

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

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

COLIN POWELL ELEMENTARY SCHOOL
1500 New York Avenue
Union City, New Jersey

Tuesday, December 6, 2022
Commencing at 7:00 p.m.

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

LUCIO P. FERNANDEZ, COMMISSIONER
WENDY A. GRULLON, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER (Via Zoom)
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

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

HILDA ROSARIO, City Clerk

SUSAN BISCHOFF, CCR, RPR
449 Columbia Blvd., Wood-Ridge, NJ 07075
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A P P E A R A N C E S:

PAUL J. GIBLIN, JR., ESQ.
Attorney for Roberto Bonilla

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

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

6
7 MS. ROSARIO: This is a regular public
8 meeting of the Union City Board of Commissioners
9 being held on Tuesday, December 6, 2022, at
10 7:00 p.m., at the Colin Powell Elementary School,
11 1500 New York Avenue, Union City.

12 This meeting has been called in
13 accordance with the Open Public Meetings Act.
14 Adequate notice of this meeting has been provided
15 as follows: Was forwarded to The Jersey Journal,
16 The Record, and The Hudson Reporter, has been
17 posted on the bulletin board in the City Hall and
18 has been made available to the public in the
19 Office of the Municipal Clerk.

20

21 **ROLL CALL:**

22

23 MS. ROSARIO: Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Here.

25 MS. ROSARIO: Commissioner Grullon.

1 COMMISSIONER GRULLON: Here.

2 MS. ROSARIO: Commissioner Valdivia.

3 COMMISSIONER VALDIVIA: Here.

4 MS. ROSARIO: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Here.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Here.

8

9 **APPROVAL OF PREVIOUS MEETING MINUTES:**

10

11 MS. ROSARIO: First item on the agenda
12 is the approval of minutes. Motion to approve
13 meeting minutes for the November 15, 2022, Board
14 of Commissioners meeting.

15 MAYOR STACK: Motion.

16 MS. ROSARIO: Motion by Mayor Stack.

17 COMMISSIONER FERNANDEZ: Second.

18 MS. ROSARIO: Second by Commissioner
19 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.

4

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

7

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 Escrow Refunds.

13 (4) Resolution Approving the City Payroll
14 10/22/2022 - 11/04/2022.

15 (5) Resolution Approving the Library Payroll
16 10/22/2022 - 11/04/2022.

17 (6) Resolution Authorizing the Refund of Premium
18 Monies Collected At the Tax Sale.

19 (7) Resolution Authorizing the Refund of Payment
20 For Real Estate Taxes on Block 175, Lot 5 Also
21 Known As 1908 Summit Avenue, Union City.

22 (8) Resolution Authorizing the Refund of
23 Duplicate Payment For Block 193, Lot 36, CO201,
24 Also Known As 523-25 34th Street, Union City.

25 (9) Resolution Authorizing Refund of Redemption

1 Monies to Outside Lienholders.

2 (10) Resolution Authorizing the Refund of
3 Duplicate Payment For Real Estate Taxes and
4 Abatement Taxes on Block 104, Lot 1 CO406 Also
5 Known As 1901 Summit Avenue, Union City.

6 (11) Resolution Authorizing Assessor and Special
7 Counsel to Correct Errors in Tax Assessments, Sign
8 Stipulations to Correct Said Errors, Settle
9 Certain Appeals, and File Municipal Tax Appeals on
10 Behalf of the City of Union City For the Period of
11 July 1, 2022 Through and Including June 30, 2023.

12 (12) Resolution Re-Appointing Lilia A. Munoz As
13 Municipal Judge For the City of Union City
14 (January 1, 2023-December 31, 2026).

15 (13) Resolution Supporting the Drive Sober Or Get
16 Pulled Over 2022 Year End Holiday Crackdown.

17 (14) Resolution Amending 2022-2023 Schedule of
18 the Board of Commissioners.

19 (15) Resolution Designating Palisade Avenue From
20 33rd to 34th Street As "Nick Galis Way".

21 (16) Resolution to Authorize Extension to
22 Contract For Grant Writing Services.)

23
24 MS. ROSARIO: There are 16 items on the
25 consent agenda.

1 One, resolution approving the payment of
2 claims.

3 Two, resolution approving payment of
4 concurrent claims.

5 Three, resolution approving the escrow
6 refunds.

7 Four, resolution approving the City
8 payroll from October 22, 2022, through November 4,
9 2022.

10 Five, resolution approving the library
11 payroll from October 22, 2022 through November 4,
12 2022.

13 Six, resolution authorizing the refund
14 of premium monies collected at the tax sale.

15 Seven, resolution authorizing the refund
16 of payment for real estate taxes on Block 175, Lot
17 5 also known as 1908 Summit Avenue, Union City.

18 Eight, resolution authorizing the refund
19 of duplicate payment for Block 193, Lot 36 C0201
20 also known as 523-25 34th Street, Union City.

21 Nine, resolution authorizing refund of
22 redemption monies to outside lienholders.

23 Ten, resolution authorizing the refund
24 of duplicate payment for the real estate taxes and
25 abatement taxes on Block 104, Lot 1 C0406, also

1 known as 1901 Summit Avenue, Union City.

2 Eleven, resolution authorizing assessor
3 and special counsel to correct errors in tax
4 assessments, sign stipulations to correct said
5 errors, settle certain appeals, and file municipal
6 tax appeals on behalf of the City of Union City
7 for the period of July 1, 2022, through and
8 including June 30, 2023.

9 Twelve, resolution reappointing Lilia A.
10 Munoz as Municipal Court Judge for the City of
11 Union City January 1, 2023, to December 31, 2026.

12 Thirteen, resolution supporting the
13 Drive Sober Or Get Pulled Over 2022 year end
14 holiday crack down.

15 Fourteen, resolution amending 2022-2023
16 schedule of the Board of Commissioners.

17 Fifteen, resolution designating Palisade
18 Avenue from 33rd to 34th Street as "Nick Galis
19 Way".

20 Sixteen, resolution to authorize
21 extension to contract for grant writing services.

22 Mayor abstains on payments on Chasan,
23 Lamporello and Mallon. Mayor, would you like to
24 take --

25 MAYOR STACK: I would. Just before we

1 do, just on number seven, resolution refund of
2 payment, that address has to be incorrect because
3 1908 Summit Avenue would be Jose Marti School. So
4 maybe it's a typo on 1908 or maybe it's not Summit
5 Avenue. Just have somebody check that. Because
6 Colin Powell School occupies 18 to 21 Summit
7 Avenue on the east side of the street, which would
8 be the even numbers.

9 MS. ROSARIO: It says 1908, but I'll
10 check.

11 MAYOR STACK: Maybe take this off.

12 MR. AUTERI: It's 1901 on the
13 resolution, Mayor.

14 MAYOR STACK: It is, okay.

15 MR. AUTERI: Let the record reflect this
16 is a resolution to approve the refund of duplicate
17 payment for 1901 Summit Avenue.

18 MAYOR STACK: Very good. That's the
19 building on the corner on the opposite side.

20 MS. ROSARIO: 1901.

21 MAYOR STACK: Anyone wishing to comment
22 on the consent agenda, please step forward, state
23 your name and address for the record.

24 MS. ROSARIO: Motion to close public
25 comment?

1 MAYOR STACK: Motion.

2 MS. ROSARIO: Motion by Mayor Stack.

3 COMMISSIONER FERNANDEZ: Second.

4 MS. ROSARIO: Second by Commissioner
5 Fernandez.

6 Commissioner Fernandez.

7 COMMISSIONER FERNANDEZ: Yes.

8 MS. ROSARIO: Commissioner Grullon.

9 COMMISSIONER GRULLON: Yes.

10 MS. ROSARIO: Commissioner Valdivia.

11 COMMISSIONER VALDIVIA: Yes.

12 MS. ROSARIO: Commissioner Martinetti.

13 COMMISSIONER MARTINETTI: Yes.

14 MS. ROSARIO: Mayor Stack.

15 MAYOR STACK: Yes.

16 COMMISSIONER MARTINETTI: Are there any
17 payments --

18 MS. ROSARIO: No, there is none.

19 COMMISSIONER MARTINETTI: Okay, thank
20 you.

21 MS. ROSARIO: You're welcome.

22 MAYOR STACK: And I'll be recusing on
23 any matters relating to Chasan Lamporello?

24 MS. ROSARIO: Yes.

25 MAYOR STACK: You got it.

1 MS. ROSARIO: Motion to approve all
2 items on the consent agenda?

3 COMMISSIONER VALDIVIA: Motion.

4 MAYOR STACK: Second.

5 MS. ROSARIO: Motion by Commissioner
6 Valdivia, second by Mayor Stack.

7 Commissioner Fernandez.

8 COMMISSIONER FERNANDEZ: Yes.

9 MS. ROSARIO: Commissioner Grullon.

10 COMMISSIONER GRULLON: Yes.

11 MS. ROSARIO: Commissioner Valdivia.

12 COMMISSIONER VALDIVIA: Yes.

13 MS. ROSARIO: Commissioner Martinetti.

14 COMMISSIONER MARTINETTI: Yes.

15 MS. ROSARIO: Mayor Stack.

16 MAYOR STACK: Yes.

17

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

20

21 **REGULAR AGENDA:**

22 **1. Resolution for the payment of claims to the**
23 **Union City Board of Education.)**

24

25 MS. ROSARIO: There's one item for the

1 regular agenda is resolution for payment of claims
2 to the Union City Board of Education.

3 MR. AUTERI: Tonight, the Board will be
4 invoking the doctrine of necessity to permit
5 Commissioners Valdivia and Gullon to provide a
6 vote on this matter.

7 MS. ROSARIO: Motion to approve item one
8 on the regular agenda?

9 MAYOR STACK: Motion.

10 MS. ROSARIO: Motion by Mayor Stack.

11 COMMISSIONER GRULLON: Second.

12 MS. ROSARIO: Second by Commissioner
13 Gullon.

14 Commissioner Gullon.

15 COMMISSIONER GRULLON: Yes.

16 MS. ROSARIO: Commissioner Valdivia.

17 COMMISSIONER VALDIVIA: Yes.

18 MS. ROSARIO: Mayor Stack.

19 MAYOR STACK: Yes.

20

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

22

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

25 MAYOR STACK: First I'd like to thank

1 the Commissioners for moving 100 percent of our
2 meetings throughout the community in a different
3 location whenever we meet.

4 And at this point, I'd just like to take
5 any public who would like to comment on any matter
6 concerning municipal government in the City of
7 Union City, please step forward, state your name
8 and address for the record?

9 MR. GARCIA: Andres Garcia, 121 34th
10 Street. Just to thank you, Mr. Mayor, Brian Stack
11 and the Board of Commissioners for the good job.
12 Thank you for Peter Street, what amazing -- just
13 as soon as they open it, all the parking is full.
14 You pass any hour, you pass 1:00 in the morning,
15 2:00 in the afternoon, it's full. I just passed
16 right now to come here, it's full. Thank you very
17 much, great job and happy holidays.

18 MAYOR STACK: Thank you very much. You
19 also, thank you very much, sir.

20 COMMISSIONER VALDIVIA: I'd also like to
21 say something on number 15. Nicky Galis? He's
22 one of the best basketball player in Union City
23 history. He played for Union Hill, it was a
24 little before I went to Union Hill. But he became
25 a superstar in Europe, he was a Michael Jordan of

1 Europe. He was drafted, he went to Seton Hall
2 University. From there, he went to the Boston
3 Celtics, he got hurt -- he went there by one of
4 the biggest basketball people in Boston, regretted
5 not to keep him. But he became a superstar in
6 Europe, you can Google him. He's an amazing
7 basketball player.

8 MS. ROSARIO: Good to know.

9 MAYOR STACK: Thank you very much. I'd
10 also like to comment on the resolution
11 reappointing Judge Lilia Munoz as our Municipal
12 Court Judge. Judge Munoz has done a tremendous
13 job as our Municipal Court Judge. Always with
14 dignity and respect for the law. She's done an
15 excellent job. She's been here since I think
16 early 2000, late '99 she's been appointed. I'm
17 hoping she's with us as a judge for many years to
18 come. She's done a great job and I'm proud that
19 we're reappointing her.

20 COMMISSIONER VALDIVIA: I agree with
21 you.

22 MAYOR STACK: Anyone else wishing to
23 comment at this time?

24 MS. ROSARIO: Mayor, can I have a motion
25 to close the public comment portion of this

1 meeting? Mayor Stack.

2 COMMISSIONER FERNANDEZ: Second.

3 MS. ROSARIO: Second by Commissioner
4 Fernandez.

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

16 **LIQUOR LICENSE HEARINGS:**

17 **1. Change of Corporate Structure**
18 **application.**

19 **Licensee: Niel Akshar, Inc.**

20 **T/a Reuben Liquors**

21 **Address: 2117 Summit Avenue**

22 **License No. 0910-32-178-005**

23 **Application: Change of Corporate**
24 **Structure**

25 **Attorney: Gerald Miller, Esq. And Sunny**

1 **Desai, Esq.**

2
3 **2. Transfer application**

4 **Applicant: Roberto Bonilla**

5 **Address: Pocket license**

6 **License No. 0910-33-038-005**

7 **Application: Person-to-person**

8 **Attorney: Paul J. Giblin, Jr., Esq.**

9
10 MS. ROSARIO: Now, we have our liquor
11 license hearings. Mr. Gonzalez.

12 MR. GONZALEZ: Good evening, Mayor,
13 Commissioners.

14 MAYOR STACK: The portion of the meeting
15 that we're going to right now, for the public's
16 knowledge, is on liquor hearings. At this time,
17 the ABC prosecutor, Mr. Gonzalez, will now take
18 over the presentation.

19 **1. Change of Corporate Structure application.**

20 **Licensee: Niel Akshar, Inc.**

21 **T/a Reuben Liquors**

22 **Address: 2117 Summit Avenue**

23 **License No. 0910-32-178-005**

24 **Application: Change of Corporate**
25 **Structure**

1 **Attorney: Gerald Miller, Esq. And Sunny**
2 **Desai, Esq.**

3
4 MR. GONZALEZ: Thank you, Mayor.

5 We have two matters on the agenda today.
6 The first one is Reuben Liquors, 2117 Summit
7 Avenue. It is just a change of corporate
8 structure, I didn't ask the parties to come in
9 because there were three actual owners, which each
10 held 33 and a third percent. One of them is
11 leaving, so the balance is now going to be 50-50,
12 it just requires that the Board approve, but it's
13 the same owners.

14 MAYOR STACK: Great.

15 MS. ROSARIO: Motion to approve?

16 MAYOR STACK: Motion.

17 MS. ROSARIO: Motion by Mayor Stack.

18 COMMISSIONER VALDIVIA: Second.

19 MS. ROSARIO: Second by Commissioner
20 Valdivia.

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 **2. Transfer application**

8 **Applicant: Roberto Bonilla**

9 **Address: Pocket license**

10 **License No. 0910-33-038-005**

11 **Application: Person-to-person**

12 **Attorney: Paul J. Giblin, Jr., Esq.**

13

14 MR. GONZALEZ: The second is an
15 application by Roberto Bonilla, he is purchasing a
16 license and it is going to be held in pocket
17 status. Since he would be a new owner, I did ask
18 him, he is here present with his attorney. I'll
19 ask them to come up. Prior to coming to the
20 Board, we've done the process of reviewing the
21 application. Sergeant Zeron has also made sure
22 that the background checks have come out clear,
23 has done a completed study on Mr. Bonilla, where
24 the access came from, and the police department is
25 satisfied that this gentleman would qualify. I

1 know Mr. Giblin wants to say a couple items to the
2 Board. But I believe it's properly before the
3 Board at this time for consideration for a
4 transfer to a pocket status license only, not to a
5 location.

6 MR. GIBLIN: Thank you. Mr. Bonilla's
7 going to take the license and hold it --

8 MAYOR STACK: Did you enter your
9 appearance?

10 MR. GIBLIN: Sure, sure. Paul Giblin on
11 behalf of the Robert Bonilla, sitting to my right.
12 Mr. Bonilla is going to take a license and hold
13 it, he's looking at possibly opening a restaurant
14 or bar sometime in the future in Union City,
15 should he be able to find a building to
16 accommodate same.

17 Mr. Bonilla has a bar restaurant already
18 in Bergenfield, he has a couple fish markets, one
19 in Hackensack and one in Westfield, and a
20 supermarket. So he's -- in the time I've known
21 him, he's been a very industrious, hard working
22 man. And I think if he does decide to put a
23 restaurant or bar here, I think it will be an
24 asset to the City.

25 MAYOR STACK: Great, thank you.

1 MR. GONZALEZ: Just so the Mayor and
2 Commissioners are aware, Sergeant Zeron did send
3 notification to Bergenfield where he is an owner
4 of a liquor license establishment and there's been
5 no violations.

6 MAYOR STACK: Excellent.

7 MR. GONZALEZ: So that was --

8 MAYOR STACK: How many years has he
9 owned that establishment?

10 MR. BONILLA: Around ten years.

11 MAYOR STACK: Ten years, very good.

12 Welcome to have you. Good luck.

13 MR. BONILLA: Thank to the City and the
14 town. I see a lot of opportunity to do business
15 here in this town. And we try to make a new
16 business, new people coming from New York and
17 Union City. I think it will be something nice.

18 MAYOR STACK: Sure. Just be aware,
19 Union City is the most densely populated -- one of
20 the most densely populated cities in America. So
21 just be aware where you're looking and where you
22 open, just be aware of how much residential you
23 have in that area and what is else going on in the
24 area.

25 MR. BONILLA: Yeah, I want to see

1 like --

2 MAYOR STACK: Right. It would be good
3 to be in contact with Sergeant Zeron and the
4 police department, they can help guide you on
5 that.

6 MR. BONILLA: Okay.

7 MAYOR STACK: Great, thank you very much
8 and good luck to you. I'll make a motion.

9 MS. ROSARIO: Motion by Mayor Stack.

10 COMMISSIONER FERNANDEZ: Second.

11 MS. ROSARIO: Second by Commissioner
12 Fernandez.

13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: Yes.

15 MS. ROSARIO: Commissioner Grullon.

16 COMMISSIONER GRULLON: Yes.

17 MS. ROSARIO: Commissioner Valdivia.

18 COMMISSIONER VALDIVIA: Yes.

19 MS. ROSARIO: Commissioner Martinetti.

20 COMMISSIONER MARTINETTI: Yes.

21 MS. ROSARIO: Mayor Stack.

22 MAYOR STACK: Yes.

23

24

25

ADJOURNMENT :

MS. ROSARIO: May I have a motion to adjourn this meeting, Mayor?

MAYOR STACK: Yes, thank you very much to everyone who attended the meeting.

COMMISSIONER VALDIVIA: Motion.

COMMISSIONER FERNANDEZ: Second.

MS. ROSARIO: Motion by Commissioner Valdivia, second by Commissioner Fernandez.

(All Commissioners indicate in the affirmative.)

(Whereupon the meeting was adjourned at 7:14 p.m.)

1

Brian P. Stack

2

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.,

11

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

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