

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

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

ISLAMIC EDUCATION CENTER
4613 Cottage Place
Union City, New Jersey

Tuesday, March 19, 2024
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 CO.
449 Columbia Blvd., Wood-Ridge, NJ 07075
201-390-0583 SBischoffccr@yahoo.com

1	<u>I N D E X</u>	
2		<u>PAGE</u>
3	CALL TO ORDER	3
4	SALUTE TO FLAG	3
5	ROLL CALL	3
6	MINUTES	4
7	ORDINANCE (S) FOR INTRODUCTION	5/6
8	CONSENT AGENDA	7
9	REGULAR AGENDA	15/16
10	CITIZENS ADDRESS THE BOARD	17
11	LIQUOR LICENSE PUBLIC HEARINGS	19
12	Crave 43, LLC	
13	RG Enterprise Entertainment, Inc.	
14	Quick Deli & Grocery, LLC	
15	ADJOURNMENT	22
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 MS. ROSARIO: Please stand for the
2 pledge.

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

5 MS. ROSARIO: This is a regular public
6 meeting of the Union City Board of Commissioners
7 being held on Tuesday, March 19, 2024, at
8 7:00 p.m. at the Islamic Education Center, 4613
9 Cottage Place in Union City.

10 This meeting has been called in
11 accordance with the Open Public Meetings Act.
12 Adequate notice of this meeting was forwarded to
13 The Jersey Journal, The Record, has been posted on
14 the 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 **APPROVAL OF PREVIOUS MEETING MINUTES:**

7

8 MS. ROSARIO: The first item on the
9 agenda is the approval of the March 5, 2024, Board
10 of Commissioners meeting. May I have a motion to
11 approve?

12 COMMISSIONER VALDIVIA: Motion.

13 COMMISSIONER MARTINETTI: Second.

14 MS. ROSARIO: Motion made by
15 Commissioner Valdivia. Second by Commissioner
16 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.

1 MAYOR STACK: Yes.

2
3 (Whereupon, the Board discussed and took
4 action on the following:

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

6 1. AN ORDINANCE ESTABLISHING A NEW SECTION
7 ENTITLED MILIARY LEAVE IN CHAPTER 4 ARTICLE XIII
8 OF THE CODE OF THE CITY OF UNION CITY.)
9

10 MS. ROSARIO: There are two ordinances
11 for introduction. Adoption on first reading
12 authorizes the Municipal Clerk to advertise the
13 ordinance with a notice of the introduction,
14 together with a notice of the time and place when
15 the ordinance will be considered for the final
16 passage. The ordinance will be further considered
17 at a meeting of the Board of Commissioners to be
18 held on Tuesday, April 2, 2024, at the Robert
19 Waters School, 2800 Summit Avenue, Union City, New
20 Jersey at 7:00 p.m.

21 The first ordinance is an ordinance
22 establishing a new section entitled military leave
23 in Chapter 4, Article XIII of the code of the City
24 of Union City.

25 May I have a motion to introduce?

1 COMMISSIONER MARTINETTI: Motion.

2 MS. ROSARIO: Motion made by

3 Commissioner Martinetti. Second?

4 COMMISSIONER VALDIVIA: Second.

5 MS. ROSARIO: By Commissioner Valdivia.

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(S) FOR INTRODUCTION:**

20 2. AN ORDINANCE AMENDING 87-16 ENTITLED
21 "REPLACEMENT OF TREES; PENALTY FOR FAILING TO
22 REPLACE".)

23

24 MS. ROSARIO: The second ordinance is
25 ordinance amending 87-16 entitled replacement of

1 trees, penalty for failing to replace.

2 MAYOR STACK: I'll move it.

3 COMMISSIONER MARTINETTI: Second.

4 MS. ROSARIO: Motion made by Mayor
5 Stack. Second by Commissioner Martinetti.

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 items in total:

19 **CONSENT AGENDA:**

20 (1) Resolution Approving the Payment of Claims.

21 (2) Resolution Approving the Payment of
22 Concurring Claims.

23 (3) Resolution Approving the City Payroll From
24 February 17, 2024, Through March 1, 2024.

25 (4) Resolution Approving the Library Payroll

1 From February 17, 2024, Through March 1, 2024.

2 (5) Resolution Cancelling Taxes and Refunding
3 the First Quarter Payment.

4 (6) Resolution Authorizing the Refund of
5 Duplicate Payment.

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

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

10 (9) Resolution Authorizing the Receipt of Bids
11 For the 2023 CDA Roads Project, 46th Street, 7th
12 Street and 8th Street.

13 (10) Resolution Authorizing the Receipt of Bids
14 For the Bergenline Avenue Phase 3 Project.

15 (11) Resolution Authorizing the Receipt of Bids
16 For the NJDOT Fiscal Year 2024 18th Street, 19th
17 Street and 16th Street Improvement Projects.

18 (12) Resolution Authorizing the Receipt of Bids
19 For the NJDOT LAIF 2024 From 37th Street and 38th
20 Street Improvement Project.

21 (13) Resolution to Authorize Bidding For the
22 Bruce D. Walter Recreation Center Swimming Pool
23 Improvement Project.

24 (14) Resolution Authorizing Contract For the 2024
25 Chlorine and Pool Chemicals Program For the City

1 of Union City.

2 (15) Resolution Appointing Members of the Board
3 of School Estimate For 2024.

4 (16) Resolution Authorizing Contract For
5 Electrical Repair Services With Vanore Electric,
6 Incorporated, Repair For 2024.

7 (17) Resolution Reappointing Andres Garcia As
8 Regular Member of the Zoning Board of Adjustment
9 For the City of Union City.

10 (18) Resolution Reappointing Celin Valdivia As
11 Class III Member of the Union City Planning Board.

12 (19) Resolution Appointing Kennedy Ng As Rent
13 Regulation Officer For the City of Union City.

14 (20) Resolution Appointing Jorge Aviles, Esquire,
15 As Tenant Advocate Attorney For 2023.

16 (21) Resolution Appointing Jorge Aviles, Esquire,
17 As Tenant Advocate Attorney For 2024.

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

20 (23) Resolution Approval to Submit a Grant
21 Applications and Execute a Grant Contract With the
22 New Jersey Department of Transportation For the
23 36th to 39th Street, Bergenline Avenue to John F.
24 Kennedy Boulevard Improvement Project Identified
25 As LAIF 2024.

1 (24) Resolution Approving to Submit a Grant
2 Application and Execute a Grant Contract With the
3 New Jersey Department of Transportation For the
4 36th Street to 39th Street Bergenline Avenue to
5 John F. Kennedy Boulevard Improvement Project,
6 Identified As LTPF-2024.)
7

8 MS. ROSARIO: There are 24 items on the
9 consent agenda.

10 One, resolution approving the payment of
11 claims.

12 Two, resolution approving the payment of
13 concurring claims.

14 Three, resolution approving the city
15 payroll from February 17, 2024, through March 1,
16 2024.

17 Four, resolution approving the library
18 payroll from February 17, 2024, through March 1,
19 2024.

20 Five, resolution cancelling taxes and
21 refunding the first quarter payment.

22 Six, resolution authorizing the refund
23 of duplicate payment.

24 Seven, resolution authorizing the refund
25 of premium monies collected at the tax sale.

1 Eight, resolution authorizing refund of
2 redemption monies to outside lienholders.

3 Nine, resolution authorizing the receipt
4 of bids for the 2023 CDA roads project, 46th
5 Street, 7th Street and 8th Street.

6 Ten, resolution authorizing the receipt
7 of bids for the Bergenline avenue phase 3 project.

8 Eleven, resolution authorizing the
9 receipt of bids for the NJDOT fiscal year 2024
10 18th Street, 19th Street and 16th Street
11 improvement projects.

12 Twelve, resolution authorizing the
13 receipt of bids for the NJDOT LAIF 2024 From 37th
14 Street and 38th Street improvement project.

15 Thirteen, resolution to authorize
16 bidding for the Bruce D. Walter Recreation Center
17 swimming pool improvement project.

18 Fourteen, resolution authorizing
19 contract for the 2024 chlorine and pool chemicals
20 program for the City of Union City.

21 Fifteen, resolution appointing members
22 of the board of school estimate for 2024.

23 Sixteen, resolution authorizing contract
24 for electrical repair services with Vanore
25 Electric, Incorporated, repair for 2024.

1 Seventeen, resolution reappointing
2 Andres Garcia as regular member of the zoning
3 board of adjustment for the City of Union City.

4 Eighteen, resolution reappointing Celin
5 Valdivia as Class III member of the Union City
6 planning board.

7 Nineteen, resolution appointing Kennedy
8 Ng as rent regulation officer for the City of
9 Union City.

10 Twenty, resolution appointing Jorge
11 Aviles, Esquire, as tenant advocate attorney for
12 2023.

13 Twenty-one, resolution appointing Jorge
14 Aviles, Esquire, as tenant advocate attorney for
15 2024.

16 Twenty-two, resolution amending
17 2023-2024 schedule of the Board of Commissioners
18 meetings.

19 Twenty-three, resolution approval to
20 submit a grant applications and execute a grant
21 contract with the New Jersey Department of
22 Transportation for the 36th to 39th Street,
23 Bergenline Avenue to John F. Kennedy Boulevard
24 improvement project identified as LAIF 2024.

25 Twenty-four, resolution approving to

1 submit a grant application and execute a grant
2 contract with the New Jersey Department of
3 Transportation for the 36th Street to 39th Street
4 Bergenline Avenue to John F. Kennedy Boulevard
5 improvement project, identified as LTPF-2024.

6 Commissioner Martinetti abstains on
7 payments to Adolfo Lopez.

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

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

14 COMMISSIONER VALDIVIA: I'm going to
15 abstain on number 18, 20, and 21.

16 MS. ROSARIO: Thank you, Commissioner
17 Valdivia. Motion made by Mayor Stack. Second?

18 COMMISSIONER VALDIVIA: Second.

19 MS. ROSARIO: Second by Commissioner
20 Valdivia.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: I'm abstaining
23 on number 15, otherwise yes.

24 MS. ROSARIO: 15, Commissioner Grullon
25 as well.

1 COMMISSIONER GRULLON: Yes.

2 MS. ROSARIO: Okay.

3 Commissioner Fernandez.

4 COMMISSIONER FERNANDEZ: Yes, except for
5 number 15.

6 MS. ROSARIO: Correct. Commissioner
7 Grullon.

8 COMMISSIONER GRULLON: Yes.

9 MS. ROSARIO: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes, with the
11 exception of 18, 20, and 21.

12 MS. ROSARIO: Commissioner Martinetti.

13 COMMISSIONER MARTINETTI: Yes,
14 abstaining on the Adolfo Lopez and aye on the
15 rest.

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 MAYOR STACK: Motion.

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

23 COMMISSIONER VALDIVIA: Second.

24 MS. ROSARIO: Second by Commissioner
25 Valdivia.

1 Commissioner Fernandez.

2 COMMISSIONER FERNANDEZ: Yes. Abstain
3 on 15.

4 MS. ROSARIO: Yes. Commissioner
5 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

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

16 **REGULAR AGENDA:**

17 1. Resolution approving the reserve
18 budget transfer.)

19

20 MS. ROSARIO: There are two items on the
21 regular agenda.

22 One, resolution approving the reserve
23 budget transfer. May I have a motion to approve?

24 MAYOR STACK: I'll move.

25 MS. ROSARIO: Motion made by Mayor

1 Stack. Second?

2 COMMISSIONER MARTINETTI: Second.

3 MS. ROSARIO: Second by Commissioner
4 Martinetti.

5 Commissioner Fernandez.

6 COMMISSIONER FERNANDEZ: Yes.

7 MS. ROSARIO: Commissioner Grullon.

8 COMMISSIONER GRULLON: Yes.

9 MS. ROSARIO: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes.

11 MS. ROSARIO: Commissioner Martinetti.

12 COMMISSIONER MARTINETTI: Yes.

13 MS. ROSARIO: Mayor Stack.

14 MAYOR STACK: Yes.

15

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

18 **REGULAR AGENDA:**

19 2. Resolution to reappoint Martin
20 Martinetti as member of the North Hudson Regional
21 Fire and Rescue Board.)

22

23 MS. ROSARIO: The second item is
24 resolution to reappoint Martin Martinetti as
25 member of the North Hudson Regional Fire and

1 Rescue Board.

2 MAYOR STACK: I'll move it.

3 COMMISSIONER FERNANDEZ: Second.

4 MS. ROSARIO: Motion made by Mayor
5 Stack. Second by Commissioner Fernandez.

6 Commissioner Martinetti recused from
7 item number 2.

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: Mayor Stack.

15 MAYOR STACK: Yes.

16

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

18

19 MS. ROSARIO: Mayor, at this time would
20 you like to take public on any --

21 MAYOR STACK: Sure. Anyone wishing to
22 comment on any matter concerning municipal
23 government in the City of Union City, please step
24 forward, state your name and address for the
25 record? Mr. Garcia? No, okay. Seeing none.

1 MS. ROSARIO: Okay. Motion by Mayor
2 Stack. Second?
3 COMMISSIONER GRULLON: Second.
4 MS. ROSARIO: Commission Grullon.
5 Commissioner Fernandez.
6 COMMISSIONER FERNANDEZ: Yes.
7 MS. ROSARIO: Commissioner Grullon.
8 COMMISSIONER GRULLON: Yes.
9 MS. ROSARIO: Commissioner Valdivia.
10 COMMISSIONER VALDIVIA: Yes.
11 MS. ROSARIO: Commissioner Martinetti.
12 COMMISSIONER MARTINETTI: Yes.
13 MS. ROSARIO: Mayor Stack.
14 MAYOR STACK: Yes.

15 * * * *

16
17
18
19
20
21
22
23
24
25

LIQUOR LICENSE HEARINGS:

1. Crave 43, LLC

T/a Crave 43

120 Street

(0910-33-029-010)

2. R.G. Enterprise Entertainment, Inc.

T/a Therapy Lounge

2803 Bergenline Avenue

(0910-33-134-006)

3. Quick Deli & Grocery Limited Liability Co.

T/a Quick Deli & Grocery

201 40th Street

(0910-43-053-010)

1 MS. ROSARIO: Now, we have Mr. Gonzalez.

2 MAYOR STACK: Liquor license.

3 MR. GONZALEZ: Yes, good evening. For
4 the record, Ramon Gonzalez, G-O-N-Z-A-L-E-Z, on
5 behalf of the Union City ABC board.

6 Mayor, Commissioners, there are three
7 matters on the agenda for today. Earlier today, I
8 received three letters from three attorneys at
9 about 4:30 asking that the matters be adjourned,
10 that they would be representing them. So I'm
11 respectfully requesting that these be carried at
12 least to the next agenda, so I can have an
13 opportunity to speak to those individuals.

14 MAYOR STACK: That's all three that are
15 on the agenda?

16 MR. GONZALEZ: That's correct, yes.

17 MAYOR STACK: Okay. We'll be doing
18 adjournment on Crave 43, LLC, R.G. Enterprise
19 Entertainment, number two on the agenda, known as
20 Therapy Lounge. And number three, Quick Deli and
21 Grocery Limited Liability Company trading as Quick
22 Deli and Grocery, 201 40th Street. Do we have to
23 do separate motions on each?

24 MR. AUTERI: No, you don't need to do --

25 MAYOR STACK: I'll make a motion to

1 adjourn to the next meeting.

2 COMMISSIONER FERNANDEZ: Second.

3 MS. ROSARIO: Motion made by Mayor
4 Stack. Second by Commissioner Fernandez.

5 Commissioner Fernandez.

6 COMMISSIONER FERNANDEZ: Yes.

7 MS. ROSARIO: Commissioner Grullon.

8 COMMISSIONER GRULLON: Yes.

9 MS. ROSARIO: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes.

11 MS. ROSARIO: Commissioner Martinetti.

12 COMMISSIONER MARTINETTI: Yes.

13 MS. ROSARIO: Mayor Stack.

14 MAYOR STACK: Yes.

15 MS. ROSARIO: Thank you.

16 * * * *

17

18

19

20

21

22

23

24

25

ADJOURNMENT :

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

COMMISSIONER MARTINETTI: Motion.

MAYOR STACK: Motion.

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

All in favor?

(All Board Members indicate in the affirmative.)

(Whereupon the meeting was adjourned at 7:10 p.m.)

1

Brian P. Stack

2

Lucio P. Fernandez

3

Maryury A. Martinetti

4

Celin J. Valdivia

5

Wendy A. Gullon

6

Board of Commissioners

7

8

9

Attest:

10

Angelo Auteri, Esq.,

11

Corporation Counsel

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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