

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

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

ISLAMIC EDUCATION CENTER
4613 Cottage Place
Union City, New Jersey

Tuesday, March 21, 2023
Commencing at 7:00 p.m.

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

LUCIO P. FERNANDEZ, 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:

WENDY A. GRULLON, COMMISSIONER

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
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1 MS. ROSARIO: Please rise.

2

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

5

6 MS. ROSARIO: This is a regular public
7 meeting of the Union City Board of Commissioners
8 being held on Tuesday, March 21, 2023, at
9 7:00 p.m. at the Islamic Education Center, 4613
10 Cottage Place in Union City.

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

18

19 **ROLL CALL:**

20

21 MS. ROSARIO: Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Here.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Here.

25 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Here.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Here.

4 MR. AUTERI: Commissioner Grullon is
5 absent.

6 MAYOR STACK: Commissioner Grullon has a
7 family emergency, she has a very sick family
8 member.

9 MS. ROSARIO: Thank you.

10

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

13 **APPROVAL OF MINUTES:)**

14

15 MS. ROSARIO: The first item on the
16 agenda is the approval of previous minutes.
17 Motion to approve meeting minutes for the March 7,
18 2023, Board of Commissioners meeting. May I have
19 a motion to approve?

20 COMMISSIONER VALDIVIA: Motion.

21 MS. ROSARIO: Motion by Commissioner
22 Valdivia.

23 COMMISSIONER FERNANDEZ: Second.

24 MS. ROSARIO: Second by Commissioner
25 Fernandez.

1 Commissioner Fernandez.

2 COMMISSIONER FERNANDEZ: Yes.

3 MS. ROSARIO: Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: 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 FOR INTRODUCTION:**

11 **1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY**
12 **OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF**
13 **\$300,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT**
14 **FUND FOR THE COMPLETION OF VARIOUS ROAD**
15 **IMPROVEMENTS.)**

16

17 MS. ROSARIO: There's one ordinance for
18 introduction. Adoption on first reading
19 authorizes the Municipal Clerk to advertise the
20 ordinance with a notice of the introduction,
21 together with a notice of the time and place where
22 the ordinance will be considered for the final
23 passage.

24 The ordinance will be further considered
25 at a meeting of the Board of Commissioners to held

1 on Tuesday, April 4, 2023, at the Robert Waters
2 School, 2800 Summit Avenue, Union City, at 7:00
3 p.m.

4 The first ordinance is an ordinance of
5 the City of Union City, County of Hudson, New
6 Jersey, appropriating the sum of \$300,000 in
7 funding from the capital improvement funds for the
8 completion of various road improvements.

9 MAYOR STACK: So this is something, just
10 for the public's knowledge, this is something that
11 we're moving money -- it's self-explanatory, but
12 just for the public, it may not be. We're just
13 moving money in the capital funds. We're moving
14 it to do additional road improvements in the
15 community.

16 We have various road improvements going
17 on this year, specifically Bergenline Avenue, we
18 did from 43 to 49 the sidewalks, we're repaving it
19 this year. And now we're going from 43 to 37th on
20 Palisade. In addition to that, we'll be doing
21 Hudson Avenue, the entire length from 30th right
22 into West New York on 50th and some various side
23 streets. That's the purpose of this. I'll move
24 it.

25 MS. ROSARIO: Motion made by Mayor

1 Stack.

2 COMMISSIONER MARTINETTI: Second.

3 MS. ROSARIO: Second by Commissioner
4 Martinetti.

5 Commissioner Fernandez.

6 COMMISSIONER FERNANDEZ: 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 Concurrent Claims.

20 (3) Resolution Approving the Escrow Refunds.

21 (4) Resolution Approving the City Payroll From
22 January 28, 2023, Through February 10, 2023.

23 (5) Resolution Approving the Library Payroll From
24 January 28, 2023, Through February 10, 2023.

25 (6) Resolution Authorizing the Refund of

1 Duplicate Payment.

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

4 (8) Resolution Authorizing the Refund of Premium
5 Monies Collected At the Tax Sale.

6 (9) Resolution Authorizing Payment to Montana
7 Construction For Emergency Steel Road Plate
8 Replacement and Road Repair Services At 903
9 Bergenline Avenue.

10 (10) Resolution of Award For Elevator Subcode
11 Official Services.

12 (11) Resolution to Authorize Bidding For EMS
13 Billing Services.

14 (12) Resolution to Award Contract For Community
15 Energy Plan Consultant Services.

16 (13) Resolution Authorizing Payment to Montana
17 Construction For Emergency Roadway Repair Services
18 on Summit Avenue At 6th Street in Union City.

19 (14) Resolution Authorizing Emergency
20 Environmental Testing and Remediation Services For
21 the City of Union City EMS Facility.

22 (15) Resolution Approving Submission of Grant
23 Application and Execution of Grant Contract With
24 the New Jersey Department of Transportation For
25 the Hudson Avenue Roadway Improvement Project.

1 (16) Will Be Tabled Until the Next Meeting, Which
2 is the Resolution Appointing Members to the Board
3 of School Estimate, That Will Be on For the
4 April 4th Meeting.

5 (17) Resolution Rescinding Lien Imposed on the
6 Property Known As 320 43rd Street, Union City,
7 Block 251, Lot 5 For Emergency Repair Costs in the
8 Amount of \$685.00.

9 (18) Resolution Rescinding Lien Imposed on the
10 Property Known As 320 43rd Street, Union City,
11 Block 251, Lot 5 For Emergency Repair Costs in the
12 Amount of \$664.20.

13 (19) Resolution of the Board of Commissioners of
14 the City of Union City Approving the 2022-2023
15 Renewal of Liquor License Number 0910-33-119-006
16 Issued to Hamlet Ent 2, LLC, Trading As
17 Mamasushi.)

18
19 MS. ROSARIO: There are 17 items on the
20 consent agenda.

21 One, resolution approving the payment of
22 claims.

23 Two, resolution approving the payment of
24 concurrent claims.

25 Three, resolution approving the escrow

1 refunds.

2 Four, resolution approving the City
3 payroll from January 28, 2023, through February
4 10, 2023.

5 Five, resolution approving the library
6 payroll from January 28, 2023, through
7 February 10, 2023.

8 Six, resolution authorizing the refund
9 of duplicate payment.

10 Seven, resolution authorizing refund of
11 redemption monies to outside lienholders.

12 Eight, resolution authorizing the refund
13 of premium monies collected at the tax sale.

14 Nine, resolution authorizing payment to
15 Montana Construction for emergency steel road
16 plate replacement and road repair services at 903
17 Bergenline Avenue.

18 Ten, resolution of award for elevator
19 subcode official services.

20 Eleven, resolution to authorize bidding
21 for EMS billing services.

22 Twelve, resolution to award contract for
23 community energy plan consultant services.

24 Thirteen, resolution authorizing payment
25 to Montana Construction for emergency roadway

1 repair services on Summit Avenue at 6th Street in
2 Union City.

3 Fourteen, resolution authorizing
4 emergency environmental testing and remediation
5 services for the City of Union City EMS facility.

6 Fifteen, resolution approving submission
7 of grant application and execution of grant
8 contract with the New Jersey Department of
9 Transportation for the Hudson Avenue roadway
10 improvement project.

11 Sixteen will be tabled until the next
12 meeting, which is the resolution appointing
13 members to the Board of School Estimate, that will
14 be on for the April 4th meeting.

15 Seventeen, resolution rescinding lien
16 imposed on the property known as 320 43rd Street,
17 Union City, Block 251, Lot 5 for emergency repair
18 costs in the amount of \$685.00.

19 Eighteen, resolution rescinding lien
20 imposed on the property known as 320 43rd Street,
21 Union City, Block 251, Lot 5 for emergency repair
22 costs in the amount of \$664.20.

23 Nineteen, resolution of the Board of
24 Commissioners of the City of Union City approving
25 the 2022-2023 renewal of liquor license number

1 0910-33-119-006 issued to Hamlet Ent 2, LLC,
2 trading as Mamasushi.

3 Mayor abstains on payments to Chasan,
4 Lamparello and Mallon.

5 Mayor, would you like to take public
6 comment on the consent agenda?

7 MAYOR STACK: Just before we do, the
8 resolutions that I asked to get on the agenda
9 tonight, are they on? The resolutions that we're
10 going to pass for the roads. I sent over to you
11 and Hilda. I don't see them.

12 I sent the resolutions yesterday. It's
13 not a problem if they're not on, just make sure
14 they're on the next meeting. I sent it to you and
15 Hilda, resolutions for --

16 MR. AUTERI: For the emergency repairs
17 resolution for Montana?

18 MAYOR STACK: It was more than Montana.
19 I see Hudson Avenue is on there. Do you remember
20 seeing that?

21 MS. ROSARIO: I'll check.

22 MAYOR STACK: Check with Rose, if you
23 don't find it, just get back to me.

24 MS. ROSARIO: I will.

25 MAYOR STACK: We can do it at the next

1 meeting, it's not an issue. That's fine.

2 Okay. At this point, does anyone have
3 any comment on the consent agenda, please step
4 forward, state your name and address for the
5 record? Seeing none, I'll make a motion to close
6 the public hearing.

7 MS. ROSARIO: Motion made by Mayor
8 Stack.

9 COMMISSIONER FERNANDEZ: Second.

10 MS. ROSARIO: Second by Commissioner
11 Fernandez.

12 Commissioner Fernandez.

13 COMMISSIONER FERNANDEZ: 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 MS. ROSARIO: May I have a motion to
21 approve all items on the consent agenda?

22 MR. AUTERI: Before we do that, let's
23 just clarify for the record, there was 19 items on
24 the consent, Madam Clerk removed number 15,
25 resolution appointing members of the Board of

1 School Estimate. That leaves 18 items on the
2 consent agenda to vote.

3 MAYOR STACK: Number 18, I had on my
4 agenda was the resolution board Board of
5 Commissioners City of Union City approving the
6 2022-2023 renewal of liquor license
7 0910-33-119-006 issued to Hamlet Ent 2, LLC,
8 trading as Mamasushi. Does everybody have that on
9 their agenda? Just want to make sure we clarify
10 that, just for clarification.

11 COMMISSIONER VALDIVIA: Yes.

12 MAYOR STACK: Okay, just want to make
13 sure.

14 MR. AUTERI: Thank you, Mayor.

15 MS. ROSARIO: Motion to approve.

16 COMMISSIONER VALDIVIA: Motion.

17 MS. ROSARIO: Motion by Commissioner
18 Valdivia.

19 COMMISSIONER FERNANDEZ: Second.

20 MS. ROSARIO: Second by Commissioner
21 Fernandez.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: 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 **REGULAR AGENDA:**

9 1. Resolution of the Board of Commissioners of
10 the City of Union City, in the County of Hudson,
11 New Jersey authorizing the issuance and sale of
12 its special emergency notes, series B of 2023
13 (federally taxable) in the principal amount of up
14 to \$1,452,000; and authorizing such further
15 actions and making such determinations as may be
16 necessary or appropriate to effectuate the
17 issuance and sale of said special emergency
18 notes.)

19

20 MS. ROSARIO: There's one item on the
21 regular agenda.

22 One, resolution of the Board of
23 Commissioners of the City of Union City, in the
24 County of Hudson, New Jersey, authorizing issuance
25 and sale of special emergency notes series B of

1 2023 (federally taxable) in the principal amount
2 of up to \$1,452,000; and authorizing such further
3 actions and making such determinations as may be
4 necessary or appropriate to effectuate issuance
5 and sale of said special emergency notes.

6 May I have a motion to approve item one
7 on the regular agenda?

8 COMMISSIONER MARTINETTI: Motion.

9 MAYOR STACK: Just for the public's
10 knowledge, the City of Union City is approving the
11 issuance and sale of special emergency notes in
12 the principal amount of \$1,452,000. I'm only
13 repeating it because obviously we're at the mosque
14 we're tonight. We're moving our meetings around
15 the City and they have a prayer service going on,
16 so some of that might be heard and picked up.
17 That's all.

18 MS. ROSARIO: May I have a motion to
19 approve item one on the regular agenda?

20 MAYOR STACK: Motion.

21 COMMISSIONER MARTINETTI: Second.

22 MS. ROSARIO: Motion by Mayor Stack,
23 second by Commissioner Martinetti.

24 Commissioner Fernandez.

25 COMMISSIONER FERNANDEZ: 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 FOR HEARING AND ADOPTION CONSIDERATION:**

11 1. An ordinance authorizing the exercise of
12 eminent domain to acquire Block 242, Lot 1:
13 Additional Lots 2, 3, 4, & 11, Block 242, Lot 5:
14 Additional Lot 6, and Block 242, Lot 7, a/k/a
15 Palisade Avenue in the City of Union City)

16

17 MS. ROSARIO: We have two ordinances for
18 hearing and adoption consideration.

19 One is an ordinance authorizing the
20 exercise of eminent domain to acquire Block 242,
21 Lot 1, additional Lots 2, 3, 4 and 11; Block 242,
22 Lot 5, additional Lot 7; and Block 242, Lot 7,
23 also known as 4100 Palisade Avenue in the City of
24 Union City.

25 Mayor, would you like to take public

1 comment on this first ordinance?

2 MAYOR STACK: Sure. So this ordinance
3 that we're hearing tonight is for eminent domain
4 to acquire property at 4100 Palisade Avenue. What
5 the City's intention -- we've worked hard on this,
6 the Commissioners. The City's intention is to
7 have this property as an outdoor soccer field,
8 practice field, for young children in the
9 community. There's nothing in the uptown area for
10 these children. So, Commissioners Fernandez,
11 Commissioner Martinetti, Commissioner Valdivia,
12 Commissioner Grullon and myself felt it was
13 important that we have some type of additional
14 open recreational space for our children in the
15 uptown area.

16 Considering that most of the schools
17 because of the properties that were acquired by
18 the State were built below 32nd Street, we also
19 have a school going up now on 36th to 37th, 37th
20 to 38th Street, we have that going up. This will
21 be a nice addition where they can bring the
22 children -- even during school time, they can
23 bring them there to practice soccer. We're also
24 going to have a passive park next door. The
25 passive park next door will be for parents and

1 other people to sit and read a book in that part.
2 It's going to be beautiful, it's going to have
3 benches and flowers. It's just something that we
4 felt was important for the up town community being
5 how densely populated we are.

6 If any of the Commissioners would like
7 to make a comment, you're more than welcome to.

8 COMMISSIONER FERNANDEZ: I'd like to
9 commend the Mayor for his initiative in having
10 this park built. It's a welcome addition to the
11 residents uptown in Union City, where there's no
12 open space. This park is not only going to be a
13 small soccer field for the small kids in the
14 community, but also a passive park for the older
15 generations to come and sit and, like the Mayor
16 said, read a book or converse. It's a welcome
17 addition for the City and I can't commend the
18 Mayor enough for his insightful progress in this
19 initiative. Thank you, Mayor.

20 MAYOR STACK: Thank you, Commissioner.

21 Anyone wishing to comment on this
22 ordinance at this time, please step forward and
23 state your name and address for the record.

24 MR. PEREZ: My name is James Perez, 601
25 59th Street, West New York.

1 Mayor, Commissioners.

2 MAYOR STACK: Good evening.

3 MR. PEREZ: I'm the owner of 4100-08
4 Palisade Avenue. Approximately 2003, together
5 with the Mayor and everyone else, we built a
6 beautiful uptown career center for the school,
7 consisting of ten classrooms, we did a social room
8 and teacher's lounge in the community.

9 Approximately three years ago, we got a
10 notice from the town that we're in eminent domain.
11 I've been getting a lot of calls from many
12 different parties, day care center approved by the
13 state, synagogues, and senior citizen homes, as
14 well as a dialysis center, that were interested in
15 acquiring the property. I always have been
16 transparent, explained to them that I couldn't do
17 anything without the permission of the town.

18 I would like you guys to consider that
19 as well as opposed to the soccer field. It's
20 about approximately 10,000 square feet, it's going
21 to be a small field. I think the town would take
22 more advantage by putting something like this in
23 the town. It's already built, it's already made,
24 as opposed to knocking it down to put a field in.
25 I just want to bring this to everyone's attention.

1 Hope you guys reconsider. So that's what I want
2 to present. Thank you.

3 MAYOR STACK: I appreciate you coming,
4 Mr. Perez, I do. I know you've always been a good
5 businessman in the town and you're always a
6 gentleman, every time I meet with you, you're
7 always a gentleman. And believe me, it's nothing
8 personal that we're taking your building. And I
9 know it's your building, so you say how isn't this
10 personal, you're taking my property. But we just
11 feel the need of what I stated on the record. And
12 it's just a serious need in the uptown area for
13 recreation, we don't have anything up there. And
14 when the opportunity presented itself, we just
15 felt strongly about that. Hopefully, everything
16 will work out.

17 COMMISSIONER FERNANDEZ: I want to echo
18 what the Mayor said. If you go by Duarte Park on
19 33rd and New York Avenue in the summer months, how
20 packed that park is. It really demonstrates the
21 need for an area for the kids to play. Beyond
22 being a soccer field, it's an open space. The
23 tail end of it is going to be the passive park,
24 which there's nothing uptown. There's the little
25 Columbia park on 45th Street, but it's so small

1 and it's a water park, it doesn't meet the needs
2 of the community.

3 I don't know if you're a family person
4 or you have kids? You do, so you understand where
5 we're coming from, the necessity of having a play
6 area for the kids.

7 MR. PEREZ: I just want to bring it to
8 the Board's attention that we've been getting a
9 lot of calls from these kind of institutes that
10 want to be involved with this building, the build
11 out is there. It's ready to go, move-in
12 condition, that I just want you guys to be aware
13 of. It's not only the soccer fields, but there's
14 also other needs as well that we could pursue, if
15 it's something you want to consider.

16 MAYOR STACK: Thank you for taking the
17 time to come, I appreciate it.

18 COMMISSIONER FERNANDEZ: Thank you.

19 MAYOR STACK: Anyone else wishing to
20 comment on this property and eminent domain, 4100
21 Palisade Avenue? Seeing no other, motion to
22 close.

23 MR. AUTERI: Before the Board votes, I
24 just want to add something, Mayor, in light of the
25 comments, that this ordinance would merely provide

1 the authority to exercise eminent domain, but the
2 parties may still engage in good faith
3 negotiations.

4 MS. ROSARIO: May I have a motion?

5 MAYOR STACK: Motion.

6 MS. ROSARIO: Motion made by Mayor
7 Stack.

8 COMMISSIONER FERNANDEZ: Second.

9 MS. ROSARIO: Second by Commissioner
10 Fernandez.

11 Commissioner Fernandez.

12 COMMISSIONER FERNANDEZ: Yes.

13 MS. ROSARIO: Commissioner Valdivia.

14 COMMISSIONER VALDIVIA: Yes.

15 MS. ROSARIO: Commissioner Martinetti.

16 COMMISSIONER MARTINETTI: Yes.

17 MS. ROSARIO: Mayor Stack.

18 MAYOR STACK: Yes.

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

21 COMMISSIONER FERNANDEZ: Motion.

22 COMMISSIONER MARTINETTI: Second.

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

1 Commissioner Fernandez.

2 COMMISSIONER FERNANDEZ: 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 **ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION:**

13 2. An ordinance to ban smoke shops and vape shops
14 as a principal permitted use in any zone district
15 in the City of Union City.)

16

17 MS. ROSARIO: The second ordinance is
18 the ordinance to ban smoke shops and vape shops as
19 a principal permitted use in any zone district in
20 the City of Union City.

21 Mayor, would you like to take public
22 comment?

23 MAYOR STACK: Sure. So this ordinance,
24 we feel is necessary for the amount of children we
25 have in the community to ban these smoke shops

1 that are popping up everywhere in the community.
2 And we just feel it sends a good message not to
3 have as many. There's a number out there, they
4 can still stay in business. I'll let the
5 corporation counsel just elaborate a little more
6 on that, but we just felt it was important to have
7 a good balance in the community, a balance of
8 businesses also, and just to have not as many in
9 the community. We know other communities are
10 doing the same thing. We just felt it wasn't the
11 best message to be pushing smoking to our youth
12 when you see the effects of vaping and smoking.
13 Angelo, would you like to further explain?

14 MR. AUTERI: Yes, thank you, Mayor. The
15 Mayor is accurate in his description. Any
16 existing establishments will remain as a prior
17 non-permitted use. Moving forward, they will not
18 be principal permitted uses in any zone in the
19 City.

20 MAYOR STACK: Anyone wishing to comment
21 on this ordinance at this time, please step
22 forward, state your name and address for the
23 record. Or any Commissioners, I'm sorry. Seeing
24 none, motion.

25 MS. ROSARIO: Motion made by Mayor

1 Stack.

2 COMMISSIONER FERNANDEZ: Second.

3 MS. ROSARIO: Second by Commissioner
4 Fernandez.

5 Commissioner Fernandez.

6 COMMISSIONER FERNANDEZ: 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 MS. ROSARIO: May I have a motion to
14 adopt?

15 COMMISSIONER VALDIVIA: Motion.

16 COMMISSIONER MARTINETTI: Second.

17 MS. ROSARIO: Motion by Commissioner
18 Valdivia, second by Commissioner Martinetti.

19 Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: 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 **OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:**

4

5 MS. ROSARIO: Mayor, at this time, would
6 you like to take public comment at this portion of
7 the meeting?

8 MAYOR STACK: Sure. Anyone wishing to
9 comment on any matter concerning municipal
10 government in the City of Union City, please step
11 forward.

12 I would once again just like to thank
13 the Commissioners for moving 100 percent of our
14 meetings around the community in the evening hours
15 to give the public access to come to the meeting,
16 anyone who would like. I know the public has a
17 lot of different access to the Commissioners and
18 I, whether it be the constituent days, whether it
19 be at police community meetings or the like, but
20 this is just another opportunity to see municipal
21 government and how it functions.

22 MS. ROSARIO: May I have a motion to
23 close public comment portion of this meeting?

24 MAYOR STACK: Motion.

25 MS. ROSARIO: Motion by Mayor Stack.

1 COMMISSIONER FERNANDEZ: Second.
2 MS. ROSARIO: Second by Commissioner
3 Fernandez.
4 Commissioner Fernandez.
5 COMMISSIONER FERNANDEZ: 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 * * * *

LIQUOR LICENSE DISCIPLINARY HEARINGS:

1. Crave 43, LLC

T/a Crave 43

120 43rd Street

0910-33-029-010

2. Eduardo Cruz

T/a Caguas Bar Cafe

1709 Bergenline Avenue

0910-33-106-006

1 **1. Crave 43, LLC**

2 **T/a Crave 43**

3 **120 43rd Street**

4 **0910-33-029-010**

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6 MS. ROSARIO: Now, we have our liquor
7 license disciplinary hearings.

8 MAYOR STACK: This portion of the
9 meeting is now liquor licenses.

10 MR. GONZALEZ: Good evening, Mayor and
11 Commissioners, Raymond Gonzalez, G-O-N-Z-A-L-E-Z,
12 on behalf Union City ABC and we have Sergeant
13 Michelle Zeron who's also here on behalf of the
14 Union City Police Department.

15 Today, we have two matters that are on.
16 One is Crave 43, LLC, they're present. This was a
17 resolution that we were able to achieve by having
18 a meeting at the police department. If you can
19 come up, please.

20 We have agreed on the situation after
21 review with the police department that there will
22 be a suspension of 30 days, 15 days will be
23 served, and 15 days will be held for a period of
24 one year. In speaking to the owner who's
25 present -- and I'll ask for your name in a moment

1 for the record -- there is a proposed suspension
2 that you wish to have from March 22nd to
3 April 5th; is that correct?

4 MS. LUNA: Yes.

5 MR. GONZALEZ: Could you please state
6 your name for the record?

7 MS. LUNA: Daribell Luna,
8 D-A-R-I-B-E-L-L, Luna, L-U-N-A.

9 MAYOR STACK: What is your role with the
10 establishment, just for the record?

11 MS. LUNA: I'm the owner.

12 MAYOR STACK: You're the owner, I just
13 want to put it on the record. Do you agree what's
14 been represented by Mr. Gonzalez so far?

15 MS. LUNA: Yes.

16 MAYOR STACK: Did you consult an
17 attorney or do you want to have an attorney to
18 come back with you to the hearing before you agree
19 to this?

20 MS. LUNA: I spoke to an attorney
21 already.

22 MAYOR STACK: You're comfortable with
23 what's been stated on the record?

24 MS. LUNA: Yes.

25 MAYOR STACK: Okay.

1 MR. GONZALEZ: In fact, this is the
2 second time you were here because you missed the
3 last meeting, you got here a little late. But you
4 did have an opportunity to review this prior to
5 today; is that correct?

6 MS. LUNA: Yes.

7 MAYOR STACK: Okay. Anyone wishing to
8 comment on this matter at 120 43rd Street, the
9 liquor license hearing? Seeing none, I make a
10 motion to approve.

11 MS. ROSARIO: Motion made by Mayor Stack.

12 COMMISSIONER FERNANDEZ: Second.

13 MS. ROSARIO: Second by Commissioner
14 Fernandez.

15 Commissioner Fernandez.

16 COMMISSIONER FERNANDEZ: 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. Thank you very much,
23 ma'am.

24 MS. LUNA: Thank you.

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1 **2. Eduardo Cruz**

2 **T/a Caguas Bar Cafe**

3 **1709 Bergenline Avenue**

4 **0910-33-106-006**

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6 MR. GONZALEZ: The second matter of
7 Eduardo Cruz trading as Caguas Bar Cafe. In
8 speaking with Sergeant Zeron, he did come to the
9 town earlier this week. I think he had an issue
10 and what I would respectfully request is that we
11 carry this matter --

12 MAYOR STACK: What was the violation
13 here, Ray?

14 MR. GONZALEZ: Camera.

15 MAYOR STACK: Cameras?

16 MR. GONZALEZ: Yeah. It was just a
17 camera and paper violation, so it wasn't a
18 nuisance or it wasn't a brawl. So I think under
19 the circumstances, after speaking to Sergeant
20 Zeron, we're going to try to make contact with
21 him. She explained to me he's an elderly
22 gentleman and may have been confused.

23 MAYOR STACK: Okay. No problem at all.

24 MR. GONZALEZ: Thank you.

25 MAYOR STACK: Thank you very much. I'll

1 make a motion to carry that to the next meeting
2 and adjourn.

3 MS. ROSARIO: Thank you.

4 MAYOR STACK: Seeing no other matters on
5 the calendar.

6 COMMISSIONER VALDIVIA: Second.

7 MS. ROSARIO: Commissioner Fernandez.

8 COMMISSIONER FERNANDEZ: 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.

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ADJOURNMENT:

MAYOR STACK: Seeing no other matters on the calendar, motion to adjourn.

COMMISSIONER VALDIVIA: Second.

MS. ROSARIO: All in favor?

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

(Whereupon the meeting was adjourned at 7:24 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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Board of Commissioners

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Attest:

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Angelo Auteri, Esq.,

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Corporation Counsel

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C E R T I F I C A T E

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

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700