

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

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

UNION HILL MIDDLE SCHOOL
3808 Hudson Avenue
Union City, New Jersey

Tuesday, April 16, 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
CELIN J. VALDIVIA, COMMISSIONER
BRIAN P. STACK, MAYOR

M E M B E R S A B S E N T :

MARYURY A. MARTINETTI, COMMISSIONER

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

SUSAN BISCHOFF CCR CO.
449 Columbia Blvd., Wood-Ridge, NJ 07075
201-390-0583 SBischoffccr@yahoo.com

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	3
ORDINANCE(S) FOR INTRODUCTION	4/5/6/7
CONSENT AGENDA	8
ORDINANCE(S) FOR HEARING AND ADOPTION	12
CITIZENS ADDRESS THE BOARD	13
LIQUOR LICENSE PUBLIC HEARINGS	16
Quick Deli & Grocery	17
Said Prasad, Inc.	19
Los Precios Corp.	22
Wendy C. Diaz	24
ADJOURNMENT	26

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

4
5
6
7
8
9
10

12

14

15

16

17

18

19

20

21

22

23

25

1 action on the following item:

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

3 1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY
4 OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF
5 \$325,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT
6 FUND FOR THE COMPLETION OF VARIOUS ROADWAY
7 IMPROVEMENTS.)

8
9 MR. AUTERI: First, we have four
10 ordinances for introduction tonight. Adoption on
11 first reading authorizes the Municipal Clerk to
12 advertise the ordinance with a notice of the
13 introduction together with a notice of the time
14 and place when the ordinances will be considered
15 for the final passage. The ordinances will be
16 further considered at a meeting of the Board of
17 Commissioners to be held on Tuesday, May 7, 2024,
18 at Washington School, 3905 New York Avenue, Union
19 City, New Jersey at 7:00 PM.

20 The first is an ordinance of the City of
21 Union City, County of Hudson, New Jersey,
22 appropriating the sum of \$325,000 in funding from
23 the capital improvement fund for the completion of
24 various roadway improvements.

25 May I have a motion to introduce?

1 MAYOR STACK: Motion.

2 MR. AUTERI: Motion by Mayor Stack.

3 COMMISSIONER FERNANDEZ: Second.

4 MR. AUTERI: Second by Commissioner
5 Fernandez.

6 Commissioner Fernandez.

7 COMMISSIONER FERNANDEZ: Yes.

8 MR. AUTERI: Commissioner Grullon.

9 COMMISSIONER GRULLON: Yes.

10 MR. AUTERI: Commissioner Valdivia.

11 COMMISSIONER VALDIVIA: Yes.

12 MR. AUTERI: Mayor Stack.

13 MAYOR STACK: Yes.

14

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

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

18 2. ORDINANCE AMENDING § 366-15 OF THE UNION CITY
19 MUNICIPAL CODE TO ESTABLISH ADDITIONAL
20 REQUIREMENTS FOR STREET AND SIDEWALK OPENINGS BY
21 PUBLIC UTILITY COMPANIES)

22

23 MR. AUTERI: Next is an ordinance
24 amending § 366-15 of the Union City Municipal Code
25 to establish additional requirements for street

1 and sidewalk openings by public utility companies.

2 May I have a motion to introduce?

3 COMMISSIONER VALDIVIA: Motion.

4 MR. AUTERI: Motion by Commissioner
5 Valdivia.

6 COMMISSIONER FERNANDEZ: Second.

7 MR. AUTERI: Second by Commissioner
8 Fernandez.

9 Commissioner Fernandez.

10 COMMISSIONER FERNANDEZ: Yes.

11 MR. AUTERI: Commissioner Grullon.

12 COMMISSIONER GRULLON: Yes.

13 MR. AUTERI: Commissioner Valdivia.

14 COMMISSIONER VALDIVIA: Yes.

15 MR. AUTERI: 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 3. AN ORDINANCE AMENDING CHAPTER 16 OF THE CODE
22 OF THE CITY OF UNION CITY TO REVISE THE PENALTIES
23 FOR VEHICLE, PARKING, AND TRAFFIC VIOLATIONS.)

24

25 MR. AUTERI: The third is an ordinance

1 amending Chapter 16 of the Code of the City of
2 Union City to revise the penalties for vehicle,
3 parking, and traffic violations.

4 May I have a motion to introduce?

5 MAYOR STACK: Motion.

6 MR. AUTERI: Motion by Mayor Stack.

7 COMMISSIONER VALDIVIA: Second.

8 MR. AUTERI: Second by Commissioner
9 Valdivia.

10 Commissioner Fernandez.

11 COMMISSIONER FERNANDEZ: Yes.

12 MR. AUTERI: Commissioner Grullon.

13 COMMISSIONER GRULLON: Yes.

14 MR. AUTERI: Commissioner Valdivia.

15 COMMISSIONER VALDIVIA: Yes.

16 MR. AUTERI: Mayor Stack.

17 MAYOR STACK: Yes.

18

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

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

22 4. AN ORDINANCE AMENDING PROVISIONS OF THE UNION
23 CITY MUNICIPAL CODE SETTING FORTH REQUIREMENTS FOR
24 RESIDENTIAL LANDLORDS TO COMPLETE REPAIRS TO
25 BOILERS, FURNACES, AND HEATING EQUIPMENT.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. AUTERI: The fourth is an ordinance amending provisions of the Union City Municipal Code setting forth requirements for residential landlords to complete repairs to boilers, furnaces, and heating equipment.

May I have a motion to introduce?

COMMISSIONER VALDIVIA: Motion.

MR. AUTERI: Motion by Commissioner Valdivia.

COMMISSIONER GRULLON: Second.

MR. AUTERI: Second by Commissioner Grullon.

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MR. AUTERI: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MR. AUTERI: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MR. AUTERI: Mayor Stack.

MAYOR STACK: Yes.

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

CONSENT AGENDA:

1 (1) Resolution Approving the Payment of Claims.

2 (2) Resolution Approving the Payment of

3 Concurring Claims.

4 (3) Resolution Approving the Escrow Refunds.

5 (4) Resolution Approving the City Payroll For

6 March 16, 2024, to March 29, 2024.

7 (5) Resolution Approving the Library Payroll For

8 March 16, 2024, Through March 29, 2024.

9 (6) Resolution Cancelling Unclaimed Tax

10 Credits/Debits.

11 (7) Resolution Authorizing Refund of Redemption

12 Monies to Outside Lienholders.

13 (8) Resolution Authorizing the Refund of Premium

14 Monies Collected At the Tax Sale.)

15

16 MR. AUTERI: Next we have the consent

17 agenda. There's eight items on the consent

18 agenda.

19 First is a resolution approving the

20 payment of claims.

21 Two, resolution approving the payment of

22 concurring claims.

23 Three, resolution approving the escrow

24 refunds.

25 Four, resolution approving the City

1 payroll for March 16, 2024, to March 29, 2024.

2 Five, resolution approving the library
3 payroll for March 16, 2024, through March 29,
4 2024.

5 The sixth is a resolution cancelling
6 unclaimed tax credits/debits.

7 Seventh is a resolution authorizing
8 refund of redemption monies to outside
9 lienholders.

10 And the eighth is a resolution
11 authorizing the refund of premium monies collected
12 at the tax sale.

13 MAYOR STACK: Anyone wishing to comment
14 on the consent agenda, please step forward, state
15 your name and address for the record.

16 Seeing none, I'll make a motion to close
17 the hearing.

18 MR. AUTERI: Motion by Mayor Stack.

19 COMMISSIONER FERNANDEZ: Second.

20 MR. AUTERI: Second by Commissioner
21 Valdivia.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Yes.

24 MR. AUTERI: Commissioner Grullon.

25 COMMISSIONER GRULLON: Yes.

1 MR. AUTERI: Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Yes.

3 MR. AUTERI: Mayor Stack.

4 MAYOR STACK: Yes.

5 MR. AUTERI: May I have a motion to
6 approval all items on the consent agenda.

7 MAYOR STACK: Motion.

8 COMMISSIONER VALDIVIA: Second.

9 MR. AUTERI: Motion by Mayor Stack,
10 second by Commissioner Valdivia.

11 Commissioner Fernandez.

12 COMMISSIONER FERNANDEZ: Yes.

13 MR. AUTERI: Commissioner Grullon.

14 COMMISSIONER GRULLON: Yes.

15 MR. AUTERI: Commissioner Valdivia.

16 COMMISSIONER VALDIVIA: Yes.

17 MR. AUTERI: Mayor Stack.

18 MAYOR STACK: Yes.

19 Just before -- I forgot to mention it
20 before, Commissioner Martinetti had a commitment
21 this evening. That's why she's not at the
22 meeting.

23

24 (Whereupon, the Board discussed and took
25 action on the following item:

ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION:

1. AN ORDINANCE AMENDING CHAPTER 155 OF THE CODE OF THE CITY OF UNION CITY TO REVISE THE FEE SCHEDULE FOR BUSINESS LICENSES.)

MR. AUTERI: Next are ordinances for hearing and adoption consideration. We have one. It is an ordinance amending Chapter 155 of the Code of the City of Union City to revise the fee schedule for business licenses.

May I have a motion to open public comment?

MAYOR STACK: Anyone wishing to comment at this time, please step forward, state your name, and address for the record?

Seeing none, I'll make a motion to close public comment.

COMMISSIONER FERNANDEZ: Second.

MR. AUTERI: Motion by Mayor Stack, second by Commissioner Fernandez.

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MR. AUTERI: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MR. AUTERI: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MR. AUTERI: Mayor Stack.

3 MAYOR STACK: Yes.

4 MR. AUTERI: May I have motion to adopt
5 the ordinance?

6 COMMISSIONER VALDIVIA: Motion.

7 MR. AUTERI: Motion by Commissioner
8 Valdivia.

9 COMMISSIONER GRULLON: Second.

10 MR. AUTERI: Second by Commissioner
11 Grullon.

12 Commissioner Fernandez.

13 COMMISSIONER FERNANDEZ: Yes.

14 MR. AUTERI: Commissioner Grullon.

15 COMMISSIONER GRULLON: Yes.

16 MR. AUTERI: Commissioner Valdivia.

17 COMMISSIONER VALDIVIA: Yes.

18 MR. AUTERI: Mayor Stack.

19 MAYOR STACK: Yes.

20

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

22

23 MR. AUTERI: Mayor, at this time would
24 you like to take public comment on any matter
25 concerning municipal government in the City of

1 Union City?

2 MAYOR STACK: Yes, I would. Thank you,
3 Mr. Auteri.

4 Just before I do, I would just like to
5 thank the commissioners for moving 100 percent of
6 our meetings around our community in the evening
7 hours. And, yes, the commission meeting is the
8 official meeting of the City of Union City, but in
9 addition, there's the public safety meetings, the
10 community meeting, the mobile mayor meetings that
11 we moved throughout the community. I'd just like
12 thank the commissioners for sharing in that vision
13 and moving all of our meetings throughout the
14 community. It wasn't always that way in Union
15 City.

16 Having said that, anyone wishing to
17 comment at this time, please step forward, state
18 your name and address for record? On any matter
19 concerning municipal government in the City of
20 Union City.

21 Seeing none, I'll make a motion to
22 close.

23 COMMISSIONER FERNANDEZ: Second.

24 MR. AUTERI: Motion by Mayor Stack,
25 second by Commissioner Fernandez.

1 Commissioner Fernandez.

2 COMMISSIONER FERNANDEZ: Yes.

3 MR. AUTERI: Commissioner Grullon.

4 COMMISSIONER GRULLON: Yes.

5 MR. AUTERI: Commissioner Valdivia.

6 COMMISSIONER VALDIVIA: Yes.

7 MR. AUTERI: Mayor Stack.

8 MAYOR STACK: Yes.

9 * * * *

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

LIQUOR LICENSE HEARINGS:

1. Quick Deli & Grocery Limited Liability Company

T/a Quick Deli & Grocery

201 40th Street

0910-43-053-010

2. Sai Prasad, Inc.

T/a Bergenline Liquors

3819 Bergenline Avenue

0910-32-066-004

3. Los Precios Corp.

T/a Los Precios Supermarket

2817 Bergenline Avenue

0910-43-079-009

4. Wendy C. Diaz

T/a Tropical Bar & Restaurant

4100C Bergenline Avenue

0910-33-060-003

1 **1. Quick Deli & Grocery Limited Liability Company**
2 **T/a Quick Deli & Grocery**
3 **201 40th Street**
4 **0910-43-053-010**

5
6 MAYOR STACK: This portion of the
7 hearing is liquor license hearings. Mr. Gonzalez
8 is the ABC, Alcoholic Beverage Control Prosecutor.
9 And also from the Union City Police Department is
10 Sergeant Michelle Zeron. Thank you. Mr.
11 Gonzalez.

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

15 Good evening, mayor, commissioners.

16 MAYOR STACK: If you can keep your voice
17 up?

18 MR. GONZALEZ: Yes. Today, we have four
19 matters that are before you for hearing today.
20 The first one is Quick Deli and Grocery. They're
21 located at 201 40th Street. We had an opportunity
22 to meet with them, they have elected that they
23 will be turning in their license, their pocket
24 license. Once that is done, I'm going to
25 recommend that the charges they have here be

1 dismissed. I don't want to dismiss them until
2 they present the paperwork. But that's the first
3 matter, so I'm going to ask that that be carried
4 until they have. Then it's one less liquor
5 license?

6 MAYOR STACK: Absolutely. So they're
7 going to forever surrender that license?

8 MR. GONZALEZ: I think -- I believe
9 they're going to remove it and put it into pocket
10 status. But it's a warm beer, so it's not
11 something that can be sold anyway.

12 MAYOR STACK: So we'll adjourn that,
13 absolutely. I'll make a motion to approve the
14 recommendation.

15 COMMISSIONER FERNANDEZ: Second.

16 MR. AUTERI: Motion by Mayor Stack.
17 Second by Commissioner Fernandez.

18 Commissioner Fernandez.

19 COMMISSIONER FERNANDEZ: Yes.

20 MR. AUTERI: Commissioner Grullon.

21 COMMISSIONER GRULLON: Yes.

22 MR. AUTERI: Commissioner Valdivia.

23 COMMISSIONER VALDIVIA: Yes.

24 MR. AUTERI: Mayor Stack.

25 MAYOR STACK: Yes.

1 **2. Sai Prasad, Inc.**
2 **T/a Bergenline Liquors**
3 **3819 Bergenline Avenue**
4 **0910-32-066-004**
5

6 MR. GONZALEZ: The next matter is
7 Bergenline Liquors who's here represented by --
8 can you state your name for the record?

9 MR. AMIN: Andit Amin, A-N-D-I-T
10 A-M-I-N.

11 MR. GONZALEZ: Mr. Amin has met with us
12 at a prior occasion at a plea negotiation meeting.
13 I did advise you at that time, Mr. Amin, that if
14 you wanted to have an attorney, you could have an
15 attorney?

16 MR. AMIN: Yes.

17 MR. GONZALEZ: You waived your attorney
18 at that time?

19 MR. AMIN: Correct.

20 MR. GONZALEZ: I ask you again would you
21 like an attorney for today's hearing?

22 MR. AMIN: No.

23 MR. GONZALEZ: You understand that you
24 have agreed to a negotiated ten day closing and it
25 would be from April 22nd, to May 1st, that is as a

1 result of the cameras not being operational and
2 now that's been corrected?

3 MR. AMIN: Correct.

4 MR. GONZALEZ: Okay. I would recommend
5 the ten day suspension, he has proposed April 22nd
6 through May 1st for this suspension.

7 MAYOR STACK: Sir, you understand,
8 right, it would be a ten day suspension, you're
9 waiving your right to have an attorney with you?

10 MR. AMIN: Yes.

11 MAYOR STACK: You understand you're
12 going to be closed from April 22nd to May 1st?

13 MR. AMIN: Yes.

14 MAYOR STACK: Okay, great. I'll make --
15 anyone wishing to comment?

16 MR. AMIN: Quick question. Would I be
17 able to take any deliveries or anything like that
18 on the days --

19 MR. GONZALEZ: You're not supposed to be
20 taking any deliveries, no alcohol is supposed to
21 transpire there.

22 MAYOR STACK: You still want to keep the
23 plea?

24 MR. AMIN: Yes.

25 MAYOR STACK: I'll make a motion to

1 approve.

2 COMMISSIONER FERNANDEZ: Second.

3 MR. AUTERI: Motion by Mayor Stack,
4 second by Commissioner Fernandez.

5 Commissioner Fernandez.

6 COMMISSIONER FERNANDEZ: Yes.

7 MR. AUTERI: Commissioner Grullon.

8 COMMISSIONER GRULLON: Yes.

9 MR. AUTERI: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes.

11 MR. AUTERI: Mayor Stack.

12 MAYOR STACK: Yes. Thank you very much,
13 sir.

14 * * * *

15

16

17

18

19

20

21

22

23

24

25

1 **3. Los Precios Corp.**

2 **T/a Los Precios Supermarket**

3 **2817 Bergenline Avenue**

4 **0910-43-079-009**

5
6 MR. GONZALEZ: The next matter is Los
7 Precios Supermarket. They had charges similar to
8 this a few months ago. We gave them an
9 opportunity to correct the situation, we dismissed
10 the charges. We're back with the same situation
11 where we had somebody show up. They have retained
12 Adolfo Lopez, who was present at the plea meeting.
13 I recommended to them ten days, I believe they
14 wish to accept that. They just want to pick the
15 days, so I'd like to just adjourn this matter
16 until we have the ten days straight.

17 MAYOR STACK: Absolutely. I'll make a
18 motion to adjourn until the next meeting or when
19 Mr. Gonzalez brings it before us.

20 MR. AUTERI: Motion by Mayor Stack to
21 adjourn.

22 COMMISSIONER VALDIVIA: Second.

23 MR. AUTERI: Second by Commissioner
24 Valdivia.

25 Commissioner Fernandez.

1 COMMISSIONER FERNANDEZ: Yes.

2 MR. AUTERI: Commissioner Gullon.

3 COMMISSIONER GRULLON: Yes.

4 MR. AUTERI: Commissioner Valdivia.

5 COMMISSIONER VALDIVIA: Yes.

6 MR. AUTERI: Mayor Stack.

7 MAYOR STACK: Yes.

8 * * * *

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 **4. Wendy C. Diaz**

2 **T/a Tropical Bar & Restaurant**

3 **4100C Bergenline Avenue**

4 **0910-33-060-003**

5
6 MR. GONZALEZ: And the fourth matter is
7 Tropical Bar and Restaurant. They actually came
8 forward to us and believed there was some
9 additional charges, we're just reviewing that. So
10 before we resolve this matter, I want to make sure
11 there's no outstanding charges. So I would
12 request that this be adjourned for the next
13 meeting.

14 MAYOR STACK: Absolutely. I'll make a
15 motion to follow the recommendation to adjourn
16 this matter.

17 COMMISSIONER FERNANDEZ: Second.

18 MAYOR STACK: Until Mr. Gonzalez brings
19 it before us.

20 MR. AUTERI: Motion by Mayor Stack,
21 second by Commissioner Fernandez.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Yes.

24 MR. AUTERI: Commissioner Grullon.

25 COMMISSIONER GRULLON: Yes.

1 MR. AUTERI: Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Yes.

3 MR. AUTERI: Mayor Stack.

4 MAYOR STACK: Yes.

5 MR. GONZALEZ: That concludes all the
6 liquor license hearings.

7 MAYOR STACK: Thank you very much, Mr.
8 Gonzalez. Thank you, Sergeant, for your work.

9 * * * *

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

ADJOURNMENT :

MR. AUTERI: There are no further items on the agenda, at this time, may I have a motion to adjourn?

COMMISSIONER VALDIVIA: Motion.

MR. AUTERI: Motion by Commissioner Valdivia.

COMMISSIONER FERNANDEZ: Second.

MR. AUTERI: Second by Commissioner Fernandez. All in favor?

(All Board Members indicate in the affirmative.)

MR. AUTERI: Thank you. The meeting is adjourned, time is 7:11 PM.

(Whereupon the meeting was adjourned at 7:11 PM.)

1

Brian P. Stack

2

Lucio P. Fernandez

3

Celin J. Valdivia

4

Wendy A. Grullon

5

Board of Commissioners

6

7

8

Attest:

9

Angelo Auteri, Esq.,

10

Corporation Counsel

11

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