

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

Monday, August 12, 2024
Commencing at 6:00 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: DONALD SCARINCI, 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
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A P P E A R A N C E S:

ANTHONY SARSANO, ESQ.
Attorney for Sai Prasad, Inc.

JOHN F. WILEY, JR., ESQ.
Attorney for Suhani SC, LLC

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1 MS. ROSARIO: Can we please stand for
2 the Pledge of Allegiance.

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

6
7 MS. ROSARIO: This is a regular public
8 meeting of the Union City Board of Commissioners
9 being held on Monday, August 12, 2024, at
10 6:00 p.m. at the Union Hill Middle School, 3808
11 Hudson Avenue, Union City.

12 This meeting has been called in
13 accordance with the Open Public Meeting Act.
14 Adequate notice of this meeting has been provided
15 as follows: Was forwarded to The Jersey Journal,
16 The Record, has been posted on the bulletin board
17 in City Hall and has been made available to the
18 public in the office of the Municipal Clerk.

19

20 **ROLL CALL:**

21

22 MS. ROSARIO: Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Here.

24 MS. ROSARIO: Commissioner Grullon.

25 COMMISSIONER GRULLON: Here.

1 MS. ROSARIO: Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Here.

3 MS. ROSARIO: Mayor Stack.

4 MAYOR STACK: Here. Commissioner
5 Martinetti is on her way.

6 MS. ROSARIO: Thank you.

7

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

10 **APPROVAL OF MEETING MINUTES)**

11

12 MS. ROSARIO: The first item on the
13 agenda is approving the meeting minutes for the
14 July 16th Board of Commissioners meeting. May I
15 have motion to approve?

16 MAYOR STACK: Motion.

17 MS. ROSARIO: Motion by Mayor Stack.

18 COMMISSIONER VALDIVIA: Second.

19 MAYOR STACK: Second by Commissioner
20 Valdivia.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Yes.

25 MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes.

4
5 (Whereupon, the Board discussed and took
6 action on the following items in total:

7
8 **CONSENT AGENDA:**

9
10 (1) Resolution Approving the Payment of Claims.

11 (2) Resolution Approving the Payment of
12 Concurring Claims.

13 (3) Resolution Approving the Escrow Refunds.

14 (4) Resolution Approving the City Payroll From
15 June 15, 2024, Through July 5, 2024.

16 (5) Resolution Approving the Library Payroll
17 From June 15, 2024, Through July 5, 2024.

18 (6) Resolution Authorizing Refund of Redemption
19 Monies to Outside Lienholders.

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

22 (8) Resolution Enabling Agent and Contracting
23 For Online Energy Purchase.

24 (9) Resolution Authorizing Interlocal Services
25 Agreement Between the City of Union City and the

1 Union City Board of Education For the Operation of
2 the Youth Sports Program 2024-2025.

3 (10) Resolution Authorizing the Shared Services
4 Agreement Between the City of Union City and the
5 Union City Board of Education to Lease the Rear
6 Portion of 2214 Kennedy Boulevard For
7 Storage/Repair of Police Vehicles.

8 (11) Resolution Appointing the Law Firm of
9 Chasan, Lamparello, Mallon and Cappuzzo As Special
10 Prosecutor For the City of Union City.

11 (12) Resolution Awarding Contract For the NJDOT
12 Fiscal Year 2024 - 18th, 19th, and 16th Street
13 Improvements Projects.

14 (13) Resolution Authorizing Payment to A&J
15 Contractor Group, Inc., For Emergency Repairs to
16 Municipal Facilities At Various Locations
17 Throughout the City of Union City.

18 (14) Resolution Authorizing Contract For Hudson
19 Avenue Improvement Project 32nd Street to 37th
20 Street.

21 (15) Resolution Authorizing Receipt of Bids For
22 Snow Removal Services 2024.

23 (16) Resolution Designated Palisade Avenue
24 Between 34th Street to 35th Street As "Thomas
25 Highton Way".

1 (17) Resolution Designating Palisade Avenue From
2 Paterson Plank Road to 2nd Street As "Richie
3 Cassens Way".

4 (18) Resolution Appointing Ysabel Fabre De Morel
5 As Poet Laureate of the City of Union City.

6 (19) Resolution Authorizing Contract For Site
7 Work Services Project At the Old DPW Building -
8 27th Street and New York Avenue.

9 (20) Resolution Authorizing Contract For Site
10 Work For Future Parking Lot Project At 900 Kennedy
11 Boulevard.

12 (21) Resolution Amending Contract For Special
13 Counsel Services With Chasan, Lamparello, Mallon
14 and Cappuzzo, PC, For 2024.

15 (22) Resolution of the Board of Commissioners of
16 the City of Union City Approving the 2024-2025
17 Renewal of Liquor License Number 0910-33-007-001
18 Issued to Chrisam Corporation, Pocket License.

19 (23) Resolution of the Board of Commissioners of
20 the City of Union City Approving the 2023-2024
21 Renewal of Liquor License Number 0910-33-021-008
22 Issued to California Cafe Corp., Pocket License.

23 (24) Resolution of the Board of Commissioners of
24 the City of Union City Approving 2024-2025 Renewal
25 of Liquor License Number 0910-33-021-008 Issued to

1 California Cafe Corp., Pocket License.

2 (25) Resolution of the Board of Commissioners of
3 the City of Union City Approving the 2024-2025
4 Renewal of Liquor License Number 0910-33-106-006
5 Issued to Breezi's Bar and Chill, LLC.

6 (26) Resolution of the Board of Commissioners of
7 the City of Union City Approving the 2024-2025
8 Renewal of Liquor License Number 0910-33-126-007
9 Issued to Sol Chicken Inc., Trading As Sol
10 Chicken.)

11

12 MS. ROSARIO: There are 26 items on the
13 consent agenda.

14 One, resolution approving the payment of
15 claims.

16 Two, resolution approving the payment of
17 concurring claims.

18 Three, resolution approving the escrow
19 refunds.

20 Four, resolution approving the city
21 payroll from June 15, 2024, through July 5, 2024.

22 Five, resolution approving the library
23 payroll from June 15, 2024, through July 5, 2024.

24 Six, resolution authorizing refund of
25 redemption monies to outside lienholders.

1 Seven, resolution authorizing the refund
2 of premium monies collected at the tax sale.

3 Eight, resolution enabling agent and
4 contracting for online energy purchase.

5 Nine, resolution authorizing interlocal
6 services agreement between the City of Union City
7 and the Union City Board of Education for the
8 operation of the youth sports program 2024-2025.

9 Ten, resolution authorizing the shared
10 services agreement between the City of Union City
11 and the Union City Board of Education to lease the
12 rear portion of 2214 Kennedy Boulevard for
13 storage/repair of police vehicles.

14 Eleven, resolution appointing the law
15 firm of Chasan, Lamparello, Mallon and Cappuzzo as
16 special prosecutor for the City of Union City.

17 Twelve, resolution awarding contract for
18 the NJDOT fiscal year 2024 - 18th, 19th, and 16th
19 Street improvements projects.

20 Thirteen, resolution authorizing payment
21 to A&J Contractor Group, Inc., for emergency
22 repairs to municipal facilities at various
23 locations throughout the City of Union City.

24 Fourteen, resolution authorizing
25 contract for Hudson Avenue improvement project

1 32nd Street to 37th Street.

2 Fifteen, resolution authorizing receipt
3 of bids for snow removal services 2024.

4 Sixteen, resolution designated Palisade
5 Avenue between 34th Street to 35th Street as
6 "Thomas Highton Way".

7 Seventeen, resolution designating
8 Palisade avenue from Paterson Plank Road to 2nd
9 Street as "Richie Cassens Way".

10 Eighteen, resolution appointing Ysabel
11 Fabre De Morel as poet laureate of the City of
12 Union City.

13 Nineteen, resolution authorizing
14 contract for site work services project at the old
15 DPW building - 27th Street and New York Avenue.

16 Twenty, resolution authorizing contract
17 for site work for future parking lot project at
18 900 Kennedy Boulevard.

19 Twenty-one, resolution amending contract
20 for special counsel services with Chasan,
21 Lamparello, Mallon and Cappuzzo, PC, for 2024.

22 Twenty-two, resolution of the Board of
23 Commissioners of the City of Union City approving
24 the 2024-2025 renewal of liquor license number
25 0910-33-007-001 issued to Chrisam Corporation,

1 pocket license.

2 Twenty-three, resolution of the Board of
3 Commissioners of the City of Union City approving
4 the 2023-2024 renewal of liquor license number
5 0910-33-021-008 issued to California Cafe Corp.,
6 pocket license.

7 Twenty-four, resolution of the Board of
8 Commissioners of the City of Union City approving
9 2024-2025 renewal of liquor license number
10 0910-33-021-008 issued to California Cafe Corp.,
11 pocket license.

12 Twenty-five, resolution of the Board of
13 Commissioners of the City of Union City approving
14 the 2024-2025 renewal of liquor license number
15 0910-33-106-006 issued to Breezi's Bar and Chill,
16 LLC.

17 Twenty-six, resolution of the Board of
18 Commissioners of the City of Union City approving
19 the 2024-2025 renewal of liquor license number
20 0910-33-126-007 issued to Sol Chicken Inc.,
21 trading as Sol Chicken.

22 Mayor abstains on payments to Chasan,
23 Lamparello and Mallon, Mayor recuses on number 11
24 and 21 from the consent agenda.

25 MAYOR STACK: Thank you, Hilda. Before

1 anyone comments, I just want to make a quick
2 comment on number 12, from 18th Street, 19th
3 Street and 16th Street, we'll be doing from
4 Palisade to New York Avenue, New York Avenue to
5 Bergenline, Bergenline Avenue west, the entire
6 18th Street, we'll be paving streets, new
7 lighting, and tree planting. 19th Street, we'll
8 be doing the same between Palisade Avenue and New
9 York Avenue and 16th Street as well.

10 In addition to that, I'd like to thank
11 Governor Murphy for his support in helping us to
12 do the streetscape. We'll be doing a very similar
13 project on Hudson Avenue, what we did on Palisade
14 Avenue. That will be new sidewalks, new stone,
15 decorative lighting, and tree planting. We hope
16 this year to plant about 2,000 trees in the
17 community. Hudson Avenue this year will be done
18 from 32nd Street to 37th Street. And then next
19 year, we'll work on completing from 37th Street to
20 50th Street. We'll go up to the West New York
21 border. And that will be new streets, new
22 sidewalks, street paving, traffic safety features.

23 Again, without the Governor's support,
24 we couldn't have done that and the Department of
25 Transportation. On the old DPW building, if

1 Angelo was here, he's been working closely with me
2 to develop this portion, hopefully, at some point
3 to a parking deck to accommodate about 400 spaces.
4 Until we can get the money for that parking deck,
5 we're actually going to pave the surface of the
6 old DPW, about 125 feet from Bergenline to New
7 York Avenue, about 125 feet in, that will provide
8 additional 110 parking spots in the midtown area.

9 And the resolution for 900 Kennedy
10 Boulevard, we're providing another location for an
11 additional 35 spots. Every little bit helps until
12 we can get a deck built downtown. Our goal is to
13 build one below 15th Street, another deck on 27th
14 and New York Avenue to Bergenline. And then we're
15 looking at two sites in the uptown area to provide
16 at least three or 400 spaces at each deck to help
17 the parking situation. We realize we've got a
18 parking problem in the community, it's only gotten
19 worse over time with most families having two
20 vehicles. So we're working very hard to resolve
21 that. That's in addition to the decks that we
22 built on 23rd Street for the high school and the
23 new deck on 35th Street between Bergenline and
24 Central Avenue.

25 So this is a problem that the

1 Commissioners and I recognize and we're working
2 very hard to alleviate. Just that in Union City,
3 it's very hard to provide parking decks and you
4 don't have the option of taking available land
5 because there's not much land out there. So we're
6 trying very hard. Like with the DPW, nobody's
7 home is affected. We don't have to take one
8 residence, we're able to put that in at that
9 location. 900 Kennedy Boulevard had been a fire
10 at the Salvation Army, we're leasing that
11 property. And, hopefully, uptown, we'll be able
12 to use a public piece of land to build a parking
13 deck on top. We'll keep you posted.

14 Anyone wishing to comment on the consent
15 agenda, please step forward? Commissioner
16 Valdivia.

17 COMMISSIONER VALDIVIA: Mayor, I want to
18 thank you and the Commissioners for supporting the
19 16th resolution designating Palisade Avenue
20 between 34th Street and 35th Street as Thomas
21 Highton Way. Thomas Highton is a great man, very
22 good human being. He was a teacher in this
23 building for many years. He had many titles with
24 him, he was also the head of teachers union in the
25 1970's. He served as Commissioner. Where we're

1 naming the street after the him, he was a
2 principal at Jefferson School. But more
3 importantly, he was a superintendent of schools
4 for over 30 years in Union City.

5 As a matter of fact, I graduated in 1980
6 from Union Hill High School and Tom Highton was
7 the superintendent at the time. So I'm very happy
8 for him. Thank you, Mayor and Commissioners.

9 Then on the other hand, number 17,
10 another lifelong don't, Richie Cassens, served
11 close to 30 years as a recreation director in
12 Union City. He did a wonderful. Job since he
13 took the job became better every year and every
14 year. We've been competitive in all sports
15 through his hard leadership, working hard. I'll
16 never forget going to Ohio in 2019 with the
17 recreation football team when we competed with
18 other states in Hall of Fame in Canton, Ohio.

19 So thank you again and congratulations
20 to Mr. Tom Highton and Richie Cassens.

21 MAYOR STACK: I think on the Board of
22 Commissioners we're outnumbered here for Union
23 Hill, Commissioner Fernandez, Commissioner
24 Valdivia and the corporation counsel, too.

25 COMMISSIONER VALDIVIA: By the way, our

1 corporation counsel was a good friend, similar to
2 Tommy.

3 MR. SCARINCI: He was my history
4 teacher.

5 COMMISSIONER VALDIVIA: He's a young 84.

6 COMMISSIONER FERNANDEZ: I want to take
7 a moment to congratulate the Mayor and
8 Commissioners for appointing Ysabel Fabre De Morel
9 as poet laureate of the City of Union City. Just
10 a very talented community in Union City. A poet
11 laureate is very important for us. Since we don't
12 have a lot of money, they create of events for us,
13 at no cost, book signing, very talented woman.
14 Congratulations to Ms. Morel. And thank you for
15 having done this job for many years and
16 congratulations to the Mayor.

17 MAYOR STACK: Thank you.

18 Anyone wishing to comment on the consent
19 agenda, please step forward, state your name and
20 address for the record. Seeing none, I'll make a
21 motion to close the public comment period.

22 MS. ROSARIO: Motion by Mayor Stack.

23 COMMISSIONER GRULLON: Second.

24 MS. ROSARIO: Second by Commissioner
25 Grullon.

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: Mayor Stack.

8 MAYOR STACK: Yes.

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

11 MAYOR STACK: Motion.

12 MS. ROSARIO: Motion made by Mayor
13 Stack.

14 COMMISSIONER VALDIVIA: Second.

15 MS. ROSARIO: Second by Commissioner
16 Valdivia.

17 Commissioner Fernandez.

18 COMMISSIONER FERNANDEZ: I abstain on
19 nine and ten, as it relates to the Board of
20 Education. Otherwise yes on the rest.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Yes.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Yes.

25 MS. ROSARIO: Mayor Stack.

1 MAYOR STACK: Yes.

2 MR. SCARINCI: The Board adopts the
3 doctrine of necessity.

4 MS. ROSARIO: Commissioner Valdivia and
5 Commissioner Grullon will not vote on Board of
6 Education, so the doctrine of necessity.

7

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

10

11 **REGULAR AGENDA:**

12 1. Public hearing on the CY2024
13 Budget.)

14

15 MS. ROSARIO: Thank you. The next item
16 on the agenda is we have three items on the
17 regular agenda. The first is item is public
18 hearing on calendar 2024 budget.

19 Mayor, would you like to take public
20 comment on the budget?

21 MAYOR STACK: Just recognize that
22 Commissioner Martinetti just joined us. She had
23 an emergency. Thank you, Commissioner.

24 Anyone wishing to comment on the
25 calendar year 2024 budget, please step forward

1 state your name and address for the record.

2 Let the record reflect our finance
3 director, Tammy Zucca, is with us this evening.
4 Anyone wishing to comment on the public hearing on
5 the calendar year budget 2024? I'd like to thank
6 the finance department and the Commissioners for
7 working hard on the budget. We always have
8 challenges year to year. I thank you for your
9 hard work.

10 Seeing no comments, I'll make a motion.

11 MS. ROSARIO: Motion made by Mayor
12 Stack.

13 COMMISSIONER FERNANDEZ: Second.

14 MS. ROSARIO: Second by Commissioner
15 Fernandez.

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. Thank you, Tammy.

1 MS. ROSARIO: Thank you.

2

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

5 **REGULAR AGENDA:**

6 2. Resolution approving payments to
7 HCIA.)

8

9 MS. ROSARIO: The second item is
10 resolution approving the payment to Hudson County
11 Improvement Authority. Commissioner Martinetti
12 will recuse from this item. May I have a motion?

13 MAYOR STACK: Motion.

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

16 COMMISSIONER FERNANDEZ: Second.

17 MS. ROSARIO: Second by Commissioner
18 Fernandez.

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: Mayor Stack.

1 MAYOR STACK: Yes.

2

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

5 **REGULAR AGENDA:**

6 3. Resolution approving payments to
7 Union City Board of Education.)

8

9 MS. ROSARIO: The third item on the
10 agenda is resolution approving payment to Union
11 City Board of Education. Commissioners Fernandez
12 and Martinetti recuse from this item. And
13 ordinarily Commissioners Valdivia and Gullon
14 would not vote on the Board of Education matters.
15 Tonight, the board is adopting the doctrine of
16 necessity.

17 May I have a motion to approve?

18 MAYOR STACK: Motion.

19 COMMISSIONER VALDIVIA: Second.

20 MS. ROSARIO: Motion made by Mayor
21 Stack. Second by Commissioner Valdivia.

22 Commissioner Gullon.

23 COMMISSIONER GRULLON: Yes.

24 MS. ROSARIO: Commissioner Valdivia.

25 COMMISSIONER VALDIVIA: 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 HEARING AND ADOPTION CONSIDERATION:**

7 1. AN ORDINANCE OF THE CITY OF UNION
8 CITY, COUNTY OF HUDSON, NEW JERSEY, AMENDING BOND
9 ORDINANCE 2018-36 OF THE CITY OF UNION CITY.)

10

11 MS. ROSARIO: The next item we have are
12 four ordinances for hearing and adoption
13 consideration.

14 The first ordinance is ordinance of the
15 City of Union City, County of Hudson, New Jersey,
16 amending the bond ordinance 2018-36 of the City of
17 Union City.

18 Mayor, would you like public comment on
19 this ordinance?

20 MAYOR STACK: Sure anyone wishing to
21 comment on this ordinance, it's an ordinance of
22 the City of Union City amending a bond ordinance
23 for 2018 bond for the City of Union City. Please
24 step forward, state your name and address for the
25 record. Seeing none, make a motion to close.

1 COMMISSIONER MARTINETTI: Second.

2 MS. ROSARIO: Motion made by Mayor

3 Stack. Second by Commissioner Martinetti.

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 MS. ROSARIO: May I have a motion to

15 adopt?

16 COMMISSIONER VALDIVIA: Motion.

17 MAYOR STACK: Second.

18 MS. ROSARIO: Motion made by

19 Commissioner Valdivia, second by Mayor Stack.

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 FOR HEARING AND ADOPTION CONSIDERATION:**

9 2. AN ORDINANCE OF THE CITY OF UNION
10 CITY, COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING
11 THE SUM OF \$135,000 IN FUNDING FROM THE CAPITAL
12 IMPROVEMENT FUND FOR THE COMPLETION OF VARIOUS
13 IMPROVEMENTS TO CITY PARKING LOTS.)

14

15 MS. ROSARIO: The second ordinance is an
16 ordinance of the City of Union City, County of
17 Hudson, New Jersey, appropriating the sum of
18 \$135,000 funding from the capital improvement fund
19 for the completion of various improvements to city
20 parking lots.

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

23 MAYOR STACK: Sure. Anyone wishing to
24 comment on this ordinance? This is transferring
25 the sum of 135,000, this is the completion of

1 various improvements to various parking lots
2 throughout the community. Anyone wishing to
3 comment on this ordinance, step forward. Seeing
4 none, motion.

5 MS. ROSARIO: Motion made by Mayor
6 Stack.

7 COMMISSIONER MARTINETTI: Second.

8 MS. ROSARIO: Second by Commissioner
9 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 MAYOR STACK: Motion.

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

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

16 **ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION:**

17 3. ORDINANCE AMENDING CHAPTER 359
18 ENTITLED "SOLID WASTE" TO ESTABLISH VENDOR
19 COLLECTION HOURS FOR THE REMOVAL OF GARBAGE AND
20 RECYCLABLE MATERIALS THROUGHOUT THE CITY OF UNION
21 CITY.)

22

23 MS. ROSARIO: The third ordinance is
24 ordinance amending Chapter 359 entitled "solid
25 waste" to establish vendor collection hours for

1 the removal of garbage and recyclable materials
2 throughout the City of Union City.

3 Mayor, would you like to take public
4 comment?

5 MAYOR STACK: Sure. This ordinance, in
6 working together with Chief of Police and
7 Lieutenant Dunlay and others in the police
8 department, this will ensure that the private
9 haulers are in the City after 11:00 p.m. at night
10 and out of the City by 6:00 in the morning. We've
11 had a problem where the garbage contractors are
12 coming in too early, some people don't have their
13 garbage out at 8:30 at night. We want to ensure
14 they're not entering the City before 11:00 and
15 then leaving the city before 6:00, once the
16 majority of people are going to work and children
17 are going to school, the school buses are out.

18 So I thank all for their involvement and
19 also Angelo, he's working with us.

20 Anyone wishing to comment at this time?
21 Seeing none, motion.

22 COMMISSIONER MARTINETTI: Second.

23 MS. ROSARIO: Motion made by Mayor
24 Stack. Second by Commissioner 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 MS. ROSARIO: May I have a motion to
11 adopt?
12 COMMISSIONER MARTINETTI: Motion.
13 COMMISSIONER VALDIVIA: Second.
14 MS. ROSARIO: Motion by Commissioner
15 Martinetti. Second by Commissioner Valdivia.
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
2 (Whereupon, the Board discussed and took
3 action on the following item:

4 **ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION:**

5 4. ORDINANCE AMENDING CHAPTER 4,
6 ARTICLE XIII, SECTION 65, TO UPDATE THE TABLE OF
7 ORGANIZATION FOR THE UNION CITY POLICE
8 DEPARTMENT.)

9
10 MS. ROSARIO: The fourth ordinance is an
11 ordinance amending Chapter 4, Article XIII,
12 Section 65 to update the table of organization for
13 the Union City Police Department.

14 MAYOR STACK: This is an ordinance
15 presented by the chief of police. This is
16 expanding the number of class twos and class
17 threes, expanding that number. Anyone wishing to
18 comment at this time, please step forward, state
19 your name and address for the record? Seeing
20 none, I make a motion to close the public hearing.

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

23 COMMISSIONER MARTINETTI: Second.

24 MS. ROSARIO: Second by Commissioner
25 Martinetti.

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 adopt?
13 MAYOR STACK: Motion.
14 MS. ROSARIO: Motion made by Mayor
15 Stack. Second?
16 COMMISSIONER MARTINETTI: Second.
17 MS. ROSARIO: Second by Commissioner
18 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.

4

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

6

7 MS. ROSARIO: Mayor, would you like to
8 take public comment on any portion --

9 MAYOR STACK: Sure. Anyone wishing to
10 comment any matter concerning the Union City,
11 please step forward, state your name and address
12 for the record.

13 I would also like to thank the
14 Commissioners for moving 100 percent of our
15 meetings throughout the community, we're in every
16 neighborhood. Not only the Commissioner meetings,
17 but the mobile mayor's office, public safety
18 meetings. We have the chief and I and the
19 commissioners hold about 180 of those meetings a
20 year, in addition to the Commissioner meetings.

21 Anyone wishing to comment on any matter
22 concerning municipal government in the City of
23 Union City, please step forward, state your name
24 and address for the record? Seeing none, I'll
25 make a motion to close.

1 COMMISSIONER MARTINETTI: Second.

2 MS. ROSARIO: Motion by Mayor Stack,

3 second by Commissioner Martinetti.

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 MS. ROSARIO: Now we have liquor license

15 hearings.

16 MAYOR STACK: I'd also like to thank Mr.

17 Abbato for always welcoming us here at Union Hill

18 and treating us so nice. We should hold all our

19 meetings here.

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LIQUOR LICENSE HEARINGS:

1. Corporate Structure Change application
0910-32-066-004
Sai Prasad, Inc.
T/a Bergenline Liquors
3819 Bergenline Avenue
(Attorney Anthony Sarsano, Esq.)
2. Corporate Structure Change application
0910-44-170-007
P & V, Inc.
T/a Kraemers Liquors
4601 Bergenline Avenue
3. Person-to-person transfer application
0910-44-019-004
Suhani SC LLC t/a Wine Warehouse
2013-15 Bergenline Avenue
(Attorney John F. Wiley, Jr., Esq.)
4. Person-to-person and place-to-place transfer
Application
0910-33-210-006
El Paso Restaurante Corp.
3715-17 Bergenline Avenue
(Attorney Eike Paneque, Esq.)

1 **1. Corporate Structure Change application**
2 **0910-32-066-004**
3 **Sai Prasad, Inc.**
4 **T/a Bergenline Liquors**
5 **3819 Bergenline Avenue**
6 **(Attorney Anthony Sarsano, Esq.)**

7 MAYOR STACK: Please, Mr. Gonzalez, if
8 you can, please begin. This is now the portion of
9 hearing for liquor licenses.

10 MR. GONZALEZ: Good evening, for the
11 record, Ramon Gonzalez, G-O-N-Z-A-L-E-Z, on behalf
12 of the Union City ABC prosecutor.

13 We have four matters on today. The
14 first matter we have is Sai Prasad, trading as
15 Bergenline Liquors at 3819 Bergenline Avenue.
16 They are represented by Mr. Sarsano. And if he
17 can place his appearance on the record.

18 MR. SARSANO: Anthony Sarsano for the
19 license holder.

20 MR. GONZALEZ: This matter is as a
21 result of an estate being processed. Mr. Sarsano
22 has provided all the information, complied with
23 all the requirements that are needed to do the
24 transfer. First to the executor, now the executor
25 is going to be the individual who's receiving it.
 She's the wife of the prior owner who is now
 deceased, so --

1 MAYOR STACK: Mr. Gonzalez, which one is
2 this?

3 MR. GONZALEZ: That's number one,
4 Bergenline Liquors. She has been vetted -- she
5 was already on, but we had to take off the
6 structure change because he passed away. That had
7 to be done through the surrogate's office,
8 approval through the state, and now we're just --
9 essentially she'll be the only owner.

10 So we're requesting that, under those
11 circumstances, it's corporate structure change,
12 there's really not much of a difference other than
13 the deceased is being removed. So they've
14 complied with all the requirements and I would
15 suggest that it would be appropriate to consent to
16 the transfer of the corporate structure change.

17 MR. SARSANO: Thank you.

18 MAYOR STACK: Do you have anything to
19 add?

20 MR. SARSANO: No. I think Mr. Gonzalez
21 has said it very well.

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

24 MS. ROSARIO: Motion made by Mayor
25 Stack. Second?

1 COMMISSIONER VALDIVIA: Second.
2 MS. ROSARIO: Second by Commissioner
3 Valdivia.
4 Commissioner Fernandez.
5 COMMISSIONER FERNANDEZ: Abstain.
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 MR. GONZALEZ: Thank you.

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1 **2. Corporate Structure Change application**
2 **0910-44-170-007**
3 **P & V, Inc.**
4 **T/a Kraemers Liquors**
5 **4601 Bergenline Avenue**

6 MR. GONZALEZ: The next matter, number
7 two is P & V, Inc., trading as Kraemers Liquor.
8 This is likewise is a corporate structure change.
9 Please put your name on the record.

10 MR. BRIONAS: Ivan Brionas.

11 MR. GONZALEZ: Mr. Brionas is the son of
12 the individual who owned it, he passed away. He
13 likewise had retained an attorney, did all the
14 work necessary to settle the estate with the
15 surrogate, has gotten approval. He's the
16 beneficiary, so he qualified. Lieutenant Dunlay
17 has done a background check on him, he's clean.
18 He's complied with all the requirements that are
19 necessary. They're not changing the location, the
20 name, or anything. His dad passed away, he's the
21 beneficiary, he qualifies. And under the
22 circumstances, it's just a corporate structure
23 change because of the deceased. And I believe he
24 should be allowed to continue business, but we
25 need the resolution.

 MAYOR STACK: Sir, do you have anything

1 you want to add?

2 MR. BRIONAS: I'm sorry?

3 MAYOR STACK: Do you have anything you
4 want to add.

5 MR. BRIONAS: No. Thank you.

6 MAYOR STACK: I'm sorry for your loss.

7 MR. BRIONAS: It's 13 years ago.

8 MAYOR STACK: I'll make a motion to
9 approve.

10 MS. ROSARIO: Motion made by Mayor
11 Stack. Second?

12 COMMISSIONER VALDIVIA: Second.

13 MS. ROSARIO: By Commissioner Valdivia.
14 Commissioner Fernandez.

15 COMMISSIONER FERNANDEZ: Yes.

16 MS. ROSARIO: Commissioner Grullon.

17 COMMISSIONER GRULLON: Yes.

18 MS. ROSARIO: Commissioner Valdivia.

19 COMMISSIONER VALDIVIA: Yes.

20 MS. ROSARIO: Commissioner Martinetti.

21 COMMISSIONER MARTINETTI: Yes.

22 MS. ROSARIO: Mayor Stack.

23 MAYOR STACK: Yes.

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1 **3. Person-to-person transfer application**
2 **0910-44-019-004**
3 **Suhani SC LLC t/a Wine Warehouse**
4 **2013-15 Bergenline Avenue**
5 **(Attorney John F. Wiley, Jr., Esq.)**

6 MR. GONZALEZ: The next matter, number
7 three, is Suhani SC LLC trading as Wine Warehouse.
8 They are represented beside Mr. Wiley, whose
9 present here, and has been before on other
10 matters.

11 MR. WILEY: Yes, I had a corporate
12 structure we did about six months ago. So
13 basically, my clients, husband and wife, are here
14 in case the board has any questions. But they are
15 not only buying the store, they're buying the real
16 estate where the store is located. So the
17 intention is to be long-term business people in
18 Union City.

19 MR. GONZALEZ: Just so the board is
20 aware, we require a lot of homework be done before
21 we get to this situation. They've complied with
22 all the requirements that I had, which is to
23 ensure the contract that shows what they're
24 buying, how they're buying, who they're buying,
25 what financing because they're not allowed to
finance anything for a liquor license. They've

1 complied with that.

2 In addition to that, Lieutenant Dunlay
3 actually has an appointment that he makes with all
4 the new applicants, he vets them, we fingerprints
5 on them also. They have no criminal history, no
6 background. And I believe the police department
7 had no objection on this transfer.

8 LIEUTENANT DUNLAY: That's correct.
9 Both Mr. Shisal and Miss Patel have actually had
10 previous ownership of a license in Westfield.
11 When we did the background investigation in
12 Westfield, there's been zero problems.

13 MAYOR STACK: Thank you. I'll make the
14 motion to approve.

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

17 COMMISSIONER MARTINETTI: Second.

18 MS. ROSARIO: By Commissioner
19 Martinetti.

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. Thank you very much.

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1 **4. Person-to-person and place-to-place transfer**
2 **Application**
3 **0910-33-210-006**
4 **El Paso Restaurante Corp.**
5 **3715-17 Bergenline Avenue**
6 **(Attorney Eike Paneque, Esq.)**

7 MR. GONZALEZ: The last matter, number
8 four, they are represented by Mr. Paneque. When
9 we had this scheduled for today, they were
10 supposed to have the balance of what was necessary
11 and they did not complete it. So they don't have
12 clearance yet, so I'm requesting that it be
13 carried. Hopefully, they'll have it for the next
14 meeting, but I'll inform the board once I have
15 that information.

16 MAYOR STACK: Absolutely.

17 MR. GONZALEZ: It would not be ripe for
18 a hearing today.

19 MAYOR STACK: Thank you, Mr. Gonzalez.
20 Thank you.

21 * * * *

ADJOURNMENT :

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

MAYOR STACK: Motion.

MS. ROSARIO: Second?

COMMISSIONER MARTINETTI: Second.

MS. ROSARIO: All in favor?

(All Board Members indicate in the affirmative.)

(Whereupon the meeting was adjourned at 6:27 p.m.)

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Brian P. Stack

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Lucio P. Fernandez

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Maryury A. Martinetti

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Celin J. Valdivia

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Wendy A. Grullon

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Board of Commissioners

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Attest:

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Donald Scarinci, 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