

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

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

WASHINGTON SCHOOL
3905 New York Avenue
Union City, New Jersey

Tuesday, September 20, 2022
Commencing at 7:02 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:

SCARINCI HOLLENBECK
BY: ANGELO AUTERI, ESQ.
Corporation Counsel

RAMON GONZALEZ, ESQ.
Attorney for the Union City
Alcohol Beverage Control Commission

HILDA ROSARIO, City Clerk

SUSAN BISCHOFF, CCR, RPR
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A P P E A R A N C E S:

ANNA NORIS, ESQ.
Attorney for El Conuco Restaurant, Inc.

ALAN MOLINA, ESQ.
Attorney for Juana Y Gloria Restaurant, LLC

ANTHONY BIANCO, ESQ.
Attorney for Graciela's Cactus, LLC

ANTHONY BIANCIELLA, ESQ.
Attorney for Salvadorian Bar &
Restaurant, Inc.

IVAN PANEQUE, ESQ.
Attorney for La Herradura, Inc.

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1 MS. ROSARIO: Can we please stand for
2 the Pledge of Allegiance.

3 (Whereupon, the Pledge of Allegiance is
4 recited.)

5 MS. ROSARIO: This is a public meeting
6 of the Union City Board of Commissioners being
7 held on Tuesday, September 20, 2022, at 7:00 p.m.,
8 at the Washington School, 3905 New York Avenue,
9 Union City, New Jersey.

10 This meeting has been called in
11 accordance with the Open Public Meetings Act.
12 Adequate notice was forwarded to The Jersey
13 Journal, The Record, and The Hudson Reporter, has
14 been posted on the bulletin board in the City Hall
15 and has been made available to the public in the
16 office of the Municipal Clerk.

17

18 **ROLL CALL:**

19

20 MS. ROSARIO: Commissioner Fernandez.

21 COMMISSIONER FERNANDEZ: Here.

22 MS. ROSARIO: Commissioner Grullon.

23 COMMISSIONER GRULLON: Here.

24 MS. ROSARIO: Commissioner Valdivia.

25 COMMISSIONER VALDIVIA: Here.

1 MS. ROSARIO: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Here.

3 MS. ROSARIO: Mayor Stack.

4 MAYOR STACK: Here.

5

6 **APPROVAL OF PREVIOUS MEETING MINUTES:**

7

8 MS. ROSARIO: First item is the approval
9 of previous meeting minutes. Motion to approve
10 the previous meeting minutes for the August 30,
11 2022, Board of Commissioners meeting.

12 COMMISSIONER VALDIVIA: Motion.

13 COMMISSIONER MARTINETTI: Motion.

14 MS. ROSARIO: Motion by Commissioner

15 Valdivia, second by Commissioner Martinetti.

16 Commissioner Fernandez.

17 COMMISSIONER FERNANDEZ: Abstain.

18 MS. ROSARIO: Commissioner Grullon.

19 COMMISSIONER GRULLON: Yes.

20 MS. ROSARIO: Commissioner Valdivia.

21 COMMISSIONER VALDIVIA: Yes.

22 MS. ROSARIO: Commissioner Martinetti.

23 COMMISSIONER MARTINETTI: Yes.

24 MS. ROSARIO: Mayor Stack.

25 MAYOR STACK: Yes.

1
2 (Whereupon, the Board discussed and took
3 action on the following item:

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

5 **1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY**
6 **OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF**
7 **\$600,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT**
8 **FUND FOR THE ACQUISITION OF CERTAIN REAL PROPERTY**
9 **(3316 PALISADE AVENUE.)**

10
11 MS. ROSARIO: Second item on the agenda
12 are three ordinances for introduction. Adoption
13 on first reading authorizes the Municipal Clerk to
14 advertise the ordinance with a notice of
15 introduction, together with a notice of the time
16 and place when the ordinance will be considered
17 for final passage. The ordinance will be further
18 considered at a meeting of the Board of
19 Commissioners to be held on Tuesday, October 4,
20 2022, at the Early Childhood Center, 2200 Kennedy
21 Boulevard.

22 The first ordinance for introduction is
23 an Ordinance of the City of Union City, County of
24 Hudson, New Jersey, appropriating the sum of
25 \$600,000 in funding from the capital improvement

1 fund for the acquisition of certain real property
2 3316 Palisade Avenue.

3 May I have a motion to introduce Item 1?

4 MAYOR STACK: Motion.

5 COMMISSIONER MARTINETTI: Motion.

6 MAYOR STACK: This ordinance is putting
7 in place money from the capital improvement fund
8 to purchase a piece of property on 33rd and
9 Palisade Avenue and put a dog park, it's been
10 under a construction for a new street in the
11 community. Really, I think the first new street
12 in probably 50 years in Union City between 32nd
13 and 34th on Palisade Avenue over the Hudson
14 Avenue, street will run from west to east, it will
15 run from Palisade to Hudson and then residents
16 will be able to go Hudson to Pleasant Avenue, it
17 will improve circulation in the uptown area of
18 Union City, and not bring so much traffic down to
19 the marginal highway.

20 So while we're also hoping that the
21 street creates maybe about 15, 20 parking spots,
22 hopefully, we're also creating a dog run in the
23 area, a nice seating area where the residents will
24 be able to sit and enjoy the fresh air and also
25 create a new street in the City of Union City.

1 MS. ROSARIO: Motion was made by Mayor
2 Stack, second by Commissioner Martinetti.

3 Commissioner Fernandez.

4 COMMISSIONER FERNANDEZ: Yes.

5 MS. ROSARIO: Commissioner Grullon.

6 COMMISSIONER GRULLON: Yes.

7 MS. ROSARIO: Commissioner Valdivia.

8 COMMISSIONER VALDIVIA: Yes.

9 MS. ROSARIO: Commissioner Martinetti.

10 COMMISSIONER MARTINETTI: Yes.

11 MS. ROSARIO: Mayor Stack.

12 MAYOR STACK: Yes.

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

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

17 **2. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY**
18 **OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF**
19 **\$98,878 IN FUNDING FROM THE CAPITAL IMPROVEMENT**
20 **FUND FOR THE ACQUISITION OF PORTABLE TRAFFIC**
21 **SIGNALIZATION SYSTEMS.)**

22
23 MS. ROSARIO: The second ordinance for
24 introduction is an ordinance of the City of Union
25 City, County of Hudson, New Jersey, appropriating

1 the \$98,878 in funding from the capital
2 improvement funds for the acquisition of portable
3 traffic signalization systems. May I have a
4 motion to introduce Item 2?

5 MAYOR STACK: Sure. Once again, this is
6 something that we're doing with portable traffic
7 lights signalization system. This is to improve
8 the traffic signals and maintenance of traffic
9 signals in the community. Something we might take
10 for granted when the traffic signal is not
11 working, obviously you have gridlock. You also
12 have a safety issue, not only for pedestrians, but
13 for motorists as well. I'll move it.

14 MS. ROSARIO: Motion by Mayor Stack.

15 COMMISSIONER MARTINETTI: Second.

16 MS. ROSARIO: Second by Commissioner
17 Martinetti.

18 Commissioner Fernandez.

19 COMMISSIONER FERNANDEZ: Yes.

20 MS. ROSARIO: Commissioner Grullon.

21 COMMISSIONER GRULLON: Yes.

22 MS. ROSARIO: Commissioner Valdivia.

23 COMMISSIONER VALDIVIA: Yes.

24 MS. ROSARIO: Commissioner Martinetti.

25 COMMISSIONER MARTINETTI: Yes.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes.

3

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

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

7 **3. AN ORDINANCE AUTHORIZING LEASE OF BLOCK 190**
8 **LOTS 35, 39 AND 43.01 FOR USE AS TEMPORARY DPW**
9 **GARAGE.)**

10

11 MS. ROSARIO: Third item is an ordinance
12 authorizing lease of Block 190, Lots 35, 39, and
13 43.01 for use as temporary DPW garage. May I have
14 a motion to introduce Item 3?

15 MAYOR STACK: So this ordinance is
16 authorizing the lease of a property on 5th and
17 Palisade, it will be a temporary lease of the City
18 leasing a piece of property to store our trucks
19 for the DPW, obviously in central operations in
20 the community, for snow plowing, for street
21 cleaning. The old New Jersey Transit garage, the
22 bus terminal at 27th Street has been used, prior
23 administration signed the lease with the State of
24 New Jersey to use the facility temporarily as a
25 DPW facility. That temporary turned into

1 something that's lasted for over 30 years.

2 On this property right now, New Jersey
3 Transit is going to be coming in and knocking down
4 the facility from 27th to 29th, New York Avenue to
5 Bergenline. Half the facility will be kept by New
6 Jersey Transit for an electric bus system. It
7 will improve traffic flow in Union City and
8 traffic -- I should say transportation issues for
9 residents of Union City and of northern Hudson
10 County. That will be from 28th to 29th, 27th to
11 28th, New York to Bergenline will go back to Union
12 City, for some type of municipal facility, whether
13 it's DPW facility or another municipal purpose,
14 that it will stay as a municipal purpose. Whether
15 we do a new police department, possibly a Board of
16 Education, in addition to parking, parking is also
17 needed in City of Union City. So we will more
18 than likely do a parking garage on that site also.
19 Temporarily, in the meantime, we need to rent
20 space to move the trucks, there's one or two bays
21 at that facility now. We also have salt there for
22 the winter months. We're looking at a couple
23 different locations in the City, we're down to 5th
24 and Summit right now, 5th and Paterson Plank Road.
25 We have this facility, so we'll be moving this

1 down to 5th and Palisade just until we come back
2 to 27th Street.

3 MS. ROSARIO: May I have a motion?

4 COMMISSIONER VALDIVIA: Motion.

5 MS. ROSARIO: Motion by Commissioner
6 Valdivia. Second?

7 COMMISSIONER GRULLON: Second.

8 MS. ROSARIO: Second by Commissioner
9 Grullon. Commissioner Fernandez.

10 COMMISSIONER FERNANDEZ: Yes.

11 MS. ROSARIO: Commissioner Grullon.

12 COMMISSIONER GRULLON: Yes.

13 MS. ROSARIO: Commissioner Valdivia.

14 COMMISSIONER VALDIVIA: Yes.

15 MS. ROSARIO: Commissioner Martinetti.

16 COMMISSIONER MARTINETTI: Yes.

17 MS. ROSARIO: Mayor Stack.

18 MAYOR STACK: Yes.

19

20 (Whereupon, the Board discussed and took
21 action on the following item:

22 **ORDINANCE(S) FOR HEARING AND ADOPTION:**

23 **1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY**
24 **OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF**
25 **\$5,670,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT**

**FUND FOR THE ACQUISITION OF CERTAIN CAPITAL
EQUIPMENT AND THE COMPLETION OF VARIOUS CAPITAL
IMPROVEMENTS)**

MS. ROSARIO: The third item on the agenda is ordinance for hearing and adoption. I originally had five on the agenda, but actually it should be only four. Five should be removed, it's the same one as number 3 for the introduction of DPW.

The first item for the ordinance for hearing and adoption is an ordinance of the City of Union City, County of Hudson, New Jersey, appropriating the sum of \$5,670,000 in funding from the capital improvement fund for the acquisition of certain capital equipment and the completion of various capital improvements.

Motion to adopt Item 1?

MAYOR STACK: Sure. Just before we do, this \$5,670,000 is money we received in grants. \$970,000 will be used for police radios to enhance the public safety communication system. These are grants we were able to secure from the State of New Jersey and Governor Murphy. \$1,700,000 is going toward a new senior citizen building we're

1 looking to build on 8th to 10th Street between
2 Summit and Central on top of the municipal parking
3 lot. An additional \$2,000,000 on Bergenline
4 Avenue, we already started the project from 49th
5 down to 30th Street on Bergenline. This year
6 hopefully we'll get down to 33rd, depending on the
7 weather. An additional one million dollars was
8 used on Central Avenue upgrades. This project
9 came to a total of close to three million dollars,
10 21 to 35 Central Avenue, new sidewalks, tree
11 plantings, new paved street and decorative
12 lighting which will be coming hopefully the end of
13 this year. For a grand total of \$5,670,000. So
14 again we're grateful to the governor for the
15 grants to do these improvement projects. I'll
16 move it.

17 MS. ROSARIO: Mayor Stack.

18 COMMISSIONER MARTINETTI: Second.

19 MS. ROSARIO: Second by Commissioner
20 Martinetti.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Yes.

25 MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MS. ROSARIO: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Yes.

4 MS. ROSARIO: Mayor Stack.

5 MAYOR STACK: Yes.

6

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

9 **ORDINANCE(S) FOR HEARING AND ADOPTION:**

10 **2. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY**
11 **OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF**
12 **\$3,000,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT**
13 **FUND FOR THE REHABILITATION RECONSTRUCTION OF THE**
14 **DEPARTMENT OF PUBLIC WORKS FACILITY.)**

15

16 MS. ROSARIO: The second ordinance for
17 hearing and adoption is an ordinance of the City
18 of Union City, County of Hudson, New Jersey,
19 appropriating the sum of \$3,000,000 in funding
20 from the capital improvement fund for the
21 rehabilitation reconstruction of the Department of
22 Public Works facility.

23 MAYOR STACK: So once again, this
24 \$3,000,000 grant the City of Union City received
25 for construction of where we build our public

1 works facility. It's something that's in the
2 works right now. I'll move it.

3 MS. ROSARIO: Motion by Mayor Stack.
4 Second?

5 COMMISSIONER VALDIVIA: Second.

6 MS. ROSARIO: Second by Commissioner
7 Valdivia.

8 Commissioner Fernandez.

9 COMMISSIONER FERNANDEZ: Yes.

10 MS. ROSARIO: Commissioner Grullon.

11 COMMISSIONER GRULLON: Yes.

12 MS. ROSARIO: Commissioner Valdivia.

13 COMMISSIONER VALDIVIA: Yes.

14 MS. ROSARIO: Commissioner Martinetti.

15 COMMISSIONER MARTINETTI: Yes.

16 MS. ROSARIO: Mayor Stack.

17 MAYOR STACK: Yes.

18

19 (Whereupon, the Board discussed and took
20 action on the following item:

21 **ORDINANCE(S) FOR HEARING AND ADOPTION:**

22 **3. AN ORDINANCE AUTHORIZING AND ENCOURAGING**
23 **ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE)**
24 **AND MAKE-READY PARKING SPACES.)**

25

1 MS. ROSARIO: The third ordinance for
2 hearing and adoption is the ordinance authorizing
3 and encouraging electric vehicle supply/service
4 equipment (EVSE) and make-ready parking spaces.

5 MAYOR STACK: This is once again just
6 adapting to the times right now for electric
7 vehicles that are being -- actually becoming very
8 popular. This would once again support the vision
9 of the governor of the State of New Jersey having
10 electric vehicles and charging stations in our
11 community.

12 This is something I worked closely with
13 the Commissioners and also with the City's
14 corporation counsel Angelo Auteri on in
15 identifying locations throughout the community as
16 we start swapping out for electric vehicles.

17 MS. ROSARIO: May I have a motion?

18 COMMISSIONER FERNANDEZ: Motion.

19 MS. ROSARIO: Motion by Commissioner
20 Fernandez. Second?

21 MAYOR STACK: Second.

22 MS. ROSARIO: Second by Mayor Stack.
23 Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Yes.

25 MS. ROSARIO: Commissioner Grullon.

1 COMMISSIONER GRULLON: Yes.

2 MS. ROSARIO: Commissioner Valdivia.

3 COMMISSIONER VALDIVIA: Yes.

4 MS. ROSARIO: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Yes.

8

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

11 **ORDINANCE(S) FOR HEARING AND ADOPTION:**

12 **4. AN ORDINANCE AMENDING CHAPTER 107 ENTITLED**
13 **"BUILDING, UNFIT" OF THE CITY OF UNION CITY**
14 **MUNICIPAL CODE.)**

15

16 MS. ROSARIO: The fourth ordinance for
17 adoption is an ordinance amending Chapter 107,
18 entitled "building - unfit" of the City of Union
19 City municipal code.

20 MAYOR STACK: Angelo, could you maybe
21 explain this ordinance at this time for the
22 public's knowledge?

23 MR. AUTERI: Sure, Mayor. So this
24 ordinance is going to basically streamline what
25 the building department is able to do in

1 situations where buildings are unfit, pursuant to
2 Chapter 107, where the construction code official
3 may enter an order to demolish a building.
4 Previously, there was a hearing requirement. The
5 statute does carve out situations where the
6 building is in such a state that there's no time
7 for a hearing and you can move for summary action,
8 following certain stabilizing activities on the
9 structure to ensure that it's not a threat to
10 safety. And then the City can move for summary
11 action in the chancery division. So what this
12 ordinance will do is basically mimic that piece of
13 the statute that allows in certain situations to
14 move forward without the need for a hearing.

15 MS. ROSARIO: May I have a motion?

16 MAYOR STACK: Motion.

17 MS. ROSARIO: Motion by Mayor Stack.

18 COMMISSIONER FERNANDEZ: Second.

19 MS. ROSARIO: Second by Commissioner
20 Fernandez.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Yes.

25 MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MS. ROSARIO: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Yes.

4 MS. ROSARIO: Mayor Stack.

5 MAYOR STACK: Yes.

6

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

9 **CONSENT AGENDA:**

10 (1) Resolution Approving the Payment of Claims.

11 (2) Resolution Approving the Payment of
12 Concurring Claims.

13 (3) Resolution Approving the Escrow Refunds.

14 (4) Resolution Approving the City Payroll
15 08/13/2022 - 08/26/2022.

16 (5) Resolution Approving the Library Payroll
17 08/13/2022 - 08/26/2022.

18 (6) Resolution Authorizing the Tax Collector to
19 Prepare, Complete and Mail As Soon As Practicable
20 Tax Bills in Accordance With the Procedures Set
21 Forth in N.J.S.A. 54:4-66.2.

22 (7) Resolution Authorizing the Refund of Premium
23 Monies Collected At the Tax Sale.

24 (8) Resolution Authorizing Tax Refund in Tax
25 Appeal Decisions By the Tax Court of New Jersey.

1 (9) Resolution Authorizing Refund of Redemption
2 Monies to Outside Lienholders.

3 (10) Resolution Designating Mountain Road From
4 18th Street to 19th Street As "Henry J. Kaden
5 Way".

6 (11) Resolution Appointing Jorge Aviles, Esq., As
7 Tenant Advocate Attorney.

8 (12) Resolution Rejecting All Bids For the 2022
9 Tree Injection Lantern Fly Treatment Project and
10 Authorizing Re-Bid (2nd Occasion).

11 (13) Resolution to Authorize Purchase of Radio
12 Communications Equipment and Accessories From
13 Motorola Solutions, Inc.

14 (14) Resolution Appointing Geraldine Perez to the
15 Union City Zoning Board of Adjustment to Fill
16 Vacancy.

17 (15) Resolution to Re-Appoint Margarita Gutierrez
18 to the Zoning Board of Adjustment For the City of
19 Union City.

20 (16) Resolution Appointing Rosio Pena to the
21 Union City Zoning Board of Adjustment to Fill
22 Vacancy Created By George Garcia.

23 (17) Resolution Re-Appointing Members to the
24 Union City Planning Board.

25 (18) Resolution Authorizing Increase to Contract

1 With Chasan, Lamparello Mallon & Cappuzzo, PC, For
2 Special Counsel Services For 2022-2023.

3 (19) Resolution Appointing Members to the Union
4 City Housing Authority.

5 (20) Resolution Re-Appointing Members of the
6 Union City Board of Education. **(TABLED)**

7 (21) Resolution Re-Appointing Carlos Vallejo an
8 Jeanette Pena As Members of the Union City Board
9 of Education. **(TABLED)**

10 (22) Resolution Re-Appointing Members to the
11 Union City Parking Authority (Omar Chaquor, Elsa
12 Leonard and Ligia Marte)

13 (23) Resolution Appointing Mindry Watley to Fill
14 Vacancy on the Union City Zoning Board of
15 Adjustment.

16 (24) Resolution Appointing Emma Gonzalez and Aro
17 Nathan As Members of the Union City Board of
18 Education. **(TABLED)**

19 (25) Resolution Authorizing the City of Union
20 City to Apply For and Obtain a Grant From the New
21 Jersey Department of Community Affairs.

22 (26) Resolution to Appoint Jose Guareno As Class
23 IV Member of the Union City Planning Board.

24 (27) Resolution Authorizing Increase to Contract
25 For Special Counsel Services With Chasan,

Lamparello Mallon & Cappuzzo, PC, For 2021-2022.

(28) Resolution to Authorize Contract For the Lease/Purchase of Two 2023 StarCraft Allstar 22 Through the Houston Galveston Area Council Cooperative.

(29) Resolution Authorizing Chapter 159: School Resource Officers Salaries and Wages.

(30) Resolution Authorizing FY2022 Reserve Budget Transfer.

(31) Resolution Approving Extension of the Pilot Agreement For Union Plaza Apartments At 4500 New York Avenue.

(32) Resolution Rejecting All Bids For 2022 CDA Road Project (12th Street, Morris Street & 14th Street) and Authorizing Re-Bid (2nd Occasion).

MS. ROSARIO: There are 32 items on the consent agenda.

One, resolution approving the payment of claims.

Two, resolution approving the payment of concurrent claims.

Three, resolution approving the escrow refunds.

Four, resolution approving the City

1 payroll 8/13/2022 to 8/26/2022.

2 Five, resolution approving the library
3 payroll 8/13/2022 to 8/26/2022.

4 Six, resolution authorizing the tax
5 collector to prepare, complete and mail as soon as
6 practicable tax bills in accordance with the
7 procedures set forth in N.J.S.A. 54:4-66.2.

8 Seven, resolution authorizing the refund
9 of premium monies collected at the tax sale.

10 Eight, resolution authorizing tax refund
11 and tax appeal decision by the tax court of New
12 Jersey.

13 Nine, resolution authorizing refund of
14 redemption monies to outside lienholders.

15 Ten, resolution designating Mountain
16 Road from 18th to 19th Street as "Henry J. Kaden
17 Way".

18 Eleven, resolution approving Jorge
19 Aviles, Esquire, as tenant advocate attorney.

20 Twelve, resolution rejecting all bids
21 for the 2022 tree injection lantern fly treatment
22 project and authorizing rebid, (second occasion).

23 Thirteen, resolution authorizing
24 purchase of radio communications equipment and
25 accessories from Motorola Solutions, Incorporated.

1 Fourteen, resolution appointing
2 Geraldine Perez to the Union City Zoning Board of
3 Adjustment to fill vacancy.

4 Fifteen, resolution to re-appoint
5 Margarita Gutierrez to the Zoning Board of
6 Adjustment for the City of Union City.

7 Sixteen, resolution appointing Rosio
8 Pena to the Union City Zoning Board to fill
9 vacancy created by George Garcia.

10 Seventeen, resolution re-appointing
11 members to the Union City Planning Board.

12 Eighteen, resolution authorizing
13 increase to contract of Chasan Lamparello Mallon &
14 Cappuzzo, PC, for special counsel services for
15 2022 and 2023.

16 Nineteen, resolution appointing members
17 to the Union City Housing Authority.

18 MAYOR STACK: Just if I may? On number
19 20, resolution re-appointing members to the Union
20 City Board of Education, 20 and 21 -- 20 and 21,
21 if we could hold off on them, Angelo, so we can
22 discuss them. Because I think there's resolutions
23 in the clerk's office that can clear up their
24 appointment dates.

25 MS. ROSARIO: Okay.

1 MAYOR STACK: They were done at public
2 meetings. If you look in April of each year,
3 there should be resolutions clearing up the dates.
4 I didn't get a chance to call on you that. I
5 don't mean to bring it up cold at the meeting, but
6 I only got that around 4:30 today and I was in
7 meetings all day. We might be able to clear up
8 the resolutions on the appointments.

9 MS. ROSARIO: For 20 and 21?

10 MAYOR STACK: Yeah, 20 and 21, table
11 that for now until the next meeting, so Angelo and
12 I can talk tomorrow and clear that up. There
13 should be resolutions in your office, if you could
14 look for them, but look at the commission meeting
15 minutes going back.

16 MS. ROSARIO: Okay.

17 MAYOR STACK: On each April, you'll see
18 which members are appointed for what term.

19 MS. ROSARIO: I will definitely do that.

20 So we're skipping 20 and 21, that's
21 going to be tabled.

22 Twenty-two, resolution re-appointing
23 members of the Union City Parking Authority (Omar
24 Chaquor, Elsa Leonard and Ligia Marte).

25 Twenty-three, resolution appointing

1 Mindry Watley to fill vacancy on the Union City
2 Zoning Board of Adjustment.

3 Twenty-four, resolution appointing Emma
4 Gonzalez --

5 MAYOR STACK: 24, just hold off on that
6 also, same thing as 20 and 21.

7 MS. ROSARIO: Okay. Twenty-five,
8 resolution authorizing the City of Union City to
9 apply for and obtain a grant from the New Jersey
10 Department of Community Affairs.

11 Twenty-six, resolution to appoint Jose
12 Guareno as a Class IV member of the Union City
13 Planning Board.

14 Twenty-seven, resolution authorizing an
15 increase to contract for special counsel services
16 for Chasan Lamparello Mallon & Cappuzzo, PC, for
17 21-22.

18 Twenty-eight, resolution to authorize
19 contract for the lease purchase of two 2023
20 StarCraft Allstar 22 through the Houston Galveston
21 Area Council Cooperative.

22 Twenty-nine, resolution authorizing
23 Chapter 159: School resource officers salaries
24 and wages.

25 Thirty, resolution authorizing fiscal

1 year 2022 reserve budget transfer.

2 Thirty-one, resolution approving
3 extension of the pilot agreement for Union Plaza
4 Apartments at 4500 New York Avenue.

5 Thirty-two, resolution rejecting all
6 bids for 2022 CDA road projects (12th Street,
7 Morris Street, and 14th Street) and authorizing
8 the re-bid (second occasion).

9 Mayor, would you like to take public
10 comment on the consent agenda?

11 MAYOR STACK: Sure. Just before we do,
12 I just want to explain, the rest of the
13 resolutions are self-explanatory, but just on
14 resolution number 31, approving extension of the
15 pilot agreement for Union Plaza Apartments. So
16 just in a nutshell, these buildings were built in
17 1969. At that time, that they were given a
18 long-term tax abatement. They were built with New
19 Jersey Housing Mortgage Finance Agency, HMFA,
20 funding to keep it somewhat affordable. So Union
21 Plaza, many of the residents are elderly residents
22 that live there in 240 apartments.

23 Right now, we have a pilot on the
24 building, a pilot would be a payment in lieu of
25 property taxes on the building. We'd like to keep

1 them in the buildings. Over the years, the
2 Commissioners and myself collectively, all of us,
3 have been involved to try to help those residents
4 keep the keep their rents somewhat moderate so it
5 doesn't go through the roof. If the agreement
6 expired on each building as it was set to do the
7 end of this year, the rents of these buildings
8 could possibly go to market rate rents. So
9 instead of paying 12 or 13, 1,400, they could
10 paying three, \$4,000 a month. We didn't want that
11 to happen, so we made sure on this building that
12 we did a pilot agreement, we extended it for 16
13 more years, which is allowable under the
14 affordable housing law of New Jersey, that the
15 benefit is to the residents who live there, not to
16 the owners of the building. Our main focus is on
17 the residents who live in the buildings.

18 I'm a person, along with the
19 Commissioners and Commissioners obviously will
20 tell you themselves, Lucio, Wendy, Celin, and
21 Maryury, we're not into long term abatements. One
22 thing you haven't seen in Union City as you've
23 seen in other communities, where they give 30 and
24 40-year tax abatements to market rate buildings
25 getting three, four, \$5,000, a month rent, which

1 is ridiculous. Because it forces out the people
2 that are living there. We don't do that.

3 But in this case, there's an exception
4 because the people that are living there are the
5 current residents of the building, who are
6 elderly. Also to keep these rents somewhat
7 affordable for Union City rates. That's why we're
8 extending the pilot for the additional 16 years,
9 which is the maximum we can give. It's to keep
10 these people in their homes, keep these people
11 living in Union City and not lose them to another
12 state, not even another community. If they got
13 forced out of there, they'd be moving out of the
14 state. So we want to keep them here and just
15 keeping it in line with what we have with rent
16 control in the City of Union City. Not that these
17 buildings are covered by rent control, they're
18 not. They're covered by a state guideline under
19 HMFA. But we wanted to extend the abatement.

20 So I think this is really a good public
21 policy that other municipalities should follow.
22 We should be helping people to stay in the
23 communities where they worked so hard, they can
24 live in, it's not that they get forced out.

25 At this time, does anyone have any

1 questions on the consent agenda, that's the agenda
2 that we just read into the record?

3 COMMISSIONER VALDIVIA: Mayor, I want to
4 make an comment on Number 10. I want to thank
5 you, Mayor, and my fellow Commissioners for this
6 resolution designating Mountain Road from 18th to
7 19th as Henry J. Kaden Way. Mr. Henry Kaden
8 served in Viet Nam, right out of high school, a
9 tour in Viet Nam. He came back -- grew up,
10 lifelong resident of Union City, born here. He
11 came back, became a police officer. He served the
12 community for 27 years as a police officer,
13 graduated -- I mean retired as a captain. During
14 his time, in younger days, he also volunteered
15 with recreation programs for our kids here in
16 Union City. And I think it's very well deserved
17 to name the street after him. So thank you,
18 Mayor, and thank you my fellow Commissioners.

19 MAYOR STACK: Thank you, Commissioner.
20 Thank you very much. Any other member of the
21 Board of Commissioners have a comment? Seeing
22 none, any member of the public would like to
23 comment at this time, please step forward. This
24 is on the consent agenda, the agenda that was just
25 read into the record.

1 Just I think it's important that we
2 recognize residents in the City who are deserving.
3 Also one of the things that we tried very hard to
4 do is to get residents who live in the community
5 to serve on the various public boards in the
6 community. We always encourage anyone if they
7 would like to submit a letter that they'd like to
8 serve on a board, as long as you're a Union City
9 resident over the age of 18, we encourage you to
10 do so.

11 Anyone wishing to comment on the consent
12 agenda, please step forward? Seeing none, I make
13 a motion to approve the items on the agenda and
14 close the public hearing.

15 MS. ROSARIO: Motion made by Mayor Stack
16 to close public comment.

17 COMMISSIONER FERNANDEZ: Second.

18 MS. ROSARIO: Second by Commissioner
19 Fernandez. Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: Yes.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Yes.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Yes.

25 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes. Just so the
4 Commissioners -- not the Commissioners, but I
5 erred by not asking for public comment after the
6 ordinances that we put up for hearing and
7 adoption. We had a vote on them, if we can go
8 back and read them into the record, we'll seek
9 public comment on each one and take a revote on
10 them. Thank you.

11 MS. ROSARIO: The first ordinance is an
12 ordinance of the --

13 MR. AUTERI: Hold on, Madam Clerk, I'm
14 sorry for jumping in. Before we do that, the
15 Mayor is absolutely right. Let's just do a motion
16 to adopt the items on consent.

17 MAYOR STACK: Yes. I'll make a motion
18 to adopt the items on consent agenda.

19 COMMISSIONER FERNANDEZ: Second.

20 MS. ROSARIO: Motion by Mayor Stack,
21 second by Commissioner Fernandez.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Yes.

24 MS. ROSARIO: Commissioner Grullon.

25 COMMISSIONER GRULLON: Yes.

1 MS. ROSARIO: Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Yes.

3 MS. ROSARIO: Commissioner Martinetti.

4 COMMISSIONER MARTINETTI: Yes.

5 MS. ROSARIO: Mayor Stack.

6 MAYOR STACK: Yes.

7

8 **PUBLIC COMMENT ON THE ORDINANCES FOR HEARING AND**
9 **ADOPTION:**

10 **1. ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF**
11 **HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF**
12 **\$5,670,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT**
13 **FUND FOR THE ACQUISITION OF CERTAIN CAPITAL**
14 **EQUIPMENT AND THE COMPLETION OF VARIOUS CAPITAL**
15 **IMPROVEMENTS.**

16

17 MS. ROSARIO: We're going to go back to
18 the ordinances.

19 So first ordinance is an ordinance of
20 the City of Union City, County of Hudson, New
21 Jersey, appropriating the sum of \$5,670,000 in
22 funding for the capital improvement fund for the
23 acquisition of certain capital equipment and the
24 completion of various capital improvements.

25 MAYOR STACK: At this time, does anyone

1 have any -- just asking for public comment.

2 MR. AUTERI: We're just going to do the
3 public comment.

4 MAYOR STACK: Sure. Would anyone like
5 to comment on the ordinance that was just read
6 into the record on the funding, \$5,670,000, please
7 step forward, state your name and address for the
8 record? Seeing none, I make a motion to close.

9 COMMISSIONER FERNANDEZ: Second.

10 MS. ROSARIO: Motion by Mayor Stack,
11 second by Commissioner Fernandez.

12 Commissioner Fernandez.

13 COMMISSIONER FERNANDEZ: Yes.

14 MS. ROSARIO: Commissioner Grullon.

15 COMMISSIONER GRULLON: Yes.

16 MS. ROSARIO: Commissioner Valdivia.

17 COMMISSIONER VALDIVIA: Yes.

18 MS. ROSARIO: Commissioner Martinetti.

19 COMMISSIONER MARTINETTI: Yes.

20 MS. ROSARIO: Mayor Stack.

21 MAYOR STACK: Yes.

22

23 **2. ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF**
24 **HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF**
25 **\$3,000,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT**

**FUND FOR THE REHABILITATION RECONSTRUCTION OF THE
DEPARTMENT OF PUBLIC WORKS FACILITY.**

MS. ROSARIO: Second ordinance is an ordinance of the City of Union City, County of Hudson, New Jersey, appropriating the sum of \$3,000,000 in funding from the capital improvement fund for the rehabilitation reconstruction of the Department of Public Works facility.

MAYOR STACK: At this time, does anyone have any comment on this ordinance? \$3,000,000 in funding for the capital improvement for rehabilitation of the Department of Public Works facility? Seeing none, I make a motion to close.

COMMISSIONER MARTINETTI: Second.

MS. ROSARIO: Motion, Mayor Stack; second, Commissioner Martinetti.

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes.

3

4 **3. ORDINANCE AUTHORIZING AND ENCOURAGING ELECTRIC**
5 **VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE) AND**
6 **MAKE-READY PARKING SPACES.)**

7

8 MS. ROSARIO: The third ordinance is an
9 ordinance authorizing and encouraging electric
10 vehicle supply/service equipment EVSE and
11 make-ready parking spaces.

12 MAYOR STACK: At this time, does anyone
13 have any comments on this ordinance? This is on
14 the make-ready parking spaces recognizing the
15 electric vehicles? Anyone wishing to comment at
16 this time? Seeing none, I'll make a motion to
17 close public comment.

18 MS. ROSARIO: Mayor Stack. Second?

19 COMMISSIONER MARTINETTI: Second.

20 MS. ROSARIO: Second by Commissioner
21 Martinetti. Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Yes.

25 MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MS. ROSARIO: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Yes.

4 MS. ROSARIO: Mayor Stack.

5 MAYOR STACK: Yes.

6

7 **4. ORDINANCE AMENDING CHAPTER 107 ENTITLED**
8 **"BUILDING, UNFIT" OF THE CITY OF UNION CITY**
9 **MUNICIPAL CODE.**

10

11 MS. ROSARIO: Ordinance amending Chapter
12 107 entitled "building, unfit" of the City of
13 Union City municipal code.

14 MAYOR STACK: Does anyone at this time
15 have any public comment on this ordinance,
16 amending the Chapter of the Union City Building
17 Department? I make a motion to close public
18 comment.

19 COMMISSIONER VALDIVIA: Second.

20 MS. ROSARIO: Motion by Mayor Stack,
21 second by Commissioner Valdivia.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Yes.

24 MS. ROSARIO: Commissioner Grullon.

25 COMMISSIONER GRULLON: Yes.

1 MS. ROSARIO: Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Yes.

3 MS. ROSARIO: Commissioner Martinetti.

4 COMMISSIONER MARTINETTI: Yes.

5 MS. ROSARIO: Mayor Stack.

6 MAYOR STACK: Yes.

7

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

10 **REGULAR AGENDA:**

11 1. RESOLUTION APPROVING PAYMENT TO GRACE THEATRE
12 WORKSHOP, INC.)

13

14 MS. ROSARIO: The next item on the
15 agenda, there are two regular resolutions on the
16 regular agenda.

17 The first item, Commissioner Fernandez
18 recuses himself for payment on Grace Theatre
19 Workshop.

20 Resolution approving payment to Grace
21 Theatre Workshop, Incorporated. May I have a
22 motion to approve Item 1?

23 COMMISSIONER MARTINETTI: Motion.

24 MS. ROSARIO: Motion made by
25 Commissioner Martinetti.

1 COMMISSIONER VALDIVIA: Second.

2 MS. ROSARIO: Second by Commissioner
3 Valdivia.

4 Commissioner Grullon.

5 COMMISSIONER GRULLON: Yes.

6 MS. ROSARIO: Commissioner Valdivia.

7 COMMISSIONER VALDIVIA: Yes.

8 MS. ROSARIO: Commissioner Martinetti.

9 COMMISSIONER MARTINETTI: Yes.

10 MS. ROSARIO: Mayor Stack.

11 MAYOR STACK: Yes. Just real quick, did
12 we vote on -- maybe I missed it, did we vote on
13 the lease at 508-600 Palisade Avenue, did we read
14 that into the record again?

15 MS. ROSARIO: Well, I didn't read it in
16 the record, but the first time, I said I took it
17 off.

18 MAYOR STACK: I got it.

19 MR. AUTERI: Mayor, we reintroduced the
20 ordinance to get the address.

21 MAYOR STACK: I got it.

22

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

25 **REGULAR AGENDA:**

1 2. RESOLUTION APPROVING PAYMENT TO HUDSON COUNTY
2 IMPROVEMENT AUTHORITY.)

3
4 MS. ROSARIO: The second resolution is
5 approving payment to Hudson County Improvement
6 Authority.

7 On this item, Commissioner Martinetti
8 recuses herself on payments to HCIA. May I have a
9 motion?

10 MAYOR STACK: Motion.

11 MS. ROSARIO: Made by Mayor Stack.
12 Second.

13 COMMISSIONER GRULLON: Second.

14 MS. ROSARIO: Second by Commissioner
15 Grullon. Commissioner Fernandez.

16 MR. AUTERI: He's absent.

17 MS. ROSARIO: He stepped out.
18 Commissioner Grullon.

19 COMMISSIONER GRULLON: Yes.

20 MS. ROSARIO: Commissioner Valdivia.

21 COMMISSIONER VALDIVIA: Yes.

22 MS. ROSARIO: Mayor Stack.

23 MAYOR STACK: Yes.

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

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MS. ROSARIO: Mayor, would you like to take public comment?

MAYOR STACK: Sure. Just before we do, I'd just like to thank the Commissioners for moving 100 percent of our meetings around the City every two weeks. And visiting the communities that we do, both the Mayor's office are truly moving our in the evening hours in each of the City giving the residents an opportunity to see municipal government in action.

Having said this, is there any resident who would like to comment on any matter concerning the municipal government in the City of Union City? Seeing none, I'll make a motion to close public comment.

COMMISSIONER GRULLON: Second.

MS. ROSARIO: Motion by Mayor Stack, second by Commissioner Grullon.

Commissioner Fernandez is out.

Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes.

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LIQUOR LICENSE HEARINGS:

Transfer applications:

1. Applicant: El Conuco Restaurant, Inc.

T/a El Conuco Restaurant

715-717 Summit Avenue

0910-33-063-008

Person-to-person and place-to-place transfer

Application

(Anna Noris, Esq.)

2. Juana Y Gloria Restaurant, LLC

T/a Juana Y Gloria Restaurant

1801 & 1803 Bergenline Avenue

0910-33-055-005

Place-to-place application for expansion of

Premises

(Alan Molina, Esq.)

3. Graciela's Cactus, LLC

T/a Graciela's Cactus Restaurant

462 32nd Street

0910-33-227-005

Person-to-person application

(Anthony Bianco, Esq.)

- 1 4. Topps Tavern, LLC
2 T/a Topps Tavern
3 1300 Summit Avenue
4 Corporate structure change
5 (Frederic Goetz, Esq.)
6

7 LIQUOR LICENSE HEARINGS:

- 8 1. Maria Mentiras Bar & Grill, LLC
9 T/a Maria Mentiras Bar & Grill
10 328 32nd Street
11 0910-33-030-015
12 (Anna Noris, Esq.)
13
14 2. Salvadorian Bar & Restaurant, Inc.
15 T/a El Centro Americano Bar y Restaurant
16 4212 New York Avenue
17 0910-33-051-006
18 (Anthony Bianciella, Esq.)
19
20 3. La Herradura, Inc.
21 T/a La Herradura Taberna
22 414 24th Street
23 0910-33-117-005
24 (Ivan Paneque, Esq.)
25

1 **4. El Idolo, LLC**

2 **T/a Coromoto**

3 **4215 Park Avenue**

4 **0910-33-111-008**

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Transfer application:

1. Applicant: El Conuco Restaurant, Inc.

T/a El Conuco Restaurant

Address: 715-717 Summit Avenue

License No. 0910-33-063-008

**Application: Person-to-person and
place-to-place transfer
application**

(Anna Noris, Esq.)

MS. ROSARIO: Now we have our liquor
license hearings. Mr. Gonzalez.

MAYOR STACK: At this time of the
meeting, these are liquor license hearings that
we'll be having. Ray Gonzalez is our ABC
attorney, Alcohol Beverage Control attorney.

MR. GONZALEZ: Good evening, Ramon
Gonzalez on behalf of Union City ABC.

MAYOR STACK: The acoustics in the gym
are not the best, I apologize. If we could keep
our voices up, nobody has a problem hearing me.

MR. GONZALEZ: Our first matter is a
transfer, El Conuco Restaurant, they're here and
they're represented by Adolfo Lopez's office, Anna
Noris is here.

1 Just so the Board, the Mayor and the
2 Commissioners are aware. We've sort of changed
3 the standard review on our application. What we
4 have now is everything is submitted to the record
5 room. In charge is Sergeant Zeron, who's present.
6 This application has been reviewed and it's
7 complete. The applicant has applied for
8 everything. Next step that we do is obviously we
9 meet with the police department to get a
10 recommendation from them, we have Lieutenant
11 Dunlay here for that aspect.

12 At this time, after reviewing the
13 applicant, one of the suggestions that was posed
14 by the police department since they're new
15 licensee holders potentially and it's down on 7th
16 and Summit, one of the conditions that they were
17 seeking would be that since it's a restaurant, and
18 we believe that they're being truthful with us,
19 the license should have a restriction that no
20 liquor will be sold after 12:00.

21 I did explain that to Anna Noris, their
22 counsel, they have agreed to that. And I believe
23 if we can have Lieutenant Dunlay come up and --
24 that's in fact correct what I stated about the
25 police department's review, correct?

1 LIEUTENANT DUNLAY: That's correct. The
2 financial aspects were investigated and the source
3 of income is legitimate. The applicant has been
4 in business for about 12 years at the same
5 location. He's done an expansion of the premise,
6 which is actually beneficial to the downtown area,
7 it's not just a regular restaurant, he's actually
8 expanded to be actually a nice restaurant, which,
9 you know, above the three or four star aspect. He
10 is aware of the camera ordinances and I made him
11 aware of everything that's required, as well as
12 the assistance that we would offer, you know,
13 being that he is a new applicant, a new license
14 holder to be, so he wouldn't be in any violations.

15 MR. GONZALEZ: So now, it's the Board's
16 decision if they have any questions of applicant,
17 Lieutenant Dunlay, myself, or make a decision
18 on --

19 MAYOR STACK: Sure. Does any member of
20 the public have any questions on this application
21 at this time? I've known the business for a long
22 time, I know they run a very good business, and I
23 thank them for the good business. They're a model
24 business in the City, they care about Summit
25 Avenue. They only contribute to the City, they

1 don't take from the City and do a great job.
2 Thank you very much. I'll make a motion to
3 approve.

4 MS. ROSARIO: Motion to approve by Mayor
5 Stack.

6 COMMISSIONER VALDIVIA: Second.

7 MS. ROSARIO: Second by Commissioner
8 Valdivia.

9 Commissioner Fernandez.

10 COMMISSIONER FERNANDEZ: Yes.

11 MS. ROSARIO: Commissioner Grullon.

12 COMMISSIONER GRULLON: Yes.

13 MS. ROSARIO: Commissioner Valdivia.

14 COMMISSIONER VALDIVIA: Commissioner
15 Martinetti recuses herself. And Mayor Stack.

16 MAYOR STACK: Yes.

17 MR. GONZALEZ: Thank you.

18 MAYOR STACK: Thank you very much, good
19 luck.

20 MS. NORIS: Thank you very much, Mayor.
21 Thank you, Commissioners.

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1 **2. Applicant:** **Juana Y Gloria Restaurant, LLC**
2 **T/a Juana Y Gloria Restaurant**
3 **Address:** **1801 & 1803 Bergenline Avenue**
4 **License No.** **0910-033-055-005**
5 **Application:** **Place-to-place application for**
6 **expansion of premises**
7 **(Alan Molina, Esq.)**

8
9 MR. GONZALEZ: The next license
10 application is Juana Y Gloria, they're represented
11 by Alan Molina. This is a place-to-place
12 application for an expansion. I did request that
13 the police department, through Lieutenant Dunlay,
14 make an inspection. The application was reviewed
15 by Sergeant Zeron and my office also. They're
16 properly before the Board and the Board should be
17 aware that this is a location at 1801-1813
18 Bergenline Avenue. And it's more of an expansion
19 of what's already existing there because they do
20 already have a license.

21 Mr. Molina does represent them, if he
22 has anything else he'd like to propose to the
23 Commissioners?

24 MR. MOLINA: Nothing other than that
25 this is a longstanding business. To my knowledge,

1 there's never been any issues with the operation
2 of the business, related to the liquor licenses or
3 otherwise. This, again, is an existing exterior
4 use that's been in effect since the pandemic, and
5 she's looking to keep it on a permanent basis.
6 And that's the basis for the expansion
7 application.

8 MAYOR STACK: Thank you very much. This
9 is another business that's a great business in the
10 community. Somebody who really works the
11 business, is there on a constant basis, works
12 extremely hard, who we have a lot of respect for.
13 I'll make a motion to approve the application.

14 MS. ROSARIO: Motion made by Mayor
15 Stack.

16 COMMISSIONER MARTINETTI: Second.

17 MS. ROSARIO: Second by Commissioner
18 Martinetti.

19 Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: Yes.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Yes.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Yes.

25 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes. This is a person
4 that if she got involved in politics, I would have
5 competition. She works that hard. Thank you very
6 much.

7 MR. MOLINA: Thank you.

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1 **3. Applicant:** **Graciela's Cactus, LLC**
2 **T/a Graciela's Cactus Restaurant**
3 **Address:** **426 32nd Street**
4 **License No.** **0910-33-227-005**
5 **Application:** **Person-to-person application**
6 **(Anthony Bianco, Esq.)**
7

8 MR. GONZALEZ: Our next application is
9 Graciela's Cactus, LLC. If anybody needs an
10 interpreter, we do have an interpreter.

11 MR. BIANCO: She does.

12 MR. GONZALEZ: Mr. Gonzalez, thank you.
13

14 J O S E G O N Z A L E Z, an interpreter of the
15 SPANISH language, after having been duly sworn,
16 did interpret the following testimony:
17

18 MR. GONZALEZ: This is a
19 person-to-person application, it's at 426 32nd
20 Street. This was probably the first one that I
21 had reviewed when I started this. And with the
22 help of Lieutenant Dunlay, who took us through the
23 steps of everything of what he's reviewed there, I
24 believe the police department not have an
25 objection to the transfer of the license to the

1 new licensee holder, if they're approved.

2 Likewise, Sergeant Zeron has reviewed
3 the application, I have reviewed it with her. It
4 is complete, everything has been properly noticed.
5 So they're properly before the Board. If the
6 Board has any questions or if Mr. Bianco has
7 anything he wants to place before the Board,
8 that's essentially where we stand at this point.

9 MR. BIANCO: Thank you, Mr. Gonzalez.
10 Just to add that this is a small establishment.
11 It's my understanding it's been in business for
12 quite some time. My client specifically has been
13 the cook, she's been the waitress, the overall
14 manager of the establishment for at least the past
15 seven or eight years. She's now looking to
16 purchase the establishment directly from the
17 current owner.

18 MAYOR STACK: So I just wanted to say I
19 know she's a hard working woman and does a good
20 job with the business. Just please make sure -- I
21 know we've had issues a few years back with noise
22 and it's improved and gotten better. Just always
23 be cognizant of the residents that live in the
24 area. It's densely populated obviously, Union
25 City. And, please, just continue. I haven't

1 received any complaints in awhile and we
2 appreciate that.

3 MR. BIANCO: Thank you.

4 MAYOR STACK: Thank you very much. I'll
5 make a motion to approve.

6 MS. ROSARIO: Motion by Mayor Stack.
7 Second?

8 COMMISSIONER VALDIVIA: Second.

9 MS. ROSARIO: Second by Commissioner
10 Valdivia.

11 Commissioner Fernandez.

12 COMMISSIONER FERNANDEZ: Yes.

13 MS. ROSARIO: Commissioner Grullon.

14 COMMISSIONER GRULLON: Yes.

15 MS. ROSARIO: Commissioner Valdivia.

16 COMMISSIONER VALDIVIA: Yes.

17 MS. ROSARIO: Commissioner Martinetti.

18 COMMISSIONER MARTINETTI: Yes.

19 MS. ROSARIO: Mayor Stack.

20 MAYOR STACK: Yes.

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1 **4. Applicant:** **Topps Tavern, LLC**
2 **T/a Topps Tavern**
3 **Address:** **1300 Summit Avenue**
4 **License No.** **0910-32-194-004**
5 **Application:** **Corporate structure change**
6

7 MR. GONZALEZ: Our next applicant is
8 Topps Tavern, LLC. Do you feel comfortable doing
9 it without him?

10 MR. PIKUNICH: Yeah.

11 MR. GONZALEZ: I have no problem putting
12 it on for the next meeting.

13 MR. PIKUNICH: No.

14 MR. GONZALEZ: This is quite simple
15 actually, it's a corporate structure change. The
16 applicant has complied with all the requirements
17 to meet --

18 I believe it's family owned already.
19 This is the son, he's just being added on
20 50 percent. It's a corporate structure change,
21 it's not a change to any location or anything
22 along those lines. He is represented by an
23 attorney, I did advise him he's more than welcome
24 to put this off for the next meeting. I don't
25 have a problem. He feels comfortable proceeding

1 without his attorney. I would just ask if the
2 Commissioners and the Mayor would ask.

3 MAYOR STACK: If you can enter your name
4 and what your role is with the establishment?

5 MR. PIKUNICH: My first name is Nedo
6 Pikunich and I am an operating manager. Currently
7 we're closed right now because of COVID, we've
8 been closed since COVID, so we're technically not
9 open. We plan on opening soon. And I would be --
10 I would run the day-to-day abrasions.

11 MAYOR STACK: Sure. Are you willing to
12 proceed tonight without your attorney? Is it okay
13 to do that?

14 MR. PIKUNICH: Sure.

15 MAYOR STACK: Okay, great. Does anyone
16 have any questions on this matter, Topps Tavern,
17 1300 Summit Avenue? Seeing none, Commissioners,
18 any comments at this time? I'll make a motion to
19 approve.

20 MS. ROSARIO: Motion by Mayor Stack.

21 COMMISSIONER MARTINETTI: Second.

22 MS. ROSARIO: Second by Commissioner
23 Martinetti.

24 Commissioner Fernandez.

25 COMMISSIONER FERNANDEZ: Yes.

1 MS. ROSARIO: Commissioner Grullon.

2 COMMISSIONER GRULLON: Yes.

3 MS. ROSARIO: Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: Yes.

5 MS. ROSARIO: Commissioner Martinetti.

6 COMMISSIONER MARTINETTI: Yes.

7 MS. ROSARIO: Mayor Stack.

8 MAYOR STACK: Yes.

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LIQUOR LICENSE HEARINGS:

1. Maria Mentiras Bar & Grill, LLC

T/a Maria Mentiras Bar & Grill

328 32nd Street

0910-33-030-015

(Anna Noris, Esq.)

MR. GONZALEZ: We're going to move to the disciplinary actions. The first one, Maria Mentiras Bar and Grill, that establishment is represented by Anna Noris and Adolfo Lopez, they're seeking an adjournment, I have no objection to same. We did review the matter and I believe that Mr. Lopez is on vacation, so I don't know --

MAYOR STACK: Just, Mr. Gonzalez, if you can, because Mr. Lopez has a habit of postponing things and postponing them and postponing them. I usually don't say that about many attorneys. He has to be here for the next meeting. If not, we proceed without them.

MR. GONZALEZ: Very good.

MAYOR STACK: This establishment, if I remember, we gave a tremendous break to, okay. I remember it vividly, we gave them a tremendous

1 break. So that break won't be extended this time
2 around.

3 MR. GONZALEZ: Understood. We will
4 convey that.

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1 **2. Salvadorian Bar & Restaurant, Inc.**
2 **T/a El Centro Americano Bar y Restaurant**
3 **4212 New York Avenue**
4 **0910-33-051-006**
5 **(Anthony Bianciella, Esq.)**
6

7 MR. GONZALEZ: The next matter is
8 Salvadorian Bar and Restaurant, they are
9 represented by Anthony Bianciella, who's here.

10 Just so the Mayor and Commissioner are
11 aware, we have followed some of the procedures
12 that were being handled by Mr. Farmer and we've
13 expanded on them. Last week, we had a meeting.
14 In that meeting, we went over the violations with
15 the applicant and their attorney and we offered a
16 proposed resolution.

17 In this matter, the proposed resolution
18 would be a ten day violation. They would be
19 closed consecutive three days, seven days would be
20 held in abeyance for the rest of the year.

21 This matter was somewhat interesting in
22 that after we reviewed everything, I would believe
23 that the biggest violation was the camera
24 violation. And even before we asked them what
25 happened, their attorney had brought to the

1 meeting an \$800 bill showing that they expanded
2 the capability from 28 of recording to 60 days
3 recording, so they are in fact in compliance.
4 That's the reason why Lieutenant Dunlay, Sergeant
5 Zeron and my office feel this would be
6 appropriate.

7 Obviously, I explained to them it would
8 be subject to the Mayor and Council as the hearing
9 officers to approve it. They will be seeking a
10 continuous suspension October 6th to October 8th.
11 So if it's acceptable to the Board, that's what
12 the recommendation from my office would be. And
13 as we have in the resolution and the notices we
14 sent, there's a total of five violations. One
15 through four, after our review, would be
16 dismissed. The violation would only be on the
17 camera ordinance.

18 MAYOR STACK: Sir, would you like to --

19 MR. BIANCIELLA: Thank you, Mayor.
20 Anthony Bianciella on behalf of the licensee,
21 Maria Rivera is here with me. Again, this was an
22 unfortunate incident where a customer held the
23 door for another customer and became a bit irate
24 because the customer didn't receive a thank you
25 and kind of pounded on the door, hard enough that

1 it cracked. So before it became a problem, Ms.
2 Rivera called the police to make sure that the
3 event didn't get out of control. When the police
4 came, they did a further evaluation and
5 inspection. And that's when she was told that the
6 camera wasn't recording for 60 days, it was only
7 28 days. And as soon as she learned of the
8 violations and she told me about it, first thing
9 to do is fix the problem.

10 So before we even met with counsel, we
11 had fixed the problem, showed a receipt that we're
12 now in compliance.

13 MAYOR STACK: Who called the police?

14 MR. BIANCIELLA: Ms. Rivera.

15 MAYOR STACK: She did, good. That's
16 what we encourage and we appreciate that. Just
17 make sure there's adequate security, so just going
18 forward that there's adequate security in the
19 establishment.

20 MR. BIANCIELLA: Thank you, Mayor.

21 MAYOR STACK: Does anyone have any
22 comment on this matter, Salvadorian Bar and
23 Restaurant? Any member of the public at this
24 time? Seeing none, I make a motion to accept the
25 three day suspension with seven days in abeyance

1 that Mr. Gonzalez recommends.

2 COMMISSIONER MARTINETTI: Second.

3 MS. ROSARIO: Motion by Mayor Stack,
4 second by Commissioner Martinetti.

5 Commissioner Fernandez.

6 COMMISSIONER FERNANDEZ: Yes.

7 MS. ROSARIO: Commissioner Grullon.

8 COMMISSIONER GRULLON: Yes.

9 MS. ROSARIO: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes.

11 MS. ROSARIO: Commissioner Martinetti.

12 COMMISSIONER MARTINETTI: Yes.

13 MS. ROSARIO: Mayor Stack.

14 MAYOR STACK: Yes.

15 MR. BIANCIELLA: Thank you.

16 MAYOR STACK: Thank you. Ray, very good
17 job on the format on the agenda.

18 MR. GONZALEZ: Thank you.

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1 **3. La Herradura, Inc.**
2 **T/a La Herradura Taberna**
3 **414 24th Street**
4 **0910-33-117-005**
5 **(Ivan Paneque, Esq.)**
6

7 MR. GONZALEZ: The next matter we have
8 is La Herradura, that's 414 24th Street. They're
9 represented by Mr. Ivan Paneque, who is here.
10 There is a total of three violations on this
11 matter. We did have a meeting last week, we did
12 propose a five day suspension with two days having
13 to be completed in consecutive order, which would
14 be October 10th through October 11th.

15 The reason we're holding the three days
16 in abeyance is for good will and to realize that
17 the keys are really in their hands at this point.
18 After review of the complaints by the police
19 department with the help of Lieutenant Dunlay and
20 Sergeant Zeron, the violations are in existence
21 when it comes to the paper violation, but we had a
22 bit of a problem because it's not that they didn't
23 have the paperwork, it's that it was in Spanish.
24 So we didn't feel like it would be fair to punish
25 somebody to the maximum, but they realize that

1 that's been corrected, they have to maintain them
2 in English. But I just didn't think it would be
3 appropriate to give them a five day suspension on
4 that. And that's what they're entering a plea of
5 guilty on.

6 MAYOR STACK: Okay. Would you like to
7 enter your appearance for the record?

8 MR. PANEQUE: Yes, good evening. Ivan
9 Paneque on behalf of La Herradura, Incorporated,
10 Sonia Lopez is present to my left. I was just
11 talking to Mr. Gonzalez. We're wondering if it
12 would be possible to do the November 1st and 2nd
13 as opposed to the October dates which were
14 proposed. And I'd just like to say that my client
15 recognizes that certain errors were made. She's
16 working along with her son, she's very involved
17 with the establishment. I have been there a
18 number of times at her invitation. This is a very
19 family friendly restaurant, just did major repairs
20 there, renovations. And she's working to correct
21 whatever needs to be done so it's not a problem in
22 the future.

23 MAYOR STACK: Okay. Does anyone have
24 any comments on this establishment at this time?

25 MR. GONZALEZ: Just so the Board's aware

1 that would be a plea to one, which is not having
2 all the employees, there was one that was missing
3 and an incomplete form. The no books, we move to
4 dismiss that because that was the English-Spanish
5 thing. I didn't think it was appropriate.

6 MAYOR STACK: Does any Commissioner have
7 any comments at this time? Any member of the
8 public have any comment at this time of this
9 disciplinary matter at La Herradura at 414 24th
10 Street? Seeing none, I'll make a motion to
11 approve.

12 COMMISSIONER MARTINETTI: Second.

13 MS. ROSARIO: Motion by Mayor Stack.
14 Second by Commissioner Martinetti.

15 Commissioner Fernandez.

16 COMMISSIONER FERNANDEZ: Yes.

17 MS. ROSARIO: Commissioner Grullon.

18 COMMISSIONER GRULLON: Yes.

19 MS. ROSARIO: Commissioner Valdivia.

20 COMMISSIONER VALDIVIA: Yes.

21 MS. ROSARIO: Commissioner Martinetti.

22 COMMISSIONER MARTINETTI: Yes.

23 MS. ROSARIO: Mayor Stack.

24 MAYOR STACK: Yes.

25 MS. LOPEZ: Thank you.

1 MR. PANEQUE: Thank you, Mayor Stack,
2 members of the Board.

3 MAYOR STACK: Thank you again.

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1 **4. El Idolo, LLC**
2 **T/a Coromoto**
3 **4215 Park Avenue**
4 **0910-33-111-008**

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6 MR. GONZALEZ: And the last matter that
7 we have is the disciplinary with El Idolo, LLC.
8 He is present, I think we're going to need the
9 interpreter. We do have a resolution to this
10 matter. Likewise, the licensee holder did meet
11 with us last week. I did advise him if he wanted
12 an attorney, he's more than welcome to have one.
13 We adjourned the meeting last week. I speak
14 Spanish fluently. I did say it to him in Spanish
15 and he wished to proceed at that time without an
16 attorney; is that correct, sir?

17 MR. OROZCO: That's correct.

18 MR. GONZALEZ: Okay.

19 MAYOR STACK: I'm sorry, he wants an
20 attorney or he doesn't?

21 MR. GONZALEZ: He did not want.

22 MAYOR STACK: He does not want an
23 attorney.

24 MR. GONZALEZ: I did explain to him that
25 his total exposure on the violations was a total

1 of 91 days. What we have proposed to him is it
2 would be a 45 day suspension, there would be a
3 total of 15 days that would have to be served
4 consecutively, 30 days would be held in abeyance.
5 He was seeking a suspension period from
6 October 31st to November 14th. He would be
7 required to plead guilty to number 3, which was a
8 brawl on 7/22 and a violation of the camera
9 ordinance. Now, on -- strike that, I'm sorry.
10 That was July 2, 2022.

11 There was a second violation on July 22,
12 2022, which he would be entering a plea to count
13 1, sale to an intoxicated person. That's what we
14 believe was fair and reasonable after reviewing
15 the discovery and reviewing this matter with
16 Sergeant Dunlay and -- Lieutenant Dunlay, you're
17 going to kill me -- and Sergeant Zeron.

18 If he wishes to proceed, he's more than
19 welcome to. If he needs an attorney, I would not
20 object to same, but this is exactly what we
21 discussed previously. He explained to me he did
22 wish to accept that.

23 MR. OROZCO: Yes, sir.

24 MAYOR STACK: He still wants to proceed
25 or maybe would he like to get an attorney?

1 MR. OROZCO: No.

2 MR. GONZALEZ: Could you just state your
3 name for the record?

4 MR. OROZCO: Gustavo Quintero Orozco.

5 MAYOR STACK: He's the owner of the
6 establishment?

7 THE COURT REPORTER: Can you please
8 spell that?

9 MR. OROZCO: Gustavo Quintero Orozco,
10 O-R-O-Z-C-O.

11 MR. GONZALEZ: Do you want a lawyer?

12 MR. OROZCO: No.

13 MR. GONZALEZ: Are you sure?

14 MR. OROZCO: Absolutely.

15 MR. GONZALEZ: You want to proceed
16 without a lawyer today?

17 MR. OROZCO: Yes.

18 COMMISSIONER MARTINETTI: What's his
19 title?

20 LIEUTENANT DUNLAY: Manager.

21 MR. GONZALEZ: Are you authorized by the
22 corporation to enter this plea?

23 MR. OROZCO: Yes, I'm authorized.

24 COMMISSIONER MARTINETTI: Thank you.

25 MAYOR STACK: He'd like to proceed,

1 okay?

2 MR. OROZCO: Yes.

3 MR. GONZALEZ: So you're willing to
4 accept the 45 day suspension, 15 days are required
5 to be served and 30 days would be held in
6 abeyance, is that what you accept?

7 MR. OROZCO: I accept.

8 MAYOR STACK: Okay. I'll make a
9 motion -- anyone have a comment on this matter at
10 this time, at 4215 Park Avenue, as Coromoto?
11 Seeing none, I'll make a motion to approve.

12 MS. ROSARIO: Motion by Mayor Stack.

13 COMMISSIONER VALDIVIA: Second.

14 MS. ROSARIO: Second by Commissioner
15 Valdivia.

16 Commissioner Fernandez.

17 COMMISSIONER FERNANDEZ: Yes.

18 MS. ROSARIO: Commissioner Grullon.

19 COMMISSIONER GRULLON: Yes.

20 MS. ROSARIO: Commissioner Valdivia.

21 COMMISSIONER VALDIVIA: Yes.

22 MS. ROSARIO: Commissioner Martinetti.

23 COMMISSIONER MARTINETTI: Yes.

24 MS. ROSARIO: Mayor Stack.

25 MAYOR STACK: Yes.

1 MR. GONZALEZ: That concludes the ABC
2 matters.

3 MAYOR STACK: Thank you very much. Good
4 job, thank you, Ray.

5 I'd also like to thank the clerk for
6 putting together the ordinances, cleaning up all
7 the files in the city clerk's office. I know
8 that's like a monumental task.

9 MS. ROSARIO: Thank you, Mayor.

10 MAYOR STACK: Also, just going forward,
11 we're going to send them out as weekly ordinances,
12 send to all the commissioners, all the directors,
13 everyone. That's good public policy.

14 COMMISSIONER MARTINETTI: And good job
15 on the agenda today.

16 MS. ROSARIO: Thank you, Commissioner.

17

18 **ADJOURNMENT:**

19

20 MS. ROSARIO: May I have motion to
21 adjourn?

22 COMMISSIONER MARTINETTI: Motion.

23 COMMISSIONER FERNANDEZ: Second.

24 MS. ROSARIO: Motion by Commissioner
25 Martinetti, second by Commissioner Fernandez.

1 Commissioner Fernandez.

2 COMMISSIONER FERNANDEZ: Yes.

3 MS. ROSARIO: Commissioner Grullon.

4 COMMISSIONER GRULLON: Yes.

5 MS. ROSARIO: Commissioner Valdivia.

6 COMMISSIONER VALDIVIA: Yes.

7 MS. ROSARIO: Commissioner Martinetti.

8 COMMISSIONER MARTINETTI: Yes.

9 MS. ROSARIO: Mayor Stack.

10 MAYOR STACK: Yes.

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12 (Whereupon the meeting was adjourned at
13 7:54 p.m.)

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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