

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

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

JEFFERSON ELEMENTARY SCHOOL
3400 Palisade Avenue
Union City, New Jersey

Tuesday, July 11, 2023
Commencing at 7:07 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

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

ANTHONY BIANCIELLA, ESQUIRE
Attorney for Chandni & Madhu, LLC

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1 MS. ROSARIO: If everybody would please
2 stand.

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

5 MS. ROSARIO: This is a regular meeting
6 of the Union City Board of Commissioners being
7 held on Tuesday, July 11, 2023, at 7:00 p.m. at
8 Jefferson Elementary School, 3400 Palisade Avenue,
9 Union City.

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

17

18 **ROLL CALL:**

19

20 MS. ROSARIO: Commissioner Fernandez.

21 COMMISSIONER FERNANDEZ: Here.

22 MS. ROSARIO: Commissioner Grullon.

23 COMMISSIONER GRULLON: Here.

24 MS. ROSARIO: Commissioner Valdivia.

25 COMMISSIONER VALDIVIA: Here.

1 MS. ROSARIO: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Here.

3 MS. ROSARIO: Mayor Stack.

4 MAYOR STACK: Here.

5

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

8 **APPROVAL OF MINUTES)**

9

10 MS. ROSARIO: The first item on the
11 agenda is the approval of minutes. Motion to
12 approve meeting minutes for the June 20, 2023, and
13 the June 30, 2023, Board of Commissioners meeting.

14 COMMISSIONER VALDIVIA: Motion.

15 COMMISSIONER FERNANDEZ: Second.

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

18 Commissioner Fernandez.

19 COMMISSIONER FERNANDEZ: Yes.

20 MS. ROSARIO: Commissioner Grullon.

21 COMMISSIONER GRULLON: Yes.

22 MS. ROSARIO: Commissioner Valdivia.

23 COMMISSIONER VALDIVIA: Yes.

24 MS. ROSARIO: Commissioner Martinetti.

25 COMMISSIONER MARTINETTI: I'm abstaining

1 on June 30th and yes on the June 20th.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes.

4

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

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

8 1. An ordinance authorizing the City of
9 Union City to revert to a calendar fiscal year
10 from a state fiscal year.)

11

12 MS. ROSARIO: There are two ordinances
13 for introduction. Adoption on first reading
14 authorizing the Municipal Clerk to advertise the
15 ordinance with a notice of the introduction,
16 together with a notice of the time and place where
17 the ordinance will be considered for the final
18 passage. The ordinance will be further considered
19 at a meeting of the Board of Commissioners to be
20 held on Tuesday, July 25, 2023, at the Jose Marte
21 Freshman Academy, 1800 Summit Avenue, Union City.

22 First item is an ordinance authorizing
23 the City of Union City to revert to a calendar
24 fiscal year from the state fiscal year.

25 May I have a motion to introduce?

1 COMMISSIONER MARTINETTI: Motion.

2 MS. ROSARIO: Motion made by

3 Commissioner Martinetti.

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

18 (Whereupon, the Board discussed and took

19 action on the following item:

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

21 2. An ordinance to amend Chapter 296
22 entitled "Peace and Good Order", to create a new
23 article IV entitled "All Terrain Vehicles, Dirt
24 Bikes and Snowmobiles".)

25

1 MS. ROSARIO: The second ordinance is an
2 ordinance to amend Chapter 296, entitled, "Peace
3 and Good Order", to create a new Article IV
4 entitled "All Terrain Vehicles Dirt Bikes and
5 Snowmobiles".

6 May I have a motion to introduce?

7 MAYOR STACK: Motion.

8 MS. ROSARIO: Motion by Mayor Stack.
9 Second?

10 COMMISSIONER FERNANDEZ: Second.

11 MS. ROSARIO: Second by Commissioner
12 Fernandez.

13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: Yes.

15 MS. ROSARIO: Commissioner Grullon.

16 COMMISSIONER GRULLON: Yes.

17 MS. ROSARIO: Commissioner Valdivia.

18 COMMISSIONER VALDIVIA: Yes.

19 MS. ROSARIO: Commissioner Martinetti.

20 COMMISSIONER MARTINETTI: Yes.

21 MS. ROSARIO: Mayor Stack.

22 MAYOR STACK: Yes.

23

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

CONSENT AGENDA:

(1) Resolution Approving the Payment of Claims.

(2) Resolution Approving the Payment of
Concurrent Claims.

(3) 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
to N.J.S.A. 54:4-66.2.

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

(5) Resolution Authorizing Crediting the Tax
Appeal Decisions By the Tax Court of New Jersey.

(6) Resolution Authorizing the Refund of
Payment.

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

(8) Resolution Authorizing Crediting the Tax
Appeal Decisions By the Hudson County Board of
Taxation.

(9) Resolution Approving the Cash Management
Plan.

(10) Resolution Approving the Depositors For the
City of Union City.

1 (11) Resolution of the City of Union City in the
2 County of Hudson County Making Application to the
3 Local Finance Board For Reversion to a Calendar
4 Fiscal Year Pursuant to N.J.S.A. 40A:4-3.1 Or
5 40A:4-3.2.

6 (12) Resolution Authorizing the Award of a Raffle
7 License to Holy Family Church.

8 (13) Resolution Authorizing Payment to Montana
9 Construction For Infrared Pavement Restoration
10 Services At Various Locations Throughout the City
11 of Union City (October 2022).

12 (14) Resolution Authorizing Payment to Montana
13 Construction For Fourteen Pavement Restoration
14 Services At Various Locations Throughout the City
15 of Union City (November 2022).

16 (15) Resolution Authorizing Payment to Adamo
17 Brothers Construction For Emergency Repairs to
18 Firefighters Memorial Park Splash Pad.

19 (16) Resolution Authorizing Contract With Nela
20 Carpentry and Masonry For the City of Union City,
21 2911 Bergenline Avenue Police Department Annex
22 Alterations and Renovations Project.

23 (17) Resolution of the Board of Commissioners of
24 the City of Union City Authorizing the
25 Person-to-Person Transfer of Liquor License

1 0910-33-119-006.

2 (18) Resolution of the Board of Commissioners of
3 the City of Union City Approving the 2023-2024
4 Renewal of Liquor License No. 0910-33-119-006
5 Issued to Chandni and Madhu, LLC, Trading As The
6 Cuban.

7 (19) Resolution of the Board of Commissioners of
8 the City of Union City Approving the 2023-2024
9 Renewal of Liquor License Number 0910-33-007-011
10 Issued to Chrisam Corporation Trading As El Centro
11 American Bar Restaurant II (Pocket License).

12 (20) Resolution of the Board of Commissioners of
13 the City of Union City Approving the 2023-2024
14 Renewal of Liquor License Number 0910-33-176-008
15 Issued to Pedro Luna (Pocket License).

16 (21) Resolution of the Board of Commissioners of
17 the City of Union City Approving the 2023-2024
18 Renewal of Liquor License Number 0910-33-177-006
19 Issued to Maryru, LLC (Pocket License).

20 (22) Resolution of the Board of Commissioners of
21 the City of Union City Approving the 2023-2024
22 Renewal of Liquor License Number 0910-43-005-003
23 Issued to R&J Supermarket Corp., Trading As La
24 Roca Supermarket.)

25

1 MS. ROSARIO: There are 22 items on the
2 consent agenda.

3 One, resolution approving the payment of
4 claims.

5 Two, resolution approving the payment of
6 concurrent claims.

7 Three, 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 Four, resolution authorizing the refund
14 of premium monies collected at the tax sale.

15 Five, resolution authorizing crediting
16 the tax appeal decisions by the tax court of New
17 Jersey.

18 Six, resolution authorizing the refund
19 of payment.

20 Seven, resolution authorizing refund of
21 redemption monies to outside lienholders.

22 Eight, resolution authorizing crediting
23 the tax appeal decisions by the Hudson County
24 board of taxation.

25 Nine, resolution approving the cash

1 management plan.

2 Ten, resolution approving the depositors
3 for the City of Union City.

4 Eleven, resolution of the City of Union
5 City in the County of Hudson County making
6 application to the Local Finance Board for
7 reversion to a calendar fiscal year pursuant to
8 N.J.S.A. 40A:4-3.1 or 40A:4-3.2.

9 Twelve, resolution authorizing the award
10 of a raffle license to Holy Family Church.

11 Thirteen, resolution authorizing payment
12 to Montana Construction for infrared pavement
13 restoration services at various locations
14 throughout the City of Union City (October 2022).

15 Fourteen, resolution authorizing payment
16 to Montana Construction for fourteen pavement
17 restoration services at various locations
18 throughout the City of Union City (November 2022).

19 Fifteen, resolution authorizing payment
20 to Adamo Brothers Construction for emergency
21 repairs to firefighters memorial park splash pad.

22 Sixteen, resolution authorizing contract
23 with Nela Carpentry and Masonry for the City of
24 Union City, 2911 Bergenline Avenue Police
25 Department annex alterations and renovations

1 project.

2 Seventeen, resolution of the Board of
3 Commissioners of the City of Union City
4 authorizing the person-to-person transfer of
5 liquor license 0910-33-119-006.

6 Eighteen, resolution of the Board of
7 Commissioners of the City of Union City approving
8 the 2023-2024 renewal of liquor license no.
9 0910-33-119-006 issued to Chandni and Madhu, LLC,
10 trading as The Cuban.

11 Nineteen, resolution of the Board of
12 Commissioners of the City of Union City approving
13 the 2023-2024 renewal of liquor license number
14 0910-33-007-011 issued to Chrisam Corporation
15 trading as El Centro American Bar Restaurant II
16 (pocket license).

17 Twenty, resolution of the Board of
18 Commissioners of the City of Union City approving
19 the 2023-2024 renewal of liquor license number
20 0910-33-176-008 issued to Pedro Luna (pocket
21 license).

22 Twenty-one, resolution of the Board of
23 Commissioners of the City of Union City approving
24 the 2023-2024 renewal of liquor license number
25 0910-33-177-006 issued to Maryru, LLC (pocket

1 license).

2 Twenty-two, resolution of the Board of
3 Commissioners of the City of Union City approving
4 the 2023-2024 renewal of liquor license number
5 0910-43-005-003 issued to R&J Supermarket Corp.,
6 trading as La Roca Supermarket.

7 Mayor, would you like to take public
8 comment on the consent agenda?

9 MAYOR STACK: Sure. Anyone wishing to
10 comment on the consent agenda, please step forward
11 and state your name and address for the record.
12 Seeing none.

13 MS. ROSARIO: May I have a motion to
14 close public comment?

15 MAYOR STACK: Motion.

16 COMMISSIONER VALDIVIA: Second.

17 MS. ROSARIO: Motion by Mayor Stack.
18 Second by Commissioner Valdivia.

19 Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: Yes.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Yes.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Yes.

25 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes.

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

6 COMMISSIONER VALDIVIA: Motion.

7 COMMISSIONER GRULLON: Second.

8 MS. ROSARIO: Motion by Commissioner
9 Valdivia, second by Commissioner Grullon.
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

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

23 **REGULAR AGENDA:**

24 1. Resolution approving the
25 transitional year 2023 temporary budget.)

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MS. ROSARIO: There is one item on the regular agenda. It is the resolution approving the transitional year 2023 temporary budget.

May I have a motion to approve item 1 on the regular agenda?

COMMISSIONER MARTINETTI: Motion.

MAYOR STACK: Second.

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

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:

MS. ROSARIO: Mayor, at this time would you like to take public comment on the portion of

1 this meeting?

2 MAYOR STACK: Sure. Anyone at this time
3 wishing to comment on any matter concerning
4 municipal government in the City of Union City,
5 please step forward, state your name and address
6 for the record.

7 I'd just like to thank the Commissioners
8 for moving 100 percent of our meetings throughout
9 the community.

10 MS. ROSARIO: May I have a motion to
11 close?

12 COMMISSIONER MARTINETTI: Motion.

13 MAYOR STACK: Motion.

14 COMMISSIONER MARTINETTI: Second.

15 MS. ROSARIO: Motion by Mayor Stack,
16 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.

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MAYOR STACK: Yes.

* * * *

LIQUOR LICENSE HEARINGS:

1. Person-to-person transfer
application:

Applicant: Chandni & Madhu, LLC

T/a The Cuban

Address: 3417 Park Avenue

License No. 0910-33-119-006

Application: Person-to-person

Attorney: Anthony Bianciella, Esquire

1 MS. ROSARIO: Now, we have a liquor
2 license hearing. Mr. Gonzalez.

3 MR. GONZALEZ: Good evening, Mayor,
4 Commissioners. For the record, Ramon Gonzalez,
5 G-O-N-Z-A-L-E-Z. Today there's one matter on and
6 it's a person-to-person transfer, Chandni and
7 Madhu, LLC, trading as The Cuban, they're
8 represented by Mr. Bianciella, who's here.

9 Just so that the Mayor and Commissioners
10 are aware, Sergeant Zeron is here. We have
11 reviewed the application, it is complete. I
12 understand that there's certain conditions that
13 were placed on the license from the prior owner
14 and the police department wanted those conditions
15 to continue, that Mr. Bianciella would like to
16 address.

17 I did explain to him that although this
18 is a court ordered jurisdictional litigation
19 settlement that allows it, obviously it still
20 means that the Board has the option to question
21 the new owner. The new owner was actually a prior
22 owner. And through the litigation, the Superior
23 Court entered into a settlement agreement where
24 they get the license back.

25 So at this time, with the consent of the

1 police department, they are not objecting to the
2 transfer. I've also reviewed all the documents,
3 it seems to be in fine order. And I know Mr.
4 Bianciella wants to address the Board. But like I
5 said previously, the Board has all rights to
6 question and either approve or deny.

7 MAYOR STACK: Absolutely. Hi. How are
8 you?

9 MR. BIANCIELLA: I'm well, thank you.
10 Good evening, Mayor and Commissioners. So when we
11 received the resolution back in May, there was
12 some conditions that were added to the prior
13 owner. And there are three conditions that were
14 added that we wanted to address. One of them is
15 asking the applicant to make room for additional
16 parking or arrange for parking or have valet.
17 They have no objection to valet parking, they just
18 want it limited from Thursday to Sunday. Monday,
19 Tuesday and Wednesday are very slow, too slow to
20 have valet parking for a small a crowd. And, of
21 course, if it changes and it becomes busier,
22 they'll make that accommodation.

23 MAYOR STACK: So there will be no valet
24 parking or there's not going to be?

25 MR. BIANCIELLA: I'm sorry?

1 MAYOR STACK: There's going to be valet
2 parking or not?

3 MR. BIANCIELLA: There is going to be
4 valet parking Thursday through Sunday.

5 MAYOR STACK: Where is the parking that
6 they're parking these cars?

7 MR. BIANCIELLA: So they're going to
8 make these arrangements. They haven't made the
9 arrangements yet, but they've agreed. And again
10 this was one of the conditions that was placed in
11 the resolution.

12 MAYOR STACK: Before the establishment
13 opens, we'll know where the valet parking is?

14 MR. BIANCIELLA: If you want to, I can
15 advise counsel.

16 MAYOR STACK: I think that's important
17 because one of the big issues that we had in the
18 area, especially on 35th Street, we had a
19 community meeting there tonight. One of the main
20 issues that we had years ago and the Chief may
21 have been a lieutenant at the time even, right?
22 We had major, major issues down there with people
23 on the block parking their vehicles. When they
24 came out, it would be late at night or early
25 morning hours where there would be a lot of

1 talking, a lot of yelling, and stuff like that.
2 We want to make that sure there's a place -- I
3 can't speak for them, but maybe there's a lot
4 across the street or somewhere where you can park
5 the cars.

6 I know it's a challenge, but for your
7 business, you'll only do better by having a place
8 where you can park the cars for your customers.

9 MR. BIANCIELLA: Okay. So I'll --

10 MAYOR STACK: You'll let Mr. Gonzalez
11 know. He'll let the Chief and I know.

12 MR. BIANCIELLA: And if it could be
13 limited to Thursday through Sunday?

14 MAYOR STACK: That's fine. That's the
15 bulk of it, sure.

16 MR. BIANCIELLA: So the second issue was
17 that there's a rear yard. So behind the building,
18 on Park Avenue -- and when they operated there,
19 they had lights and other things. And they always
20 kept soft music there. During their ownership,
21 they never had any kind of complaints, never had
22 any disturbances, no nuisances. So they wanted to
23 know if they can continue with soft music in the
24 back area just till 10:00 p.m.

25 MAYOR STACK: That would be fine, as

1 long as it's kept low and can't be heard outside.
2 You got to realize that you got a building across
3 the street where they can't hear it. I have no
4 issue with that, if you keep it on low, that's
5 fine. As long as it doesn't come from outside of
6 the property.

7 MR. BIANCIELLA: Okay. Last thing,
8 Mayor, is when they operated, they had a bar and
9 they used the rooftop. The City told them let's
10 get rid of the bar up here, so they did. They got
11 rid of the bar. They were permitted to have
12 dining on the upstairs area. I told Mr. Gonzalez
13 that they'd like to be able to do that again. If
14 there's going to be time restrictions, that would
15 be fine.

16 MAYOR STACK: I'd like to wait to see
17 how the business goes and we can revisit this in
18 six months.

19 MR. BIANCIELLA: Okay.

20 MAYOR STACK: I think that's fair. Then
21 we can come back, Ray, and revisit this.

22 MR. BIANCIELLA: Everything is --

23 MAYOR STACK: If they show me that they
24 do well in the area and there's no issues anything
25 like that, that's most important to me.

1 MR. BIANCIELLA: One of their plans is
2 they'd like to be use the area year round, so
3 they're thinking about enclosing the structure
4 with plexiglas and like a top and everything, so
5 we don't have to worry about sound.

6 MAYOR STACK: On top?

7 MR. BIANCIELLA: Up on the top.

8 MAYOR STACK: That would be a good idea.

9 MR. BIANCIELLA: Get all the approvals
10 and perhaps they can do that within the next six
11 months.

12 MAYOR STACK: That would be a good idea,
13 that would be great.

14 MR. BIANCIELLA: Thank you, Mayor.

15 MAYOR STACK: No problem. When do you
16 think you'll be opening?

17 MR. PATEL: September.

18 MR. BIANCIELLA: So I know one of the
19 problems, Mayor, is, you know, we put this off a
20 few times. They were hesitant to drop the ball
21 and say we're ready. They're close to ready, kind
22 of really start figuring out staff and hiring. So
23 I think it's 30 days, a reasonable amount of time,
24 60 days, 30 to 60 days.

25 MAYOR STACK: When do you think?

1 MR. PATEL: End of September.

2 MAYOR STACK: Keep us posted. Just make
3 sure it's kept clean, maybe even put some plants
4 outside, it's nice for the neighborhood. It's
5 very beautiful building.

6 MR. PATEL: As we owned before, a lot of
7 what happened --

8 MR. AUTERI: Step forward and state your
9 name for the record.

10 MAYOR STACK: You'll be --

11 MR. PATEL: G-I-G-N-E-S-H P-A-T-E-L.

12 MS. PATEL: Priti Patel, P-R-I-T-I.

13 MAYOR STACK: Will you be managing and
14 at the establishment?

15 MR. PATEL: We will be, but we'll have a
16 general manager.

17 MAYOR STACK: Good. And what time will
18 you be open?

19 MR. PATEL: Up till 11. And if the
20 third floor will be used and comply with the
21 dining area --

22 MAYOR STACK: Will there be any security
23 there?

24 MR. PATEL: We're not going to be a --
25 we'll stick with a restaurant, not --

1 MAYOR STACK: Please, not a club or
2 anything like that. Keep it as a restaurant,
3 that's what we want.

4 Ray, they're going to be open till 11,
5 what's the restriction on that now?

6 MR. GONZALEZ: There was no restriction.
7 It was just that they would not be operating it
8 with any loud music till 10:00. If the Mayor and
9 Commissioners think that should be --

10 MAYOR STACK: No, I think we'll play it
11 by ear and see how it goes.

12 MR. GONZALEZ: I have to agree with you.
13 You're giving them all the opportunity by allowing
14 them to come back in six months.

15 MAYOR STACK: Just keep running a good
16 business there. If you have a problem or somebody
17 gets into a fight or an argument, the only thing
18 that I ask is that you or your employee
19 immediately call Union City Police. Call them
20 immediately, that means the world to us, when you
21 come in, if there's an ABC, the fact that you or
22 your employee or your manager called, that means
23 the world. Don't let us get a call from the
24 neighbors, don't let us get a call from somebody
25 else, you'll be the first one that calls. The

1 police department is here to assist you. If you
2 have a problem or people get into an altercation,
3 we understand that. Just call the police right
4 away, always. This is the chief of police right
5 here.

6 MR. GONZALEZ: They still need to comply
7 with all the requirements with the video cameras.

8 MAYOR STACK: Sure, absolutely. I'll
9 leave that up to you. Absolutely.

10 MR. BIANCIELLA: I provided with that.

11 MR. PATEL: One more question. For the
12 rooftop, if we do enclose it, will we eventually
13 get the enclosed rooftop, if that's okay then?

14 MAYOR STACK: It's okay. Just check
15 with the building codes.

16 MR. PATEL: We'll check with them and
17 we'll get the permits and everything.

18 MAYOR STACK: Just check.

19 MR. PATEL: The permit is done, then do
20 we need to come back?

21 MAYOR STACK: Just -- you may have to
22 check just with zoning on enclosing that. I don't
23 know if it can be done through the building or you
24 may have to go to zoning, I'm not 100 percent
25 sure. I'm not sure being you're enclosing the

1 existing the deck. But I'm not sure if they
2 enclose it, if they have to --

3 MR. AUTERI: I think they're --

4 MAYOR STACK: Go see Marty Martinetti
5 and they'll be able to tell you.

6 MR. PATEL: At the building department.

7 MAYOR STACK: They would be able to tell
8 you. Your attorney reaches out for them and
9 they'll tell you exactly how to do it. Great.
10 And everything else, Mr. Gonzalez will go overall
11 the other requirements.

12 MR. GONZALEZ: Absolutely.

13 MAYOR STACK: Sergeant, do you have
14 anything further?

15 SERGEANT ZERON: No.

16 MAYOR STACK: Any Commissioners have
17 anything further? No, great. I'll make a motion
18 to approve.

19 MS. ROSARIO: Motion to approve by Mayor
20 Stack.

21 COMMISSIONER FERNANDEZ: Second.

22 MS. ROSARIO: Second by Commissioner
23 Fernandez.

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. Good
7 luck with everything.

8 MS. ROSARIO: Mayor Stack.

9 MAYOR STACK: Yes. Best of luck to you
10 both. Your attorney is a complete gentleman, a
11 good man, he really is.

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ADJOURNMENT :

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

COMMISSIONER VALDIVIA: Motion.

COMMISSIONER MARTINETTI: Second.

MS. ROSARIO: Motion made by Commissioner Valdivia, second by Commissioner Martinetti.

All in favor?

(All Commissioners indicate in the affirmative.)

(Whereupon the meeting was adjourned at 7:27 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.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700