

BOARD OF COMMISSIONERS' MEETING

Held on Tuesday, January 11, 2022

UNION CITY, NEW JERSEY

Zoom conference

7:00 p.m.

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Page 2 1 A P P E A R A N C E S : 2 Angelo Auteri, Esq. 3 Mayor Brian P. Stack 4 Commissioner Lucio P. Fernandez 5 Commissioner Maryury A. Martinetti 6 Commissioner Celin J. Valdivia 7 Commissioner Wendy A. Grullon 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	Page 4 1 Mayor Stack? 2 MAYOR STACK: Here. 3 MR. AUTERI: The first item on the agenda 4 is the approval of meeting minutes. 5 May I have a motion to approve meeting 6 minutes for the December 7, 2021 and 7 December 21, 2021 Board of Commissioners 8 meetings? 9 Motion by Commissioner Valdivia. Second 10 by Commissioner Martinetti. 11 Commissioner Fernandez? 12 COMMISSIONER FERNANDEZ: Yes. 13 MR. AUTERI: Commissioner Grullon? 14 COMMISSIONER GRULLON: Yes. 15 MR. AUTERI: Commissioner Valdivia? 16 COMMISSIONER VALDIVIA: Yes. 17 MR. AUTERI: Commissioner Martinetti? 18 COMMISSIONER MARTINETTI: Yes. 19 MR. AUTERI: Mayor Stack. 20 MAYOR STACK: Yes. 21 MR. AUTERI: Next is the consent agenda. 22 There are 14 items on the agenda: Number 1, 23 Resolution Approving the Payment of Claims. 24 Number 2, resolution Approving the Payment 25 of Concurring Claims.
Page 3 1 (Time noted: 7:10 p.m.) 2 MR. AUTERI: This is a special public 3 meeting of the Union City Board of 4 Commissioners being held on Tuesday, January 5 11, 2022, at 7:00 p.m. at Emerson Middle 6 School, 318 18th Street, Union City, New 7 Jersey. 8 Please stand for the Pledge of Allegiance. 9 This special meeting has been called in 10 accordance with the open public meetings act. 11 Adequate notice of this meeting has been 12 provided to the Jersey Journal, The Record, and 13 the Hudson Reporter and has been posted on the 14 bulletin board in City Hall and has been made 15 available to the public in the Office of the 16 Municipal Clerk. 17 Roll call. 18 Commissioner Fernandez? 19 COMMISSIONER FERNANDEZ: Here. 20 MR. AUTERI: Commission Grullon? 21 COMMISSIONER GRULLON: Here. 22 MR. AUTERI: Commissioner Valdivia? 23 COMMISSIONER VALDIVIA: Here. 24 MR. AUTERI: Commissioner Martinetti? 25 COMMISSIONER MARTINETTI: Here.	Page 5 1 3, resolution Approving the City Payroll 2 for the period 12/06/2021 through 12/17/2021. 3 4, resolution Approving the Library 4 Payroll for the period 12/06/2021 through 5 12/17/2021. 6 5, resolution Authorizing the Refund of 7 Redemption Monies to Outside Lienholders. 8 6, resolution Authorizing the Refund of 9 Premium Monies Collected at the Tax Sale. 10 7, Resolution Authorizing The Tax 11 Collector To Prepare, Complete, And Mail As 12 Soon As Practicable Estimated Tax Bills In 13 Accordance With The Procedures Set Forth In 14 N.J.S.A. 54:4-66.2 and Authorizing An Estimated 15 Annual Tax Levy Pursuant To N.J.S.A. 54:4-66.2. 16 8, resolution to Authorize Contract for 17 Grant Writing Services. 18 9, resolution to Appoint Fanny Cedeno as 19 the Executive Director of the Community 20 Development Agency. 21 10, resolution to Reappoint Member of the 22 City of Union City Planning Board. 23 11, resolution Authorizing Receipt of Bids 24 for Third-Party Elevator Inspection Services. 25 12, resolution Authorizing the City of

Page 6 1 Union City to Place a Lien On the Property 2 Located At 1616 Kennedy Boulevard, Also Known 3 As Block 82, Lot 12. 4 13, resolution of the Board of 5 Commissioner of the City of Union City 6 Approving the 2018-2019 Renewal of La Sorpresa 7 Corp., trading as La Sorpresa Supermarket, 8 Liquor License Number 0910-43-042-005 Nunc Pro 9 Tunc to June 28, 2019. 10 And 14, Resolution Amending 2021-2022 11 Schedule of the Board of Commissioners. 12 Mayor, would you like to take public 13 comment on the Consent Agenda? 14 (Inaudible.) 15 THE COURT REPORTER: I'm sorry. I can't 16 hear the speaker. 17 MAYOR STACK: At this time, does anyone 18 have any comment they'd like to make on any 19 matter on the Consent Agenda? 20 Hearing none. 21 MR. AUTERI: May I have a motion to close 22 public comment? 23 Motion by Commissioner Fernandez. 24 COMMISSIONER GRULLON: Second. 25 MR. AUTERI: Second by Commissioner	Page 8 1 MAYOR STACK: Yes. 2 MR. AUTERI: Next on the agenda are 3 Ordinances for Hearing and Adoption 4 Consideration. 5 There's one ordinance being considered for 6 adoption tonight. It is called Ordinance 7 Requiring Permits for Torch Down Roof Work. 8 Mayor, at this time, would you like to 9 take public comment on this ordinance? 10 MAYOR STACK: Anyone wishing to comment on 11 this ordinance at this time please step 12 forward. 13 Angelo, you just want to basically explain 14 it for the record? 15 MR. AUTERI: Sure, Mayor. 16 Recently, the law has changed and where 17 previously a permit was required to install 18 what's called a torch down roof, which is the 19 common term that's utilized, but really they're 20 describing roofs with tar and materials that in 21 order to be installed on the roof have to be 22 applied with heat and usually these are done 23 with flame throwing devices, which obviously 24 creates a threat a densely populated city such 25 as Union City.
Page 7 1 Grullon. 2 3 Commissioner Fernandez? 4 COMMISSIONER FERNANDEZ: Yes. 5 MR. AUTERI: Commissioner Grullon? 6 COMMISSIONER GRULLON: Yes. 7 MR. AUTERI: Commissioner Valdivia? 8 COMMISSIONER VALDIVIA: Yes. 9 MR. AUTERI: Commissioner Martinetti? 10 COMMISSIONER MARTINETTI: Yes. 11 MR. AUTERI: Mayor Stack? 12 MAYOR STACK: Yes. 13 MR. AUTERI: May I have a motion to 14 approve all items on the Consent Agenda. 15 Motion by Commissioner Grullon. 16 Second by Commissioner Valdivia. 17 Commissioner Fernandez? 18 COMMISSIONER FERNANDEZ: Yes. 19 MR. AUTERI: Commissioner Grullon? 20 COMMISSIONER GRULLON: Yes. 21 MR. AUTERI: Commissioner Valdivia? 22 COMMISSIONER VALDIVIA: Yes. 23 MR. AUTERI: Commissioner Martinetti? 24 COMMISSIONER MARTINETTI: Yes. 25 MR. AUTERI: Mayor Stack?	Page 9 1 In the new law, does not require permits 2 for certain structures such as a two-family, 3 but in the City of Union City, like this, a 4 two-family structure could be connected to a 5 much larger structure and there's a threat of 6 fire. 7 So, what this ordinance will do is still 8 require a permit for torch down roads before it 9 can be applied. 10 MAYOR STACK: Does anyone wish to comment 11 at this time? 12 MR. AUTERI: May I have a motion to close 13 public comment? 14 MAYOR STACK: Motion. 15 MR. AUTERI: Motion by Mayor Stack. 16 COMMISSIONER FERNANDEZ: Second. 17 MR. AUTERI: Second by Commissioner 18 Fernandez. 19 Commissioner Fernandez? 20 COMMISSIONER FERNANDEZ: Yes. 21 MR. AUTERI: Commissioner Grullon? 22 COMMISSIONER GRULLON: Yes. 23 MR. AUTERI: Commissioner Valdivia? 24 COMMISSIONER VALDIVIA: Yes. 25 MR. AUTERI: Commissioner Martinetti?

Page 10 1 COMMISSIONER MARTINETTI: Yes. 2 MR. AUTERI: Mayor Stack? 3 MAYOR STACK: Yes. 4 MR. AUTERI: May I have a motion to adopt 5 the ordinance? 6 Motion by Commissioner Valdivia. 7 Second by Commissioner Fernandez. 8 Commissioner Fernandez? 9 COMMISSIONER FERNANDEZ: Yes. 10 MR. AUTERI: Commissioner Grullon? 11 COMMISSIONER GRULLON: Yes. 12 MR. AUTERI: Commissioner Valdivia? 13 COMMISSIONER VALDIVIA: Yes. 14 MR. AUTERI: Commissioner Martinetti? 15 COMMISSIONER MARTINETTI: Yes. 16 MR. AUTERI: Mayor Stack? 17 MAYOR STACK: Yes. 18 MR. AUTERI: Mayor, at this time, there 19 are no further items on the agenda. 20 Would you like to take public comment 21 concerning any item of business for the City of 22 Union City? 23 MAYOR STACK: Sure, any matters concerning 24 the City of Union City could you please step 25 forward and state your name and address for the	Page 12 1 angle parking, basically turn it into a parking 2 lot. All the Union City residents who live up 3 there and like to bike in that area, it's going 4 to be a lot less pleasant to bike, a lot more 5 dangerous. Anyone who is riding a bus there 6 commuting to upper around 47th Street towards 7 there, they're always going to get stuck in the 8 traffic on the way home having to wait for cars 9 coming out backing out onto road. 10 MAYOR STACK: And this is on Boulevard 11 East? 12 MR. GRAHAM: Boulevard East, yes. 13 MAYOR STACK: That's more Hudson County. 14 MR. GRAHAM: I know. What I'm hoping is 15 maybe state senator just other kinds of 16 influences -- I know Fanny Cedeno, you just 17 mentioned her, she may have some influence with 18 the county there. 19 So, I just want to raise that and 20 hopefully -- I know it's not in the city, but 21 whatever extent we have. 22 MAYOR STACK: Just shoot me a quick e-mail 23 and I'll bring it up to the county executive 24 office also so Fanny can reach out. 25 MR. GRAHAM: That's terrific. Thank you
Page 11 1 record. 2 I'd like to thank the commissioners once 3 again for moving the meeting to our community. 4 I realize it's a cold evening and the uptick in 5 COVID. I would like to thank those of us that 6 are here tonight. 7 No further? 8 MR. AUTERI: May I have a motion to close 9 public comment. 10 Sorry, sure, if you could please step 11 forward. 12 MR. GRAHAM: I want to thank the Mayor and 13 everyone else involved for the new bike lane 14 around Palisades. I've taken a few trips up 15 and down, it's terrific. Got up to 495 and it 16 ended. So, if sometime in the future we can 17 add that to one going up Hudson and another one 18 coming back from Palisade north of 495 that 19 would be terrific. 20 I don't know how much -- I this isn't 21 Union City, but I just wanted to bring up the 22 plans for Boulevard East that they're working 23 on for the cities that are there and N.J.T.P.A. 24 to wipe out all the parallel parking on east 25 side of the road and put in a bunch on head-in	Page 13 1 so much. 2 One last thing there's a complete streets 3 program to help city's getting started with 4 complete streets. I saw something that Union 5 City is a part of that since 2013. There's an 6 application, I forgot to bring it up, but I've 7 got it back there printed out to get help from 8 Rutgers and to sort of help kind of get going 9 with advice and things to take advantage of 10 that state program. So, I don't know if anyone 11 is interested in taking that. 12 MAYOR STACK: If you could just give us 13 your name and address. 14 MR. GRAHAM: I forgot that, yes. My name 15 is Matthew Graham and I live at 1205 Morris 16 Street. 17 MAYOR STACK: Palisade Avenue, we will 18 continue on Palisade Avenue and we're waiting 19 until the spring to repave Palisade Avenue 20 because we got caught up with the winter -- 21 thank you very much -- and we'll be repaving 22 that. And I do have plans to put bike lanes on 23 all the mains in the city. And then, on some 24 of the side streets where we started doing 25 it -- our goal was to do Palisade Avenue first,

Page 14 1 then New York Avenue, Bergen Line Avenue, and 2 work our way over to Kennedy Boulevard. 3 Kennedy being the county, we would talk to the 4 county about it, but we will be putting them 5 throughout the city. 6 THE WITNESS: That is terrific. 7 One thing about the bike lines is the ones 8 on Palisade, the bike lane is between the 9 parked cars and the traffic, that's good, 10 that's better, but it's still kind of unsafe. 11 If we could possibly get the bike lane between 12 the parked cars and the curb, that would be so 13 much safer. 14 And I've got a spare bike so if anyone 15 wants to take a ride on the Palisade bike lane 16 with me, I'm happy to come pick you up and take 17 you on a ride. You could see what I mean about 18 it's better to be on the bike lane but maybe 19 it's not quite as -- you still feel like wow 20 this car is driving fast over 30 miles an hour. 21 MAYOR STACK: We will definitely take a 22 look at it. If you send me an e-mail I will 23 appreciate it. 24 Thank you very much. 25 MR. AUTERI: May I have a motion to close	Page 16 1 front of me. It would be the transfer from Mi 2 Bandera to Four Amigos. 3 Just to give you a little background on 4 it, Lieutenant Dunley, myself, and the 5 licensee, and their attorney have met a few 6 times about this, most recently last week when 7 the meeting was adjourned. 8 Lieutenant Dunley and myself have made 9 visual inspections of the property so we're 10 kind of familiar with how the locations are 11 going to be. We've also reviewed all the 12 banking parts of it and all the other parts. 13 And quite frankly, they have dotted the Is and 14 crossed their Ts. They are eligible to have a 15 transfer. The police don't have any objection. 16 There's nothing deficiency -- no deficiency, I 17 should say, with respect to any aspect of the 18 application. So, I would recommend that it be 19 approved and they're here with counsel, 20 Mr. Rodriguez. And also, the licensee is here 21 and they can answer any questions that you 22 might have. 23 MR. RODRIGUEZ: Good evening, Mayor and 24 Council. Jose Rodriguez, Attorney At Law. My 25 address is 206 West Bay Street, Trenton, New
Page 15 1 public comment? Motion to close? 2 COMMISSIONER GRULLON: Motion. 3 MR. AUTERI: Motion made by Commissioner 4 Grullon. 5 Second by Commissioner Valdivia. 6 Commissioner Fernandez? 7 COMMISSIONER FERNANDEZ: Yes. 8 MR. AUTERI: Commissioner Grullon? 9 COMMISSIONER GRULLON: Yes. 10 MR. AUTERI: Commissioner Valdivia? 11 COMMISSIONER VALDIVIA: Yes. 12 MR. AUTERI: Commissioner Martinetti? 13 COMMISSIONER MARTINETTI: Yes. 14 MR. AUTERI: Mayor Stack? 15 MAYOR STACK: Yes. 16 MR. AUTERI: At this time, we have liquor 17 license hearings. 18 Mr. Farmer? 19 MAYOR STACK: This portion of the meeting 20 now is liquor license hearings. 21 We'll now turn it over to Mr. Farmer. 22 MR. FARMER: Good evening, Mayor and 23 Council. 24 I think there's only matter on the agenda, 25 although I don't have a copy of the agenda in	Page 17 1 Jersey. 2 I'm here on behalf of Four Amigos 3 Restaurant LLC concerning the transfer of 4 liquor from La Union Corp. that trades as Mi 5 Bandera to Four Amigos LLC. 6 MAYOR STACK: At the same location. 7 MR. RODRIGUEZ: At the same location, yes. 8 MAYOR STACK: Does anyone in the public 9 have any comments on this matter at this time? 10 Any commissioners have any comments for Mr. 11 Rodriguez? Any members of the public have any 12 comments? 13 This will remain the same type of 14 business? 15 MR. RODRIGUEZ: It will remain a 16 restaurant. 17 MAYOR STACK: It will remain a restaurant. 18 MR. RODRIGUEZ: Yes. 19 MAYOR STACK: Do you have any questions, 20 Matthew. 21 MATTHEW: I'd like to speak in favor of 22 the transfer. I appreciate people trying to do 23 business and run a restaurant in Union City. 24 As a resident, it's one more place to go eat. 25 MAYOR STACK: I'm glad to hear that.

Page 18 1 And this gentleman will be running the 2 establishment? 3 MR. RODRIGUEZ: Yes, this is my client. 4 His name is Jose Arturo Penas. 5 MAYOR STACK: It's your representation as 6 Mr. Rodriguez mentioned, you'll be doing the 7 same type of business, a restaurant? 8 MR. PENAS: A restaurant. 9 MAYOR STACK: Same type of restaurant? 10 MR. PENAS: Yes. 11 MAYOR STACK: Great. 12 I'll make a motion to approve. 13 MR. AUTERI: Motion by Mayor Stack. 14 COMMISSIONER VALDIVIA: Second. 15 MR. AUTERI: Second by Commissioner 16 Valdivia. 17 Commissioner Fernandez? 18 COMMISSIONER FERNANDEZ: Yes. 19 MR. AUTERI: Commissioner Grullon? 20 COMMISSIONER GRULLON: Yes. 21 MR. AUTERI: Commissioner Valdivia? 22 COMMISSIONER VALDIVIA: Yes. 23 MR. AUTERI: Commissioner Martinetti? 24 COMMISSIONER MARTINETTI: Yes. 25 MR. AUTERI: Mayor Stack?	Page 20 1 C E R T I F I C A T I O N 2 3 4 I, ESTAMARIE CASTELLI-VELEZ, a Shorthand 5 Reporter and Notary Public within and for the State 6 of New York, do hereby certify the foregoing to be a 7 true and accurate transcript to the best of my 8 knowledge and ability. 9 I further certify that I am not related to 10 any of the parties to this action by blood or by 11 marriage and that I am in no way interested in the 12 outcome of this matter. 13 14 15  ESTAMARIE CASTELLI-VELEZ 16 17 18 19 20 21 22 23 24 25
Page 19 1 MAYOR STACK: Yes. 2 MR. RODRIGUEZ: Thank you, Board Members. 3 Thank you, Mr. Mayor. 4 MAYOR STACK: Motion to adjourn. 5 All those in favor. 6 (A round of ayes.) 7 MR. AUTERI: That's the meeting. 8 (Time noted: 7:27 p.m.) 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	

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