

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

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

COLIN POWELL ELEMENTARY SCHOOL
1500 New York Avenue
Union City, New Jersey

Thursday, December 7, 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
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:

CIRO MEDEROS, ESQ.
Attorney for El Cobre Lounge, LLC

I N D E X

	<u>PAGE</u>
CALL TO ORDER	4
SALUTE TO FLAG	4
ROLL CALL	4
PRESENTATION	
MINUTES	5
ORDINANCE (S) FOR INTRODUCTION	6/8/9/10/11/12
CONSENT AGENDA	14
CITIZENS ADDRESS THE BOARD	26
LIQUOR LICENSE PUBLIC HEARINGS	
El Cobre Lounge, LLC	28
ADJOURNMENT	32

1 (Whereupon, the Pledge of Allegiance was
2 recited by all.)
3

4 MS. ROSARIO: This is a regular public
5 meeting of the Union City Board of Commissioners
6 being held Thursday, December 7, 2023, at 7:00
7 p.m. at the Colin Powell Elementary School, 1500
8 New York Avenue in Union City. This meeting has
9 been called in accordance with the Open Public
10 Meeting Act. Adequate notice of this meeting has
11 been provided as follows: Was forwarded to the
12 The Jersey Journal, The Record, has been posted on
13 the bulletin board in the City Hall and has been
14 made available to the public in the office of
15 Municipal Clerk.
16

17 **ROLL CALL:**

18 MS. ROSARIO: Commissioner Fernandez.

19 COMMISSIONER FERNANDEZ: Here.

20 MS. ROSARIO: Commissioner Grullon.

21 COMMISSIONER GRULLON: Here.

22 MS. ROSARIO: Commissioner Valdivia.

23 COMMISSIONER VALDIVIA: Here

24 MS. ROSARIO: Mayor Stack.

25 MAYOR STACK: Here.

1 **SPECIAL PRESENTATION:**

2 **Senate Citation for Paquito D. Rivera.**

3
4 MS. ROSARIO: We have a presentation
5 this evening. Commissioner Fernandez?

6
7 (Whereupon, a special Senate Citation
8 was presented to Paquito D. Rivera.)

9
10 (Commissioner Martinetti joined the
11 meeting.)

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

15 **APPROVAL OF MEETING MINUTES)**

16
17 MS. ROSARIO: I'm resuming with the
18 meeting. The next item on the agenda is the
19 approval of meeting minutes. Motion to approve
20 meeting minutes for the November 8th and the
21 November 21st?

22 MAYOR STACK: Motion.

23 COMMISSIONER FERNANDEZ: Second.

24 MS. ROSARIO: Motion made by Mayor
25 Stack, second by Commissioner Fernandez.

1 Commissioner Fernandez.

2 COMMISSIONER FERNANDEZ: Yes.

3 MS. ROSARIO: Commissioner Grullon.

4 COMMISSIONER GRULLON: Yes.

5 MS. ROSARIO: Commissioner Valdivia.

6 COMMISSIONER VALDIVIA: Yes.

7 MS. ROSARIO: Commissioner Martinetti.

8 COMMISSIONER MARTINETTI: Yes.

9 MS. ROSARIO: Mayor Stack.

10 MAYOR STACK: Yes.

11

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

14 **ORDINANCE FOR INTRODUCTION:**

15 1. ORDINANCE AUTHORIZING A SPECIAL
16 EMERGENCY APPROPRIATION PURSUANT TO N.J.S.A.
17 40A:4-53(h) FOR THE PAYMENT OF CONTACTUALLY
18 REQUIRED SEVERANCE LIABILITIES IN AND FOR THE CITY
19 OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY.)

20

21 MS. ROSARIO: There are six ordinances
22 for introduction. Adoption on first reading
23 authorizes the Municipal Clerk to advertise the
24 ordinance with a notice of the introduction,
25 together with a notice of the time and place when

1 the ordinance will be considered for the final
2 passage. The ordinance will be further considered
3 at meeting of the Board of Commissioners to be
4 held on Tuesday, December 19, 2023, at the
5 Veterans' Memorial Elementary School, 1401 Central
6 Avenue, Union City, at 7:00 p.m.

7 The first ordinance is an ordinance
8 authorizing a special emergency appropriation
9 pursuant to N.J.S.A. 40A:4-53(h) for the payment
10 of contractually required severance liabilities in
11 and for the City of Union City, County of Hudson
12 in New Jersey. May I have a motion to introduce?

13 MAYOR STACK: Motion.

14 MS. ROSARIO: Motion made by Mayor
15 Stack. Second?

16 COMMISSIONER MARTINETTI: Second.

17 MS. ROSARIO: Commissioner Martinetti.
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: Yes.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes.

3

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

6 **ORDINANCE FOR INTRODUCTION:**

7 2. ORDINANCE SUPPLEMENTING AND AMENDING
8 THE REVISED GENERAL ORDINANCE OF THE CITY OF UNION
9 CITY, AMENDING THE RESTRICTED RESIDENTIAL PERMIT
10 PARKING PROGRAM.)

11

12 MS. ROSARIO: The second ordinance is
13 ordinance supplementing and amending the revised
14 general ordinance of the City of Union City
15 amending the restricted residential permit parking
16 program.

17 May I have a motion to introduce?

18 MAYOR STACK: Motion.

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

21 COMMISSIONER VALDIVIA: Second.

22 MS. ROSARIO: Second by Commissioner
23 Valdivia.

24 Commissioner Fernandez.

25 COMMISSIONER FERNANDEZ: Yes.

1 MS. ROSARIO: Commissioner Grullon.

2 COMMISSIONER GRULLON: Yes.

3 MS. ROSARIO: Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: Yes.

5 MS. ROSARIO: Commissioner Martinetti.

6 COMMISSIONER MARTINETTI: Yes.

7 MS. ROSARIO: Mayor Stack.

8 MAYOR STACK: Yes.

9

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

12 **ORDINANCE FOR INTRODUCTION:**

13 3. ORDINANCE SUPPLEMENTING AND AMENDING
14 THE REVISED GENERAL ORDINANCE OF THE CITY OF UNION
15 CITY, AMENDING THE PARKING METER ORDINANCE.)

16

17 MS. ROSARIO: The third ordinance for
18 introduction is an ordinance supplementing and
19 amending the revised general ordinance of the City
20 of Union City amending the parking meter
21 ordinance.

22 May I have a motion to introduce?

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 Grullon.

5 COMMISSIONER GRULLON: Yes.

6 MS. ROSARIO: Commissioner Valdivia.

7 COMMISSIONER VALDIVIA: Yes.

8 MS. ROSARIO: Commissioner Martinetti.

9 COMMISSIONER MARTINETTI: Yes.

10 MS. ROSARIO: Mayor Stack.

11 MAYOR STACK: Yes.

12

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

15 **ORDINANCE FOR INTRODUCTION:**

16 4. ORDINANCE AMENDING 155 OF THE CODE
17 OF THE CITY OF UNION CITY TO REVISE THE FEE
18 SCHEDULE FOR NON-LIFE HAZARD USES.)

19

20 MS. ROSARIO: The next ordinance is
21 ordinance amending 155 of the code of the City of
22 Union City to revise the fee schedule for non-life
23 hazard uses.

24 May I have a motion to introduce?

25 COMMISSIONER MARTINETTI: Motion

1 MAYOR STACK: Second.

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

4 Commissioner Fernandez.

5 COMMISSIONER FERNANDEZ: Yes.

6 MS. ROSARIO: Commissioner Grullon.

7 COMMISSIONER GRULLON: Yes.

8 MS. ROSARIO: Commissioner Valdivia.

9 COMMISSIONER VALDIVIA: Yes.

10 MS. ROSARIO: Commissioner Martinetti.

11 COMMISSIONER MARTINETTI: Yes.

12 MS. ROSARIO: Mayor Stack.

13 MAYOR STACK: Yes.

14

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

17 **ORDINANCE FOR INTRODUCTION:**

18 5. ORDINANCE AMENDING CHAPTER 155 OF
19 THE CODE OF THE CITY OF UNION CITY TO REVISE THE
20 FEE SCHEDULE FOR BUSINESS LICENSES.)

21

22 MS. ROSARIO: Fifth ordinance is an
23 ordinance amending Chapter 155 of the code of the
24 City of Union City to revise the fee schedule for
25 business licenses.

1 May I have a motion to introduce?

2 COMMISSIONER VALDIVIA: Motion.

3 COMMISSIONER GRULLON: Second.

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

6 Commissioner Fernandez.

7 COMMISSIONER FERNANDEZ: Yes.

8 MS. ROSARIO: Commissioner Grullon.

9 COMMISSIONER GRULLON: Yes.

10 MS. ROSARIO: Commissioner Valdivia.

11 COMMISSIONER VALDIVIA: Yes.

12 MS. ROSARIO: Commissioner Martinetti.

13 COMMISSIONER MARTINETTI: Yes.

14 MS. ROSARIO: Mayor Stack.

15 MAYOR STACK: Yes.

16

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

19 **ORDINANCE FOR INTRODUCTION:**

20 6. ORDINANCE AMENDING CHAPTER 290
21 ENTITLED "PARKS AND RECREATIONS" TO EXTEND THE
22 HOURS OF OPERATION FOR ELLSWORTH PARK.)

23

24 MS. ROSARIO: The sixth ordinance is an
25 ordinance amending Chapter 290 entitled "parks and

1 recreation" to extend the hours of operation for
2 Ellsworth Park.

3 MAYOR STACK: Maybe if you want to go
4 over that, Angelo, just for the public's
5 knowledge, exactly what we're doing.

6 MR. AUTERI: Sure, Mayor. This one is
7 just specifically for Ellsworth Park. So you know
8 during the winter months, it closes -- a lot of
9 the parks have amended park hours because they
10 close earlier because it gets dark. This
11 ordinance is going to carve out Ellsworth Park and
12 keep it open, I think it's until 8 p.m. so they
13 can see the Christmas lights.

14 MAYOR STACK: Exactly. Just for
15 Christmas.

16 MR. AUTERI: Just for the months
17 November and December.

18 MAYOR STACK: Just to say that Becky and
19 the others that are involved with the Christmas
20 lights, Alicia, did a very good job at Ellsworth
21 Park, 31st and Bergenline, and the Plaza Arts have
22 been done over the weekend, Washington Park.
23 They've really done a nice job to bring Christmas
24 spirit to the City. Becky, Alicia, all them are
25 involved with that. And this is a good thing,

1 just carving out so people can go to the park and
2 enjoy it. Thank you.

3 MS. ROSARIO: May I have a motion to
4 introduce?

5 MAYOR STACK: Motion.

6 COMMISSIONER FERNANDEZ: Second.

7 MS. ROSARIO: Motion made by Mayor
8 Stack. Second by Commissioner Fernandez.

9 Commissioner Fernandez.

10 COMMISSIONER FERNANDEZ: Yes.

11 MS. ROSARIO: Commissioner Grullon.

12 COMMISSIONER GRULLON: 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

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

22 **CONSENT AGENDA:**

23 (1) Resolution Approving the Payment of Claims.

24 (2) Resolution Approving the Payment of
25 Concurring Claims.

- 1 (3) Resolution Approving the Escrow Refunds.
- 2 (4) Resolution Approving the City Payroll
- 3 10/28/2023 - 11/10/2023.
- 4 (5) Resolution Approving the Library Payroll
- 5 10/28/2023 - 11/10/2023.
- 6 (6) Resolution Authorizing the Adjustment of
- 7 Taxes For the First Half of 2024.
- 8 (7) Resolution Cancelling the First and Second
- 9 Quarter Taxes.
- 10 (8) Resolution Authorizing the Refund of Premium
- 11 Monies Collected At the Tax Sale.
- 12 (9) Resolution Approving Chapter 159 Police
- 13 Services Salaries and Wages.
- 14 (10) Resolution Approving Chapter 159 2023 Drive
- 15 Sober Or Get Pulled Over Year End Holiday Crack
- 16 Down Salaries and Wages.
- 17 (11) Resolution Approving Chapter 159 FY 24
- 18 Pedestrian Safety Grant Salaries and Wages.
- 19 (12) Resolution Approving Shared Services
- 20 Agreement With Hudson Regional Health Commission.
- 21 (13) Resolution Approving Change Order # 1 For
- 22 Reliable Tree Services, Inc., For Additional
- 23 Trees.
- 24 (14) Resolution Supporting the 2023 Drive Sober
- 25 Or Get Pulled Over Year End Holiday Crack Down.

1 (15) Resolution Authorizing Contract For
2 Accounting Services For the City of Union City For
3 2024.

4 (16) Resolution Authorizing Contract For
5 Alcoholic Beverage Control Prosecutor Services For
6 the City of Union City For 2024.

7 (17) Resolution Authorizing the Award of Contract
8 For Auditing For the City of Union City For 2024.

9 (18) Resolution Awarding Contract For
10 Architectural Services For the City of Union City
11 For 2024.

12 (19) Resolution Awarding Contracts For
13 Architectural Services CDA For the City of Union
14 City For 2024.

15 (20) Resolution Authorizing the Award of a
16 Contract For Bond Special Counsel Services For the
17 City of Union City For 2024.

18 (21) Resolution Authorizing Contract For
19 Corporation Counsel Services For the City of Union
20 City For 2024.

21 (22) Resolution Authorizing Contracts For Special
22 Construction Code Litigation Counsel Services For
23 the City of Union City For 2024.

24 (23) Resolution Authorizing the Contracts For
25 Engineering Services CDA For the City of Union

1 City For 2024.

2 (24) Resolution Authorizing Contracts For General
3 Engineering Services For the City of Union City
4 For 2024.

5 (25) Resolution Authorizing Contracts For
6 Substitute General Engineering Services For the
7 City of Union City For 2024.

8 (26) Resolution Authorizing Contract For Green
9 Acres Open Space Grant Consultant Services For the
10 City of Union City For 2024.

11 (27) Resolution Authorizing Contract For General
12 Counsel For the City of Union Community
13 Development Agency For the City of Union City For
14 2024.

15 (28) Resolution Authorizing the Contract For IT
16 Webmaster Services For the City of Union City For
17 2024.

18 (29) Resolution Authorizing Contract For Labor
19 Counsel Services For the City of Union City For
20 2024.

21 (30) Resolution Awarding Contract For Library
22 Board Counsel For the City of Union City For 2024.

23 (31) Resolution Authorizing Contract For Planning
24 Board Counsel Services For the City of Union City
25 For 2024.

1 (32) Resolution Authorizing Contract For Planning
2 and Zoning Board Consultant Services For the City
3 of Union City For 2024.

4 (33) Resolution Authorizing the Contract For
5 Planning Consultant Services For Affordable
6 Housing Matters For the City of Union City For
7 2024.

8 (34) Resolution Authorizing Contract For the City
9 of Union City Community Development Agency
10 Planning Consultant Services For the City of Union
11 City For 2024.

12 (35) Resolution to Award a Contract For Police
13 Physician Services For the City of Union City
14 Police Department For 2024.

15 (36) Resolution Authorizing Contract For Rent
16 Stabilization Board Counsel Services For the City
17 of Union City For 2024.

18 (37) Resolution Authorizing Contract For
19 Substitute Public Defender Services For the City
20 of Union City For 2024.

21 (38) Resolution Authorizing Contract For Special
22 Hearing Officer Services For the City of Union
23 City For 2024.

24 (39) Resolution Authorizing Contract For Special
25 Redevelopment Counsel Services For the City of

1 Union City For 2024.

2 (40) Resolution Authorizing Contract For Special
3 Counsel Services For the City of Union City For
4 2024.

5 (41) Resolution Awarding Contracts For Special
6 Projects Planning Services For the City of Union
7 City For 2024.

8 (42) Resolution Authorizing Contract For Zoning
9 Board of Adjustment Counsel Services For the City
10 of Union City For 2024.

11 (43) Resolution Authorizing Contracts For Tax
12 Appeal Counsel Services For the City of Union City
13 For 2024.

14 (44) Resolution Authorizing Contract For
15 Transcription Services For the City of Union City
16 For 2024.)

17

18 MS. ROSARIO: There are 44 items on the
19 consent agenda.

20 One, resolution approving the payment of
21 claims.

22 Two, resolution approving the payment of
23 concurring claims.

24 Three, resolution approving the escrow
25 refunds.

1 Four, resolution approving the city
2 payroll 10/28/2023 - 11/10/2023.

3 Five, resolution approving the library
4 payroll 10/28/2023 - 11/10/2023.

5 Six, resolution authorizing the
6 adjustment of taxes for the first half of 2024.

7 Seven, resolution cancelling the first
8 and second quarter taxes.

9 Eight, resolution authorizing the refund
10 of premium monies collected at the tax sale.

11 Nine, resolution approving Chapter 159
12 police services salaries and wages.

13 Ten, resolution approving Chapter 159
14 2023 drive sober or get pulled over year end
15 holiday crack down salaries and wages.

16 Eleven, resolution approving Chapter 159
17 FY 24 pedestrian safety grant salaries and wages.

18 Twelve, resolution approving shared
19 services agreement with Hudson Regional Health
20 Commission.

21 Thirteen, resolution approving change
22 order # 1 for Reliable Tree Services, Inc., for
23 additional trees.

24 Fourteen, resolution supporting the 2023
25 drive sober or get pulled over year end holiday

1 crack down.

2 Fifteen, resolution authorizing contract
3 for accounting services for the City of Union City
4 for 2024.

5 Sixteen, resolution authorizing contract
6 for alcoholic beverage control prosecutor services
7 for the City of Union City for 2024.

8 Seventeen, resolution authorizing the
9 award of contract for auditing for the City of
10 Union City for 2024.

11 Eighteen, resolution awarding contract
12 for architectural services for the City of Union
13 City for 2024.

14 Nineteen, resolution awarding contracts
15 for architectural services CDA for the City of
16 Union City for 2024.

17 Twenty, resolution authorizing the award
18 of a contract for bond special counsel services
19 for the City of Union City for 2024.

20 Twenty-one, resolution authorizing
21 contract for corporation counsel services for the
22 City of Union City for 2024.

23 Twenty-two, resolution authorizing
24 contracts for special construction code litigation
25 counsel services for the City of Union City for

1 2024.

2 Twenty-three, resolution authorizing the
3 contracts for engineering services CDA for the
4 City of Union City for 2024.

5 Twenty-four, resolution authorizing
6 contracts for general engineering services for the
7 City of Union City for 2024.

8 Twenty-five, resolution authorizing
9 contracts for substitute general engineering
10 services for the City of Union City for 2024.

11 Twenty-six, resolution authorizing
12 contract for green acres open space grant
13 consultant services for the City of Union City for
14 2024.

15 Twenty-seven, resolution authorizing
16 contract for general counsel for the City of Union
17 Community Development Agency for the City of Union
18 City for 2024.

19 Twenty-eight, resolution authorizing the
20 contract for IT webmaster services for the City of
21 Union City for 2024.

22 Twenty-nine, resolution authorizing
23 contract for labor counsel services for the City
24 of Union City for 2024.

25 Thirty, resolution awarding contract for

1 library board counsel for the City of Union City
2 for 2024.

3 Thirty-one, resolution authorizing
4 contract for planning board counsel services for
5 the City of Union City for 2024.

6 Thirty-two, resolution authorizing
7 contract for planning and zoning board consultant
8 services for the City of Union City for 2024.

9 Thirty-three, resolution authorizing the
10 contract for planning consultant services for
11 affordable housing matters for the City of Union
12 City for 2024.

13 Thirty-four, resolution authorizing
14 contract for the City of Union City Community
15 Development Agency planning consultant services
16 for the City of Union City for 2024.

17 Thirty-five, resolution to award a
18 contract for police physician services for the
19 City of Union City police department for 2024.

20 Thirty-six, resolution authorizing
21 contract for rent stabilization board counsel
22 services for the City of Union City for 2024.

23 Thirty-seven, resolution authorizing
24 contract for substitute public defender services
25 for the City of Union City for 2024.

1 Thirty-eight, resolution authorizing
2 contract for special hearing officer services for
3 the City of Union City for 2024.

4 Thirty-nine, resolution authorizing
5 contract for special redevelopment counsel
6 services for the City of Union City for 2024.

7 Forty, resolution authorizing contract
8 for special counsel services for the City of Union
9 City for 2024.

10 Forty-one, resolution awarding contracts
11 for special projects planning services for the
12 City of Union City for 2024.

13 Forty-two, resolution authorizing
14 contract for zoning board of adjustment counsel
15 services for the City of Union City for 2024.

16 Forty-three, resolution authorizing
17 contracts for tax appeal counsel services for the
18 City of Union City for 2024.

19 Forty-four, resolution authorizing
20 contract for transcription services for the City
21 of Union City for 2024.

22 Mayor recuses from line item 6, Mayor
23 abstains on payments to Chasan, Lamparello and
24 Mallon.

25 Mayor, at this time, would you like to

1 take public comment on the consent agenda?

2 MAYOR STACK: Yes. Anyone wishing to
3 comment on the consent agenda, please step
4 forward, state your name and address for the
5 record. Seeing none, I make a motion to move with
6 the exception of the ones the clerk just mentioned
7 on my part.

8 MS. ROSARIO: Motion by Mayor Stack,
9 second by Commissioner Fernandez.

10 Commissioner Fernandez.

11 COMMISSIONER FERNANDEZ: Yes.

12 MS. ROSARIO: Commissioner Grullon.

13 COMMISSIONER GRULLON: Yes.

14 MS. ROSARIO: Commissioner Martinetti.

15 COMMISSIONER MARTINETTI: Yes.

16 MS. ROSARIO: Mayor Stack.

17 MAYOR STACK: Yes.

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

20 COMMISSIONER VALDIVIA: Motion.

21 COMMISSIONER MARTINETTI: Second.

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

25 Commissioner Fernandez.

1 COMMISSIONER FERNANDEZ: Yes.

2 MS. ROSARIO: Commissioner Grullon.

3 COMMISSIONER GRULLON: 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, would you like to
14 take public comments on any portion of this
15 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, 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 Grullon.

2 COMMISSIONER GRULLON: Yes.

3 MS. ROSARIO: Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: Yes.

5 MS. ROSARIO: Commissioner Martinetti.

6 COMMISSIONER MARTINETTI: Yes.

7 MS. ROSARIO: Mayor Stack.

8 MAYOR STACK: Yes.

9 * * * *

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LIQUOR LICENSE HEARINGS:

1. 0910-33-208-010

El Cobre Lounge, LLC

4413 Bergenline Avenue

(Attorney Ciro Mederos, Esq.)

MS. ROSARIO: We have one liquor license hearing. Mr. Gonzalez.

MR. GONZALEZ: Yes. Good evening, for the record, Ramon Gonzalez, G-O-N-Z-A-L-E-Z, Union City ABC prosecutor.

There is one matter and that's El Cobre Lounge, LLC, located at 4413 Bergenline Avenue. They are present today, they are represented by Mr. Mederos.

Obviously, the board is aware that before it even gets to this stage, a lot of work goes into it. With the assistance of Sergeant Zeron, all the paperwork has been reviewed, approved and qualifies for the application. Even prior to that though, with the assistance of Lieutenant Dunlay, he's made inspections, met with the people, and he explained to them what's required of them.

After both of those reviews, they have

1 come up with a satisfactory recommendation. And,
2 obviously, as I tell all counsel and their
3 applicants, it's always subject to this board
4 approving them.

5 Based on the paperwork and review from
6 the police department, they would be in order.
7 And it would be satisfactory if the board would
8 like to approve them. And, obviously, please if
9 there's any comments?

10 MR. MEDEROS: Good evening to the board.
11 Standing to my left is the proprietor of the
12 establishment. He has been a businessman doing
13 business on Bergenline Avenue for over ten years.
14 He's well part of the community, has expanded his
15 enterprises to include this new venture of his.
16 And I'm sure he'll be an exemplary licensee.

17 I would ask respectfully of the board
18 that they grant the license to him, since he has
19 shown to be a reputable business person and a
20 member of the community.

21 MAYOR STACK: Okay, sure. Lieutenant,
22 Sergeant, what's the background on this
23 establishment?

24 LIEUTENANT DUNLAY: It's El Cobre
25 Lounge, it's been operating for many years under

1 one ownership, it's changing now. When I met with
2 Mr. Ospina, he indicated that he's going to keep
3 one of the managers who's pretty familiar with the
4 establishment on board. And he's going to be
5 assisting him, as he has no real prior knowledge
6 on how to run a liquor license establishment.

7 I did open the doors and made available
8 to him, should he require any assistance. We even
9 offered we would set him up with the detective
10 bureau, you know, show him what the proper
11 paperwork is and what needs to be handled.
12 Additionally, he was referred to the ABC website
13 where the manual is readily available in English
14 and Spanish where it tells you what the
15 requirements are and what is necessary.

16 Like I said, he is a businessman, he is
17 is business owner. He has been in the area for,
18 like Mr. Mederos said, for about ten years now.
19 We have no objection at this time.

20 MAYOR STACK: Are we still doing the
21 classes?

22 MR. GONZALEZ: Yes.

23 LIEUTENANT DUNLAY: Yes.

24 MAYOR STACK: I just want to make sure
25 everybody is afforded the classes with us. How

1 has the establishment been on their record going
2 back?

3 LIEUTENANT DUNLAY: There's been very
4 minor issues in the past. There really hasn't
5 been any major thing that I could point out. We
6 did have Covid, so there was the two year slow
7 down with everything.

8 MAYOR STACK: Right.

9 LIEUTENANT DUNLAY: But even before
10 that, there wasn't much going on.

11 MAYOR STACK: Good. Just make sure
12 nobody's congregating in front of the
13 establishment, obviously. We're not serving
14 people when they're intoxicated, we're proofing
15 everyone to make sure we're not serving a minor.
16 We just don't want any issues there. Make sure
17 there's security, stuff like that. You understand
18 everything I'm saying?

19 MR. OSPINA: Yes.

20 MAYOR STACK: Just want to make sure.
21 Thank you very much. Any other commissioners have
22 any comments? Questions? Okay, no. Thank you
23 very much.

24 I'll make a motion to approve. And good
25 luck in your establishment.

1 COMMISSIONER FERNANDEZ: Second.

2 MS. ROSARIO: Motion made by Mayor

3 Stack, second by Commissioner Fernandez.

4 Commissioner Fernandez.

5 COMMISSIONER FERNANDEZ: Yes.

6 MS. ROSARIO: Commissioner Grullon.

7 COMMISSIONER GRULLON: Yes.

8 MS. ROSARIO: Commissioner Valdivia.

9 COMMISSIONER VALDIVIA: Yes.

10 MS. ROSARIO: Commissioner Martinetti.

11 COMMISSIONER MARTINETTI: Yes.

12 MS. ROSARIO: Mayor Stack.

13 MAYOR STACK: Yes. Thank you very much.

14

15 **ADJOURNMENT :**

16

17 MS. ROSARIO: May I have a motion to

18 adjourn?

19 COMMISSIONER MARTINETTI: Motion.

20 COMMISSIONER VALDIVIA: Second.

21 MS. ROSARIO: All in favor?

22 (All Board Members indicate in the

23 affirmative.)

24 (Whereupon the meeting was adjourned at

25 7:15 p.m.)

1

Brian P. Stack

2

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 transcript of the AUDIO RECORDED proceedings in their entirety, as taken stenographically by me, is a true and accurate transcript of the proceedings as recorded, and to the best of my ability.

SUSAN BISCHOFF, CCR, RPR
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