

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

REGULAR MEETING : TRANSCRIPT OF
: :
: :
-----: PROCEEDINGS

JEFFERSON ELEMENTARY SCHOOL
3400 Palisade Avenue
Union City, New Jersey

Wednesday, July 6, 2022
Commencing at 7:01 p.m.

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

LUCIO P. FERNANDEZ, COMMISSIONER
WENDY A. GRULLON, COMMISSIONER
CELIN J. VALDIVIA, COMMISSIONER
BRIAN P. STACK, MAYOR

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

MARYURY A. MARTINETTI, COMMISSIONER

A L S O P R E S E N T:

SCARINCI HOLLENBECK
BY: ANGELO AUTERI, ESQ.
Corporation Counsel

HILDA ROSARIO, City Clerk

SUSAN BISCHOFF, CCR, RPR
449 Columbia Blvd., Wood-Ridge, NJ 07075
201-933-8220 SBischoffccr@yahoo.com

1	<u>I N D E X</u>	
2		<u>PAGE</u>
3	CALL TO ORDER	3
	SALUTE TO FLAG	3
4	ROLL CALL	3
5	APPROVAL OF MINUTES	4
6	CONSENT AGENDA	5
7	REGULAR AGENDA	13/14/15
8	ORDINANCE FOR HEARING AND ADOPTION	16
9	CITIZENS ADDRESS THE BOARD	18
10	ADJOURNMENT	19
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 MR. AUTERI: This is a regular public
2 meeting of the Union City Board of Commissioners
3 being held on Wednesday, July 6, 2022, at 7 p.m.,
4 at the Jefferson Elementary School, 3400 Palisade
5 Avenue, Union City, New Jersey. Please stand for
6 the Pledge of Allegiance.

7
8 (Whereupon, the Pledge of Allegiance was
9 recited.)

10
11 MR. AUTERI: In accordance with the Open
12 Public Meetings Act, adequate notice of this
13 meeting has been provided with The Jersey Journal,
14 The Record, and The Hudson Reporter, has been
15 posted on the bulletin board in City Hall and has
16 been made available to the public in the Office of
17 the Municipal Clerk.

18
19 **ROLL CALL:**

20
21 MR. AUTERI: Roll call. Commissioner
22 Fernandez.

23 COMMISSIONER FERNANDEZ: Here.

24 MR. AUTERI: Commissioner Grullon.

25 COMMISSIONER GRULLON: Here.

1 MR. AUTERI: Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Here.

3 MR. AUTERI: Commissioner Martinetti is
4 absent. Mayor Stack.

5 MAYOR STACK: Here.

6

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

9 **APPROVAL OF PREVIOUS MEETING MINUTES - REGULAR**
10 **MEETING - JUNE 24, 2022.)**

11

12 MR. AUTERI: First item on the agenda is
13 the approval of meeting minutes for the June 24,
14 2022, Board of Commissioners meeting. May I have
15 a motion to approve?

16 MAYOR STACK: Motion.

17 MR. AUTERI: Motion by Mayor Stack.

18 COMMISSIONER FERNANDEZ: Second.

19 MR. AUTERI: Second by Commissioner
20 Fernandez. Commissioner Fernandez.

21 COMMISSIONER FERNANDEZ: Yes.

22 MR. AUTERI: Commissioner Grullon.

23 COMMISSIONER GRULLON: Yes.

24 MR. AUTERI: Commissioner Valdivia.

25 COMMISSIONER VALDIVIA: Yes.

1 MR. AUTERI: Mayor Stack.

2 MAYOR STACK: Yes.

3
4 * * * *

5
6 (Whereupon, the Board discussed and took
7 action on the following items in total:

8 **CONSENT AGENDA:**

9 (1) Resolution Approving the Payment of Claims

10 (2) Resolution Approving the Payment of
11 Concurring Claims

12 (3) Resolution Approving the City Payroll
13 06/04/2002 - 06/17/2022

14 (4) Resolution Approving the Library Payroll
15 06/04/2022 - 06/17/2022

16 (5) Resolution Approving a Credit Overbill For
17 Property At 1901 Summit Avenue

18 (6) Resolution Cancelling Taxes on Property
19 Deemed Exempt For 100% Disabled Veterans

20 (7) Resolution Cancelling Taxes on Property
21 Erroneously Assessed

22 (8) Resolution Approving a Refund Overbill For
23 Property 411-413 6th Street

24 (9) Resolution Approving an Adjustment on the
25 2nd Half Taxes For Various Properties

- 1 (10) Resolution Cancelling Third Quarter Taxes
- 2 (11) Resolution Authorizing the Refund of Premium
- 3 Monies Collected At the Tax Sale
- 4 (12) Resolution Authorizing Refund of Redemption
- 5 Monies to Outside Lienholders
- 6 (13) PULLED TO THE REGULAR AGENDA - Resolution
- 7 Approving the State Fiscal Year 2023 Temporary
- 8 Budget
- 9 (14) Resolution Approving the 2022-2023 Renewal
- 10 of La Parrilla Bar & Grill, LLC (T/A Maria
- 11 Mentiras Bar & Grill) Liquor License No.
- 12 0910-33-030-015
- 13 (15) Resolution Approving the 2022-2023 Renewal
- 14 of Pramukh Swami Krupa, Inc. (T/A Payano Wine &
- 15 Spirits) Liquor License No. 0910-44-121-011
- 16 (16) Resolution Approving the 2022-2023 Renewal of
- 17 Salinas Bar & Restaurant, Liquor License No.
- 18 0910-33-050-005
- 19 (17) Resolution Approving the 2022-2023 Renewal of
- 20 St. Rose of Lima Columbian Club, Inc. (T/A Saint
- 21 Rose of Lima Columbian) Liquor License No.
- 22 0910-33-198-003
- 23 (18) Resolution Approving the 2022-2023 Renewal
- 24 of Variedad Latina, Inc. (T/A Variedad Latina
- 25 Restaurant) Liquor License No. 0910-33-031-012

1 (19) Resolution Approving the 2022-2023 Renewal
2 of Don Luis Restaurant Corp. (T/A La Churreria)
3 Liquor License No. 0910-33-114-006

4 (20) Resolution Approving the 2022-2023 Renewal
5 of El Chapin, Corp. (T/A El Rincon Chapin) Liquor
6 License No. 0910-33-075-010

7 (21) Resolution Approving the 2022-2023 Renewal
8 of El Idolo, LLC (T/A Coromoto Bar & Restaurant)
9 Liquor License No. 0910-33-111-008

10 (22) Resolution Approving the 2022-2023 Renewal
11 of Jose Miguel Sanchez (T/A International Mini
12 Market) Liquor License No. 0910-43-023-013

13 (23) Resolution Authorizing Award of Contract For
14 Bergenline Avenue Streetscape Improvements
15 Project, Phase 1.)

16

17 MR. AUTERI: Next is the consent agenda.
18 There are 23 items on the consent agenda tonight,
19 however, item number 13 will be moved to the
20 regular agenda.

21 Item number one, resolution approving
22 the payment of claims.

23 Number two, resolution approving the
24 payment of concurrent claims.

25 Three, resolution approving the City

1 payroll from June 4, 2022, to June 17, 2022.

2 Four, resolution approving the library
3 payroll June 4, 2022, to June 17, 2022.

4 Five, a resolution approving a credit
5 overbill for property 1901 Summit Avenue.

6 Six, resolution cancelling taxes on
7 property deemed exempt for 100 percent disabled
8 veterans.

9 Seven, resolution cancelling taxes on
10 property erroneously assessed.

11 Eight, resolution approving a refund
12 overbill for property 411-413 6th Street.

13 Nine, resolution approving an adjustment
14 on the second half taxes for various properties.

15 Ten, resolution cancelling third quarter
16 taxes.

17 Eleven, resolution authorizing the
18 refund of premium monies collected at the tax
19 sale.

20 Twelve, resolution authorizing refund of
21 redemption monies to out lienholders.

22 Item number 13 will be moved to the
23 regular agenda as item number three.

24 Number 14, resolution approving the
25 2022-2022 Resolution Approving the 2022-2023

1 Renewal of La Parrilla Bar & Grill, LLC (T/A Maria
2 Mentiras Bar & Grill) Liquor License No.
3 0910-33-030-015.

4 Fifteen, Resolution Approving the
5 2022-2023 Renewal of Pramukh Swami Krupa, Inc.
6 (T/A Payano Wine & Spirits) Liquor License No.
7 0910-44-121-011.

8 Item 16, Resolution Approving the
9 2022-2023 Renewal of Salinas Bar & Restaurant,
10 Liquor License No. 0910-33-050-005.

11 Seventeen, Resolution Approving the
12 2022-2023 Renewal of St. Rose of Lima Columbian
13 Club, Inc. (T/A Saint Rose of Lima Columbian)
14 Liquor License No. 0910-33-198-003.

15 Eighteen, Resolution Approving the
16 2022-2023 Renewal of Variedad Latina, Inc. (T/A
17 Variedad Latina Restaurant) Liquor License No.
18 0910-33-031-012.

19 Nineteen, Resolution Approving the
20 2022-2023 Renewal of Don Luis Restaurant Corp.
21 (T/A La Churreria) Liquor License No.
22 0910-33-114-006.

23 Twenty, Resolution Approving the
24 2022-2023 Renewal of El Chapin, Corp. (T/A El
25 Rincon Chapin) Liquor License No. 0910-33-075-010.

1 Twenty-one, Resolution Approving the
2 2022-2023 Renewal of El Idolo, LLC (T/A Coromoto
3 Bar & Restaurant) Liquor License No.
4 0910-33-111-008.

5 Twenty-two, Resolution Approving the
6 2022-2023 Renewal of Jose Miguel Sanchez (T/A
7 International Mini Market) Liquor License No.
8 0910-43-023-013.

9 Twenty-three, Resolution Authorizing
10 Award of Contract For Bergenline Avenue
11 Streetscape Improvements Project, Phase 1.

12 Mayor, at this time, would you like to
13 take public comment on any items on the consent
14 agenda?

15 MAYOR STACK: Sure. Just before we do
16 on number 20 and 21, what's the address of those
17 establishments? I just want -- did Mr. Farmer
18 look over these?

19 MR. AUTERI: Yes.

20 MAYOR STACK: He did, okay. Just give
21 me the address of 20 and 21.

22 Just for the public's knowledge, number
23 23, Bergenline Avenue streetscape, that's starting
24 from 43rd to 49th on Bergenline Avenue. We'll be
25 starting new sidewalks, new lighting similar to

1 what we did on Summit avenue, making it very
2 bright and new paving, paving the streets. We'll
3 be doing Bergenline Avenue, probably in two
4 phases, if not three, more than likely two.

5 MR. AUTERI: I have El Chapin,
6 Incorporated, at 2118 Bergenline Avenue.

7 MAYOR STACK: Okay. And what about
8 Coromoto?

9 MR. AUTERI: Coromoto is 4125 Park
10 Avenue.

11 MAYOR STACK: I just wanted to make
12 sure.

13 MR. AUTERI: Very good.

14 MAYOR STACK: Anyone wishing to address
15 the Board of Commissioners at this time, please
16 step forward, on the consent agenda. Seeing none.

17 MR. AUTERI: Mayor, at this time would
18 you like close public comment?

19 MAYOR STACK: Yes.

20 COMMISSIONER FERNANDEZ: Second.

21 MR. AUTERI: Motion by Mayor Stack.
22 Second by Commissioner Fernandez.

23 Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Yes.

25 MR. AUTERI: Commissioner Grullon.

1 COMMISSIONER GRULLON: Yes.

2 MR. AUTERI: Commissioner Valdivia.

3 COMMISSIONER VALDIVIA: Yes.

4 MR. AUTERI: Commissioner Martinetti is
5 absent. Mayor Stack.

6 MAYOR STACK: Yes.

7 MR. AUTERI: Mayor, would you like to --
8 excuse me. Motion to approve all the items on the
9 consent with the exception of number 13,
10 resolution approving the state fiscal year 2023
11 temporary budget.

12 MAYOR STACK: Motion.

13 COMMISSIONER FERNANDEZ: Second.

14 MR. AUTERI: Motion by Mayor Stack.

15 Second by Commissioner Fernandez.

16 Commissioner Fernandez.

17 COMMISSIONER FERNANDEZ: Yes.

18 MR. AUTERI: Commissioner Grullon.

19 COMMISSIONER GRULLON: Yes.

20 MR. AUTERI: Commissioner Valdivia.

21 COMMISSIONER VALDIVIA: Yes.

22 MR. AUTERI: Mayor Stack.

23 MAYOR STACK: Yes.

24 MR. AUTERI: Mayor Stack abstains on all
25 payments to Chasan, Lamporello.

1 MAYOR STACK: Yes.

2 * * * *

3

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

6 **REGULAR AGENDA**

7 1. Resolution approving a payment of
8 claim to the Union City Board of Education.)

9

10 MR. AUTERI: Next is the regular agenda.

11 Item number one is a resolution
12 approving a payment of claims to the Union City
13 Board of Ed. Ordinarily, Commissioners Valdivia
14 and Gullon would not vote on Board of Ed matters.
15 However, tonight, the Board is invoking the
16 doctrine of necessity. May I have a motion to
17 approve?

18 MAYOR STACK: Motion.

19 MR. AUTERI: Motion by Mayor Stack.

20 COMMISSIONER VALDIVIA: Second.

21 MR. AUTERI: Second by Commissioner
22 Valdivia. Commissioner Fernandez is recusing.

23 Commissioner Gullon.

24 COMMISSIONER GRULLON: Yes.

25 MR. AUTERI: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MR. AUTERI: Mayor Stack.

3 MAYOR STACK: Yes.

4

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

7 **REGULAR AGENDA:**

8 2. Resolution approving payment of
9 claim to the Union City Day Care Program.)

10

11 MR. AUTERI: Item number two on the
12 regular agenda is a resolution approving payment
13 of claims to the Union City Day Care Program. Can
14 I have a motion to approve?

15 COMMISSIONER GRULLON: Motion.

16 MR. AUTERI: Motion by Commissioner
17 Grullon.

18 COMMISSIONER VALDIVIA: Second.

19 MR. AUTERI: Second by Commissioner
20 Valdivia.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MR. AUTERI: Commissioner Grullon.

24 COMMISSIONER GRULLON: Yes.

25 MR. AUTERI: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MR. AUTERI: Mayor Stack is recusing.

3

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

6 **REGULAR AGENDA:**

7 3. Resolution approving the state
8 fiscal year 2023 temporary budget.)

9

10 MR. AUTERI: Item number three on the
11 regular agenda, which was moved from the consent,
12 is a resolution approving the state fiscal year
13 2023 temporary budget. May I have a motion to
14 approve item number three?

15 COMMISSIONER VALDIVIA: Motion.

16 MAYOR STACK: Second.

17 MR. AUTERI: Motion by Commissioner
18 Valdivia, second by Mayor Stack.

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: Mayor Stack.

1 MAYOR STACK: Yes.

2
3 (Whereupon, the Board discussed and took
4 action on the following item:

5 **ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION:**

6 1. AN ORDINANCE OF THE CITY OF UNION
7 CITY, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE
8 SALE OF CITY'S INTEREST IN UNDERSIZED PARCEL OF
9 PROPERTY PURSUANT TO N.J.S.A. 40A:12-13(b) (5)
10 CONTIGUOUS TO 3329 HUDSON AVENUE.)

11
12 MR. AUTERI: Next, we have an ordinance
13 for hearing and adoption consideration. It is an
14 ordinance of the City of Union City, County of
15 Hudson, New Jersey to authorize the sale of City's
16 interest in an undersized parcel of property
17 pursuant to N.J.S.A. 40A:12-13(b) (5) contiguous to
18 3329 Hudson Avenue.

19 Mayor, at this time would you like to
20 take public comment on this ordinance?

21 MAYOR STACK: Anyone wishing to comment
22 on this, please step forward, state your name and
23 address for the record. Seeing none.

24 MR. AUTERI: Motion to close?

25 MAYOR STACK: Motion.

1 MR. AUTERI: Motion by Mayor Stack.

2 COMMISSIONER FERNANDEZ: Second.

3 MR. AUTERI: Second by Commissioner
4 Fernandez.

5 Commissioner Fernandez.

6 COMMISSIONER FERNANDEZ: Yes.

7 MR. AUTERI: Commissioner Grullon.

8 COMMISSIONER GRULLON: Yes.

9 MR. AUTERI: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes.

11 MR. AUTERI: Mayor Stack.

12 MAYOR STACK: Yes.

13 MR. AUTERI: May I have a motion to
14 adopt the ordinance?

15 COMMISSIONER VALDIVIA: Motion.

16 MR. AUTERI: Motion by Commissioner
17 Valdivia.

18 COMMISSIONER FERNANDEZ: Second.

19 MR. AUTERI: Second by Commissioner
20 Fernandez.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MR. AUTERI: Commissioner Grullon.

24 COMMISSIONER GRULLON: Yes.

25 MR. AUTERI: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MR. AUTERI: Mayor Stack.

3 MAYOR STACK: Yes.

4

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

6

7 MR. AUTERI: Mayor, at this time, would
8 you like to take public comment on any matter
9 concerning municipal government in the City of
10 Union City?

11 MAYOR STACK: Anyone wishing to comment
12 at this time on any matter concerning on any
13 matters concerning municipal government in the
14 City of Union City, please step forward, state
15 your name and address for the record. Seeing
16 none, make a motion.

17 COMMISSIONER FERNANDEZ: Second.

18 MR. AUTERI: Motion by Mayor Stack to
19 close public comment. Second by Commissioner
20 Fernandez.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 RIGHT1: Commissioner Grullon.

24 COMMISSIONER GRULLON: Yes.

25 MR. AUTERI: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MR. AUTERI: Mayor Stack.

3 MAYOR STACK: Yes.

4

5 **ADJOURNMENT:**

6

7 MR. AUTERI: Can I have a motion to
8 adjourn?

9 COMMISSIONER FERNANDEZ: Motion.

10 MR. AUTERI: Motion by Commissioner
11 Fernandez.

12 COMMISSIONER VALDIVIA: Second.

13 MR. AUTERI: Second by Commissioner
14 Valdivia.

15 All in favor?

16 (Whereupon, all Commissioners indicated
17 in the affirmative.)

18

19 (Whereupon the meeting was adjourned at
20 7:10 p.m.)

21

22

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25

1

Brian P. Stack

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Lucio P. Fernandez

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Maryury A. Martinetti

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Celin J. Valdivia

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Wendy A. Grullon

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Board of Commissioners

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Attest:

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Angelo Auteri, Esq.,

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Corporation Counsel

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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing is a true and accurate transcript of the testimony and proceedings as taken stenographically by me at the time, place, and on the date hereinbefore set forth.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700