

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

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

ROBERT WATERS SCHOOL
2800 Summit Avenue
Union City, New Jersey

Tuesday, April 4, 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: SAMANTHA BLAKE, ESQ.
Corporation Counsel

RAMON 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:

ANTHONY GOLOWSKI, ESQ.
Attorney for Eduardo Cruz
T/a Caguas Bar Cafe

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

3
4 MS. ROSARIO: This is a regular public
5 meeting of the Union City Board of Commissioners
6 being held on Tuesday, April 4, 2023, at 7:00 p.m.
7 at the Robert Waters School, 2800 Summit Avenue.
8 This meeting has been called in accordance with
9 the Open Public Meetings Act. Adequate notice was
10 forwarded to The Jersey Journal, The Record, and
11 The Hudson Reporter has been posted on the
12 bulletin board in City Hall and has been made
13 available to the public in the office of the
14 Municipal Clerk.

15
16 **ROLL CALL:**

17
18 MS. ROSARIO: Commissioner Fernandez.

19 COMMISSIONER FERNANDEZ: Here.

20 MS. ROSARIO: Commissioner Valdivia.

21 COMMISSIONER VALDIVIA: Here.

22 MS. ROSARIO: Commissioner Martinetti.

23 COMMISSIONER MARTINETTI: Here.

24 MS. ROSARIO: Mayor Stack.

25 MAYOR STACK: Here.

APPROVAL OF MINUTES:

MS. ROSARIO: The first item on the agenda is the approval of minutes of the March 21, 2023, Board of Commissioners meeting. May I a motion to approve?

COMMISSIONER MARTINETTI: Motion.

MAYOR STACK: Second.

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

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

SPECIAL PRESENTATION:

MS. ROSARIO: The next item on the agenda is the presentation to the Union City High School girls swim team.

(Special presentation to the Union City

High School girls swim team.)

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

CONSENT AGENDA:

(1) Resolution Approving the Payment of Claims.

(2) Resolution Approving the Payment of Concurring Claims.

(3) Resolution Approving the Escrow Refunds.

(4) Resolution Approving the City Payroll February 11, 2023 Through 3-10-2023.

(5) Resolution Approving the Library Payroll February 11, 2023 Through March 10, 2023.

(6) Resolution Cancelling Taxes on Property Deemed Exempt For 100 Percent Disabled Veteran.

(7) Resolution Authorizing the Tax Collector to Hold an Accelerated Tax Sale.

(8) Resolution Authorizing a Contract With Realauction.Com, LLC, For Electronic Tax Lien Certificate Sale Service.

(9) Resolution Authorizing the Tax Collector to Prepare, Complete and Mail As Soon As Practicable Estimated Tax Bills in Accordance With the Procedures Set Forth in N.J.S.A. 54:4-66.2 and Authorizing an Estimated Annual Tax Levy Pursuant

1 to N.J.S.A. 54:4-66.2.

2 (10) Resolution Authorizing the City of Union City
3 Police Department to Participate in the "UDRIVE.
4 UTEXT. UPAY" Distracted Driving 2023 Crack Down.

5 (11) Resolution Approving Corrective Action Plan
6 For 2022 Audit Recommendations.

7 (12) Resolution Authorizing Contract With Matera's
8 Nursery For the Purchase of Flowers and Related
9 Items.

10 (13) Resolution Authorizing Conditional
11 Redeveloper - Roosevelt Stadium Redevelopment
12 Area.

13 (14) Resolution Amending Reso Number 09/20/24
14 Authorizing Contract For the Lease Purchase of One
15 2023 Starcraft Allstar '22 Bus, One 2023 Chevy
16 Malibu, and Two Ford Interceptor Vehicles Pursuant
17 to the Houston Galveston Area Council Cooperative.

18 (15) Resolution Authorizing Salvage of Variance
19 Junk Vehicles.

20 (16) Resolution Authorizing the Placement of a
21 Lien on the Property Known As 1005 Bergenline
22 Avenue, Union City Block 47, Lot 20 in the City of
23 Union City For Emergency Repair Costs.

24 (17) Resolution Authorizing the Placement of a
25 Lien on the Property Known As 1013-1015 Bergenline

1 Avenue, Union City, Block 47, Lot 15 in the City
2 of Union City For Emergency Repair Costs.

3 (18) Resolution Authorizing the Placement of a
4 Lien on the Property Known As 420 Tournade Place,
5 Union City, Block 61.02, Lot 27 in the City of
6 Union City For Emergency Repair Costs.

7 (19) Resolution of the Board of Commissioners of
8 the Union City Approving 2022-2023 Renewal of
9 Liquor License 0910-33-149-006 Issued to A &
10 C 2004 Corp., Pocket License.)

11
12 MS. ROSARIO: Next item on the agenda is
13 the consent agenda.

14 One, resolution approving the payment of
15 claims.

16 Two, resolution approving the payment of
17 concurring claims.

18 Three, resolution approving the escrow
19 refunds.

20 Four, resolution approving the city
21 payroll February 11, 2023 through 3-10-2023.

22 Five, resolution approving the library
23 payroll February 11, 2023 through March 10, 2023.

24 Six, resolution cancelling taxes on
25 property deemed exempt for 100 percent disabled

1 veteran.

2 Seven, resolution authorizing the tax
3 collector to hold an accelerated tax sale.

4 Eight, resolution authorizing a contract
5 with Realauction.com, LLC, for electronic tax lien
6 certificate sale service.

7 Nine, resolution authorizing the tax
8 collector to prepare, complete and mail as soon as
9 practicable estimated tax bills in accordance with
10 the procedures set forth in N.J.S.A. 54:4-66.2 and
11 authorizing an estimated annual tax levy pursuant
12 to N.J.S.A. 54:4-66.2.

13 Ten, resolution authorizing the City of
14 Union City Police Department to participate in the
15 "UDRIVE. UTEXT. UPAY" distracted driving 2023
16 crack down.

17 Eleven, resolution approving corrective
18 action plan for 2022 audit recommendations.

19 Twelve, resolution authorizing contract
20 with Matera's nursery for the purchase of flowers
21 and related items.

22 Thirteen, resolution authorizing
23 conditional redeveloper - Roosevelt Stadium
24 Redevelopment Area.

25 Fourteen, resolution amending Reso

1 Number 09/20/24 authorizing contract for the lease
2 purchase of one 2023 Starcraft Allstar '22 bus,
3 one 2023 Chevy Malibu, and two Ford Interceptor
4 vehicles pursuant to the Houston Galveston Area
5 Council Cooperative.

6 Fifteen, resolution authorizing salvage
7 of variance junk vehicles.

8 Sixteen, resolution authorizing the
9 placement of a lien on the property known as 1005
10 Bergenline Avenue, Union City Block 47, Lot 20 in
11 the City of Union City for emergency repair costs.

12 Seventeen, resolution authorizing the
13 placement of a lien on the property known as
14 1013-1015 Bergenline Avenue, Union City, Block 47,
15 Lot 15 in the City of Union City for emergency
16 repair costs.

17 Eighteen, resolution authorizing the
18 placement of a lien on the property known as 420
19 Tournade Place, Union City, Block 61.02, Lot 27 in
20 the City of Union City for emergency repair costs.

21 Nineteen, resolution of the Board of
22 Commissioners of the Union City approving
23 2022-2023 renewal of liquor license
24 0910-33-149-006 issued to A & C 2004 Corp., pocket
25 license.

1 Mayor abstains to payments to Chasan
2 Lamparello and Mallon.

3 Mayor, would you like to take public
4 comment on the consent agenda?

5 MAYOR STACK: Yes. Anyone wishing to
6 comment on the consent agenda, please step
7 forward, state your name and address for the
8 record. Seeing no one wishing to comment, I'll
9 make a motion to close the public hearing.

10 COMMISSIONER MARTINETTI: Second.

11 MS. ROSARIO: Motion made by Mayor
12 Stack, second by Commissioner Martinetti.

13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: 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 MS. ROSARIO: May I have a motion to
22 approve?

23 MAYOR STACK: Motion.

24 COMMISSIONER VALDIVIA: Second.

25 MS. ROSARIO: Motion by Mayor Stack,

1 second by Commissioner Valdivia.

2 Commissioner Fernandez.

3 COMMISSIONER FERNANDEZ: Yes.

4 MS. ROSARIO: Commissioner Valdivia.

5 COMMISSIONER VALDIVIA: Yes.

6 MS. ROSARIO: Commissioner Martinetti.

7 COMMISSIONER MARTINETTI: Yes.

8 MS. ROSARIO: Mayor Stack.

9 MAYOR STACK: Yes.

10

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

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

14 **CONSIDERATION:**

15 1. AN ORDINANCE OF THE CITY OF UNION
16 CITY, COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING
17 THE SUM OF \$300,000 IN FUNDING FROM THE CAPITAL
18 IMPROVEMENT FUND FOR THE COMPLETION OF VARIOUS
19 ROAD IMPROVEMENTS.)

20

21 MS. ROSARIO: The next item is an
22 ordinance for hearing and adoption consideration.
23 An ordinance of the City of Union City, County of
24 Hudson, New Jersey, appropriating the sum of
25 \$300,000 in funding from capital improvement funds

1 for the completion of various road improvements.

2 Mayor, would you like to take public
3 comment on this ordinance?

4 MAYOR STACK: Sure. Anyone wishing to
5 comment on the ordinance for the sum of \$300,000
6 in funding from the capital improvement for
7 completion of various road improvements, please
8 step forward, state your anatomy and address for
9 the record. Seeing none, motion to close.

10 COMMISSIONER MARTINETTI: Second.

11 MS. ROSARIO: Motion by Mayor Stack,
12 second by Commissioner Martinetti.

13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: 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 MS. ROSARIO: I may have a motion to
22 adopt?

23 COMMISSIONER VALDIVIA: Motion.

24 COMMISSIONER MARTINETTI: Second.

25 MS. ROSARIO: Motion by Commissioner

1 Valdivia. Second by Commissioner Martinetti.

2 Commissioner Fernandez.

3 COMMISSIONER FERNANDEZ: Yes.

4 MS. ROSARIO: Commissioner Valdivia.

5 COMMISSIONER VALDIVIA: Yes.

6 MS. ROSARIO: Commissioner Martinetti.

7 COMMISSIONER MARTINETTI: Yes.

8 MS. ROSARIO: Mayor Stack.

9 MAYOR STACK: Yes.

10

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

12

13 MS. ROSARIO: Mayor, at this time, would
14 you like to take public comment on any portion of
15 this meeting?

16 MAYOR STACK: Sure. Anyone wishing to
17 comment on any matter concerning municipal
18 government in the City of Union City, please step
19 forward, state your name and address for the
20 record. Seeing none, I make a motion to close.

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.

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LIQUOR LICENSE HEARINGS:

1. Eduardo Cruz

T/a Caguas Bar Cafe

1709 Bergenline Avenue

0910-33-106-006

(ANTHONY GOLOWSKI, ESQ.)

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

MR. GONZALEZ: Good evening. For the record, Ramon Gonzalez, G-O-N-Z-A-L-E-Z, behalf of the Union City ABC.

Mayor, Commissioner, we have one matter, Eduardo Cruz, that's on. He retained an attorney, I did speak to the attorney, he is present. The violations have to do with paper and the amount of recording time on the cameras. What we're respectfully asking at this time is that we just adjourn it so we can have Sergeant Zeron or Lieutenant Dunlay to do an inspection to see if they've corrected the situation. Then we can propose a resolution to the Board, if it's acceptable.

MAYOR STACK: If you could enter your appearance for the record.

1 MR. GOLOWSKI: Anthony Golowski,
2 Goldberg Segalla on behalf of Eduardo Cruz.

3 MAYOR STACK: I would ask that -- I know
4 we're going to put this off until the next
5 meeting. Just explain, if you can please impress
6 upon your client, I've known Eduardo a long time,
7 I know he's a decent guy. Just to make sure -- we
8 have a lot of reservations about giving this
9 license out, the Commissioners and myself. Just
10 to make sure not to embarrass us and make sure
11 he's running that establishment and somebody is
12 managing that establishment. That was one of the
13 biggest concerns I had when he first wanted to
14 move it there, who would be managing the
15 day-to-day operations. I would appreciate it if
16 you could impress that upon him.

17 MR. GOLOWSKI: I will and thank you, Mr.
18 Mayor. I appeared before you when we transferred
19 the license, if you recall. Mr. Cruz brought of a
20 lot of paperwork with him today, I think part of
21 it was a misunderstanding about what he had to
22 keep on the premise. He has it, it just wasn't on
23 the premises. I'll explain it to him again that
24 it needs to be on premises.

25 I've spoken to Counsel, two of the

1 evaluations were just not having the paperwork on
2 premises. And the camera he has repaired. But
3 again we appreciate your patience and
4 consideration.

5 MAYOR STACK: No problem whatsoever.
6 Thank you very much. Thank you.

7 MS. ROSARIO: May I have a motion to
8 adjourn --

9 MAYOR STACK: Motion to move to the next
10 meeting.

11 COMMISSIONER MARTINETTI: Second.

12 MS. ROSARIO: Motion made by Mayor
13 Stack, second by Commissioner Martinetti.

14 Commissioner Fernandez.

15 COMMISSIONER FERNANDEZ: Yes.

16 MS. ROSARIO: Commissioner Valdivia.

17 COMMISSIONER VALDIVIA: Yes.

18 MS. ROSARIO: Commissioner Martinetti.

19 COMMISSIONER MARTINETTI: Yes.

20 MS. ROSARIO: Mayor Stack.

21 MAYOR STACK: Yes.

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ADJOURNMENT:

MS. ROSARIO: There being no other items, may I have a motion to adjourn?

COMMISSIONER MARTINETTI: Motion.

MAYOR STACK: Second.

MS. ROSARIO: All in favor?

(Whereupon, all Commissioners 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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Samantha Blake, 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