

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

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

BELLA VISTA APARTMENTS  
522 22nd Street  
Union City, New Jersey

Tuesday, January 24, 2023  
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  
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

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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I N D E X

|                                        | <u>PAGE</u> |
|----------------------------------------|-------------|
| CALL TO ORDER                          | 3           |
| SALUTE TO FLAG                         | 3           |
| ROLL CALL                              | 3           |
| APPROVAL OF MINUTES                    | 4           |
| ORDINANCE (S) FOR INTRODUCTION         | 5/7         |
| CONSENT AGENDA                         | 9           |
| REGULAR AGENDA                         | 19          |
| ORDINANCE (S) FOR HEARING AND ADOPTION | 20/25/28    |
| CITIZENS ADDRESS THE BOARD             | 31          |
| LIQUOR LICENSE PUBLIC HEARINGS         | 33          |
| ADJOURNMENT                            | 38          |

1 (Whereupon, the Pledge of Allegiance was  
2 recited.)

3 MS. ROSARIO: This is a regular public  
4 meeting the Union City Board of Commissioners  
5 being held on Tuesday, January 24, 2023, at  
6 7:00 p.m. at Bella Vista Apartments, 522 22nd  
7 Street, Union City, New Jersey.

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

15

16 **ROLL CALL:**

17

18 MS. ROSARIO: Commissioner Fernandez.

19 COMMISSIONER FERNANDEZ: Here.

20 MS. ROSARIO: Commissioner Grullon.

21 COMMISSIONER GRULLON: Here.

22 MS. ROSARIO: Commissioner Valdivia.

23 COMMISSIONER VALDIVIA: Here.

24 MS. ROSARIO: Commissioner Martinetti.

25 COMMISSIONER MARTINETTI: Here.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes.

3

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

6 **APPROVAL OF MINUTES:)**

7

8 MS. ROSARIO: The first item is the  
9 approval of minutes. Motion to approve meeting  
10 minutes for the January 10, 2023, Board of  
11 Commissioners meeting. May I have a motion to  
12 approve?

13 COMMISSIONER VALDIVIA: Motion.

14 COMMISSIONER MARTINETTI: Second.

15 MS. ROSARIO: Motion by Commissioner  
16 Valdivia, second by Commissioner Martinetti.  
17 Commissioner Fernandez.

18 COMMISSIONER FERNANDEZ: Yes.

19 MS. ROSARIO: Commissioner Grullon.

20 COMMISSIONER GRULLON: Yes.

21 MS. ROSARIO: Commissioner Valdivia.

22 COMMISSIONER VALDIVIA: Yes.

23 MS. ROSARIO: Commissioner Martinetti.

24 COMMISSIONER MARTINETTI: Yes.

25 MS. ROSARIO: Mayor Stack.

1 MAYOR STACK: Yes.

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

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

6 1. AN ORDINANCE OF THE CITY OF UNION  
7 CITY, COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING  
8 THE SUM OF \$553,000 IN FUNDING FROM THE CAPITAL  
9 IMPROVEMENT FUND FOR THE ACQUISITION AND  
10 INSTALLATION OF STREET LIGHTING FOR CENTRAL  
11 AVENUE.)

12  
13 MS. ROSARIO: There are two ordinance  
14 for introduction. Adoption on first reading  
15 authorizes the Municipal Clerk to advertise the  
16 ordinance with a notice of the introduction,  
17 together with a notice of the time and place when  
18 the ordinance will be considered for final  
19 passage. The ordinance will be further considered  
20 at a meeting of the Board of Commissioners to be  
21 held on Tuesday, February 7, 2023, at Joe Marte  
22 Freshman Academy at 1800 Summit Avenue in Union  
23 City, New Jersey.

24 COMMISSIONER VALDIVIA: Just a  
25 correction, STEM Academy.

1 COMMISSIONER MARTINETTI: It's Jose  
2 Marte STEM Academy.

3 MS. ROSARIO: The first ordinance will  
4 be an ordinance of the City of Union City, County  
5 of Hudson, New Jersey, appropriating the sum of  
6 \$533,000 in funding from the capital improvement  
7 fund for the acquisition and installation of  
8 street lighting for Central Avenue.

9 MAYOR STACK: So this money we have set  
10 aside in the capital improvement. This will fund  
11 the lighting on Central Avenue. This is money we  
12 had set aside some time ago. We just wanted to  
13 make sure we have the installation of the lights  
14 done.

15 MS. ROSARIO: Motion to introduce?

16 COMMISSIONER FERNANDEZ: Motion.

17 MAYOR STACK: Second.

18 MS. ROSARIO: Motion by Commissioner  
19 Fernandez, second by Mayor Stack.

20 Commissioner Fernandez.

21 COMMISSIONER FERNANDEZ: Yes.

22 MS. ROSARIO: Commissioner Grullon.

23 COMMISSIONER GRULLON: Yes.

24 MS. ROSARIO: Commissioner Valdivia.

25 COMMISSIONER VALDIVIA: Yes.

1 MS. ROSARIO: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Yes.

3 MS. ROSARIO: Mayor Stack.

4 MAYOR STACK: Yes.

5

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

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

9 2. AN ORDINANCE AUTHORIZING THE  
10 EXERCISE OF EMINENT DOMAIN, IF ADVISABLE, TO  
11 ACQUIRE EASEMENT RIGHTS IN BLOCK 242, LOT 1:  
12 ADDITIONAL LOTS 2, 3, 4 & 11, BLOCK 242, LOT 5:  
13 ADDITIONAL LOT 6, AND BLOCK 242, LOT 7, AKA 4100  
14 PALISADE AVENUE IN THE CITY OF UNION CITY.)

15

16 MS. ROSARIO: The second ordinance is an  
17 order authorizing the exercise of eminent domain,  
18 if advisable, to acquire easement rights in Block  
19 242, Lot 1, additional Lots 2, 3, 3 and 11; Block  
20 242, Lot 5, additional Lot 6, and Block 242, Lot  
21 7, also known as 4100 Palisade Avenue in the City  
22 of Union City.

23 MAYOR STACK: So this is the property on  
24 41st and Palisade that we're doing the small  
25 soccer field and passive park. I know the

1 Commissioners have been working on this. We now  
2 have finally secured all the funds, thanks to the  
3 green acres funding, thank you to Governor Murphy,  
4 in conjunction with Hudson County Open Space, with  
5 Craig Guy, the chief of staff to the county  
6 executive and working together with the  
7 Commissioners, we're able to secure the funding  
8 for this project to move forward.

9 MS. ROSARIO: May I have a motion to  
10 introduce?

11 COMMISSIONER VALDIVIA: Motion.

12 COMMISSIONER MARTINETTI: Second.

13 MS. ROSARIO: Motion by Commissioner  
14 Valdivia. Second by Commissioner Martinetti.  
15 Commissioner Fernandez.

16 COMMISSIONER FERNANDEZ: First, I want  
17 to commend the Mayor on making this possible.  
18 This is incredible, there's very little passive  
19 park spaces uptown. It's going to facilitate  
20 another area of play for the kids of Union City to  
21 play soccer, smaller kids. I cannot be more happy  
22 and I think I speak on behalf of all the  
23 Commissioner when I say thank you to the Mayor for  
24 all the --

25 MAYOR STACK: Thank you. And thank you



1 to all of you for sharing in the vision.

2 MS. ROSARIO: Commissioner Fernandez.

3 COMMISSIONER FERNANDEZ: Yes.

4 MS. ROSARIO: 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.

12

13 (Whereupon, the Board discussed and took  
14 action on the following items in total:

15 **CONSENT AGENDA:**

16 ( 1) Resolution Approving the Payment of Claims.

17 ( 2) Resolution Approving Payment of Concurring  
18 Claims.

19 ( 3) Resolution Approving the Escrow Refunds.

20 ( 4) Resolution Approving the City Payroll  
21 12/3/2022 Through 12/16/2022.

22 ( 5) Resolution Approving the Library Payroll  
23 12/3/2022 Through 12/16/2022.

24 ( 6) Resolution Authorizing Refund of Redemption  
25 Monies to Outside Lienholders.

1 ( 7) Resolution Authorizing the Refund of a  
2 Veteran Deduction.

3 ( 8) Resolution Authorizing the Refund of  
4 Overpayments.

5 ( 9) Resolution Authorizing the Refund of Premium  
6 Monies Collected At the Tax Sale.

7 (10) Resolution Authorizing Tax Refund in a Tax  
8 Appeal Decision By the Tax Court of New Jersey.

9 (11) Resolution Authorizing the Refund of Tax  
10 Appeals Issued By the Hudson County Board of  
11 Taxation.

12 (12) Resolution Cancelling Taxes on Property  
13 Deemed Exempt For 100 Percent Disabled Veterans.

14 (13) Resolution Authorizing the Tax Collected to  
15 Prepare, Complete and Mail As Soon As Practicable  
16 Estimated Tax Bills in Accordance With the  
17 Procedures Set Forth in N.J.S.A. 54:4-66.2 and  
18 Authorizing an Estimated Annual Tax Levy Pursuant  
19 to N.J.S.A. 54:4-66.2.

20 (14) Resolution Rescinding Lien Imposed on the  
21 Property Known As 500 16th Street Also Known As  
22 1601 Bergenline Avenue, Union City, New Jersey  
23 07087, Block 86, Lot 1 For Tenant Relocation  
24 Costs.

25 (15) Resolution Rescinding Liens Imposed on the

1 Property Known As 1100-1110 Palisade Avenue, Union  
2 City, New Jersey 07087, Block 186, Lot 45 For  
3 Emergency Police Detail Costs.

4 (16) Resolution Authorizing the Placement of a  
5 Lien on the Property Known As 1607 Kerrigan  
6 Avenue, Union City, New Jersey 07087, Block 82,  
7 Lot 29 in the City of Union City For Emergency  
8 Repair Costs.

9 (17) Resolution Authorizing the Placement of a  
10 Lien on the Property Known As 644-646 38th Street,  
11 Union City, New Jersey 07087, Block 261, Lot 7 in  
12 the City of Union City For Emergency Repair Costs.

13 (18) Resolution to Apply For and Obtain a Grant  
14 From the New Jersey Department of Community  
15 Affairs to Carry Out Improvements to the Indoor  
16 Swimming Pool At the Bruce Walter Recreation  
17 Center.

18 (19) Resolution to Authorize License Agreement  
19 With the New Jersey Transit Corporation to Utilize  
20 1801 and 2001 Tonnelle Avenue, North Bergen, For  
21 Use By the Union City Department of Public Works.

22 (20) Resolution Awarding a Contract For  
23 Architectural Service to Grace Space Architects,  
24 For the City of Union City.

25 (21) Resolution of the Board of Commissioners of

- 1 the City of Union City Approving the 2016-2017  
2 Renewal of Liquor License No. 0910-3-176-008  
3 Issued to Dos Hija, LLC (Pocket License)
- 4 (22) Resolution of the Board of Commissioners of  
5 the City of Union City Approving 2017-2018 Renewal  
6 of Liquor License No. 0910-33-176-008 Dos Hija,  
7 LLC (Pocket License).
- 8 (23) Resolution of the Board of Commissioners of  
9 the City of Union City Approving the 2018-2019  
10 Renewal of Liquor License No. 0910-33-176-008  
11 Issued to Dos Hija, LLC (Pocket License).
- 12 (24) Resolution of the Board of Commissioners of  
13 the City of Union City Approving 2019-2020 Renewal  
14 of Liquor License No. 0910-33-176-008 Issued to  
15 Dos Hija, LLC (Pocket License).
- 16 (25) Resolution of the Board of Commissioners of  
17 the City of Union City Approving the 2020-2021  
18 Renewal of Liquor License No. 0910-33-176-008  
19 Issued to Dos Hija, LLC (Pocket License).
- 20 (26) Resolution of the Board of Commissioners of  
21 the City of Union City Approving the 2021-2022  
22 Renewal of Liquor License No. 0910-33-176-008  
23 Issued to Dos Hija, LLC (Pocket License).
- 24 (27) Resolution of the Board of Commissioners of  
25 the City of Union City Approving the 2022-2023

1     Renewal of Liquor License No. 0910-33-176-008  
2     Issued to Dos Hija, LLC (Pocket License).  
3     (28) Resolution of the Board of Commissioners of  
4     the City of Union City Approving the Licensee's  
5     Trade Name Pursuant to the Application on File  
6     Dated December 30, 2022 For Liquor License No.  
7     0910-33-0075-010 Issued to El Chapin Corp.  
8     (Trading As El Cuscatleco Bar and Restaurant).)

9  
10             MS. ROSARIO: There are 28 items on the  
11     consent agenda.

12             One, resolution approving the payment of  
13     claims.

14             Two, resolution approving payment of  
15     concurring claims.

16             Three, resolution approving the escrow  
17     refunds.

18             Four, resolution approving the city  
19     payroll 12/3/2022 through 12/16/2022.

20             Five, resolution approving the library  
21     payroll 12/3/2022 through 12/16/2022.

22             Six, resolution authorizing refund of  
23     redemption monies to outside lienholders.

24             Seven, resolution authorizing the refund  
25     of a veteran deduction.

1           Eight, resolution authorizing the refund  
2 of overpayments.

3           Nine, resolution authorizing the refund  
4 of premium monies collected at the tax sale.

5           Ten, resolution authorizing tax refund  
6 in a tax appeal decision by the tax court of New  
7 Jersey.

8           Eleven, resolution authorizing the  
9 refund of tax appeals issued by the Hudson County  
10 board of taxation.

11          Twelve, resolution cancelling taxes on  
12 property deemed exempt for 100 percent disabled  
13 veterans.

14          Thirteen, resolution authorizing the tax  
15 collected to prepare, complete and mail as soon as  
16 practicable estimated tax bills in accordance with  
17 the procedures set forth in N.J.S.A. 54:4-66.2 and  
18 authorizing an estimated annual tax levy pursuant  
19 to N.J.S.A. 54:4-66.2.

20          Fourteen, resolution rescinding lien  
21 imposed on the property known as 500 16th Street  
22 also known as 1601 Bergenline Avenue, Union City,  
23 New Jersey 07087, Block 86, Lot 1 for tenant  
24 relocation costs.

25          Fifteen, resolution rescinding liens

1 imposed on the property known as 1100-1110  
2 Palisade Avenue, Union City, New Jersey 07087,  
3 Block 186, Lot 45 for emergency police detail  
4 costs.

5 Sixteen, resolution authorizing the  
6 placement of a lien on the property known as 1607  
7 Kerrigan Avenue, Union City, New Jersey 07087,  
8 Block 82, Lot 29 in the City of Union City for  
9 emergency repair costs.

10 Seventeen, resolution authorizing the  
11 placement of a lien on the property known as  
12 644-646 38th Street, Union City, New Jersey 07087,  
13 Block 261, Lot 7 in the City of Union City for  
14 emergency repair costs.

15 Eighteen, resolution to apply for and  
16 obtain a grant from the New Jersey Department of  
17 Community Affairs to carry out improvements to the  
18 indoor swimming pool at the Bruce Walter  
19 Recreation Center.

20 Nineteen, resolution to authorize  
21 license agreement with the New Jersey Transit  
22 Corporation to utilize 1801 and 2001 Tonnelle  
23 Avenue, North Bergen, for use by the Union City  
24 Department of Public Works.

25 Twenty, resolution awarding a contract

1 for architectural service to Grace Space  
2 Architects, for the City of Union City.

3 Twenty-one, resolution of the board of  
4 commissioners of the City of Union City approving  
5 the 2016-2017 renewal of liquor license no.  
6 0910-3-176-008 issued to Dos Hija, LLC (pocket  
7 license)

8 Twenty-two, resolution of the Board of  
9 Commissioners of the City of Union City approving  
10 2017-2018 renewal of liquor license no.  
11 0910-33-176-008 Dos Hija, LLC (pocket license).

12 Twenty-three, resolution of the Board of  
13 Commissioners of the city of union city approving  
14 the 2018-2019 renewal of Liquor License No.  
15 0910-33-176-008 issued to Dos Hija, LLC (pocket  
16 license).

17 Twenty-four, resolution of the Board of  
18 Commissioners of the City of Union City approving  
19 2019-2020 renewal of Liquor License No.  
20 0910-33-176-008 issued to Dos Hija, LLC (pocket  
21 license).

22 Twenty-five, resolution of the Board of  
23 Commissioners of the City of Union City approving  
24 the 2020-2021 renewal of Liquor License No.  
25 0910-33-176-008 issued to Dos Hija, LLC (pocket



1 license).

2 Twenty-six, resolution of the Board of  
3 Commissioners of the City of Union City approving  
4 the 2021-2022 renewal of Liquor License No.  
5 0910-33-176-008 issued to Dos Hija, LLC (pocket  
6 license).

7 Twenty-seven, resolution of the Board of  
8 Commissioners of the City of Union City approving  
9 the 2022-2023 renewal of Liquor License No.  
10 0910-33-176-008 issued to Dos Hija, LLC (pocket  
11 license).

12 Twenty-eight, resolution of the Board of  
13 Commissioners of the City of Union City approving  
14 the licensee's trade name pursuant to the  
15 application on file dated December 30, 2022 for  
16 liquor license no. 0910-33-0075-010 issued to El  
17 Chapin Corp. (trading as El Cuscatleco Bar and  
18 Restaurant).

19 Mayor, would you like to take public  
20 comment on the consent agenda?

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

25 MS. ROSARIO: Motion to close public

1 comment?

2 COMMISSIONER MARTINETTI: Motion.

3 COMMISSIONER VALDIVIA: Second.

4 MS. ROSARIO: Motion by Commissioner  
5 Martinetti, second by Commissioner Valdivia.

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 MS. ROSARIO: May I have a motion to  
17 approve all items on the consent agenda?

18 COMMISSIONER VALDIVIA: Motion.

19 MS. ROSARIO: Motion by Commissioner  
20 Valdivia.

21 COMMISSIONER GRULLON: Second.

22 MS. ROSARIO: Second by Commissioner  
23 Grullon.

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.

9

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

12 **REGULAR AGENDA:**

13 1. Resolution approving payment of  
14 claim to the Hudson County Improvement Authority.)

15

16 MS. ROSARIO: There's one item on the  
17 regular agenda, Commissioner Martinetti recuses.

18 Resolution approving payment of claim to  
19 the Hudson County Improvement Authority. May I  
20 have a motion to approve Item 1 on the regular  
21 agenda?

22 MAYOR STACK: Motion.

23 MS. ROSARIO: Motion by Mayor Stack.

24 COMMISSIONER GRULLON: Second.

25 MS. ROSARIO: Second by Commissioner

1 Grullon.

2 Commissioner Fernandez.

3 COMMISSIONER FERNANDEZ: Yes.

4 MS. ROSARIO: Commissioner Grullon.

5 COMMISSIONER GRULLON: Yes.

6 MS. ROSARIO: Commissioner Valdivia.

7 COMMISSIONER VALDIVIA: Yes.

8 MS. ROSARIO: Mayor Stack.

9 MAYOR STACK: Yes.

10

11 (Whereupon, the Board discussed and took  
12 action on the following items:

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

14 1. AN ORDINANCE ESTABLISHING A NEW  
15 CHAPTER 220 (BUSINESS, RENTAL PROPERTY, AND  
16 MULTI-FAMILY PROPERTY INSURANCE REGISTRATION) OF  
17 THE CITY CODE GOVERNING INSURANCE CERTIFICATE  
18 REGISTRATION FOR CERTAIN BUSINESSES AND RENTAL AND  
19 MULTI-FAMILY PROPERTIES PURSUANT TO P.L. 2022,  
20 C.92.)

21

22 MS. ROSARIO: There are three ordinances  
23 for hearing and adoption.

24 First ordinance is an ordinance  
25 establishing a new Chapter 220, business rental

1 property and multi-family property insurance  
2 registration of the city code governing insurance  
3 certificate registration for certain businesses  
4 and rental and multi-family properties pursuant to  
5 P.L. 2022, C. 92.

6 MAYOR STACK: Angelo, you want to  
7 explain for the public's knowledge and  
8 Commissioners?

9 MR. AUTERI: Sure, Mayor. This  
10 ordinance will codify the new state requirements  
11 regarding insurance requirements on businesses and  
12 multi-family properties. There's two separate  
13 tiers. The first is going to be for the  
14 businesses and the bigger buildings, it's going to  
15 require \$500,000 in casualty insurance. The  
16 smaller resident, owner occupied residences will  
17 be a \$300,000 coverage requirement and there will  
18 be a yearly registration requirement for the  
19 clerk's office here in the City.

20 MAYOR STACK: Maybe, you could explain  
21 why we're doing this. I think that would be good  
22 to point out.

23 MR. AUTERI: So this is a very well  
24 intentioned and I think they hit the mark here.  
25 What we're doing here is these insurance

1 requirements will be for all owners regardless of  
2 whether they paid off their mortgage or not.  
3 Because, you know, as many people don't know and  
4 the Mayor and I have discussed this in the past,  
5 that in the State of New Jersey, there really is  
6 no stand alone requirements. Well there is now.  
7 And so we're codifying that and that will be good  
8 because all of the buildings, you know, where all  
9 of our residents reside and also the commercial  
10 spaces will have this mandatory state requirement  
11 now.

12 MAYOR STACK: I think it's important  
13 just for the public's protection that everybody  
14 property has insurance. So God forbid something  
15 happens, they have insurance, they're covered, and  
16 the people are protected. Because many locations  
17 right now don't carry insurance and we dealt with  
18 this in the building department, the health  
19 department, where there's no insurance at all on  
20 the property. God forbid, there's, you know,  
21 catastrophe at the property, an incident, a fire,  
22 something. We need some type of insurance to hold  
23 them responsible to go back because people occupy  
24 these properties and live there. So good job on  
25 this, Angelo.

1 MR. AUTERI: Thanks, Mayor.

2 MS. ROSARIO: Mayor, would you like to  
3 take public comment on this ordinance?

4 MAYOR STACK: Sure. Anyone wishing to  
5 comment on this ordinance at this time, please  
6 step forward, state your name and address for the  
7 record. Seeing none, I'll make the motion to  
8 close the public hearing.

9 MS. ROSARIO: Motion made by Mayor  
10 Stack.

11 COMMISSIONER FERNANDEZ: Second.

12 MS. ROSARIO: Second by Commissioner  
13 Fernandez.

14 Commissioner Fernandez.

15 COMMISSIONER FERNANDEZ: Yes.

16 MS. ROSARIO: Commissioner Grullon.

17 COMMISSIONER GRULLON: Yes.

18 MS. ROSARIO: Commissioner Valdivia.

19 COMMISSIONER VALDIVIA: Yes.

20 MS. ROSARIO: Commissioner Martinetti.

21 COMMISSIONER MARTINETTI: Yes. This is  
22 going to be mailed out to --

23 MAYOR STACK: Yeah, Margie, good point.  
24 I was just going to say that. That's going to  
25 have to go out to all the property owners.

1 MR. AUTERI: Yes.

2 MAYOR STACK: Once you're ready, if you  
3 could draft a letter with a copy the ordinance let  
4 me know and we'll get that out. Just coordinate  
5 with me, Angelo.

6 MR. AUTERI: Will do, okay.

7 MAYOR STACK: Maybe we can talk about it  
8 a little more, either tomorrow afternoon or  
9 Thursday afternoon.

10 MR. AUTERI: Absolutely.

11 MS. ROSARIO: Mayor Stack.

12 MAYOR STACK: Yes.

13 COMMISSIONER MARTINETTI: Motion to  
14 adopt.

15 MS. ROSARIO: Motion to adopt,  
16 Commissioner Martinetti.

17 COMMISSIONER VALDIVIA: Second.

18 MS. ROSARIO: Second by Commissioner  
19 Valdivia.

20 Commissioner Fernandez.

21 COMMISSIONER FERNANDEZ: Yes.

22 MS. ROSARIO: Commissioner Grullon.

23 COMMISSIONER GRULLON: Yes.

24 MS. ROSARIO: Commissioner Valdivia.

25 COMMISSIONER VALDIVIA: Yes.



1 MS. ROSARIO: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Yes.

3 MS. ROSARIO: Mayor Stack.

4 MAYOR STACK: Yes.

5

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

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

9 2. AN ORDINANCE AMENDING ARTICLE III  
10 SECTION 92 REQUIRING SURVEILLANCE CAMERAS FOR  
11 SENIOR CITIZEN FACILITIES.)

12

13 MS. ROSARIO: The second ordinance is an  
14 ordinance amending Article III, section 92  
15 requiring surveillance cameras for senior citizen  
16 facilities.

17 MAYOR STACK: This is another very good  
18 ordinance. This originated really in this  
19 building, where citizens talked about not having  
20 any protection of cameras in the lobby or in the  
21 hallways of the building. This is something we're  
22 going to do. We're going to give them some time  
23 to comply with this, right?

24 MR. AUTERI: Yes.

25 MAYOR STACK: We'll give the property

1 owners some time, but there will have to be  
2 cameras in the common areas of the buildings for  
3 the protection of senior citizens. This applies  
4 to senior citizen buildings.

5 COMMISSIONER FERNANDEZ: This is a great  
6 thing we're doing because God forbid something  
7 happens, our emergency workers know exactly what  
8 happened. But also with all the crime rising, it  
9 will be a deterrent for senior crime. It's a  
10 great, great idea. Once again, I applaud the  
11 Mayor for all the --

12 MAYOR STACK: We were here in the summer  
13 one time at a barbecue, we were here and they  
14 talked about the cameras, that's where it all came  
15 from. We had something on the books, but we're  
16 going to make sure it's enforced.

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

19 MAYOR STACK: Sure. Anyone wishing to  
20 comment on this ordinance concerning cameras in  
21 senior citizen buildings, please step forward,  
22 state your name and address for the record.  
23 Seeing none.

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

1 COMMISSIONER GRULLON: Motion.

2 MS. ROSARIO: Motion by Commissioner  
3 Grullon.

4 COMMISSIONER VALDIVIA: Second.

5 MS. ROSARIO: Second by Commissioner  
6 Valdivia.

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 MS. ROSARIO: May I have a motion to  
18 adopt?

19 MAYOR STACK: Motion.

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

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

11 3. AN ORDINANCE AMENDING CHAPTER 311  
12 "PROPERTY MAINTENANCE".)

13

14 MS. ROSARIO: The third ordinance is an  
15 ordinance amending Chapter 311 property  
16 maintenance.

17 Mayor, would you like to take public  
18 comment?

19 MAYOR STACK: Angelo, you want to just  
20 explain that real quick?

21 MR. AUTERI: Sure, Mayor. This is an  
22 ordinance which is again codifying a new state  
23 requirement and allowance really regarding  
24 foreclosed and vacant properties. The City has  
25 currently vacant property violations and

1 restrictions and penalties that will still exist  
2 and move forward. This ordinance will codify a  
3 new requirement which is registration requirements  
4 on foreclosed and vacant, only when they're  
5 foreclosed. So there will be a \$500 registration  
6 fee for foreclosed properties; a \$2,000 annual  
7 registration fee for properties which are  
8 foreclosed and also happen to be vacant. And the  
9 state is allowing the municipalities to place a  
10 lien on these properties for the amount of the  
11 registration fee.

12 MAYOR STACK: Which is really good  
13 because many of these properties -- and not only  
14 in Union City, but throughout the State of New  
15 Jersey -- are foreclosed upon and vacant, the  
16 banks own them, the banks don't come out and  
17 shovel them when it snows, they don't maintain the  
18 sidewalks. You have buildings literally broken  
19 windows, people going inside them. We don't allow  
20 that in Union City because the police are  
21 constantly checking it. We board them, we shovel  
22 them, Alex in the health department makes sure  
23 that the weeds get cut. The building department,  
24 Marty Martinetti, has to go out there and make  
25 sure they're secured and no one's taking care of

1       them. Many times we have broken water pipes  
2       inside, we have all kinds of issues going on.

3               This will just hold these mortgage  
4       companies and property holders responsible, mostly  
5       banks and mortgage companies to maintain these  
6       properties and take care of them and document them  
7       with the City.

8               Anyone wishing to comment on this  
9       ordinance at this time, please step, forward state  
10      your name and address for the record? Seeing  
11      none.

12              MS. ROSARIO: Motion to close public  
13      comment?

14              COMMISSIONER MARTINETTI: Motion.

15              MS. ROSARIO: Motion by Commissioner  
16      Martinetti.

17              COMMISSIONER VALDIVIA: Second.

18              MS. ROSARIO: Second by Commissioner  
19      Valdivia.

20              Commissioner Fernandez.

21              COMMISSIONER FERNANDEZ: Yes.

22              MS. ROSARIO: Commissioner Grullon.

23              COMMISSIONER GRULLON: Yes.

24              MS. ROSARIO: Commissioner Valdivia.

25              COMMISSIONER VALDIVIA: Yes.

1 MS. ROSARIO: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Yes.

3 MS. ROSARIO: Mayor Stack.

4 MAYOR STACK: Yes.

5 MS. ROSARIO: May I have a motion to  
6 adopt?

7 COMMISSIONER GRULLON: Motion.

8 MS. ROSARIO: Motion by Commissioner  
9 Grullon. Second?

10 COMMISSIONER VALDIVIA: Second.

11 MS. ROSARIO: Second by Commissioner  
12 Valdivia.

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

25 MS. ROSARIO: Mayor, would you like to

1 take public comment concerning any portion of this  
2 meeting?

3 MAYOR STACK: Sure. Anyone wishing to  
4 comment on any matter concerning anything in  
5 municipal government in the City of Union City,  
6 please step forward, state your name and address  
7 for the record? Seeing none.

8 MS. ROSARIO: Motion to close the public  
9 comment portion of the meeting?

10 COMMISSIONER VALDIVIA: Motion.

11 MS. ROSARIO: Motion by Commissioner  
12 Valdivia.

13 COMMISSIONER MARTINETTI: Second.

14 MS. ROSARIO: Second by Commissioner  
15 Martinetti.

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.



**LIQUOR LICENSE HEARINGS:**

**1. Plaza Espana, Inc.**

**2506 Bergenline Avenue**

**0910-33-136-030**

**(Anthony Sarsano, Esq.)**

MS. ROSARIO: At this time, we have liquor license. Mr. Gonzalez.

MR. GONZALEZ: Thank you. Raymond Gonzalez on behalf of the Union City ABC.

Mayor, Commissioners, thank you very much. Today, we were going to have disciplinary charges against Plaza Espana. About a couple days ago, I received a call from Mr. Sarsano, who said that he was retained to represent the individual who is the owner. This is a license that is not supposed to be operating at the location as of yet, since it has been sold.

There are numerous charges that have been brought forth based on the information that the police department has provided. Since it is so voluminous, we have 64 charges that they have, what I have suggested, and Mr. Sarsano would like the opportunity, to sit with me in a private meeting with the police department to see if we

1 can reach a resolution to this matter.

2 So I would respectfully request that  
3 this matter should be adjourned to the next  
4 meeting. Might even be more than that, but should  
5 not --

6 MAYOR STACK: Just so I understand, Ray.  
7 So what you're saying is they were operating  
8 without a license?

9 MR. GONZALEZ: There is a license at the  
10 location, that license is to be sold to another  
11 individual. Apparently, what's gone on is, based  
12 on the allegations that we have and the  
13 information we have from the police department, we  
14 suspect that there was liquor sales going on at  
15 that location. I brought that to the attention of  
16 Mr. Sarsano and the complaint is very detailed as  
17 to when it happened. So, hopefully, we'll be able  
18 to resolve this situation.

19 MAYOR STACK: Is the establishment open  
20 now?

21 MR. GONZALEZ: My understanding it's  
22 just a restaurant now. It's supposed to be just a  
23 restaurant. There was a liquor license at that  
24 location. That liquor license has to be renewed  
25 before it can be attempted to be transferred.

1           MAYOR STACK: The only concern I have is  
2           that being that they have had all these violations  
3           and the police department wrote them up for all  
4           these different charges and they were serving  
5           liquor, right? And now, they're still remaining  
6           open while we negotiate. That concerns me.

7           MR. SARSANO: The restaurant is closed.

8           MAYOR STACK: It's closed?

9           MR. SARSANO: Yes.

10          MAYOR STACK: There's no operation there  
11          at all?

12          MR. SARSANO: No.

13          MAYOR STACK: I'm sorry, just enter your  
14          appearance.

15          MR. SARSANO: For the record, my name is  
16          Anthony Sarsano. And I --

17          MAYOR STACK: I apologize.

18          MR. SARSANO: For the record, my name is  
19          Anthony Sarsano. I represent the licensee in this  
20          matter. I agree with Mr. Gonzalez that we should  
21          have a meeting. We feel there are some  
22          extenuating circumstances here that could shed  
23          light on the situation. And we'd like an  
24          opportunity to see if we can resolve this.

25          MAYOR STACK: But in the meantime,

1       there's a commitment to the Board that we're not  
2       going to open that establishment until we have  
3       this issue resolved, right?

4               MR. SARSANO: I have the assurance of  
5       all parties involved that it will not be  
6       operating.

7               MAYOR STACK: Okay. Okay, very good.  
8       Just, Ray, if you could do me a favor, just -- Mr.  
9       Gonzalez, just let the police, the chief know  
10      tomorrow morning on this establishment, what the  
11      situation is and they're not going to be open.

12              MR. GONZALEZ: I will do that.

13              MAYOR STACK: Thank you very much.  
14      Thank you, Mr. Sarsano.

15              MR. SARSANO: Thank you.

16              MAYOR STACK: Thank you. Just see if we  
17      can try to resolve this sooner rather than later,  
18      okay?

19              MR. SARSANO: We will.

20              MAYOR STACK: So they can reopen the  
21      restaurant and we can resolve the charges. All  
22      right?

23              MR. SARSANO: Yes.

24              MAYOR STACK: Thank you very much.

25              MR. SARSANO: Thank you.

1                   MAYOR STACK: Anything else, Ray?

2                   MR. GONZALEZ: No, that's it.

3

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**ADJOURNMENT :**

MAYOR STACK: Okay, very good. Thank you very much, everyone. Thank you to the Commissioners for moving 100 percent of our meetings throughout the community.

MS. ROSARIO: May I have a motion to adjourn? Commissioner Martinetti. Second by Commissioner Fernandez.

All in favor?

(All Commissioners indicate in the affirmative.)

(Whereupon the meeting was adjourned at 7:25 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.

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SUSAN BISCHOFF, CCR, RPR  
LICENSE NO. 30XI00233700