

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

HOUSING AUTHORITY PAVILION
3911 Kennedy Boulevard
Union City, New Jersey

Thursday, June 12, 2025
Commencing at 8:00 AM

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.
201-390-0583 SBischoffccr@yahoo.com

A P P E A R A N C E S:

PETER CIPOLETTA, ESQ.
Attorney for Manchego Tapas Bar & Restaurant

YACKER & GLATT, ESQS.
BY: KIMBERLY GLATT, ESQ.
Attorney for A & C 2004 Corp.

I N D E XPAGE

CALL TO ORDER	4
SALUTE TO FLAG	4
ROLL CALL	4
CONSENT AGENDA	5
LIQUOR LICENSE PUBLIC HEARINGS	13
P & V, Inc.	14
Manchego Tapas Bar	17
A & C 2004 Corp.	21
CITIZENS ADDRESS THE BOARD	25
ADJOURNMENT	26

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 Thursday, June 12, 2025, at 8:00 AM
10 at the Housing authority Hillside Pavilion, 3911
11 Kennedy Boulevard in Union City. This meeting has
12 been called in accordance with the Open Public
13 Meetings Act. Adequate notice of this meeting has
14 been forwarded to The Bergen Record and The Star
15 Ledger. It has been posted on the bulletin board
16 in City Hall and has been made available to the
17 public in the office of the Municipal Clerk.
18

19 **ROLL CALL:**
20

21 MS. ROSARIO: Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Here.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Here.

25 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Here.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Here.

4 MS. ROSARIO: Thank you.

5

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

8 **CONSENT AGENDA:**

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

11 (2) Resolution Approving the Escrow Refunds.

12 (3) Resolution Approving the City Payroll
13 5/10/2025 Through 5/23/2025.

14 (4) Resolution Approving the Library Payroll
15 5/10/2025 to 5/23/2025.

16 (5) Resolution Authorizing the Refund of Premium
17 Monies Collected At the Tax Sale.

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

20 (7) Resolution Cancelling Taxes on Property
21 Deemed Exempt For 100 Percent Disabled Veteran.

22 (8) Resolution Cancelling Abatement on Property
23 Located on Block 90, Lot 13 C0101, Also Known As
24 415 19th Street.

25 (9) Resolution Cancelling Abatement on Property

1 Located on Block 234, Lot 56, C0401, Also Known As
2 540 41st Street.

3 (10) Resolution of the Board of Commissioners of
4 the City of Union City in the County of Hudson,
5 New Jersey, Authorizing the Issuance and Sale of
6 Tax Anticipation Notes of the City of Union City
7 in the Principal Amount of Up to \$18,000,000
8 Making Certain Covenants to Effect and Maintain
9 the Exemption of Interest on Said Notes From
10 Federal Income Taxation; and Authorizing Such
11 Further Actions and Making Such Determination As
12 May Be Necessary Or Appropriate to Effectuate the
13 Issuance and Sale of the Notes.

14 (11) Resolution Authorizing Raffle License to St.
15 Augustine Church.

16 (12) Resolution Authorizing Contract For the NJ
17 DOT LTPF FY 2024 Hudson Avenue Section II
18 Improvements Project.

19 (13) Resolution Authorizing the City of Union
20 City to Apply For and Obtain a Grant From the New
21 Jersey Department of Community Affairs.

22 (14) Resolution Authorizing Contract For the
23 Grounding and Bonding Repair Project At Veterans
24 Memorial Park.

25 (15) Resolution Authorizing Contract For the

1 NJDOT FY 2025 45th Street, Harrison Place and
2 Cottage Place Project.

3 (16) Resolution Authorizing Negotiations For the
4 City Hall Boiler Project Pursuant to N.J.S.A.
5 40A:11-5.

6 (17) Resolution Authorizing Contract For Tenant
7 Advocacy Attorney Services For 2025.

8 (18) Resolution Designating 17th Street Between
9 Kerrigan Avenue and John F. Kennedy Boulevard As
10 "Leggiero Tarantino Way".

11 (19) Resolution Designating 47th Street Between
12 Hudson Avenue and Palisade Avenue As "Janine Vega
13 Way".)

14
15 MS. ROSARIO: There are 19 items on the
16 consent agenda.

17 One, Resolution Approving the Payment of
18 Concurring Claims.

19 Two, Resolution Approving the Escrow
20 Refunds.

21 Three, Resolution Approving the City
22 Payroll 5/10/2025 Through 5/23/2025.

23 Four, Resolution Approving the Library
24 Payroll 5/10/2025 to 5/23/2025.

25 Five, Resolution Authorizing the Refund

1 of Premium Monies Collected At the Tax Sale.

2 Six, Resolution Authorizing Refund of
3 Redemption Monies to Outside Lienholders.

4 Seven, Resolution Cancelling Taxes on
5 Property Deemed Exempt For 100 Percent Disabled
6 Veteran.

7 Eight, Resolution Cancelling Abatement
8 on Property Located on Block 90, Lot 13 C0101,
9 Also Known As 415 19th Street.

10 Nine, Resolution Cancelling Abatement on
11 Property Located on Block 234, Lot 56, C0401, Also
12 Known As 540 41st Street.

13 Ten, Resolution of the Board of
14 Commissioners of the City of Union City in the
15 County of Hudson, New Jersey, Authorizing the
16 Issuance and Sale of Tax Anticipation Notes of the
17 City of Union City in the Principal Amount of Up
18 to \$18,000,000 Making Certain Covenants to Effect
19 and Maintain the Exemption of Interest on Said
20 Notes From Federal Income Taxation; and
21 Authorizing Such Further Actions and Making Such
22 Determination As May Be Necessary Or Appropriate
23 to Effectuate the Issuance and Sale of the Notes.

24 Eleven, Resolution Authorizing Raffle
25 License to St. Augustine Church.

Twelve, Resolution Authorizing Contract
For the NJ DOT LTPF FY 2024 Hudson Avenue Section
II Improvements Project.

Thirteen, Resolution Authorizing the
City of Union City to Apply For and Obtain a Grant
From the New Jersey Department of Community
Affairs.

Fourteen, Resolution Authorizing
Contract For the Grounding and Bonding Repair
Project At Veterans Memorial Park.

Fifteen, Resolution Authorizing Contract
For the NJDOT FY 2025 45th Street, Harrison Place
and Cottage Place Project.

Sixteen, Resolution Authorizing
Negotiations For the City Hall Boiler Project
Pursuant to N.J.S.A. 40A:11-5.

Seventeen, Resolution Authorizing
Contract For Tenant Advocacy Attorney Services For
2025.

Eighteen, Resolution Designating 17th
Street Between Kerrigan Avenue and John F. Kennedy
Boulevard As "Leggiero Tarantino Way".

Nineteen, Resolution Designating 47th
Street Between Hudson Avenue and Palisade Avenue
As "Janine Vega Way".

1 Mayor, at this time, would you like to
2 take public comment?

3 MAYOR STACK: Sure. Anyone wishing to
4 comment on the consent agenda, please step
5 forward, state your name and address for the
6 record?

7 Seeing none --

8 MS. SILVERMAN: My name is Mayelin
9 Silverman, I'm here for liquor --

10 MAYOR STACK: That would be Mr.
11 Gonzalez. We'll be doing that at the end of the
12 meeting.

13 MS. ROSARIO: Oh, I'm sorry, okay. May
14 I have a motion to close public comment?

15 MAYOR STACK: Motion.

16 COMMISSIONER MARTINETTI: Second.

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

19 May I have a motion to approve all items
20 on the consent agenda?

21 COMMISSIONER GRULLON: Motion.

22 MAYOR STACK: Second.

23 MS. ROSARIO: Motion made by
24 Commissioner Grullon, second by Mayor Stack.

25 Commissioner Fernandez.

1 COMMISSIONER FERNANDEZ: Yes.

2 MS. ROSARIO: Commissioner Grullon.

3 COMMISSIONER GRULLON: Yes.

4 MS. ROSARIO: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Yes.

8 MS. ROSARIO: That was for the public
9 comment. I'm going to do a vote now for the
10 consent agenda, to approve it.

11 Commissioner Fernandez.

12 COMMISSIONER FERNANDEZ: Yes.

13 MS. ROSARIO: Commissioner Grullon.

14 COMMISSIONER GRULLON: Yes.

15 MS. ROSARIO: Commissioner Martinetti.

16 COMMISSIONER MARTINETTI: Yes.

17 MS. ROSARIO: Mayor Stack.

18 MAYOR STACK: Yes.

19 MS. ROSARIO: We would have the liquor
20 license hearings now or do you want me to do the
21 public comment?

22 MR. SCARINCI: On the consent agenda,
23 there's an abstention. The Mayor abstains on
24 item -- the tenant advocate attorney 17, Mayor
25 abstains.

MS. ROSARIO: Mayor abstains on Item 17,
thank you. We can continue.

LIQUOR LICENSE HEARINGS:

1. **P & V, Inc.**
T/a Kraemer's Liquors
4601 Bergenline Avenue
0910-44-170-007
2. **Corporate Structure Change**
Manchego Tapas Bar & Restaurant-UC, LLC
T/a Maracaibo Venezuelan Flair
1218 Kennedy Boulevard
0910-33-104-004
(Peter Cipoletta, Esq.)
3. **Corporate Structure Change**
A & C 2004 Corp.
T/a Rojo Mexican Restaurant & Bar
118 48th Street
0910-33-149-006
(Kimberly Glatt, Esq.)

1 **1. P & V, Inc.**
2 **T/a Kraemer's Liquors**
3 **4601 Bergenline Avenue**
4 **0910-44-170-007**

5 MR. GONZALEZ: Good morning. For the
6 record, Ray Gonzalez, G-O-N-Z-A-L-E-Z, Union City
7 ABC prosecutor.

8 Today, we have three items on the agenda
9 before you. The first matter is Kraemer's
10 Liquors, which is located at 4601 Bergenline
11 Avenue. I have Detective Dunlay here. Lieutenant
12 has done an investigation.

13 This is actually for an incident, a
14 brawl, that happened inside the establishment.
15 It's not a liquor -- it is a liquor store, it
16 doesn't sell any open alcohol containers. And
17 what happened at this location in February 13th of
18 this year, we were able to investigate and
19 helpfully, the cameras really helped the
20 individual.

21 Now, I know the owner has contacted me
22 several times, this had been previously on, but we
23 wanted to make clear what exactly happened. He
24 called my office this morning, he's stuck in
25 traffic. But what we'd like to do in this
situation is actually dismiss the matter. Once we

1 did the investigation, it was clear that the
2 parties that were involved were two patrons that
3 entered and started arguing about politics. There
4 was no alcohol involved and the owner, Mr.
5 Briones, of Kraemer's did what he was supposed to
6 do. He contacted the police department, he gave
7 them access to the videos and we confirmed that as
8 a result of a political argument, that they were
9 having, two parties that were in the
10 establishment, they essentially started arguing
11 and then they ultimately left.

12 After the investigation, Lieutenant
13 Dunlay has advised me that it would be his
14 recommendation and I would have to agree with him
15 that this matter would be dismissed; is that
16 correct?

17 LIEUTENANT DUNLAY: Yes, that's correct.

18 MR. GONZALEZ: So it would be our
19 recommendation that the matter be dismissed
20 against Kraemer's as a result of what was placed
21 on the record.

22 MAYOR STACK: I'll make a motion.

23 COMMISSIONER MARTINETTI: Second.

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

1 **2. Corporate Structure Change**
2 **Manchego Tapas Bar & Restaurant-UC, LLC**
3 **T/a Maracaibo Venezuelan Flair**
4 **1218 Kennedy Boulevard**
5 **0910-33-104-004**
6 **(Peter Cipoletta, Esq.)**

7 MR. GONZALEZ: The next matter we have
8 is a corporate structure change. It is Manchego
9 Tapas Bar and Restaurant, trading as Maracaibo
10 Venezuelan Flair, located at 1218 Kennedy
11 Boulevard. They're represented by their attorney,
12 Mr. Cipoletta, who's here. If you could place
13 your name, your representation on the record?

14 MR. CIPOLETTA: Peter Cipoletta, here on
15 behalf of the applicants. Good morning,
16 Commissioners.

17 MR. GONZALEZ: Now, this matter has been
18 somewhat complicated because prior to this
19 corporate structure change, there had been
20 violations that we issued, closures for certain
21 days at Manchego Tapas Bar and Restaurant. I
22 think what the owners did at that time and it's
23 based on the investigation that we have provided
24 to the detective bureau is that they have actually
25 changed their style of ownership and management of
26 the restaurant.

27 Apparently, the owners, which was Raquel

1 Talvo, who is 100 percent owner, is unfortunately
2 also. I know that, I've spoken with her and her
3 family and their attorney.

4 They have transferred and sold 50
5 percent of the restaurant actions and corporation
6 to Alan Lopez. And I don't know if the Board is
7 aware, but Mr. Lopez is the owner of Rumbas, very
8 well established restaurant, food restaurant. So
9 I think their change is more from the alcohol
10 flair of a bar to more of a restaurant.

11 I'd like, Mr. Cipoletta, if you could
12 place that on the record to make sure that I'm
13 correct with what I've been representing to the
14 Board.

15 MR. CIPOLETTA: Yes, that is correct,
16 Mr. Gonzalez. That this corporate change is to
17 bring in a professional restaurateur, someone who
18 can run and manage the place professionally.

19 MR. GONZALEZ: As we do with all
20 applicants, I requested that Lieutenant Dunlay to
21 do his investigation. And I believe he has a
22 report on this also. If you could please place
23 that on the record?

24 LIEUTENANT DUNLAY: When I met with Mr.
25 Alan Lopez, as our attorney has provided, he's a

1 well established connoisseur of the restaurant
2 business, he's well managed, he knows how to run a
3 business. And from the six Rumba restaurants,
4 there's been actually zero incidents of violence
5 or anything. And they do have liquor licenses
6 throughout the state.

7 MR. GONZALEZ: Would it be your
8 recommendation that this corporate structure
9 change where Mr. Lopez will become owner and
10 manager of this establishment be approved?

11 LIEUTENANT DUNLAY: Absolutely, sir.

12 MR. GONZALEZ: Under those circumstances
13 and conditions, I would request that -- it would
14 be our recommendation from the ABC Board Attorney
15 that it's a good change in the right direction for
16 the establishments in Union City from bars to
17 restaurants, even if they serve alcohol. But I
18 would therefore recommend that the corporate
19 structure change and Mr. Lopez be allowed to be an
20 owner and manager of this establishment.

21 Clearly, the decision is always up to
22 the Mayor and the Board, but that would be our
23 recommendation based on our investigation.

24 MAYOR STACK: I make a motion to
25 approve.

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 MR. GONZALEZ: I'll get the resolution
15 prepared.

16 MR. CIPOLETTA: Thank you,
17 Commissioners.

18 * * * *

19

20

21

22

23

24

25

1 **3. Corporate Structure Change**
2 **A & C 2004 Corp.**
3 **T/a Rojo Mexican Restaurant & Bar**
4 **118 48th Street**
5 **0910-33-149-006**
6 **(Kimberly Glatt, Esq.)**

7 MR. GONZALEZ: The last matter we have
8 is A & C 2004 Corporate trading as Rojo Mexican
9 Restaurant and Bar. That is a purchase of a
10 pocket license and it would be in effect at the
11 location at 118 48th Street. They're present
12 here, both owners and their attorney. Ms. Glatt,
13 if you could just please place your representation
14 on the record.

15 MS. GLATT: Good morning, everyone. I'm
16 Kimberly Glatt, Yacker and Glatt, 648 New York
17 Avenue, on behalf of the purchasers of the liquor
18 license at A & C 2004 Corp.

19 MR. GONZALEZ: Thank you.

20 MAYOR STACK: The location of this is 19
21 48th Street.

22 MR. GONZALEZ: 118 48th Street, yes.
23 And if I could just ask Lieutenant Dunlay.
24 Lieutenant Dunlay, you've done your investigation,
25 as you do with all these matters, and you've
26 prepared a report to that effect; is that correct?

27 LIEUTENANT DUNLAY: Yes.

1 MR. GONZALEZ: As a result of that
2 report, you also did a radius check to determine
3 if they would be within 200 feet of a liquor
4 establishment or a school or anything involving
5 children; is that correct?

6 LIEUTENANT DUNLAY: That's correct. So
7 they meet the standard where the location is. I
8 had to do some measurements, but they are well
9 beyond the distance of the church, which is on
10 49th Street and the daycare which is up the block
11 on 48th Street. So they do meet the state
12 requirements of being well past the 200 feet limit
13 for the location.

14 MR. GONZALEZ: I believe Ms. Glatt would
15 like to introduce the applicants to the Board and
16 make certain representations.

17 MS. GLATT: Hi. We have Ms. Mayelin
18 Silverman and Javier Rodriguez. These are the two
19 owners of the establishment, come over and
20 introduce yourselves. They will be opening up an
21 establishment that's more of a restaurant than
22 anything else. They understand that they're
23 limited to their operating hours of 12:00. And if
24 you have any questions about what their
25 establishment is going to be like, I'm sure they'd

1 be happy to tell all about the great things that
2 they have planned.

3 MR. RODRIGUEZ: I think we're just
4 waiting for the approval, so we can start
5 finishing the job in the restaurant and start
6 working.

7 MR. GONZALEZ: Do you understand that if
8 the matter is approved, there's a condition that
9 no alcohol is served after 12:00?

10 MR. RODRIGUEZ: Totally.

11 MR. GONZALEZ: Since you have
12 represented to us that it would be more of a
13 restaurant use; is that correct?

14 MS. SILVERMAN: Correct, we understand.

15 MR. RODRIGUEZ: Yes.

16 MS. GLATT: What type of restaurant?

17 MS. SILVERMAN: It's a Mexican
18 restaurant.

19 MR. GONZALEZ: Mexican food? If the
20 Board has any questions? If there's no questions,
21 they would be qualified. We've done their
22 financial investigation. And with the condition
23 that it close at 12 from serving alcohol, we would
24 recommend that it be approved.

25 MAYOR STACK: Motion.

1 COMMISSIONER FERNANDEZ: Second.

2 MS. ROSARIO: Motion by Mayor Stack.

3 Second by Commissioner Fernandez.

4 Commissioner Fernandez.

5 COMMISSIONER FERNANDEZ: Yes.

6 MS. ROSARIO: Commissioner Grullon.

7 COMMISSIONER GRULLON: Yes.

8 MS. ROSARIO: Commissioner Valdivia.

9 COMMISSIONER VALDIVIA: Yes.

10 MS. ROSARIO: Commissioner Martinetti.

11 COMMISSIONER MARTINETTI: Yes.

12 MS. ROSARIO: Mayor Stack.

13 MAYOR STACK: Yes.

14 MR. GONZALEZ: Thank you. That

15 concludes all ABC matters.

16 * * * *

17

18

19

20

21

22

23

24

25

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

2

3 MS. ROSARIO: Mayor, would you like to
4 take public comment on any portion of this
5 meeting?

6 MAYOR STACK: Yes. Any member of the
7 public wishing to comment on any matter concerning
8 municipal government in the City of Union City,
9 please step forward, state your name and address
10 for the record.

11 Seeing none, I'll make a motion to
12 close.

13 COMMISSIONER FERNANDEZ: Second.

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

1 **ADJOURNMENT:**

2

3 MAYOR STACK: I'll make a motion to
4 close.

5 COMMISSIONER FERNANDEZ: Second.

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

8 All in favor?

9

10 (Whereupon, all Commissioners indicate
11 in the affirmative.)

12

13 (Whereupon the meeting was adjourned at
14 8:13 AM.)

15

16

17

18

19

20

21

22

23

24

25

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

Brian P. Stack
Lucio P. Fernandez
Maryury A. Martinetti
Celin J. Valdivia
Wendy A. Gullon

Board of Commissioners

Attest:

**Donald Scarinci, Esq.,
Corporation Counsel**

C E R T I F I C A T E

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

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700