

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

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

VETERANS' MEMORIAL SCHOOL
1401 Central Avenue
Union City, New Jersey

Tuesday, December 19, 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
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A P P E A R A N C E S:

MELISSA LOPEZ, ESQ.
Attorney for Breezi's Bar & Chill

EIKE PANEQUE, ESQ.
Attorney for El Tequilazo

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1 MS. ROSARIO: This is a regular public
2 meeting of the Union City Board of Commissioners
3 being held on Tuesday, December 19, 2023, at
4 7:00 p.m. at the Veterans' Memorial Elementary
5 School, 1401 Central Avenue, in Union City.

6 This meeting has been called in
7 accordance with the Open Public Meeting Act.
8 Adequate notice of this meeting has been provided
9 as follows: Was forwarded to The Jersey Journal
10 and The Record, has been posted on the bulletin
11 board in City Hall and has been made available to
12 the public in the office of the Municipal Clerk.

13
14 **ROLL CALL:**

15
16 MS. ROSARIO: Commissioner Fernandez.

17 COMMISSIONER FERNANDEZ: Here.

18 MS. ROSARIO: Commissioner Grullon.

19 COMMISSIONER GRULLON: 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.

SPECIAL PRESENTATION:

MS. ROSARIO: The first item on the agenda is the presentation of the Union City Soccer Club Champions of the Northern Counties Soccer Association of New Jersey.

Commissioner Fernandez.

(Presentation to the soccer clubs.)

MAYOR STACK: If I could have everyone's attention, please?

(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 Payments of Concurring Claims.

(3) Resolution Approving the Escrow Refunds.

(4) Resolution Approving the City Payroll From November 18, 2023, Through December 1, 2023.

(5) Resolution Approving the Library Payroll From November 18, 2023, Through December 1, 2023.

(6) Resolution Authorizing the Refund of Premium

1 Monies Collected At the Tax Sale.

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

4 (8) Resolution Cancelling First and Second
5 Quarter Taxes.

6 (9) Resolution Approving Special Emergency
7 Appropriation Pursuant to N.J.S.A. 40A:4-53.

8 (10) Resolution Approving to Submit a Grant
9 Application and Execute a Grant Contract With the
10 NJDOT For the 30th, 31st, and 32nd Street
11 Local Freight Road Improvements Projects.

12 (11) Resolution Authorizing the Placement of a
13 Lien on the Property Known As 2200 Bergenline
14 Avenue, Union City, New Jersey, 07087 Block 124,
15 Lot 1 in the City of Union City For the Amount of
16 \$25,750.00 For Emergency Repair Costs.

17 (12) Resolution Authorizing the Placement of a
18 Lien on the Property Known As 1917 Bergenline
19 Avenue, Union City, New Jersey, 07087 Block 103,
20 Lot 7 in the City of Union City For Emergency
21 Repair Costs in the Amount of \$425.00.

22 (13) Resolution Authorizing the Placement of a
23 Lien on the Property Known As 2200 Bergenline
24 Avenue, Union City, New Jersey, 07087, Block 124,
25 Lot 1 in the City of Union City For Emergency

1 Repair Costs For \$3,012.50.

2 (14) Resolution Authorizing the Placement of a
3 Lien on the Property Known As 2200 Bergenline
4 Avenue, Union City, New Jersey 07087, Block 124,
5 Lot 1 in the City of Union City For Emergency
6 Repair Costs For the Amount of \$1,497.02.

7 (15) Resolution Awarding Contract For Federal and
8 State Contract Grant Consultant For the City For
9 2024.

10 (16) Resolution Awarding Contract For Personnel
11 Consultant Services For the City of Union City For
12 2024.

13 (17) Resolution Awarding Contract For Feral Cat
14 Trapping, Spaying, and Neutering Services For the
15 City of Union City For 2024.

16 (18) Resolution Authorizing Award of Contract For
17 Animal Control Officer and Shelter Services For
18 the City of Union City For 2024.

19 (19) Resolution Amending the 2023-2024 Schedule
20 of Board of Commissioners Meetings.)

21
22 MS. ROSARIO: Back on the record. There
23 are 19 items on the consent agenda.

24 One, resolution approving the payment of
25 claims.

1 Two, resolution approving the payments
2 of concurring claims.

3 Three, resolution approving the escrow
4 refunds.

5 Four, resolution approving the city
6 payroll from November 18, 2023, through December
7 1, 2023.

8 Five, resolution approving the library
9 payroll from November 18, 2023, through
10 December 1, 2023.

11 Six, resolution authorizing the refund
12 of premium monies collected at the tax sale.

13 Seven, resolution authorizing refund of
14 redemption monies to outside lienholders.

15 Eight, resolution cancelling first and
16 second quarter taxes.

17 Nine, resolution approving special
18 emergency appropriation pursuant to N.J.S.A.
19 40A:4-53.

20 Ten, resolution approving to submit a
21 grant application and execute a grant contract
22 with the NJDOT for the 30th, 31st, and 32nd Street
23 local freight road improvements projects.

24 Eleven, resolution authorizing the
25 placement of a lien on the property known as 2200

1 Bergenline Avenue, Union City, New Jersey, 07087
2 Block 124, Lot 1 in the City of Union City for the
3 amount of \$25,750.00 for emergency repair costs.

4 Twelve, resolution authorizing the
5 placement of a lien on the property known as 1917
6 Bergenline Avenue, Union City, New Jersey, 07087
7 Block 103, Lot 7 in the City of Union City for
8 emergency repair costs in the amount of \$425.00.

9 Thirteen, resolution authorizing the
10 placement of a lien on the property known as 2200
11 Bergenline Avenue, Union City, New Jersey, 07087,
12 Block 124, Lot 1 in the City of Union City for
13 emergency repair costs for \$3,012.50.

14 Fourteen, resolution authorizing the
15 placement of a lien on the property known as 2200
16 Bergenline Avenue, Union City, New Jersey 07087,
17 Block 124, Lot 1 in the City of Union City for
18 emergency repair costs for the amount of
19 \$1,497.02.

20 Fifteen, resolution awarding contract
21 for federal and state contract grant consultant
22 for the city for 2024.

23 Sixteen, resolution awarding contract
24 for personnel consultant services for the City of
25 Union City for 2024.

1 Seventeen, resolution awarding contract
2 for feral cat trapping, spaying, and neutering
3 services for the City of Union City for 2024.

4 Eighteen, resolution authorizing award
5 of contract for animal control officer and shelter
6 services for the City of Union City for 2024.

7 Nineteen, resolution amending the
8 2023-2024 schedule of Board of Commissioners
9 meetings.

10 Commissioner Martinetti will recuse on
11 payment to Adolfo Lopez.

12 Mayor, at this time, would you like to
13 take public comment on the consent agenda?

14 MAYOR STACK: Any payments to
15 Lamparello?

16 MS. ROSARIO: No.

17 MAYOR STACK: Just number ten on the
18 agenda is a grant that we're submitting for 30th,
19 31st, and 32nd Street. It's not guaranteed we're
20 going to receive it, but it's a grant to redo the
21 roads. We did them about 15 years ago from
22 Pleasant Avenue to Kennedy Boulevard, we're
23 looking to tie that in. The Commissioners and
24 myself, specifically Commissioner Fernandez and I,
25 have been working closely on the islands outside

1 the post office. We're going to be meeting with a
2 new engineer in the next two weeks and we'll tie
3 that project in, hopefully, to this project.

4 Since there's a lot of larger trucks
5 that run through the area that go to New York or
6 go to Route 3 and out to the Turnpike, we might be
7 able to qualify for a grant to enhance that area.
8 That would be sidewalks, street lighting, road
9 paving, and we also have the funding already set
10 aside for the islands. So we'll try to tie that
11 all in together.

12 Having said that, anyone wishing to
13 comment on the consent agenda, please step
14 forward, state your name and address for the
15 record. That's the agenda that the clerk just
16 read into the record. Anyone wishing to comment
17 on the consent agenda, please step forward, state
18 your name and address for the record.

19 Seeing none, I'll make a motion to close
20 the public hearing on the consent agenda.

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

23 COMMISSIONER FERNANDEZ: Second.

24 MS. ROSARIO: Second by Commissioner
25 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 MS. ROSARIO: May I have a motion to
12 approve all items on the consent agenda?
13 COMMISSIONER VALDIVIA: Motion.
14 MS. ROSARIO: Motion made by
15 Commissioner Valdivia. Second?
16 COMMISSIONER GRULLON: Second.
17 MS. ROSARIO: Commissioner Grullon.
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: With the

1 exception of the Adolfo Lopez, aye on the rest.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes.

4

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

7 **REGULAR AGENDA:**

8 1. Resolution approving payment to the HCIA.)

9

10 MS. ROSARIO: There are two items on the
11 regular agenda. One, resolution approving the
12 payment to the Hudson County Improvement
13 Authority.

14 Commissioner Martinetti will recuse on
15 this item. May I have a motion to approve?

16 MAYOR STACK: Motion.

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

19 COMMISSIONER FERNANDEZ: Second.

20 MS. ROSARIO: Second by Commissioner
21 Fernandez.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Yes.

24 MS. ROSARIO: Commissioner Grullon.

25 COMMISSIONER GRULLON: Yes.

1 MS. ROSARIO: Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: 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 2. Resolution approving payment of claim to the
10 Union City Board of Education.)

11

12 MS. ROSARIO: The second item is
13 resolution approving payment of claims to the
14 Union City Board of Education. Commissioner
15 Martinetti and Commissioner Fernandez will recuse.

16 MR. AUTERI: Pursuant to the doctrine of
17 necessity, Commissioner Valdivia and Commissioner
18 Grullon will vote on this item.

19 MS. ROSARIO: Thank you. May I have a
20 motion to approve?

21 MAYOR STACK: Motion.

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

24 COMMISSIONER VALDIVIA: Second.

25 MS. ROSARIO: Second by Commissioner

1 Valdivia.

2 Commissioner Grullon.

3 COMMISSIONER GRULLON: Yes.

4 MS. ROSARIO: Commissioner Valdivia.

5 COMMISSIONER VALDIVIA: Yes.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Yes.

8

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

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

12 **CONSIDERATION:**

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

18

19 MS. ROSARIO: Thank you. There are five
20 ordinances to adopt. First ordinance is an
21 ordinance authorizing a special emergency
22 appropriation pursuant to N.J.S.A. 40A:4-53(h) for
23 the payment of contractually required severance
24 liabilities in and for the City of Union City.

25 MAYOR STACK: I'll move --

1 MS. ROSARIO: Motion made by -- Mayor,
2 would you like to take public comment on this
3 ordinance?

4 MAYOR STACK: I'm sorry. Anyone wishing
5 to comment on this ordinance, ordinance on the
6 agenda authorizing special emergency appropriation
7 that was just read into the record by the clerk?
8 It would be listed as ordinance number one on the
9 agenda. Anyone wishing to comment on this
10 ordinance at this time, please step forward, state
11 your name and address for the record.

12 Seeing none, I make a motion to close.

13 COMMISSIONER MARTINETTI: Second.

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

16 Commissioner Fernandez.

17 COMMISSIONER FERNANDEZ: Yes.

18 MS. ROSARIO: Commissioner Grullon.

19 COMMISSIONER GRULLON: Yes.

20 MS. ROSARIO: Commissioner Valdivia.

21 COMMISSIONER VALDIVIA: Yes.

22 MS. ROSARIO: Commissioner Martinetti.

23 COMMISSIONER MARTINETTI: Yes.

24 MS. ROSARIO: Mayor Stack.

25 MAYOR STACK: Yes.

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

3 MAYOR STACK: Motion.

4 COMMISSIONER MARTINETTI: Second.

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

7 Commissioner Fernandez.

8 COMMISSIONER FERNANDEZ: Yes.

9 MS. ROSARIO: Commissioner Gullon.

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 HEARING AND ADOPTION**

21 **CONSIDERATION:**

22 2. ORDINANCE SUPPLEMENTING AND AMENDING THE
23 REVISED GENERAL ORDINANCE OF THE CITY OF UNION
24 CITY, AMENDING THE RESTRICTED RESIDENTIAL PERMIT
25 PARKING PROGRAM.)

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MS. ROSARIO: Second item is ordinance supplementing and amending the revised general ordinance of the City of Union City amending the restricted residential permit parking program.

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

MAYOR STACK: Anyone wishing to comment on this ordinance at this time on residential parking, please step forward, state your name and address for the record? Angelo, what exactly is this?

MR. AUTERI: There's fees and some new rules that were implemented, mostly an update. It's a little bit clearer on some of the language, it's a little bit tighter.

MAYOR STACK: Sorry, I'd like to hold this until our next meeting, so two weeks. If you could reach out to me either Friday or Monday or over the weekend, so you and I could go over it.

MR. AUTERI: Absolutely, Mayor.

MAYOR STACK: I just want a chance to discuss it a little further with the Commissioners about concerns.

MS. ROSARIO: Okay.

1 MAYOR STACK: I'll make a motion to hold
2 it.

3 MS. ROSARIO: Motion made by Mayor Stack
4 to hold.

5 COMMISSIONER VALDIVIA: Second.

6 MS. ROSARIO: Second by Commissioner
7 Valdivia.

8 Commissioner Fernandez.

9 COMMISSIONER FERNANDEZ: Yes.

10 MS. ROSARIO: Commissioner Grullon.

11 COMMISSIONER GRULLON: Yes.

12 MS. ROSARIO: Commissioner Valdivia.

13 COMMISSIONER VALDIVIA: Yes.

14 MS. ROSARIO: Commissioner Martinetti.

15 COMMISSIONER MARTINETTI: Yes.

16 MS. ROSARIO: Mayor Stack.

17 MAYOR STACK: Yes.

18

19 (Whereupon, the Board discussed and took
20 action on the following item:

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

22 **CONSIDERATION:**

23 3. ORDINANCE SUPPLEMENTING AND AMENDING THE
24 REVISED GENERAL ORDINANCE OF THE CITY OF UNION
25 CITY, AMENDING THE PARKING METER ORDINANCE.)

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MAYOR STACK: The same thing with ordinance number three. I'm sorry?

MR. DARIUS: I'm sorry, Mr. Mayor, if you said people can ask questions, I missed it.

MAYOR STACK: Sure, on --

MR. DARIUS: On this matter.

MAYOR STACK: On this ordinance?

MR. DARIUS: That's not why I'm here, but I want to ask a question about it.

MAYOR STACK: We held it until two weeks from now.

MR. DARIUS: Okay.

MAYOR STACK: There won't be any action taken on it. It will be taken at the next meeting. If we do take action, it will be taken at the next meeting, Tuesday, January 9th.

MR. DARIUS: Thank you.

MR. AUTERI: And if you'd like, there's a public comment portion at the end of the meeting, too.

MR. DARIUS: Okay.

MAYOR STACK: And the same thing on ordinance number three, ordinance supplementing and amending the revised general ordinance of the

1 amending the parking meter ordinance, if we could
2 hold that until the next meeting also. I had a
3 discussion with the parking authority on this just
4 yesterday. I'm sorry I didn't reach out to you,
5 Angelo, and tell you to hold it.

6 MS. ROSARIO: May I have a motion to
7 hold it?

8 COMMISSIONER MARTINETTI: Motion.

9 MS. ROSARIO: And a second?

10 COMMISSIONER FERNANDEZ: Second.

11 MS. ROSARIO: Commissioner Fernandez.

12 COMMISSIONER FERNANDEZ: Yes.

13 MS. ROSARIO: Commissioner Grullon.

14 COMMISSIONER GRULLON: Yes.

15 MS. ROSARIO: Commissioner Valdivia.

16 COMMISSIONER VALDIVIA: Yes.

17 MS. ROSARIO: Commissioner Martinetti.

18 COMMISSIONER MARTINETTI: Yes.

19 MS. ROSARIO: Mayor Stack.

20 MAYOR STACK: Yes.

21

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

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

25 **CONSIDERATION:**

1 4. ORDINANCE AMENDING 155 OF THE CODE OF THE CITY
2 OF UNION CITY TO REVISE THE FEE SCHEDULE FOR
3 NON-LIFE HAZARD USES.)

4
5 MAYOR STACK: Same thing with ordinance
6 number four, which is amending 155 of the code of
7 the City of Union City to revise the fee schedule
8 for non-life hazard uses, same thing on that.
9 We're going to hold that until January 9th meeting
10 and the corporation counsel and the commissioners
11 and myself will confer further on that.

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

14 MAYOR STACK: Motion.

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

17 COMMISSIONER VALDIVIA: Second.

18 MS. ROSARIO: Second by Commissioner
19 Valdivia.

20 Commissioner Fernandez.

21 COMMISSIONER FERNANDEZ: Yes.

22 MS. ROSARIO: Commissioner Grullon.

23 COMMISSIONER GRULLON: Yes.

24 MS. ROSARIO: Commissioner Valdivia.

25 COMMISSIONER VALDIVIA: Yes.

1 MS. ROSARIO: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Yes.

3 MS. ROSARIO: Mayor Stack.

4 MAYOR STACK: Yes.

5

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

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

9 **CONSIDERATION:**

10 5. ORDINANCE AMENDING CHAPTER 290 ENTITLED "PARKS
11 AND RECREATIONS" TO EXTEND THE HOURS OF OPERATION
12 FOR ELLSWORTH PARK.)

13

14 MS. ROSARIO: Number five is an
15 ordinance amending Chapter 290 entitled "parks and
16 recreation" to extend the hours of operation for
17 Ellsworth Park.

18 MAYOR STACK: Right. This would be
19 specifically during the holiday season with the
20 decorations that were put up, where families like
21 to go see Ellsworth Park and take pictures.
22 Normally the park would close during the winter
23 months from November up until I believe it's the
24 end of March, we close at 6:00 p.m., this will
25 extend it to 8:00 p.m. at Ellsworth Park.

1 MS. ROSARIO: May have I have a motion?

2 MAYOR STACK: Motion.

3 COMMISSIONER MARTINETTI: Second.

4 MAYOR STACK: Anyone wishing to comment
5 on this ordinance at this time, please step
6 forward, state your name and address for the
7 record? Seeing none.

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

10 Commissioner Fernandez.

11 COMMISSIONER FERNANDEZ: Yes.

12 MS. ROSARIO: Commissioner Grullon.

13 COMMISSIONER GRULLON: Yes.

14 MS. ROSARIO: Commissioner Valdivia.

15 COMMISSIONER VALDIVIA: Yes.

16 MS. ROSARIO: Commissioner Martinetti.

17 COMMISSIONER MARTINETTI: Yes.

18 MS. ROSARIO: Mayor Stack.

19 MAYOR STACK: Yes.

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

22 COMMISSIONER MARTINETTI: Motion.

23 COMMISSIONER VALDIVIA: Second.

24 MS. ROSARIO: Motion by Commissioner
25 Martinetti, second by Commissioner Valdivia.

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

13

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

17 MAYOR STACK: Yes. We'll take public
18 comment first and then we'll go to the liquor
19 license hearing. If there's any member of the
20 public that would like to comment on any matter
21 concerning anything in the City of Union City,
22 concerning municipal government, please step
23 forward and state your name and address for the
24 record so we can answers any questions anyone may
25 have.

1 I just thank the Commissioners once
2 again for moving 100 percent of our meetings
3 throughout each neighborhood in the City, always
4 in the evening hours. Then we'll do the liquor
5 license after the public comment.

6 Sure, step forward if you could.

7 MR. DARIUS: Cesar Darius, 200 43rd
8 Street, Union City. I just want to briefly
9 preface my question here, you know, we are here in
10 the worst economy and inflation in 50 years, it's
11 shocking to even go to the supermarket, you know.
12 Yet, amidst all this, you know that our building,
13 before you became Mayor was a disaster, the way
14 that was constructed. You stepped forward and
15 helped us, something you had nothing do with those
16 problems. Almost 25 years after that, we're still
17 paying off loans to fix the problems in this
18 building, it sounds extraordinary. But almost --
19 this is the consequences of bad construction,
20 which happens everywhere.

21 Amidst all this, these property
22 evaluations -- you know I'm seeing this and I
23 think my property taxes are going up almost 500
24 percent.

25 MAYOR STACK: Cesar, it's not. We sent

1 out --

2 MR. DARIUS: That's just --

3 MAYOR STACK: Let me interject because
4 I'm not going to allow -- we've always had a great
5 relationship. You can pick up your phone
6 seven days a week --

7 MR. DARIUS: I'm asking a question, I'm
8 not making accusations --

9 MAYOR STACK: No, no, you are. Because
10 you're saying your property taxes are going up 500
11 percent, that is not accurate. The letter itself
12 said don't multiple the current tax rate by your
13 reval numbers, wait until we come up with a tax
14 rate. The tax rate right now may be in the 70s,
15 it's going way down. You may --

16 MR. DARIUS: Why don't --

17 MAYOR STACK: -- a decrease.

18 MR. DARIUS: Why don't they tell us that
19 so people don't get terrified?

20 MAYOR STACK: They're not going to get
21 terrified.

22 MR. DARIUS: You weren't at our meeting
23 last night at our condo --

24 MAYOR STACK: Multiple letters went out
25 from me. The tax assessor's number is in there,

1 you can call me. You call me about everything
2 under the sun. I always respond immediately to
3 you. Just, I'll have Jerry Ortega call you
4 tomorrow just to go over that. It's not the type
5 of thing where you come to a public meeting for
6 something like that -- you're welcome to at any
7 time, but when you have access to the mayors, to
8 the commissioners, to the tax assessor, we can
9 answer that question in a moment's notice with the
10 computer in front of us.

11 MR. DARIUS: But, sir, what's wrong with
12 asking here --

13 MAYOR STACK: I just said you can --

14 MR. DARIUS: -- didn't come and say
15 you're a monster.

16 MAYOR STACK: I said you can --

17 MR. DARIUS: What's going on --

18 MAYOR STACK: But I can't give you
19 answers here tonight, without having the screen in
20 front of us. It says in the letter, it says it
21 right in the letter where we're going with that.

22 MR. DARIUS: It says --

23 MAYOR STACK: It's highlighted in
24 yellow.

25 MR. DARIUS: I know, but it doesn't say

1 what you just said.

2 MAYOR STACK: It does. Cesar, if you
3 read the letter, it says not to multiply the
4 current tax rate by the reval, it says right in
5 the yellow. I could read it to you.

6 MR. DARIUS: I understand, but the
7 evaluation is about five times what it is now.

8 MAYOR STACK: Of course it's going to be
9 because the last time it was was 30 years ago. If
10 you look at what units are selling for in your
11 building, they're probably even going for more
12 than that.

13 MR. DARIUS: Okay, then I withdraw my
14 comment.

15 MAYOR STACK: You don't need to withdraw
16 it --

17 MR. DARIUS: Thank you --

18 MAYOR STACK: All you need to do is,
19 offline, give me your number. I'll have Jerry
20 Ortega himself call you tomorrow and we could
21 easily answer this. If you called me on the phone
22 and said, Brian, come, even now at Christmas time,
23 to my association meeting at my building, I'd be
24 more than happy to be there. I'm there twice a
25 year, I haven't seen you in a long time, but I've

1 been there twice a year, any time.

2 MR. DARIUS: The second thing I wanted
3 to add before, I didn't get to actually ask my
4 question, you know, is that, you know, a lot of
5 demands are being made on our building, very
6 expensive demands, without explanation. You know,
7 it's like a little lock for the fire department is
8 \$1,200 plus labor. They just made us replace
9 doors that cost us \$22,000. I don't understand a
10 fire door, a door is supposed to open and close.
11 Why do we have to replace a door without so much
12 as an explanation?

13 MAYOR STACK: Cesar --

14 MR. DARIUS: These are things that are
15 super frustrating when we're still paying off
16 loans and just -- other people from the building
17 wanted to come, but they're afraid to talk in
18 public. So I know you respond --

19 MAYOR STACK: You have received multiple
20 letters from me on the reval specifically saying
21 if there's a question, call me. I put my face out
22 there with the reval. You will not find another
23 mayor the in State of New Jersey who puts his name
24 on reval letters. You know what they do? They
25 run in the other direction and say I have nothing

1 to do with that. I'm not like that. I put my
2 name on the letter. I put my name out there. We
3 did meetings all over the city, I did 25 meetings
4 with -- the commissioners were at many of the
5 meetings. We did 25 meeting throughout the
6 community telling people or explaining the reval
7 process. I understand it's high tension, I
8 understand.

9 We're ordered by the courts to do the
10 reval. It's not like the commissioners and I woke
11 up one morning and said, you know what, let's do a
12 reval. We're ordered by the court. It's been 30
13 years, we need to do it. Going forward, we're
14 never going to have this again. Because what we
15 did is we signed a contract to do what's called a
16 roving one, which will be every single year,
17 they'll be monitoring. So nobody ever sees a
18 spike ever again.

19 I would say and you can't -- you can't
20 commit me to these numbers, I would say probably
21 80 percent of the City is either going down or
22 remaining the same, either going down in property
23 taxes or remaining about the same. There's going
24 to be an increase to some people because a reval,
25 as you know, you're a bright guy, is not the

1 raising of the budget --

2 MR. DARIUS: Apparently not.

3 MAYOR STACK: No, you're a bright guy.
4 It's not the raising of the City budget, it's a
5 shifting of whose property was properly assessed,
6 whose wasn't, what the sale prices are that are
7 going for. We realize we're in a bad economy,
8 that's why we did the roving reval. Believe me,
9 if I didn't have to do a reval, I wouldn't do it.
10 But we were ordered by the courts. If not, the
11 commissioners and I would be sanctioned.

12 But I'm more than happy to -- we've
13 always worked together on issues, especially in
14 that building, you've helped us tremendously to
15 will resolve a lot of problems when you -- like
16 you said when you first went in, when I became the
17 mayor, your building and 318 38th Street, those
18 two buildings were poorly constructed. And we
19 recognized it right away and tried to do
20 everything to help --

21 MR. DARIUS: No, I know you did. That's
22 why I prefaced this because without your help, we
23 would have been bankrupt.

24 MAYOR STACK: Absolutely.

25 MR. DARIUS: But anyway, thank you. I

1 told you before I used to cover many of these
2 meetings all over the state. And I mentioned to
3 you the only other mayor who was like you was
4 Mayor Delfino --

5 MAYOR STACK: Thank you, I take that as
6 a compliment. He was a good mayor.

7 MR. DARIUS: -- respond to people and
8 you could actually ask questions without becoming
9 an enemy.

10 MAYOR STACK: Any time. Listen, you're
11 always welcome to come here, but if it's easier
12 for you to pick up the phone during the day, call
13 me any time.

14 MR. DARIUS: I would say one last thing.
15 If a city inspector is going to make us spend
16 money, at least send a letter explaining why.

17 MAYOR STACK: They should, absolutely.
18 You know what I would like to do, if you would
19 come around, I don't want to put your phone number
20 on the record. Could you come around and give --

21 MR. DARIUS: I could wait until after
22 the meeting, you're in the middle of a meeting.

23 MAYOR STACK: Could you? We shouldn't
24 be that long, just wait for me. And I'll address
25 both the reval with you with Jerry tomorrow,

1 you'll get a call. I wrote down all your
2 information except your phone number and I'll
3 address it with the fire prevention bureau.
4 Absolutely.

5 MR. DARIUS: Thank you.

6 MAYOR STACK: Thank you for coming to
7 the meeting, any time.

8 MR. DARIUS: Next time, I'll come with a
9 compliment, too, say something nice, not to
10 complain.

11 MAYOR STACK: You didn't say anything
12 bad, you're addressing the reval. You have
13 concerns, believe me I understand. Let me tell
14 you this much, I probably lost hair on the reval
15 process, more than what I've lost already, believe
16 me. It's not an easy process, believe me, it's
17 not. And I understand why people are frustrated
18 and people are concerned. That's why I tried so
19 hard, you'll be receiving another letter from me
20 either Saturday or early next week, just once
21 again reminding people not to use the current tax
22 rate. Because the current tax rate is in the 70s,
23 that's coming way down because the numbers are
24 where they are now. It's just a shifting going
25 on.

1 Like I said, I can't guarantee your
2 taxes are going down or they're going up. But
3 I'll have Jerry go over that with you.

4 MR. DARIUS: Everybody in my building
5 will be relieved when I report back. Thank you.

6 MAYOR STACK: Absolutely, any time, you
7 know that, any time.

8 Anyone else wishing to comment on any
9 matter concerning municipal government in the City
10 of Union City? Seeing none -- Ray, you have any
11 comments?

12 MR. GONZALEZ: No. I lost my hair
13 already.

14 MAYOR STACK: Motion to close the public
15 portion and go to liquor hearings.

16 COMMISSIONER MARTINETTI: Second.

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

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.

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LIQUOR LICENSE HEARINGS:

1. Person-to-person and place-to-place (reduction
of premises)

0910-33-106-005

Breezi's Bar & Chill, LLC

1709 Bergenline Avenue

(Attorney Melissa D. Lopez, Esq.)

2. Person-to-person

0910-33-031-012

El Tequilazo Bar Corp.

T/a El Tequilazo Bard

4417 Bergenline Avenue

(Attorney Eike Paneque, Esq.)

1 1. Person-to-person and place-to-place (reduction
2 of premises)

3 0910-33-106-005

4 Breezi's Bar & Chill, LLC

5 1709 Bergenline Avenue

6 (Attorney Melissa D. Lopez, Esq.)

7

8 MS. ROSARIO: Liquor license hearings,
9 Mr. Gonzalez.

10 MR. GONZALEZ: Good evening, Mayor,
11 Commissioners, for the record, Ramon Gonzalez on
12 behalf of the ABC for Union City.

13 Tonight, we have two matters. One is
14 Breezi Bar & Chill, LLC, located at 1709
15 Bergenline Avenue. They're present here, they're
16 represented by their attorney, Melissa Lopez. I'm
17 going to ask them to come up.

18 This is an application for a sale of the
19 liquor license, along with the establishment. I
20 think this board is pretty familiar with the
21 address. What's happened here is the older
22 gentleman that was the owner is obviously in a
23 condition that he was having a hard time handling
24 it. It was put on the market and they entered
25 into a contract. Ms. Lopez represents Nancy

1 Betancourt and Christopher Fernandez, mother and
2 son, who will be operating it.

3 With help of Lieutenant Dunlay and
4 Sergeant Zeron, they've complied with all the
5 requirements. They've had the interview, I
6 believe the police department is satisfied and
7 would recommend a transfer, if this board grants
8 it.

9 There are conditions, and I know I've
10 explained that to Ms. Lopez. And those would be
11 on the resolution, the same conditions that this
12 board has put on, that would be closing at 10:00
13 Sunday through Thursday, closing at 12:00 on
14 Fridays and Saturdays, closing at 1:00 on New
15 Years Eve, closing at 12:00 a.m. for super bowl
16 Sunday.

17 Those conditions were a concern for the
18 location with the calls that we were receiving,
19 the police department. They have agreed to
20 continue those conditions and that would be one of
21 the conditions that the police department would
22 recommend for a transfer, if granted.

23 Ms. Lopez, if you could just put your
24 name on the record.

25 MS. LOPEZ: Sure. Melissa Lopez from

1 Connell Foley in Jersey City. And I have Nancy
2 Betancourt and Christopher Fernandez for Breezi's
3 Bar & Chill, LLC.

4 MR. GONZALEZ: I did go one step further
5 because I like to have everybody aware that they
6 have go take the courses, the importance of the
7 cameras, the communication with Lieutenant Dunlay
8 as to the placement of the cameras. They have
9 complied with that and will continue to comply.

10 I think based on our review, they're
11 properly before the board. And it's up to the
12 board to make the recommendation if the transfer
13 should be granted.

14 MAYOR STACK: Absolutely. I wish you
15 good luck with your new business. The only
16 concern I have is just making sure that we don't
17 allow any type of groups to hang outside the
18 establishment, so there's no issues. We don't
19 have fights and trouble. There's always some type
20 of security and the cameras are always maintained.
21 It's a big issue for us because there was a time
22 in Union City where we had a lot of bars and there
23 was a lot of problems, a lot of trouble, fights,
24 shootings, stabbings. Both the sergeant and the
25 lieutenant can tell you what we dealt with over

1 the years. And we want to make sure we don't go
2 back to that. That's why we're very strong on the
3 liquor establishments in the community, because
4 it's a privilege to own a license. We just want
5 to make sure it's well respected and that one of
6 who are the owners, always, we have somebody
7 there. Because nobody's going to take care of the
8 business like you do, since it's your business.
9 And that is all we ask.

10 MS. BETANCOURT: Totally agree.

11 MAYOR STACK: Anyone have questions on
12 this license at 1709 Bergenline Avenue? Any
13 Commissioners have questions or comments?

14 MS. LOPEZ: Do you need to make
15 reference to the reduction in the premises?

16 MR. GONZALEZ: No.

17 MS. LOPEZ: Okay.

18 MAYOR STACK: And the conditions will
19 remain, that you had mentioned?

20 MR. GONZALEZ: Absolutely.

21 MAYOR STACK: I'll make a motion to
22 approve.

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

25 COMMISSIONER MARTINETTI: Second.

1 MS. ROSARIO: Second by Commissioner
2 Martinetti.

3 Commissioner Fernandez.

4 COMMISSIONER FERNANDEZ: Yes.

5 MS. ROSARIO: Commissioner Grullon.

6 COMMISSIONER GRULLON: Yes.

7 MS. ROSARIO: Commissioner Valdivia.

8 COMMISSIONER VALDIVIA: Yes.

9 MS. ROSARIO: Commissioner Martinetti.

10 COMMISSIONER MARTINETTI: Yes.

11 MS. ROSARIO: Mayor Stack.

12 MAYOR STACK: Yes.

13 MS. LOPEZ: Thank you.

14 MAYOR STACK: Thank you very much. Good
15 luck with your business.

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1 2. Person-to-person

2 0910-33-031-012

3 El Tequilazo Bar Corp.

4 T/a El Tequilazo Bard

5 4417 Bergenline Avenue

6 (Attorney Eike Paneque, Esq.)

7
8 MR. GONZALEZ: The next matter also is
9 the sale, it's for El Tequilazo Bar at 4417
10 Bergenline Avenue, they're represented by Eike
11 Paneque. This matter was reviewed. Sonia Amaya
12 and Mitzi Rodriguez are the owners, they're
13 present here. We've done all our due diligence,
14 they've provided us everything forthwith, as to
15 where the funds came. We're pretty stringent on
16 what we require and they have provided everything
17 necessary.

18 I believe based on the recommendation of
19 the police department, they're properly before the
20 board. And I believe the police department has no
21 objection to this transfer. Am I correct?

22 LIEUTENANT DUNLAY: That's correct. Ms.
23 Amaya has been the manager of the establishment
24 for several years, operating it. So it's just a
25 change in ownership. There has been no problems.

1 And like I said with the other license transfer,
2 you know, there was that two year period where
3 there was Covid, so everything was reduced. But
4 since that time to today, there's been nothing
5 recorded.

6 MAYOR STACK: And, Lieutenant, this
7 establishment has another place right next door,
8 right?

9 LIEUTENANT DUNLAY: There's another
10 tavern, yes.

11 MAYOR STACK: Another liquor
12 establishment.

13 LIEUTENANT DUNLAY: El Cobre, LLC.
14 That's the one we did two weeks ago.

15 MAYOR STACK: And this operates as a
16 restaurant?

17 LIEUTENANT DUNLAY: It's a bar
18 restaurant.

19 MAYOR STACK: Bar restaurant. How many
20 stools are at the bar?

21 LIEUTENANT DUNLAY: It's a small bar.
22 Regarding stools, if I could guess, it's six, but
23 they would better answer.

24 MS. PANEQUE: Six.

25 MAYOR STACK: Okay. And who's going to

1 be running the establishment?

2 MS. PANEQUE: Sonia is.

3 MAYOR STACK: Similar to what I just
4 told the individual before, that we don't have
5 trouble here. Because this is the location that
6 when I first became the mayor years ago, we had a
7 lot of issues. We had a lot of fights, we had a
8 lot of issues. I just want to make sure we keep
9 the establishment quiet because the people that
10 live in the neighborhood on 44th, 45th, and
11 Bergenline, and it affects the whole uptown area.
12 We want to keep the progress that we're making in
13 Union City, that we don't have any issues here.
14 People are intoxicated, they don't get served, we
15 proof everyone. We make sure we close on time.
16 Are there any conditions on this license?

17 LIEUTENANT DUNLAY: No, sir.

18 MR. GONZALEZ: No, but obviously one of
19 conditions that is required is that they attend
20 the schooling that we provide and we provide that
21 to them for free. And the cameras are already in
22 place, they've been reviewed?

23 LIEUTENANT DUNLAY: That's correct.

24 MR. GONZALEZ: So --

25 MAYOR STACK: The one thing we look for

1 is that by calling the police department -- if
2 there's trouble, don't wait for somebody else to
3 call. What matters to us is when we see the
4 manager, an employee, the owner of the
5 establishment that calls the police. We don't
6 want to get calls from other people. If you have
7 trouble with somebody in the establishment, we
8 look at the fact that you called the police, that
9 you're being proactive, that you call. We're not
10 going to penalize you for that. We'll give you
11 credit for that, but it's very important to us.

12 MR. GONZALEZ: Eike, if you can just
13 place your representation on the record, please?

14 MS. PANEQUE: Eike Paneque for Sonia
15 Amaya and Lati Rodriguez.

16 MAYOR STACK: How long have you been the
17 manager?

18 MS. AMAYA: Five years. Sonia Amaya,
19 A-M-A-Y-A.

20 MAYOR STACK: Thank you very much.

21 COMMISSIONER MARTINETTI: She's the
22 owner.

23 MAYOR STACK: I'll make a motion to
24 approve the transfer.

25 COMMISSIONER VALDIVIA: Second.

1 MS. ROSARIO: Motion made by Mayor
2 Stack, second by Commissioner Valdivia.

3 Commissioner Fernandez.

4 COMMISSIONER FERNANDEZ: Yes.

5 MS. ROSARIO: Commissioner Grullon.

6 COMMISSIONER GRULLON: Yes.

7 MS. ROSARIO: Commissioner Valdivia.

8 COMMISSIONER VALDIVIA: Yes.

9 MS. ROSARIO: Commissioner Martinetti.

10 COMMISSIONER MARTINETTI: Yes.

11 MS. ROSARIO: Mayor Stack.

12 MAYOR STACK: Yes.

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ADJOURNMENT :

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

MAYOR STACK: Motion.

COMMISSIONER MARTINETTI: Motion.

MS. ROSARIO: All in favor?

(All Board Members indicate in the affirmative.)

(Whereupon the meeting was adjourned at 7:54 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