

8 CITY CLERK: Motion by Commissioner
9 Valdivia.

10 Second?

11 COMMISSIONER FERNANDEZ: Second.

12 CITY CLERK: Second by Commissioner
13 Fernandez.

14 Commissioner Fernandez?

15 COMMISSIONER FERNANDEZ: City Clerk, before
16 voting, I want to --

17 Since the Mayor brought up Palisade Avenue,
18 I want to say -- and I've said it before, the
19 residents are loving the -- the improvement on
20 the infrastructure, Mayor, --

21 MAYOR STACK: Thank you, Lucio.

22 COMMISSIONER FERNANDEZ: -- of the City.

23 Everything I hear is great, great, great
24 comments.

25 Specifically, Palisade Avenue and 47th

1 Street, the -- the residents are so happy and I
2 commend you, Mayor, for uplifting the
3 infrastructure of our City.

4 Thank you very much.

5 MAYOR STACK: Thank you, Lucio.

6 COMMISSIONER FERNANDEZ: Yes.

7 MAYOR STACK: Thank you, Commissioner.

8 CITY CLERK: Yes, thank you, Commissioner
9 Fernandez.

10 Commissioner Grullon?

11 COMMISSIONER GRULLON: Yes.

12 CITY CLERK: Commissioner Valdivia?

13 COMMISSIONER VALDIVIA: Yes.

14 CITY CLERK: Commissioner Martinetti?

15 COMMISSIONER MARTINETTI: I'm recusing on
16 payments to the North Hudson Regional Fire and
17 Rescue.

18 Aye to the rest.

19 CITY CLERK: Thank you.

20 COMMISSIONER MARTINETTI: Welcome.

21 CITY CLERK: And Mayor Stack?

22 MAYOR STACK: Yes.

23 CITY CLERK: Thank you.

24

25 (Whereupon, the Board discussed and took

1 action on the following item:

2 **REGULAR AGENDA:**

3 1. Resolution Approving a Payment of Claim for
4 the Hudson County Improvement Authority.)

5

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

8 The first is a Resolution Approving a
9 Payment of Claim for the Hudson County
10 Improvement Authority.

11 May I have a motion on item 1?

12 MAYOR STACK: Motion.

13 COMMISSIONER VALDIVIA: Motion.

14 CITY CLERK: Motion by Mayor Stack.

15 Second by Commissioner Valdivia.

16 Commissioner Fernandez?

17 COMMISSIONER FERNANDEZ: Yes.

18 CITY CLERK: Commissioner Grullon?

19 COMMISSIONER GRULLON: Yes.

20 CITY CLERK: Commissioner Valdivia?

21 COMMISSIONER VALDIVIA: Yes.

22 CITY CLERK: Commissioner Martinetti is
23 recusing.

24 And Mayor Stack?

25 MAYOR STACK: Yes.

1 CITY CLERK: Thank you.

2

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

5 **REGULAR AGENDA:**

6 2. Resolution Approving a Payment of Claim for
7 the Union City Board of Education.)

8

9 CITY CLERK: The next is a Resolution
10 Approving a Payment of Claim for the Union City
11 Board of Education.

12 MR. AUTERI: Normally Commissioner Valdivia
13 and Grullon would not vote on Board of Ed
14 matters.

15 Tonight the Board is invoking the doctrine
16 of necessity.

17 CITY CLERK: Thank you.

18 May I have a motion on item 2?

19 MAYOR STACK: Motion.

20 CITY CLERK: Motion by Mayor Stack.

21 COMMISSIONER VALDIVIA: Second.

22 CITY CLERK: Second by Commissioner
23 Valdivia.

24 Commissioner Fernandez is recusing.

25 Commissioner Grullon?

1 COMMISSIONER GRULLON: Yes.

2 CITY CLERK: Commissioner Valdivia?

3 COMMISSIONER VALDIVIA: Yes.

4 CITY CLERK: Commissioner Martinetti is
5 recusing.

6 And Mayor Stack?

7 MAYOR STACK: Yes.

8 CITY CLERK: Thank you.

9

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

12 **ORDINANCES FOR HEARING AND ADOPTION**

13 **CONSIDERATION:**

14 1. ORDINANCE AMENDING CHAPTER 223 "LAND
15 DEVELOPMENT" OF THE CODE OF THE CITY OF UNION
16 CITY.)

17

18 CITY CLERK: There are two ordinances on
19 for Adoption and Public Hearing Consideration.

20 The first is an Ordinance Amending Chapter
21 223, Land Development, of the Code of the City
22 Union City.

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

25 MAYOR STACK: Sure.

1 Just before we do, maybe if the -- the most
2 -- the -- the changes that we're making in the --
3 in the Land Development, maybe if possibly I --
4 I'd just like to recognize that McKinley is here
5 from Heyer, Gruel.

6 Maybe if you could step forward, McKinley,
7 and just -- just state the changes for the
8 members of the public that are here and, just for
9 the record, what the changes are that we're doing
10 to the Land Development of our Ordinance.

11 MS. MERTZ: Sure.

12 Can everybody hear me like this?

13 Great.

14 Thank you, Mayor, and thank you,
15 Commissioners, for having me tonight.

16 MAYOR STACK: Just if you could keep your
17 voice up a little bit.

18 MS. MERTZ: I will do my best. Yeah.

19 MAYOR STACK: Sure.

20 MS. MERTZ: The Ordinance that's in front
21 of you tonight for adoption, that will amend
22 Chapter 223 of the City's Land Development Code,
23 what we did was we worked with the City and the
24 Planning Board adopted a few weeks ago a new
25 Master Plan Reexamination Report, as well as a

1 Land Use Element.

2 And with those two documents we explored
3 the recent issues that have been coming up since
4 the Commissioners adopted, if you remember, the
5 comprehensive amendment to the Land Use Ordinance
6 in 2019.

7 And it's been through that process we
8 learned there were some issues that had come up
9 specifically with the size and nature of the
10 three family units that were being developed on
11 these smaller 25 by a hundred foot lots.

12 And when I say issues, I mean it -- it was
13 in terms of setbacks, massing, bulk, in relation
14 to neighbors, in relation to the public right-of-
15 way.

16 The new buildings that were being
17 constructed under that Ordinance were creating a
18 sense of overbearing onto the neighbors and to
19 the sidewalks.

20 So what we wanted to do was walk that back.
21 We reevaluated what was happening with those
22 applications. The Building Department sent us
23 several to analyze. And the Reexamination Report
24 and Land Use Element ultimately recommended the
25 amendment that is here in front of you tonight.

1 So what this does, based on all of that
2 research and work with the City, is it is
3 eliminating the three family uses from the
4 residential zone. So it will permit simply two
5 and single family uses development on a much
6 smaller scale.

7 So by permitting only up to two families,
8 we're going to lower the allowable height, as
9 well as pull in the rear and front setbacks.

10 So, these sites that are 25 by a hundred
11 foot, what we've realized through seeing our
12 development, is that they cannot accommodate the
13 parking for the three family units.

14 Theoretically they can accommodate the
15 parking but, in practice, it was not working the
16 way that the standards were designed.

17 So by eliminating the three family use and
18 pulling in the bulk standards, we will be
19 allowing the development to pull back from the
20 right-of-way, pull back from the neighbors and
21 provide a more conducive environment to the
22 established residential neighborhood, instead of
23 creating really a new one that is not rooted in
24 the -- in the fabric of Union City.

25 MAYOR STACK: Great.

1 Thank you very much.

2 MS. MERTZ: Thank you.

3 MAYOR STACK: I -- I think what's so
4 important is that keeping -- keeping the
5 character --

6 Thank you, McKinley, for testifying.

7 -- keeping the character of the community
8 where you do have older two family homes being
9 knocked down and torn down in our city, only to
10 have large boxes put up.

11 All you see going up in the community is
12 cookie cutter and they're all large boxes and
13 they have a five foot setback in the backyard.

14 Five feet you can't have a backyard; you
15 can't even call it a backyard.

16 There's not even enough room for
17 firefighters to fight a fire. It's just unsafe
18 for public safety workers -- for police, fire.
19 Whatever takes place, it's extremely dangerous.

20 So, we're looking to shorten it; have a 20
21 foot setback in the backyard. Have a real
22 backyard where people can go back there, get to
23 know who their neighbors are or celebrate with
24 their family.

25 Come in and have people that occupy these

1 homes that are not just investors buying and --
2 and using Union City to make money but people
3 actually living in these two family homes and
4 renting out the other unit.

5 So hopefully it encourages that.

6 But we don't want to see these large boxes
7 that interfere with sunlight, interfere with the
8 neighbors, and just so intrusive.

9 So, thank you for the great work that your
10 firm has done, McKinley.

11 MS. MERTZ: Thank you.

12 MAYOR STACK: Anyone wishing to comment on
13 this Ordinance at this time, please step forward,
14 state your name and address for the record.

15 Any of the Commissioners have anything at
16 this time?

17 COMMISSIONER FERNANDEZ: I think it's a
18 great ordinance, Mayor.

19 CITY CLERK: Thank you, Lucio.

20 COMMISSIONER FERNANDEZ: I think it's
21 great. It's exactly what you said. I echo that.

22 MAYOR STACK: Thank you.

23 Thank you very much.

24 Thank you.

25 Seeing none.

1 I'll make a motion.

2 CITY CLERK: Motion by Mayor Stack.

3 Second?

4 COMMISSIONER FERNANDEZ: Second.

5 CITY CLERK: Second by Commissioner

6 Fernandez.

7 Commissioner Fernandez?

8 COMMISSIONER FERNANDEZ: Yes.

9 CITY CLERK: Commissioner Grullon?

10 COMMISSIONER GRULLON: Yes.

11 CITY CLERK: Commissioner Valdivia?

12 COMMISSIONER VALDIVIA: Yes.

13 CITY CLERK: Commissioner Martinetti?

14 COMMISSIONER MARTINETTI: Yes.

15 Yes.

16 CITY CLERK: Yes?

17 And Mayor Stack?

18 MAYOR STACK: Yes.

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

20 COMMISSIONER VALDIVIA: Motion.

21 CITY CLERK: Motion by Commissioner

22 Valdivia.

23 Second?

24 COMMISSIONER FERNANDEZ: Second.

25 CITY CLERK: Second by Commissioner

1 Fernandez.

2 Commissioner Fernandez?

3 COMMISSIONER FERNANDEZ: Yes.

4 CITY CLERK: Commissioner Grullon?

5 COMMISSIONER GRULLON: Yes.

6 CITY CLERK: Commissioner Valdivia?

7 COMMISSIONER VALDIVIA: Yes.

8 CITY CLERK: Commissioner Martinetti?

9 COMMISSIONER MARTINETTI: Yes.

10 CITY CLERK: Mayor Stack?

11 MAYOR STACK: Yes.

12 CITY CLERK: Thank you.

13

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

16 **ORDINANCES FOR HEARING AND ADOPTION**

17 **CONSIDERATION:**

18 2. ORDINANCE AMENDING CHAPTER 223, TO PROHIBIT
19 THE OPERATION OF CANNABIS ESTABLISHMENTS,
20 DISTRIBUTORS AND DELIVERY SERVICES WITHIN THE
21 CITY OF UNION CITY AND AMENDMENT TO SECTION 50
22 THEREOF.)

23

24 CITY CLERK: The next Ordinance is an
25 Ordinance Amending Chapter 222 (sic), to Prohibit

1 the Operation of Cannabis Establishments,
2 Distributors, Delivery Services within the City
3 of Union City and Amendment to Section 50
4 Thereof.

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

7 MAYOR STACK: Sure.

8 Just before we do, we recognize the will of
9 the voters in New Jersey was to legalize
10 marijuana.

11 Union City faces special challenges being
12 so densely populated as we are in the community.
13 And we felt it's in the best interest of the
14 community not to have shops in Union City selling
15 marijuana and cannabis in our community.

16 We allow medical marijuana to be sold in
17 the -- in the community right now; if anyone
18 wanted to open it, they could. But we feel it's
19 in the interest of public safety, the interest of
20 children in the community, being so densely
21 populated.

22 There's not a day that goes by -- and I say
23 this to you with all sincerity, Lieutenant Dunlay
24 is in the -- in the front row here tonight, he
25 can tell you, how many complaints I send him on a

1 daily basis with calls that I'm getting from
2 residents who live in multi-family buildings,
3 about their neighbors smoking marijuana. It's a
4 major problem.

5 The housing structure is extremely old; 90,
6 a hundred, hundred ten years old these buildings
7 are. It creeps through the -- the floor panels
8 of the building, through the ceiling and we
9 recognize that.

10 We recognize that it's been legalized. I
11 recognized it as a State Senator in Trenton, when
12 the people passed it, I voted for the rules and
13 regulations that were put in place.

14 But we feel in Union City, being so densely
15 populated, it's in the best interest of the
16 community that we not have these in Union City
17 selling.

18 Anyone wishing to comment at this time,
19 please step forward, state your name and address
20 for the record.

21 Any of the Commissioners have anything at
22 this time?

23 Angelo, do you have anything?

24 MR. AUTERI: Yeah.

25 Mayor, I think you summed it up

1 | wonderfully.

2 | I would just add one thing. That pursuant
3 | to Governor Murphy's Act that he signed in
4 | February, the City does have the authority to --
5 | to pass by ordinance this prohibition. And --
6 | and the Board tonight will vote within the 180
7 | day window that was provided by the State, which
8 | allows the City to do so upon adoption.

9 | I just want to note that for the record.

10 | MAYOR STACK: Thank you very much.

11 | Thank you, Angelo.

12 | Anyone else wishing to comment at this
13 | time?

14 | Any members of the public wishing to
15 | comment?

16 | Seeing no other.

17 | CITY CLERK: May I have a motion to close
18 | public comment?

19 | COMMISSIONER FERNANDEZ: Motion.

20 | CITY CLERK: Motion by Commissioner
21 | Fernandez.

22 | Second?

23 | COMMISSIONER GRULLON: Second.

24 | CITY CLERK: Second by Commissioner
25 | Grullon.

1 Commissioner Fernandez?
2 COMMISSIONER FERNANDEZ: Yes.
3 CITY CLERK: Commissioner Grullon?
4 COMMISSIONER GRULLON: Yes.
5 CITY CLERK: Commissioner Valdivia?
6 COMMISSIONER VALDIVIA: Yes.
7 CITY CLERK: Commissioner Martinetti?
8 COMMISSIONER MARTINETTI: Yes.
9 CITY CLERK: Mayor Stack?
10 MAYOR STACK: Yes.
11 CITY CLERK: Thank you.
12 May I have a motion to adopt?
13 COMMISSIONER FERNANDEZ: Motion.
14 CITY CLERK: Motion by Commissioner
15 Fernandez.
16 Second?
17 COMMISSIONER GRULLON: Second.
18 CITY CLERK: Second by Commissioner
19 Grullon.
20 Commissioner Fernandez?
21 COMMISSIONER FERNANDEZ: Yes.
22 CITY CLERK: Commissioner Grullon?
23 COMMISSIONER GRULLON: Yes.
24 CITY CLERK: Commissioner Valdivia?
25 COMMISSIONER VALDIVIA: Yes.

1 CITY CLERK: Commissioner Martinetti?

2 COMMISSIONER MARTINETTI: Yes.

3 CITY CLERK: Mayor Stack?

4 MAYOR STACK: Yes.

5 CITY CLERK: Thank you.

6

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

8

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

12 MAYOR STACK: Yes.

13 Anyone wishing to comment on any matter
14 concerning municipal government in the City of
15 Union City, please step forward, state your name
16 and address for the record.

17 Seeing none.

18 CITY CLERK: May I have a motion to close
19 public comment?

20 COMMISSIONER MARTINETTI: Motion.

21 CITY CLERK: Motion by Commissioner --

22 COMMISSIONER VALDIVIA: Second.

23 CITY CLERK: -- Martinetti.

24 Second by Commissioner Valdivia.

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 Martinetti?
7 COMMISSIONER MARTINETTI: Yes.
8 CITY CLERK: Mayor Stack?
9 MAYOR STACK: Yes.
10 CITY CLERK: Thank you.

11

12

* * *

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25

1 LIQUOR LICENSE PUBLIC HEARING:

2

3 1. 2216 Bergenline Ave, LLC

4 t/a Centro Bar

5 2216 Bergenline Avenue

6 0910-33-166-006

7 (Ciro Mederos, Esq.)

8

9 CITY CLERK: Mayor, at this time we have a
10 Liquor License Public Hearing.

11 MAYOR STACK: Mr. Farmer?

12 MR. FARMER: Yes.

13 Ciro?

14 Good evening, Mr. Mayor and members of the
15 Board.

16 You have one matter that's on your calendar
17 today; Centro Bar, located at 2216 Bergenline
18 Avenue.

19 They are represented by Mr. Ciro Mederos,
20 who's here this evening.

21 Put your appearance on the record.

22 MR. MEDEROS: Good afternoon, Mayor, Board
23 members.

24 Ciro Mederos, M- -- M-E-D-E-R-O-S, on
25 behalf of the licensee.

1 MR. FARMER: I understand Mr. Mederos has
2 an application to be made to the Board to adjourn
3 the matter because apparently there's an internal
4 dispute between two partners that is being
5 resolved and it's been represented to me it can
6 be resolved within the next two weeks.

7 And I'm sure that is resolved, there can be
8 a plea agreement worked out. Because I've
9 already spoken to Mr. Mederos, who represents one
10 of the partners, as to a proposed settlement and
11 resolution of the charges, and they seem to be in
12 agreement with my recommendation.

13 However, the other partner is being
14 somewhat obstreperous and they need some time to
15 work that out.

16 So, consequently, I have no problem
17 carrying for two weeks.

18 It's a -- what the -- what -- the violation
19 is this. The violation is that they didn't have
20 cameras at the establishment.

21 Town has an ordinance that says they have
22 to have cameras in there.

23 The licensee says we thought, when we read
24 the ordinance, that it was to be the property
25 owner.

1 We had a discussion -- Angelo, myself, and
2 the licensee and his attorney, and it's now very
3 clear that -- that his interpretation of the
4 ordinance is incorrect.

5 And as a result of that we worked out a
6 situation but because of the internal
7 difficulties they have, we can't put that in or
8 put that through this evening.

9 So, I'd ask that you carry it for two
10 weeks.

11 MR. MEDEROS: That is correct.

12 Except that I -- I -- I take a little bit
13 of issue of -- there -- there are -- I don't want
14 to commit myself to the -- to the ordinance issue
15 -- language issue.

16 We have, more or less, worked out a -- a --
17 a resolution but the licensee is an LLC that has
18 two members. One of the members is the one I
19 represent; she's buying out the other member's
20 interest. He's represented by Mr. Adolfo Lopez.

21 And, accordingly, I don't have full
22 authority to enter into a resolution on behalf of
23 the LLC because one of the -- the LLC members is
24 represented by independent counsel.

25 So I would respectfully request a short

1 adjournment so that I can resolve this issue with
2 Mr. Lopez.

3 Actually, it's Alvaro Alonso. I'm
4 mistaken.

5 MAYOR STACK: Mr. Farmer, anything further?

6 MR. FARMER: No.

7 MAYOR STACK: Okay.

8 I'll make a motion.

9 CITY CLERK: Motion to carry by Mayor
10 Stack.

11 Second?

12 COMMISSIONER VALDIVIA: Second.

13 CITY CLERK: Second by Commissioner
14 Valdivia.

15 Commissioner Fernandez?

16 COMMISSIONER FERNANDEZ: Yes.

17 CITY CLERK: Commissioner Grullon?

18 MR. MEDEROS: Thank you very much.

19 COMMISSIONER GRULLON: Yes.

20 MAYOR STACK: Thank you.

21 CITY CLERK: Commissioner Valdivia?

22 COMMISSIONER VALDIVIA: Yes.

23 MR. MEDEROS: Have a good afternoon.

24 MR. FARMER: Okay.

25 Good night.

1 CITY CLERK: Commissioner Martinetti?

2 COMMISSIONER MARTINETTI: Yes.

3 CITY CLERK: Mayor Stack?

4 MAYOR STACK: Yes.

5 CITY CLERK: Thank you.

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1 **ADJOURNMENT:**

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

5 May I have a motion to adjourn?

6 COMMISSIONER MARTINETTI: Motion.

7 CITY CLERK: Motion by Commissioner
8 Martinetti.

9 COMMISSIONER VALDIVIA: Second.

10 CITY CLERK: Second by Commissioner
11 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?

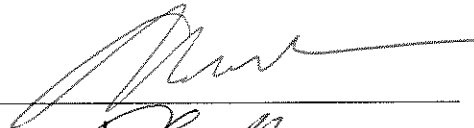
21 MAYOR STACK: Yes.

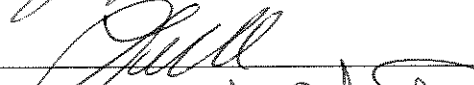
22 CITY CLERK: Thank you very much.

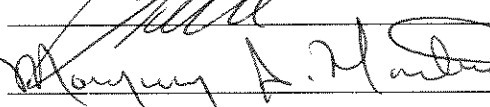
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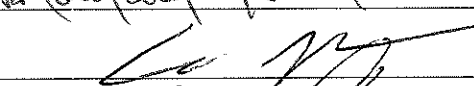
24 (Whereupon, the proceedings were concluded
25 at 7:16 p.m.)

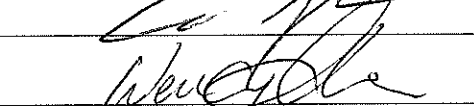
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Brian P. Stack


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, 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, May 18, 2021 and digitally
10 recorded.

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Karen A. Marino

AOC 493

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon