

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

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

BRUCE D. WALTER RECREATION CENTER  
507 West Street  
Union City, New Jersey

Tuesday, February 21, 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

RAYMOND 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  
201-933-8220 SBischoffccr@yahoo.com

A P P E A R A N C E S:

ROBERT WILLIAMS. ESQ.  
Attorney for Pupusa No. 2, Inc.

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

EIKE PANEQUE, ESQ.  
Attorney for Arturo Tepetitla Popoca

MR. MULCAY, ESQ.  
Attorney for Pedro Luna

# I N D E X

|                                       | <u>PAGE</u> |
|---------------------------------------|-------------|
| CALL TO ORDER                         | 4           |
| SALUTE TO FLAG                        | 4           |
| ROLL CALL                             | 4           |
| APPROVAL OF MINUTES                   | 5           |
| ORDINANCE(S) FOR INTRODUCTION         | 6           |
| CONSENT AGENDA                        | 8           |
| ORDINANCE(S) FOR HEARING AND ADOPTION | 17          |
| CITIZENS ADDRESS THE BOARD            | 20          |
| LIQUOR LICENSE PUBLIC HEARINGS        | 22          |
| Crave 43, LLC                         | 23          |
| Agave Restaurant, LLC                 | 24          |
| Pupusa No. 2, Inc.                    | 25          |
| Salvadorian Bar, Inc.                 | 28          |
| Sai Prasad, Inc.                      | 29          |
| JRV Restaurant, Inc.                  | 30          |
| TRANSFER APPLICATIONS                 |             |
| Arturo Tepetitla Popoca               | 32          |
| Pedro Luna                            | 35          |
| ADJOURNMENT                           | 38          |

1 MS. ROSARIO: Can we please stand for  
2 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, February 21, 2023, at 7  
10 p.m. at Bruce D. Walter Recreation Center, 507  
11 West Street, Union City, New Jersey.

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

19  
20 **ROLL CALL:**

21  
22 MS. ROSARIO: Roll call. Commissioner  
23 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 (Whereupon, the Board discussed and took  
10 action on the following item:

11 **APPROVAL OF MINUTES - REGULAR MEETING - MEETING OF**  
12 **FEBRUARY 7, 2023.)**

13

14 MS. ROSARIO: First item on the agenda  
15 is approval of minutes motion to approve meeting  
16 minutes for the February 7, 2023, Board of  
17 Commissioners meeting.

18 MAYOR STACK: Motion.

19 COMMISSIONER MARTINETTI: Second.

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

22 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: Commissioner Fernandez  
6 abstains.

7

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

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

11 1. AN ORDINANCE TO BAN SMOKE SHOPS AND VAPE SHOPS  
12 AS A PRINCIPAL PERMITTED USE IN ANY ZONE DISTRICT  
13 IN THE CITY OF UNION CITY.)

14

15 MS. ROSARIO: There's one ordinance for  
16 introduction. Adoption on first reading  
17 authorizes the Municipal Clerk to advertise the  
18 ordinance with a notice of the introduction  
19 together with a notice of the time and place where  
20 the ordinance will be considered for the final  
21 passage. The ordinance will be further considered  
22 at a meeting of the Board of Commissioners to be  
23 held on Tuesday, March 7, 2023, at the Jefferson  
24 Elementary School, 3400 Palisade Avenue, Union  
25 City, at 7:00 p.m.

1           The first ordinance is an ordinance to  
2     ban smoke shops and vape shops as a principal  
3     permitted use in any zone district in the City of  
4     Union City.

5           MAYOR STACK: I just think that I know  
6     that this only on for introduction, this is not a  
7     hearing, we'll have a hearing on it. But I think  
8     this is a step in the right direction. I thank  
9     the Commissioners and the police department, the  
10    chief of police, for having this ordinance  
11    introduced. I know we do have several smoke shops  
12    in the city and they'll be able to stay. But we  
13    won't get any more. With the vaping and the  
14    smoking, the smoke shops, it's just another avenue  
15    for our young people and our youth to become  
16    involved with.

17           And the effects of vaping and  
18    everything, I don't think we truly realize and  
19    understand at this point. But I think this is  
20    another proactive ordinance that will only benefit  
21    our community. So thank you very much. I'll make  
22    a motion to introduce.

23           MS. ROSARIO: Motion made by Mayor  
24    Stack.

25           COMMISSIONER FERNANDEZ: Second.

1 MS. ROSARIO: Second by Commissioner  
2 Fernandez.

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 items in total:

16 **CONSENT AGENDA:**

17 ( 1) Resolution Approving the Payment of Claims.

18 ( 2) Resolution Approving the Payment of  
19 Concurring Claims.

20 ( 3) Resolution Approving the Escrow Refunds.

21 ( 4) Resolution Approving the City Payroll From  
22 December 31, 2022, Through January 13, 2023.

23 ( 5) Resolution Approving the Library Payroll  
24 From December 31, 2022, Through January 13, 2023.

25 ( 6) Resolution Approving the Refund of Premium

1 Monies Collected At the Tax Sale.

2 ( 7) Resolution Authorizing Refunds of Redemption  
3 Monies to Outside Lienholders.

4 ( 8) Resolution Authorizing Contract For the  
5 Electric Vehicle Charging Stations Installation  
6 Project in the 36th Street Parking Garage in the  
7 City of Union City.

8 ( 9) Resolution Authorizing Colliers Engineering  
9 and Design to Advertise For the Receipt of Bids  
10 For the 2023 Sidewalk Repair Program.

11 (10) Resolution Authorizing Colliers Engineering  
12 and Design to Advertise For the Receipt of Bids  
13 For the 2023 Street Sign Replacement Program.

14 (11) Resolution Authorizing Colliers Engineering  
15 and Design to Advertise For the Receipt of Bids  
16 For the 2023 Bonded Roads Project.

17 (12) Resolution Authorizing Colliers Engineering  
18 and Design to Advertise For the Receipt of Bids  
19 For the FY2023 NJDOT Various Street Improvements  
20 Projects - 13th Street, 37th Street and 38th  
21 Street.

22 (13) Resolution Awarding Contract For the City of  
23 Union City 2022 Various Street Improvement  
24 Projects (13th Street, 42nd Street, and 47th  
25 Street) Utilizing NJDOT 2022 Municipal and Grant

1 Funds.

2 (14) Resolution to Authorize Bidding For the City  
3 of Union City to Purchase Flowers and Planting  
4 Supplies.

5 (15) Resolution to Authorize Bidding For  
6 Electrician Services.

7 (16) Resolution to Authorize Bidding For Plumbing  
8 Services.

9 (17) Resolution to Authorize Bidding For Fire  
10 Sprinklers.

11 (18) Resolution to Authorize Bidding For the  
12 Provision of Extermination Services For the City  
13 of Union City.

14 (19) Resolution to Appoint Members to the Zoning  
15 Board of Adjustment For the City of Union City.

16 (20) Resolution of the Board of Commissioners of  
17 the City of Union City Approving the 2018-2019  
18 Renewal of Liquor License Number 0910-33-080-009  
19 Issued to Mi Otra Casita Bar and Liquor, Inc.  
20 (Inactive License).

21 (21) Resolution of the Board of Commissioners of  
22 the City of Union City Approving the 2019-202  
23 Renewal of Liquor License Number 0910-33-080-009  
24 Issued to Mi Otra Casita Bar and Liquor, Inc.  
25 (Inactive License).

1 (22) Resolution of the Board of Commissioners of  
2 the City of Union City Approving the 2020-2021  
3 Renewal of Liquor License Number 0910-33-080-009  
4 Issued to Mi Otra Casita Bar and Liquor, Inc.  
5 (Inactive License).

6 (23) Resolution of the Board of Commissioners of  
7 the City of Union City Approving the 2021-2022  
8 Renewal of Liquor License Number 0910-33-080-009  
9 Issued to Mi Otra Casita Bar and Liquor, Inc.  
10 (Inactive License).

11 (24) Resolution of the Board of Commissioners of  
12 the City of Union City Approving the 2022-2023  
13 Renewal of Liquor License Number 0910-33-080-009  
14 Issued to Mi Otra Casita Bar and Liquor, Inc.  
15 (Inactive License).

16 (25) Resolution of the Board of Commissioners of  
17 the City of Union City Approving the 2017-2018  
18 Renewal of Liquor License Number 0910-33-177-006  
19 Issued to Margyru, LLC, (Pocket License).

20 (26) Resolution of the Board of Commissioners of  
21 the City of Union City Approving the 2018-2019  
22 Renewal of Liquor License Number 0910-33-177-006  
23 Issued to Margyru, LLC, (Pocket License).

24 (27) Resolution of the Board of Commissioners of  
25 the City of Union City Approving the 2019-2020

1 Renewal of Liquor License Number 0910-33-177-006  
2 Issued to Margyru, LLC, (Pocket License).

3 (28) Resolution of the Board of Commissioners of  
4 the City of Union City Approving the 2020-2021  
5 Renewal of Liquor License Number 0910-33-177-006  
6 Issued to Margyru, LLC, (Pocket License).

7 (29) Resolution of the Board of Commissioners of  
8 the City of Union City Approving the 2021-2022  
9 Renewal of Liquor License Number 0910-33-177-006  
10 Issued to Margyru, LLC, (Pocket License).

11 (30) Resolution of the Board of Commissioners of  
12 the City of Union City Approving the 2022-2023  
13 Renewal of Liquor License Number 0910-33-177-006  
14 Issued to Margyru, LLC, (Pocket License).

15 (31) Resolution of the Board of Commissioners of  
16 the City of Union City Denying the  
17 Person-to-Person and Place-to-Place Transfer of  
18 Liquor License 0910-33-210-005.)

19  
20 MS. ROSARIO: There are 31 items on the  
21 consent agenda.

22 One, resolution approving the payment of  
23 claims.

24 Two, resolution approving the payment of  
25 concurring claims.

1           Three, resolution approving the escrow  
2       refunds.

3           Four, resolution approving the City  
4       payroll from December 31, 2022, through  
5       January 13, 2023.

6           Five, resolution approving the library  
7       payroll from December 31, 2022, through  
8       January 13, 2023.

9           Six. Resolution approving the refund of  
10      premium monies collected at the tax sale.

11          Seven, resolution authorizing refunds of  
12      redemption monies to outside lienholders.

13          Eight, resolution authorizing contract  
14      for the electric vehicle charging stations  
15      installation project in the 36th Street parking  
16      garage in the City of Union City.

17          Nine, resolution authorizing Colliers  
18      Engineering and Design to advertise for the  
19      receipt of bids for the 2023 sidewalk repair  
20      program.

21          Ten, resolution authorizing Colliers  
22      Engineering and Design to advertise for the  
23      receipt of bids for the 2023 street sign  
24      replacement program.

25          Eleven, resolution authorizing Colliers

1 Engineering and Design to advertise for the  
2 receipt of bids for the 2023 bonded roads project.

3 Twelve, resolution authorizing Colliers  
4 Engineering and Design to advertise for the  
5 receipt of bids for the FY2023 NJDOT various  
6 street improvements projects - 13th Street, 37th  
7 Street and 38th Street.

8 Thirteen, resolution awarding contract  
9 for the City of Union City 2022 various street  
10 improvement projects (13th Street, 42nd Street,  
11 and 47th Street) utilizing NJDOT 2022 municipal  
12 and grant funds.

13 Fourteen, resolution to authorize  
14 bidding for the City of Union City to purchase  
15 flowers and planting supplies.

16 Fifteen, resolution to authorize bidding  
17 for electrician services.

18 Sixteen, resolution to authorize bidding  
19 for plumbing services.

20 Seventeen, resolution to authorize  
21 bidding for fire sprinklers.

22 Eighteen, resolution to authorize  
23 bidding for the provision of extermination  
24 services for the City of Union City.

25 Nineteen, resolution to appoint members

1 to the Zoning Board of Adjustment for the City of  
2 Union City.

3 Items 20 through 24 are resolutions  
4 approving the renewal of liquor license number  
5 0910-33-080-009 issued to Mi Otra Casita Bar  
6 Liquor from 2018 through 2023.

7 Items number 25 through 30 are  
8 resolutions renewing liquor license number  
9 0910-33-177-006, issued to Margyru, LLC, from 2017  
10 through 2023.

11 Number 31, resolution of the Board of  
12 Commissioners of the City of Union City denying  
13 the person-to-person and place-to-place transfer  
14 of liquor license 0910-33-210-005.

15 Mayor abstains on payment to Chasan,  
16 Lamporello and Mallon.

17 Mayor, would you like to take public  
18 comment on the consent agenda?

19 MAYOR STACK: Sure. Just before we do,  
20 as everyone can see, we have a lot of items on  
21 here, for electric vehicle charging stations,  
22 we'll start with installation in the parking  
23 garages, that's a request that came from many  
24 members of the public. Also, the sidewalk repair  
25 program, continuing to put new sidewalks in the

1 community, making them safer. We have several big  
2 projects going on right now, Bergenline Avenue.  
3 We're working on Hudson Avenue, in addition to  
4 installing the lights on Palisade.

5 The sign replacement is some signs that  
6 have come down, street signs. We'll have them put  
7 back up. We have an ongoing contract with the  
8 company. Different road projects in various  
9 streets that are being done right now throughout  
10 the community and also some of the larger projects  
11 that I mentioned.

12 Having said that, anyone wishing to  
13 comment on the consent agenda, please step  
14 forward, state your name and address for record.

15 Seeing none, I'll make a motion to close  
16 public hearing.

17 COMMISSIONER FERNANDEZ: Second.

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

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 approve all items on the consent agenda?

7 COMMISSIONER VALDIVIA: Motion.

8 COMMISSIONER MARTINETTI: Second.

9 MS. ROSARIO: Motion by Commissioner  
10 Valdivia, second by Commissioner Martinetti.

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.

21

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

24 **ORDINANCE (S) FOR HEARING AND ADOPTION**

25 **CONSIDERATION:**

1 1. AN ORDINANCE AMENDING CHAPTER 233, SECTION 12  
2 REGARDING THE USE OF THIN BRICK FOR AFFORDABLE  
3 HOUSING DEVELOPMENTS.)  
4

5 MS. ROSARIO: There's one ordinance for  
6 hearing and adoption consideration. It's an  
7 ordinance amending Chapter 223, Section 12,  
8 regarding use of thin brick for affordable housing  
9 development.

10 MAYOR STACK: So anyone wishing to  
11 comment, please step forward. Before you do, I'd  
12 just like to say this is only for affordable  
13 housing developments that we would allow the thin  
14 brick as opposed to allowing regular sized brick.  
15 The reason we're doing this is for the cost of  
16 building affordable housing.

17 Anyone wishing to comment on this matter  
18 on the agenda, please step forward, state your  
19 name and address for the record.

20 Seeing none, I'll make a motion to close  
21 the public hearing.

22 MS. ROSARIO: Motion made by Mayor  
23 Stack.

24 COMMISSIONER FERNANDEZ: Second.

25 MS. ROSARIO: Second by Commissioner

1       Fernandez.

2               Commissioner Fernandez.

3               COMMISSIONER FERNANDEZ:   Yes.

4               MS. ROSARIO:   Commissioner Gullon.

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

14              COMMISSIONER VALDIVIA:   Motion.

15              MS. ROSARIO:   Motion by Commissioner  
16   Valdivia.

17              COMMISSIONER GRULLON:   Second.

18              MS. ROSARIO:   Second by Commissioner  
19   Gullon.

20              Commissioner Fernandez.

21              COMMISSIONER FERNANDEZ:   Yes.

22              MS. ROSARIO:   Commissioner Gullon.

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

7

8 MS. ROSARIO: Mayor, would you like to  
9 take public comment on any portion of this  
10 meeting?

11 MAYOR STACK: Sure. Anyone wishing to  
12 comment at this time concerning any matter  
13 concerning municipal government in the City of  
14 Union City, please step forward, state your name  
15 and address for the record?

16 Seeing none, I'll make a motion to close  
17 the public hearing.

18 MS. ROSARIO: Motion made by Mayor  
19 Stack.

20 COMMISSIONER MARTINETTI: Second.

21 MS. ROSARIO: Second by Commissioner  
22 Martinetti.

23 MAYOR STACK: I would just like to thank  
24 the Commissioners once again for moving the  
25 meetings around the community. Every two weeks,

1 we're in a different location. Thank you very  
2 much once again.

3 MS. ROSARIO: 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

15

16

17

18

19

20

21

22

23

24

25

LIQUOR LICENSE DISCIPLINARY HEARINGS:

1. Crave 43, LLC  
T/a Crave 43  
120 43rd Street  
0910-33-029-010
2. Agave Restaurant, LLC  
T/a Agave Restaurant  
4317 Bergenline Avenue  
0910-33-052-007
3. Pupusa No. 2, Inc.  
T/a La Pupusa Loca 2  
4709 Bergenline Avenue  
0910-33-174-008  
(Robert Williams, Esq.)
4. Salvadorian Bar & Restaurant, Inc.  
T/a El Centro Americano Bar Y Restaurant  
4212 New York Avenue  
0910-33-051-006  
(Anthony Bianciella, Esq.)
5. Sai Prasad, Inc.  
T/a Bergenline Liquors  
3819 Bergenline Avenue  
0910-32-066-004
6. JRV Restaurant, Inc.  
T/a El Papaturro  
1018 Summit Avenue  
0910-33-137-005

TRANSFER APPLICATIONS:

1. License No. 0910-33-210-005  
Buyer: Arturo Tepetitla Popoca  
Seller: Caribe Club Restaurant, Inc.  
Person-to-person transfer (to be held in pocket)  
Eike Paneque, Esq.
2. License No. 0910-33-176-009  
Buyer: Pedro Luna  
Seller: Dos Hijas, LLC  
Person-to-person transfer (to be held in pocket)  
Mr. Mulcay, Esq.

1       **1. Crave 43, LLC**  
2           **T/a Crave 43**  
3           **120 43rd Street**  
4           **0910-33-029-010**

5  
6           MS. ROSARIO: The next item is the  
7 liquor license disciplinary hearings. Mr.  
8 Gonzalez.

9           MR. GONZALEZ: Thank you. For the  
10 record, Raymond Gonzalez on behalf of the Union  
11 City ABC.

12           Thank you, Mayor, Commissioners, we have  
13 several matters on the agenda for today. The  
14 first one is Crave 43, LLC. We had a resolution  
15 to that charge, but we had a snafu, we had some  
16 new charges that have to be addressed, so I'm  
17 requesting that be adjourned.

18                   \*       \*       \*       \*

1       **2.   Agave Restaurant, LLC**  
2           **T/a Agave Restaurant**  
3           **4317 Bergenline Avenue**  
4           **0910-33-052-007**  
5

6                   MR. GONZALEZ:   The next matter is number  
7 two, Agave Restaurant.   They have retained Ciro  
8 Medeiros.   In reviewing this with Lieutenant  
9 Dunlay who's here, we may have a resolution, so  
10 I'd like to carry that to the next meeting.

11                   MAYOR STACK:   Absolutely.

12                               \*       \*       \*       \*

1       **3.   Pupusa No. 2, Inc.**  
2           **T/a La Pupusa Loca 2**  
3           **4709 Bergenline Avenue**  
4           **0910-33-174-008**  
5           **(Robert Williams, Esq.)**  
6

7           MR. GONZALEZ:   The next matter is number  
8   three, Papusa No. 2, Inc., trading as La Papusa  
9   Loca 2, they are represented by Robert Williams.  
10   We had an informal meeting at the police  
11   department with Lieutenant Dunlay where Mr.  
12   Williams was available via phone.   And we've  
13   reached a resolution.   I believe they need an  
14   interpreter.   We have Sol Villon, if you would  
15   swear her.  
16

17   S O L       V I L L O N, an AOC approved interpreter  
18   of the SPANISH language, after having been duly  
19   sworn, did interpret the following testimony:  
20

21           MR. GONZALEZ:   After having the  
22   opportunity to speak to Mr. Williams, we've  
23   reached a resolution that is satisfactory to the  
24   police department, to myself, and I believe to Mr.  
25   Williams' client.   There will be a 20 day

1 suspension, continuous, no appeal. It is from  
2 March 7th to March 27th on Count 1 and Count 4,  
3 which is serving an intoxicated person, Count 5.

4 MAYOR STACK: Mr. Williams, could you  
5 enter your appearance?

6 MR. WILLIAMS: Yes, I will, thank you.  
7 Robert C. Williams appearing on behalf of the  
8 licensee. My office IS at 622 Eagle Rock Avenue  
9 in west Orange. I'm appearing on behalf of Papusa  
10 No. 2, Inc.

11 Counsel has represented correctly my  
12 understanding and my client's understanding that  
13 they're entering a guilty plea to Counts 1 and  
14 Count 5 of the charges. The license will be  
15 suspended for 20 days consecutively, commencing  
16 March 7th.

17 Gentlemen, do you understand that?

18 MR. ARIA: Yes.

19 MR. MARTINEZ-GALVES: Yes.

20 MR. WILLIAMS: Are you entering that  
21 resolution and resolving the matter voluntarily?

22 MR. ARIA: Yes.

23 MR. MARTINEZ-GALVES: Yes.

24 MR. WILLIAMS: Are you satisfied with my  
25 services?

1 MR. ARIA: Yes.

2 MR. MARTINEZ-GALVES: Yes.

3 MR. WILLIAMS: Thank you.

4 MAYOR STACK: I make a motion to  
5 approve.

6 MS. ROSARIO: Motion by Mayor Stack.

7 COMMISSIONER MARTINETTI: Second.

8 MS. ROSARIO: Second by Commissioner  
9 Martinetti.

10 Commissioner Fernandez.

11 COMMISSIONER FERNANDEZ: Yes.

12 MS. ROSARIO: Commissioner Grullon.

13 COMMISSIONER GRULLON: Yes.

14 MS. ROSARIO: Commissioner Valdivia.

15 COMMISSIONER VALDIVIA: Yes.

16 MS. ROSARIO: Commissioner Martinetti.

17 COMMISSIONER MARTINETTI: Yes.

18 MS. ROSARIO: Mayor Stack.

19 MAYOR STACK: Yes.

20 MR. WILLIAMS: I'd like to thank,  
21 Counsel, I know that he's taking over for Greg  
22 Farmer, who's here many years. He did a great  
23 job, he was available to discuss this and saved  
24 everybody a lot of time.

25 \* \* \* \*

1       **4. 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 number  
8       4, Salvadorian Bar and Restaurant. They are  
9       represented by Anthony Bianciella. I received a  
10      phone call from Mr. Bianciella yesterday and he  
11      had surgery. I spoke to him this morning and he's  
12      got a little bit of a complication -- it was oral  
13      surgery, but he was having some complications. So  
14      he asked if the matter could be adjourned. And I  
15      said that I would consent to it.

16           MAYOR STACK: Absolutely, no problem.

17                   \*       \*       \*       \*

1       **5. Sai Prasad, Inc.**  
2               **T/a Bergenline Liquors**  
3               **3819 Bergenline Avenue**  
4               **0910-32-066-004**

5  
6               MR. GONZALEZ: The next matter is number  
7 five, Sai Prasad, Inc., trading as Bergenline  
8 Liquors. Mr. Sarsano is here. He asked that the  
9 matter be adjourned since there was new incident  
10 that came up early this year that affected what we  
11 negotiated prior to that. So we're going to have  
12 another meeting with him before the next  
13 Commissioners' meeting in an effort to resolve it.  
14 So I request that that be adjourned.

15              MAYOR STACK: There's a lot of issues at  
16 that establishment.

17              MR. GONZALEZ: I realize that. It's  
18 with the help of the Lieutenant here that's  
19 brought me up to speed on all the priors and why  
20 there's certain conditions on it. So that's  
21 definitely something that we have to address with  
22 Mr. Sarsano. If not, we'll have a trial and we'll  
23 proceed the way we have to to avoid any further  
24 problems there.

25              MAYOR STACK: Okay.

1       **6. JRV Restaurant, Inc.**

2           **T/a El Papaturro**

3           **1018 Summit Avenue**

4           **0910-33-137-005**

5  
6           MR. GONZALEZ: The next matter is JRV  
7 Restaurant, Inc., trading as El Papaturro, they're  
8 here.

9           MR. CLAROS: Good evening.

10          MR. GONZALEZ: Just give your name for  
11 the record.

12          MR. CLAROS: Juan Claros.

13          MR. GONZALEZ: Mr. Claros, you want us  
14 to adjourn this matter, so you can come speak with  
15 me; is that right?

16          MR. CLAROS: Yes.

17          MR. GONZALEZ: And when I say speak with  
18 me, it's at the meeting that you didn't attend the  
19 last one, and you say you're going to come to the  
20 next meeting that we're going to have?

21          MR. CLAROS: Definitely.

22          MR. GONZALEZ: You further understand if  
23 you don't go to that meeting, the next time we're  
24 before the Board, it's going to be for a trial and  
25 we will seek whatever suspension is necessary.

1 Are you aware of that?

2 MR. CLAROS: Yes.

3 MR. GONZALEZ: Okay. I request it be  
4 adjourned.

5 MAYOR STACK: Thank you very much, no  
6 problem. Adjourned.

7 \* \* \* \*

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1       **1. License No. 0910-33-210-005**

2           **Buyer: Arturo Tepetitla Popoca**

3           **Seller: Caribe Club Restaurant, Inc.**

4           **Person-to-person transfer (to be held in pocket)**

5           **Eike Paneque, Esq.**

6  
7           MR. GONZALEZ: The next matter is Arturo  
8 Tepetitla -- I'm not even going there. But they  
9 are represented by Eike Paneque. This is a  
10 person-to-person transfer of a pocket license.  
11 The seller is Caribe Club Restaurant. And the  
12 buyer is Arturo Tepetitla, who is represented by  
13 Ms. Paneque.

14           Prior to being here today, they were  
15 able to resolve all the issues that were  
16 outstanding, which is the tax certificate. They  
17 had the fingerprints, which they were done in the  
18 police department, turned up clean. All their  
19 funds were checked by Lieutenant Dunlay.

20           After doing all that inspection, I  
21 believe the police department had no objection to  
22 the transfer. Am I correct?

23           LIEUTENANT DUNLAY: That's correct,  
24 there's no objection.

25           MR. GONZALEZ: This would be a

1     pocket-to-pocket license. I did explain to them  
2     that any time they have this pocket license, if  
3     they want to use it in an establishment, they're  
4     still required to make application and come before  
5     this Board for the location.

6             MAYOR STACK: Absolutely.

7             MS. PANEQUE: We understand.

8             MAYOR STACK: You want to enter your  
9     appearance?

10            MS. PANEQUE: Eike Paneque for Mr.  
11     Tepetitla.

12            MAYOR STACK: You do understand, right,  
13     you'd have to come before us when you find a  
14     location?

15            MR. TEPETITLA: Yes.

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

18            MS. ROSARIO: Motion made by Mayor  
19     Stack.

20            COMMISSIONER VALDIVIA: Second.

21            MS. ROSARIO: Second by Commissioner  
22     Valdivia.

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. Thank you very much.

8 MS. PANEQUE: Thank you.

9 \* \* \* \*

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1       **2. License No. 0910-33-176-009**

2           **Buyer: Pedro Luna**

3           **Seller: Dos Hijas, LLC**

4           **Person-to-person transfer (to bel held in pocket)**

5           **Mr. Mulcay, Esq.**

6  
7           MR. GONZALEZ: The last matter we have  
8 is Pedro Luna is the buyer. The seller is Dos  
9 Hijas, LLC, it's a pocket-to-pocket. Mr. Mulcay  
10 represents the purchaser, Mr. Luna who's here.  
11 Likewise, he's completed all the background  
12 checks, fingerprints. And we have confirmed he  
13 has quality funds and where the funds have come  
14 from to purchase this license.

15           After review, I know Lieutenant Dunlay  
16 and Sergeant Zeron did not have any objection. Am  
17 I correct in that?

18           LIEUTENANT DUNLAY: Correct.

19           SERGEANT ZERON: Correct.

20           MAYOR STACK: Do you own any other  
21 establishments?

22           MR. LUNA: Yes. The Stars of Mexico,  
23 2421 West.

24           MAYOR STACK: That's the old Espania  
25 Restaurant.

1           MR. LUNA: 24th and West.

2           MAYOR STACK: Does he have any plans  
3 where he's going to be opening?

4           MR. MULCAY: He's looking, Mayor, he's  
5 been looking for a place to either open or maybe  
6 transfer the license. He actually met with a  
7 Realtor this morning. He's looking --

8           MAYOR STACK: This is his second license  
9 then?

10          MR. MULCAY: Correct.

11          MR. GONZALEZ: He realizes he's only  
12 allowed to own two licenses?

13          MR. MULCAY: Correct, he is aware.

14          MR. GONZALEZ: And he's further aware  
15 that before he can open the establishment --

16          MR. MULCAY: He needs to come back  
17 before the Board and get approval.

18          MAYOR STACK: Okay, good. Any  
19 Commissioners have any questions? Anyone from the  
20 public have any questions on this license?

21                Seeing none, I'll make a motion to  
22 close. I'll make the motion to approve the  
23 person-to-person --

24          COMMISSIONER MARTINETTI: Second.

25          MAYOR STACK: -- to be held in pocket.

1 MS. ROSARIO: Motion by Mayor Stack,  
2 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. Thank you.

13 MR. GONZALEZ: That concludes all the  
14 ABC matters.

15 \* \* \* \*

16

17

18

19

20

21

22

23

24

25

**ADJOURNMENT :**

MS. ROSARIO: May I have a motion to adjourn?

COMMISSIONER MARTINETTI: Motion.

MS. ROSARIO: Motion by Commissioner Martinetti.

COMMISSIONER FERNANDEZ: Second.

MS. ROSARIO: Second by Commissioner Fernandez. All in favor?

(Whereupon, all Board Members indicate in the affirmative.)

(Whereupon the meeting was adjourned at 7:22 p.m.)

1

Brian P. Stack

2

Lucio P. Fernandez

3

Maryury A. Martinetti

4

Celin J. Valdivia

5

Wendy A. Gullon

6

**Board of Commissioners**

7

8

9

**Attest:**

10

**Angelo Auteri, Esq.,**

11

**Corporation Counsel**

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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