

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

JOSE MARTI STEM ACADEMY
1800 Summit Avenue
Union City, New Jersey

Tuesday, July 22, 2025
Commencing at 7:00 p.m.

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

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 :

LUCIO P. FERNANDEZ, COMMISSIONER
WENDY A. GRULLON, COMMISSIONER

A L S O P R E S E N T :

SCARINCI HOLLENBECK
BY: SAMANTHA BLAKE, 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:

DAVID L. EPSTEIN, ESQUIRE
Attorney for Maria Mentiras Bar & Grill, LLC

I N D E XPAGE

CALL TO ORDER	4
SALUTE TO FLAG	4
ROLL CALL	4
MINUTES	5
ORDINANCE(S) FOR INTRODUCTION	5
CONSENT AGENDA	7
REGULAR AGENDA	12
CITIZENS ADDRESS THE BOARD	13
LIQUOR LICENSE PUBLIC HEARINGS	15
Maria Mentiras Bar & Grill	16
El Idolo, LLC	19
JRV Restaurant Inc.	21
ADJOURNMENT	23

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

3
4 (The Pledge of Allegiance was recited.)

5
6 MS. ROSARIO: This is a regular public
7 meeting the Union City Board of Commissioners
8 being held on Tuesday, July 22, 2025, at 7:00 p.m.
9 at the Jose Marti STEM Academy at 1800 Summit
10 Avenue in Union City. This meeting has been
11 called in accordance with the Open Public Meeting
12 Act. Adequate notice of this meeting was
13 forwarded to The Bergen Record and The Star
14 Ledger, has been posted on the bulletin board in
15 City Hall, has been made available to the public
16 in the office of the Municipal Clerk.

17
18 **ROLL CALL:**

19
20 MS. ROSARIO: Commissioner Valdivia.

21 COMMISSIONER VALDIVIA: Here.

22 MS. ROSARIO: Commissioner Martinetti.

23 COMMISSIONER MARTINETTI: Here.

24 MS. ROSARIO: Mayor Stack.

25 MAYOR STACK: Here. Commissioner

1 Grullon is on a family vacation and Commissioner
2 Fernandez is also spending time with his family.

3 MS. ROSARIO: Thank you, Mayor.

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

7 **APPROVAL OF THE PREVIOUS MEETING MINUTES: July 8,**
8 **2025.)**

9
10 MS. ROSARIO: The first item on the
11 agenda is approving the previous meeting's minutes
12 for the July 8, 2025 Board of Commissioners
13 meeting. May I have a motion?

14 MAYOR STACK: Motion.

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

17 COMMISSIONER VALDIVIA: Second.

18 MS. ROSARIO: Commissioner Valdivia.

19 COMMISSIONER VALDIVIA: Yes.

20 MS. ROSARIO: Commissioner Martinetti
21 was not present at this meeting. Thank you.

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

25 **ORDINANCE FOR INTRODUCTION:**

1 **1. AN ORDINANCE AMENDING CHAPTER 244 OF**
2 **THE CODE OF THE CITY OF UNION CITY TO REVISE THE**
3 **REGISTRATION REQUIREMENTS FOR VACANT LOTS.)**

4
5 MS. ROSARIO: The next item is an
6 ordinance for introduction. Adoption on first
7 reading authorizes the Municipal Clerk to
8 advertise the ordinance with a notice of the
9 introduction, together with a notice of the time
10 and place when the ordinance will be considered
11 for the final passage. The ordinance will be
12 further considered at a meeting of the Board of
13 Commissioners to be held Wednesday, August 6,
14 2025, at the Robert Waters School, 2800 Summit
15 Avenue in Union City at 7:00 p.m.

16 An ordinance amending Chapter 244 of the
17 code of the City of Union City to revise the
18 registration requirements for vacant lots.

19 May I have a motion to introduce?

20 MAYOR STACK: Motion.

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

23 COMMISSIONER MARTINETTI: Second.

24 MS. ROSARIO: Second by Commissioner
25 Martinetti.

1 Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Yes.

3 MS. ROSARIO: Commissioner Martinetti.

4 COMMISSIONER MARTINETTI: Yes.

5 MS. ROSARIO: Mayor Stack.

6 MAYOR STACK: Yes.

7

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

10 **CONSENT AGENDA:**

11 (1) Resolution Approving the Payment of Claims.

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

14 (3) Resolution Approving the Escrow Refunds.

15 (4) Resolution Approving the City Payroll
16 07/05/2025-07/18/2025.

17 (5) Resolution Approving the Library Payroll
18 07/05/2025-07/18/2025.

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

21 (7) Resolution Authorizing Refund of Redemption
22 Monies to Outside Lienholders.

23 (8) Resolution Authorizing Veolia Water New
24 Jersey Inc. To Install One (1) Fire Hydrant At 516
25 36th Street, Union City, NJ 07087

1 (9) Resolution Authorizing Assessor and Special
2 Counsel to Correct Errors in Tax Assessments, Sign
3 Stipulations to Correct Said Errors, Settle
4 Certain Appeals, and File Municipal Tax Appeals on
5 Behalf of the City of Union City For the Period
6 January 1, 2025 Through and Including December 31,
7 2025.

8 (10) Resolution Approving the Accepting the 2024
9 Corrective Action Plan.

10 (11) Resolution Authorizing the City of Union
11 City to Place a Lien on the Property Located At
12 316 10th Street.

13 (12) Resolution Authorizing Raffle License to
14 Holy Family Church

15 (13) Resolution Authorizing Contract For Tenant
16 Advocacy Attorney Services For 2025.

17 (14) Resolution Amending Contract For Tenant
18 Advocacy Services For 2025

19 (15) Resolution to Authorize Bidding For the 2025
20 Sidewalk Opening Permit Restoration Program For
21 the City of Union City.

22 (16) Resolution to Authorize Bidding For HVAC
23 Repair Services For the City of Union City For
24 2026.

25 (17) Resolution to Authorize Bidding For Plumbing

1 Services For the City of Union City For 2026.

2 (18) Resolution to Authorize Bidding For Boiler
3 Repair Services For the City of Union City For
4 2026.

5 (19) Resolution Authorizing the Temporary
6 Appointment of Substitute Municipal Court Judge
7 For the City of Union City.

8 (20) Resolution to Authorize Bidding For the 30th
9 Street to 39th Street (Bergenline Avenue to John
10 F. Kennedy Boulevard) Improvements Project, Phase
11 II.

12 (21) Resolution of the Board of Commissioners of
13 the City of Union City Approving the 2025-2026
14 Renewal of Liquor License No. 0910-33-080-009
15 Issued to Mi Otra Casita Bar & Liquor Inc. (T/a Mi
16 Otra Casita Bar & Restaurant) (Inactive License).

17 (22) Resolution of the Board of Commissioners of
18 the City of Union City Approving the 2025-2026
19 Renewal of Liquor License No. 0910-33-111-008
20 Issued to El Idolo, LLC (T/a Coromoto)

21 (23) Resolution of the Board of Commissioners of
22 the City of Union City Approving the 2022-2023
23 Renewal of Liquor License No. 0910-33-129-012
24 Issued to Las Canas Cafe Inc. (Pocket License).

25 (24) Resolution of the Board of Commissioners of

1 the City of Union City Approving the 2023-2024
2 Renewal of Liquor License No. 0910-33-129-012
3 Issued to Las Canas Cafe Inc. (Pocket License).

4 (25) Resolution of the Board of Commissioners of
5 the City of Union City Approving the 2024-2025
6 Renewal of Liquor License No. 0910-33-129-012
7 Issued to Las Canas Cafe Inc. (Pocket License).

8 (26) Resolution of the Board of Commissioners of
9 the City of Union City Approving the 2025-2026
10 Renewal of Liquor License No. 0910-33-129-012
11 Issued to Las Canas Cafe Inc. (Pocket License).

12 (27) Resolution of the Board of Commissioners of
13 the City of Union City Approving the 2025-2026
14 Renewal of Liquor License No. 0910-32-210-006
15 Issued to El Paso Restaurant Corp.

16 (28) Resolution of the Board of Commissioners of
17 the City of Union City Approving the 2022-2023
18 Renewal of Liquor License No. 0910-33-114-006
19 Issued to Don Luis Restaurant Corp. (T/a La
20 Churreria).

21
22 MS. ROSARIO: There are 28 items on the
23 consent agenda. Mayor and Commissioners, we have
24 28 items on the consent agenda. I would ask that
25 everyone takes a moment to review all 28 items.

1 If someone has an item they'd like to consider,
2 please let us know.

3 MAYOR STACK: Seeing none.

4 MS. ROSARIO: Seeing none? Mayor, at
5 this time, would you like to take public comment?

6 MAYOR STACK: Anyone wishing to comment
7 on the consent agenda, please step forward, state
8 your name and address for the record?

9 Seeing none, I'll make a motion to close
10 the public comment period.

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

13 COMMISSIONER VALDIVIA: Second.

14 MS. ROSARIO: Second by Commissioner
15 Valdivia.

16 May I have motion to approval all items
17 on the consent agenda?

18 COMMISSIONER VALDIVIA: Motion.

19 MS. ROSARIO: Motion made by
20 Commissioner Valdivia.

21 COMMISSIONER MARTINETTI: Second.

22 MS. ROSARIO: Second, Commissioner
23 Martinetti.

24 Commissioner Martinetti will recuse on
25 all payments made to Adolfo Lopez.

1 Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Yes.

3 MS. ROSARIO: Commissioner Martinetti.

4 COMMISSIONER MARTINETTI: Yes.

5 MS. ROSARIO: Mayor Stack.

6 MAYOR STACK: Yes. Anything on

7 Lamporello --

8 MS. ROSARIO: There's none, I checked.

9 MAYOR STACK: Yes on all.

10 MS. ROSARIO: Thank you.

11

12 (Whereupon, the Board discussed and took
13 action on the following item:

14 **REGULAR AGENDA:**

15 1. Resolution approving payment to the
16 Grace Theater Workshop, Inc.)

17

18 MS. ROSARIO: The next item is we have
19 one item on the regular agenda. Resolution
20 approving payment to Grace Theatre Workshop.

21 MAYOR STACK: Motion.

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

24 COMMISSIONER MARTINETTI: Second.

25 MS. ROSARIO: Second by Commissioner

1 Martinetti.

2 Commissioner Valdivia.

3 COMMISSIONER VALDIVIA: Yes.

4 MS. ROSARIO: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Yes.

8

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

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11 MS. ROSARIO: Mayor, at this time, would
12 you like to take public comment?

13 MAYOR STACK: Anyone wishing to comment
14 on any matter concerning municipal government in
15 the City of Union City, please step forward, state
16 your name and address for the record.

17 I'd like to thank the Commissioners once
18 again for moving 100 percent of the meetings
19 around the community at various locations and
20 times throughout the day and the week. Once
21 again, thank you for that commitment.

22 Seeing no one, I'll make a motion to
23 close.

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

1 COMMISSIONER VALDIVIA: Second.

2 MS. ROSARIO: Second by Commissioner

3 Valdivia.

4 Commissioner Valdivia.

5 COMMISSIONER VALDIVIA: Yes.

6 MS. ROSARIO: Commissioner Martinetti.

7 COMMISSIONER MARTINETTI: Yes.

8 MS. ROSARIO: Mayor Stack.

9 MAYOR STACK: Yes.

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LIQUOR LICENSE HEARINGS:

1. Maria Mentiras Bar & Grill, LLC
T/a Maria Mentiras Bar & Grill
328 32nd Street
0910-33-030-015
(David L. Epstein, Esq.)
2. El Idolo, LLC
T/a Coromoto
4215 Park Avenue
0910-33-111-008
3. JRV Restaurant, Inc.
T/a El Papaturro
1018 Summit Avenue
0910-33-137-005

1 1. Maria Mentiras Bar & Grill, LLC
2 T/a Maria Mentiras Bar & Grill
3 328 32nd Street
4 0910-33-030-015
5 (David L. Epstein, Esq.)

6 MS. ROSARIO: Now, we have the ABC
7 liquor license hearings.

8 MR. GONZALEZ: Thank you, Mayor and
9 Commissioners. We have three matters that we have
10 listed for today. The.

11 First matter is Maria Mentiras Bar and
12 Grill, located at 328 32nd Street, they are
13 represented by Mr. David Epstein, who is present.
14 Presently, there are two violations and a
15 violation that required police involvement.
16 Essentially, what they were charged with was
17 having cones in a parking spot reserving that
18 spot, which is a street spot for our residents.
19 So they were charged with that. They were charged
20 with two paper violations.

21 In speaking with the police department,
22 with the help of Lieutenant Dunlay and Sergeant
23 Zeron, we've reached a potential resolution where
24 there would be a global disposition of these
25 charges for a total of a ten day suspension. I've
 offered that to counsel and we will put his name

1 on the record and he could state whatever he
2 wants.

3 MR. EPSTEIN: David L. Epstein from the
4 Post Polak firm on behalf of Maria Mentiras. The
5 answer is a very simple yes, we agree to those
6 terms. The only thing we haven't -- I haven't
7 talked to my client a little bit more, and I can
8 let Mr. Gonzalez know -- is just picking the days.
9 They're going to be ten consecutive days, it's
10 just picking them and it will happen within the
11 next couple weeks.

12 MR. GONZALEZ: Yes. I believe it's
13 warranted that the suspension be consecutive.
14 More importantly, when we've gone back, they've
15 taken care of the problem, it's not happening. It
16 was a one time incident and they've corrected the
17 paper violations. Because of the history that
18 we've had, we think it's appropriate. Obviously,
19 it's subject to the Board accepting it, but that
20 would be my recommendation.

21 MAYOR STACK: On consecutive days?

22 MR. GONZALEZ: Absolutely.

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

25 MS. ROSARIO: Motion to approve by Mayor

1 Stack.

2 COMMISSIONER MARTINETTI: Second.

3 MS. ROSARIO: Second by Commissioner
4 Martinetti.

5 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 MR. GONZALEZ: Thank you. I'll advise
12 the Board as to the days that it will be
13 necessary.

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1 2. El Idolo, LLC
2 T/a Coromoto
3 4215 Park Avenue
4 0910-33-111-008

5 MR. GONZALEZ: The next matter we have
6 is El Idolo trading as Coromoto, located at 3215
7 Park Avenue. They've just retained an attorney.
8 I would ask that this be carried to our next
9 meeting, so I can speak with that attorney on a
10 potential resolution.

11 MAYOR STACK: Okay, that's fine. So
12 carried to the next one, that was El Papaturro?

13 MS. ROSARIO: We're adjourning.

14 MR. GONZALEZ: No, Coromoto. They just
15 hired an attorney and --

16 MAYOR STACK: You know what it was, Ray,
17 I don't have an agenda. I don't have the hearings
18 listed on the commissioner meeting agenda like we
19 normally do.

20 MR. GONZALEZ: I know. I think --

21 MAYOR STACK: From now, I want them
22 listed, like we always did. Let's always list
23 them on the agenda, this way for the public, too.

24 MS. ROSARIO: Okay.

25 MR. GONZALEZ: Thank you. That's a
 request that it be adjourned.

1 MAYOR STACK: So you're adjourning to
2 the next meeting?

3 MR. GONZALEZ: That's correct.

4 MAYOR STACK: You got it. Motion to
5 adjourn.

6 MS. ROSARIO: Motion by Mayor Stack.

7 COMMISSIONER VALDIVIA: Second.

8 MS. ROSARIO: Second by Commissioner
9 Valdivia.

10 Commissioner Valdivia.

11 COMMISSIONER VALDIVIA: Yes.

12 MS. ROSARIO: Commissioner Martinetti.

13 COMMISSIONER MARTINETTI: Yes.

14 MS. ROSARIO: Mayor Stack.

15 MAYOR STACK: Yes.

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1 3. JRV Restaurant, Inc.
2 T/a El Papaturro
3 1018 Summit Avenue
4 0910-33-137-005

5 MR. GONZALEZ: The last matter is JRV
6 Restaurant, trading as El Papaturro, located at
7 1018 Summit Avenue. He's present, if we can get
8 his name for the record?

9 MR. CLAROS: Juan Claros.

10 MR. GONZALEZ: In reviewing this matter,
11 we did our usual inspection, we found that there
12 was one employee that was not wearing a bar card
13 and she was not on the employee list. That has
14 since been corrected, but we've made the
15 recommendation that although it's a paper
16 violation, it would require a one day suspension.
17 It's my understanding that he's agreed to the one
18 day suspension, if the Board accepts that one day
19 suspension, since he's since corrected the
20 situation.

21 MAYOR STACK: Okay, that's fine. I'll
22 make a motion to approve.

23 Sir, do you agree with the terms of what
24 Mr. Gonzalez just presented?

25 MR. CLAROS: Yes, I do.

1 DR. SCOTT: Are you sure you don't want
2 to have an attorney?

3 MR. CLAROS: I am sure.

4 MAYOR STACK: Okay. I'll make a motion
5 to approve.

6 COMMISSIONER MARTINETTI: Second.

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

9 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 MR. GONZALEZ: Thank you.

16 MAYOR STACK: Thank you very much.

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ADJOURNMENT :

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

MAYOR STACK: Motion.

COMMISSIONER MARTINETTI: Second.

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

All in favor?

(All Board Members indicate in the affirmative.)

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

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Board of Commissioners

Brian P. Stack
Maryury A. Martinetti
Celin J. Valdivia

Attest:
Samantha Blake, Esq.,
Corporation Counsel

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