

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

ROBERT WATERS SCHOOL
2800 Summit Avenue
Union City, New Jersey

Tuesday, April 7, 2026
Commencing at 7:00 p.m.

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

LUCIO P. FERNANDEZ, COMMISSIONER
WENDY A. GRULLON, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER
CELIN J. VALDIVIA, COMMISSIONER
BRIAN P. STACK, MAYOR

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

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

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

3
4 (The Pledge of Allegiance was recited.)

5
6 MR. SCARINCI: This meeting has been
7 called in accordance with the Open Public Meetings
8 Act. Adequate notice of this meeting was
9 forwarded to The Bergen Record and The Star
10 Ledger, has been posted on the bulletin board in
11 City Hall, and has been made available to the
12 public in the office of the municipal clerk.

13 Roll call.

14 Commissioner Fernandez.

15 COMMISSIONER FERNANDEZ: Here.

16 MR. SCARINCI: Commissioner Grullon.

17 COMMISSIONER GRULLON: Here.

18 MR. SCARINCI: Commissioner Valdivia.

19 COMMISSIONER VALDIVIA: Here.

20 MR. SCARINCI: Commissioner Martinetti.

21 COMMISSIONER MARTINETTI: Here.

22 MR. SCARINCI: Mayor Stack.

23 MAYOR STACK: Yes.

24
25 (The Board discussed and took action on

1 the following item:

2 **APPROVING PREVIOUS MEETING MINUTES: March 17,**
3 **2026)**

4

5 MR. SCARINCI: Approving the minutes.

6 Motion to approve minutes from the previous
7 meeting, from March 17, 2026.

8 MAYOR STACK: Motion.

9 COMMISSIONER MARTINETTI: Second.

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

12 MR. SCARINCI: Roll call.

13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: Yes.

15 MR. SCARINCI: Commissioner Grullon.

16 COMMISSIONER GRULLON: Yes.

17 MR. SCARINCI: Commissioner Valdivia.

18 COMMISSIONER VALDIVIA: Yes.

19 MR. SCARINCI: Commissioner Martinetti.

20 COMMISSIONER MARTINETTI: Yes.

21 MR. SCARINCI: Mayor Stack.

22 MAYOR STACK: Yes.

23

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

ORDINANCE(S) FOR INTRODUCTION:

1. REFUNDING BOND ORDINANCE PROVIDING FUNDS TO PAY AN EMERGENCY APPROPRIATION; AUTHORIZING THE ISSUANCE OF UP TO \$6,000,000 OF REFUNDING BONDS AND/OR NOTES OF THE CITY OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY, TO FINANCE THE COSTS THEREOF; MAKING CERTAIN DETERMINATIONS AND COVENANTS IN CONNECTION THEREWITH; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING.)

MR. SCARINCI: Ordinances for introduction. Adoption on first reading for the ordinance with notice of the introduction, together with the notice of the time, place, and ordinances will be considered for the final passage. The ordinance will be further considered at a meeting of the Board of Commissioners to be held Tuesday, April 21, 2026, at the Union Hill Middle School 3808 Hudson Avenue, Union City, New Jersey at 7:00 p.m.

Refunding bond ordinance providing funds to pay an emergency appropriation; authorizing the issuance of up to \$6,000,000 of refunding bonds and/or notes of the City of Union City, County of

1 Hudson, New Jersey, to finance the costs thereof;
2 making certain determinations and covenant in
3 connection therewith and authorizing certain
4 related actions in connection with the foregoing.

5 Motion for introduction?

6 COMMISSIONER MARTINETTI: Motion.

7 MAYOR STACK: Second.

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

10 MR. SCARINCI: Roll call.

11 Commissioner Fernandez.

12 COMMISSIONER FERNANDEZ: Yes.

13 MR. SCARINCI: Commissioner Grullon.

14 COMMISSIONER GRULLON: Yes.

15 MR. SCARINCI: Commissioner Valdivia.

16 COMMISSIONER VALDIVIA: Yes.

17 MR. SCARINCI: Commissioner Martinetti.

18 COMMISSIONER MARTINETTI: Yes.

19
20 (The Board discussed and took action on
21 the following item:

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

23 2. **ORDINANCE AMENDING CHAPTER 329,**
24 **ARTICLE IV, "REGISTRATION OF TENANTS" TO ESTABLISH**
25 **ADDITIONAL REQUIREMENT FOR MULTIUNIT RESIDENTIAL**

1 **RENTAL PROPERTIES WITHIN THE CITY OF UNION CITY**
2 **CODE.)**

3
4 MR. SCARINCI: The second ordinance,
5 amending Chapter 329, Article IV, "registration of
6 tenants" to establish additional requirements for
7 multiunit residential rental properties within the
8 City of Union City code.

9 Motion to introduce?

10 MAYOR STACK: Motion.

11 MR. SCARINCI: Second?

12 COMMISSIONER VALDIVIA: Second.

13 MR. SCARINCI: Roll call.

14 Commissioner Fernandez.

15 COMMISSIONER FERNANDEZ: Yes.

16 MR. SCARINCI: Commissioner Grullon.

17 COMMISSIONER GRULLON: Yes.

18 MR. SCARINCI: Commissioner Valdivia.

19 COMMISSIONER VALDIVIA: Yes.

20 MR. SCARINCI: Commissioner Martinetti.

21 COMMISSIONER MARTINETTI: Yes.

22 MR. SCARINCI: Mayor Stack.

23 MAYOR STACK: Yes.

24
25 (The Board discussed and took action on

the following item:

ORDINANCE(S) FOR INTRODUCTION:

**3. ORDINANCE OF THE CITY OF UNION CITY,
COUNTY OF HUDSON, NEW JERSEY, CANCELLING AND
RE-APPROPRIATING CERTAIN FUNDED APPROPRIATION
BALANCES HERETOFORE PROVIDED FOR IN ORDINANCE
2022-04.)**

MR. SCARINCI: An ordinance of the City
of Union City, County of Hudson, New Jersey,
cancelling and re-appropriating certain funded
appropriation balances heretofore provided for in
ordinance 2022-04.

Motion to introduce?

MAYOR STACK: Motion.

MR. SCARINCI: Second?

COMMISSIONER GRULLON: Second.

MR. SCARINCI: Roll call.

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MR. SCARINCI: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MR. SCARINCI: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MR. SCARINCI: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.

2 MR. SCARINCI: Mayor Stack.

3 MAYOR STACK: Yes.

4

5 (The Board discussed and took action on
6 the following item:

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

8 **4. ORDINANCE TO AUTHORIZE EARLY VOTING**
9 **PERIOD FOR THE CITY OF UNION CITY REGULAR**
10 **MUNICIPAL ELECTION 2026.)**

11

12 MR. SCARINCI: Ordinance to authorize
13 early voting period for the City of Union City
14 regular municipal election 2026.

15 Motion to introduce?

16 COMMISSIONER MARTINETTI: Motion.

17 COMMISSIONER VALDIVIA: Second.

18 MR. SCARINCI: Roll call.

19 Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: Yes.

21 MR. SCARINCI: Commissioner Grullon.

22 COMMISSIONER GRULLON: Yes.

23 MR. SCARINCI: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Yes.

25 MR. SCARINCI: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.

2 MR. SCARINCI: Mayor Stack.

3 MAYOR STACK: Yes.

4

5 (The Board discussed and took action on
6 the following item:

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

8 **5. AN ORDINANCE AMENDING CHAPTER 311**
9 **ENTITLED "PROPERTY MAINTENANCE" TO AMEND**
10 **SUBSECTIONS 6 AND 7 "VIOLATION OF HEAT**
11 **REQUIREMENT" AND "HOT WATER REQUIREMENTS".)**

12

13 MR. SCARINCI: An ordinance amending
14 Chapter 311 entitled "property maintenance" to
15 amend subsection 6 and 7 "violation of heat
16 requirements" and "hot water requirements".

17 Motion to introduce?

18 MAYOR STACK: Motion.

19 MR. SCARINCI: Second?

20 COMMISSIONER VALDIVIA: Second.

21 MR. SCARINCI: Roll call.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Yes.

24 MR. SCARINCI: Commissioner Grullon.

25 COMMISSIONER GRULLON: Yes.

1 MR. SCARINCI: Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Yes.

3 MR. SCARINCI: Commissioner Martinetti.

4 COMMISSIONER MARTINETTI: Yes.

5 MR. SCARINCI: Mayor Stack.

6 MAYOR STACK: Yes.

7

8 (The Board discussed and took action on
9 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 03/14/2026-03/27/2026

17 (5) Resolution Approving the Library Payroll
18 03/14/2026-03/27/2026

19 (6) Resolution Cancelling First and Second
20 Quarter Taxes

21 (7) Resolution Canceling Unclaimed Tax
22 Credit/Debts For Property 603 Central Avenue (Aka
23 Block 30 Lot 21.

24 (8) Resolution Authorizing the Refund of Payment
25 For Property 134 35th Street (Aka Block 212 Lot 7)

- 1 (9) Resolution Cancelling Taxes on Property
- 2 Deemed Exempt For 100% Disabled Veteran
- 3 (10) Resolution Authorizing the Refund of Premium
- 4 Monies Collected At the Tax Sale
- 5 (11) Resolution Authorizing Refund of Redemption
- 6 Monies to Outside Lienholders
- 7 (12) Resolution Authorizing Tax Refund in Tax
- 8 Appeal Decisions By the Tax Court of New Jersey
- 9 (13) Resolution Cancelling Bill Board Bill
- 10 (14) Resolution Cancelling Cell Tower Bill
- 11 (15) Resolution Authorizing Contract For
- 12 Additional Special Counsel Services For 2026
- 13 (16) Resolution of the Board of Commissioners of
- 14 the City of Union City, County of Hudson, New
- 15 Jersey Authorizing the Submission of an
- 16 Application to the New Jersey Local Finance Board
- 17 Pursuant to N.J.S.A. 40A:2-51 & N.J.S.A. 40A:3-1
- 18 Et Seq.
- 19 (17) Resolution to Obtain a Grant Funding Through
- 20 the Department of Environmental Protection Green
- 21 Acres Program For the Ellsworth Park Phase 2
- 22 Improvements
- 23 (18) Resolution Authorizing Contract For the
- 24 NJDOT FY026-23rd Street and 24th Street
- 25 Improvements Project

- 1 (19) Resolution Awarding Contract to Adamo
- 2 Brothers Construction, Inc. For the 37th Street -
- 3 Generator Pad & Retaining Wall Improvements
- 4 Project (2026)
- 5 (20) Resolution Authorizing Contract For Rubber
- 6 Surfacing - Replacement & Patching Services
- 7 Project At Columbia Park & At Various Other Parks
- 8 in the City of Union City Pursuant to NJ Stat
- 9 Contract #24-FOOD-118184 (2026)
- 10 (21) Resolution Awarding Contract to Adamo
- 11 Brothers Construction For 2026 Park Maintenance -
- 12 Concrete Repairs Project
- 13 (22) Resolution Awarding Contract to Lino's
- 14 Construction For the 2026 Park Maintenance -
- 15 Masonry Painting Project
- 16 (23) Resolution Authorizing Contract With Adamo
- 17 Brothers Construction For 2026 Park Maintenance -
- 18 Masonry & Capstone Repairs
- 19 (24) Resolution Awarding Contract to Adamo
- 20 Brothers Construction For 2026 Park Maintenance -
- 21 Paving Stone Repairs
- 22 (25) Resolution Awarding Contract to Balanikas
- 23 Painting For the 2026 Park Maintenance -
- 24 Miscellaneous Painting Project
- 25 (26) Resolution Awarding Contract to Balanikas

1 Painting For the 2026 Park Maintenance - Fence
2 Painting Project

3 (27) Resolution Awarding Contract to Tidal Soft
4 Solutions For Cleaning & Sanitizing Services
5 Project For Various Parks Throughout the City of
6 Union City For 2026

7 (28) Resolution Authorizing the Retention on
8 Licensed Site Remediation Professional For Peru
9 Park

10 (29) Resolution Rejecting Bids For 2026 Sidewalk
11 Repair Program and Authorizing the Advertisement
12 For the Receipt of Bids (2nd Occasion)

13 (30) Resolution Authorizing a Payment to A&J
14 Contractors Group, Inc. For Emergency Snow Removal
15 and Post-Storm Services For February 2026 Winter
16 Blizzard

17 (31) Resolution Authorizing Payment to S. Batata
18 Construction Inc. For Emergency Snow Removal and
19 Post-Storm Services For February 2026 Winter
20 Blizzard

21 (32) Resolution Authorizing Renewal of Interlocal
22 Services Agreement Between the City of Union City
23 and the Union City Board of Education For the
24 Operation of the Youth Sports Program 2026-2027

25 (33) Resolution Authorizing Contract For Planning

1 and Zoning Board Consultant Services For 2026
2 (34) Resolution Awarding Contract For Substitute
3 Public Defender Services For 2026

4 (35) Resolution Authorizing Shared Services
5 Agreement Between the City of Union City and the
6 County of Hudson For Construction Observation and
7 Administration Services For the 32nd Street
8 Improvements Project

9 (36) Resolution Authorizing Shared Services
10 Agreement Between the City of Union City and the
11 Township of Weehawken For the NJDOT LAIF Park
12 Avenue & Pleasant Avenue Improvements Project

13 (37) Resolution Authorizing Contract With KeyTech
14 Laboratories For Core Sampling and Testing
15 Services For the NJDOT 2025-45th Street, 44th
16 Street and 39th Street Improvements Project

17 (38) Resolution Authorizing Raffle License to St.
18 Augustine Church.)

19
20 MR. SCARINCI: The consent agenda
21 consists of 38 items. Does anyone want to
22 consider any of the items separately? Seeing no
23 one, we'll do one resolution. However, Mayor
24 Stack is recusing on item one, Commissioner
25 Fernandez and Commissioner Martinetti are recusing

1 on Item 32. So with those recusals, a motion to
2 approve 1 through 38?

3 MAYOR STACK: First, anyone wishing to
4 comment on the consent agenda, please step
5 forward, state your name and address for the
6 record. This is on the consent agenda? Seeing
7 none, motion to close.

8 COMMISSIONER MARTINETTI: Second.

9 MR. SCARINCI: Roll call.

10 Commissioner Fernandez.

11 COMMISSIONER FERNANDEZ: Yes.

12 MR. SCARINCI: Commissioner Grullon.

13 COMMISSIONER GRULLON: Yes.

14 MR. SCARINCI: Commissioner Valdivia.

15 COMMISSIONER VALDIVIA: Yes.

16 MR. SCARINCI: Commissioner Martinetti.

17 COMMISSIONER MARTINETTI: Yes.

18 MR. SCARINCI: Mayor Stack.

19 MAYOR STACK: Yes.

20 MR. SCARINCI: Motion to approve all
21 items on the consent agenda, subject to the
22 recusals that we stated on the record.

23 COMMISSIONER VALDIVIA: Motion.

24 MR. SCARINCI: Second?

25 COMMISSIONER GRULLON: Second.

1 MR. SCARINCI: Roll call.

2 Commissioner Fernandez.

3 COMMISSIONER FERNANDEZ: Yes.

4 MR. SCARINCI: Commissioner Grullon.

5 COMMISSIONER GRULLON: Yes.

6 MR. SCARINCI: Commissioner Valdivia.

7 COMMISSIONER VALDIVIA: Yes.

8 MR. SCARINCI: Commissioner Martinetti.

9 COMMISSIONER MARTINETTI: Recuse on 32,
10 aye on the rest.

11 MR. SCARINCI: Correct. Mayor Stack.

12 MAYOR STACK: Yes.

13 MR. SCARINCI: Okay. Liquor license
14 hearings.

15

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

17

18 MAYOR STACK: Public portion. Anyone
19 wishing to comment on any matter concerning
20 municipal government in the City of Union City,
21 please step forward, state your name and address
22 for the record. Seeing none, I make a motion to
23 close.

24 MR. SCARINCI: Second?

25 COMMISSIONER MARTINETTI: Second.

1 MR. SCARINCI: Roll call.
2 Commissioner Fernandez.
3 COMMISSIONER FERNANDEZ: Yes.
4 MR. SCARINCI: Commissioner Grullon.
5 COMMISSIONER GRULLON: Yes.
6 MR. SCARINCI: Commissioner Valdivia.
7 COMMISSIONER VALDIVIA: Yes.
8 MR. SCARINCI: Commissioner Martinetti.
9 COMMISSIONER MARTINETTI: Yes.
10 MR. SCARINCI: Mayor Stack.
11 MAYOR STACK: Yes.

12 * * * *

LIQUOR LICENSE HEARINGS:

1. **Jai Amba Inc.**
T/a Union City Liquors
4122 Bergenline Avenue
0910-44-142-005
2. **Union City Liquors, LLC**
T/a Buy Rite Liquors
3196 Kennedy Boulevard
0910-32-171-013
(Anthony Sarsano, Esq.)
3. **Sapan Spirit LLC**
T/a International Liquors & Beverage Wholesalers
126 43rd Street
0910-44-027-005
4. **Crave 43, LLC**
T/a Crave 43 Lounge
120 43rd Street
0910-33-029-010
5. **El Cobre Lounge, LLC**
T/a El Cobre Lounge Restaurant
4413-4415 Bergenline Avenue
0910-33-208-011

1 1. Sapan Spirit LLC
2 T/a International Liquors & Beverage Wholesalers
3 126 43rd Street
4 0910-44-027-005

5 MAYOR STACK: Thank you. This portion
6 of the meeting is now liquor hearings, you're
7 welcome to stay but this is now the portion of the
8 meeting, this is on liquor hearings. Mr.
9 Gonzalez.

10 MR. GONZALEZ: Thank you, Mayor,
11 Commissioners. We have five matters that are on
12 this evening. The first matter is International
13 Liquors and Beverage at 126 43rd Street.

14 MAYOR STACK: What was the address of
15 that, I'm sorry?

16 MR. GONZALEZ: I think I went a little
17 bit out of order, it's number three on the agenda.

18 MAYOR STACK: 126 43rd?

19 MR. GONZALEZ: That's correct. Now, in
20 this situation, we have an individual who had
21 prior warning about the requirements of the paper
22 violations and requirements. We did a subsequent
23 inspection, turned out they were missing a
24 document. They have come today, provided us with
25 it. It was inspected by Lieutenant Dunlay.

With that being said, generally, I would

1 just give a warning and dismissal, but this was
2 not the first time. So it's our recommendation
3 that a one-day suspension be given since they
4 brought it up to speed. If the one day is
5 accepted, they would like to be closed on
6 April 27, 2026. Would you just state your name
7 for the record?

8 MR. PATEL: Patel.

9 MR. GONZALEZ: What's your position?

10 MR. PATEL: Manager.

11 MR. GONZALEZ: You're authorized to be
12 here on behalf of the corporation?

13 MR. PATEL: Yes.

14 MR. GONZALEZ: You've had an opportunity
15 to review this with me on a prior occasion and
16 today; is that correct?

17 MR. PATEL: Yes.

18 MR. GONZALEZ: You provided to Detective
19 Dunlay the completed application, correct?

20 MR. PATEL: Yes.

21 MR. GONZALEZ: I did extend an offer of
22 a one-day suspension for that violation; is that
23 right?

24 MR. PATEL: Yes.

25 MR. GONZALEZ: And are you in agreement

1 with that?

2 MR. PATEL: Yes.

3 MR. GONZALEZ: All right. You
4 understand if you weren't in agreement, you would
5 have a trial and I would have to prove the case.
6 But by accepting that, that's what the
7 recommendation is. If the Mayor and Commissioners
8 decide not to give that to you, we would go back
9 to square one. You understand that?

10 MR. PATEL: Yes.

11 MR. GONZALEZ: That would be my
12 recommendation.

13 MAYOR STACK: The issue that we're
14 having here is that there are people that leave
15 the establishment and then drink in the parking
16 lot, hang out in the parking lot. There's a lot
17 of complaints from the residents in the area that
18 have called me complaining about that. That
19 people are in the rear parking lot, side parking
20 lot, drinking, hanging out there, they're
21 loitering. That cannot take place. Somebody from
22 the establishment, the manager or whoever it may
23 be, has to be out there policing. And it can't be
24 they leave your place and then hang out in the
25 parking lot, whether they be sitting in cars

1 drinking, whether they're listening to music.
2 There's a constant problem. I mean we've passed
3 there several times ourselves and have seen it,
4 that will not be permitted. I just want to make
5 sure you understand what I just said.

6 MR. PATEL: Yes.

7 MR. GONZALEZ: I think it's important,
8 the quality of life --

9 MAYOR STACK: Major.

10 MR. GONZALEZ: -- as you stated, Mayor.
11 This is a paper violation though. They have been
12 in compliance --

13 MAYOR STACK: I understand that, but I
14 just want to make sure that we understand that we
15 know what's going on and that will not be
16 tolerated, especially going into the warmer months
17 now. Please help us and cooperate on this.

18 MR. PATEL: Yes.

19 MAYOR STACK: I appreciate it. Thank
20 you. I'll make a motion to approve.

21 MS. ROSARIO: Second?

22 COMMISSIONER VALDIVIA: Second.

23 MR. SCARINCI: Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Yes.

25 MR. SCARINCI: Commissioner Gullon.

1 COMMISSIONER GRULLON: Yes.

2 MR. SCARINCI: Commissioner Valdivia.

3 COMMISSIONER VALDIVIA: Yes.

4 MR. SCARINCI: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MR. SCARINCI: Mayor Stack.

7 MAYOR STACK: Yes.

8 MR. PATEL: Thank you.

9 MAYOR STACK: Thank you very much.

10 Thank you for your cooperation.

11 * * * *

12

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25

1 2. Crave 43, LLC
2 T/a Crave 43 Lounge
3 120 43rd Street
4 0910-33-029-010

5 MR. GONZALEZ: I'd like to go to what's
6 number four on the agenda, Crave 43, LLC, they're
7 present here.

8 MAYOR STACK: Which one is this?

9 MR. GONZALEZ: Number four.

10 Just please state your name for the
11 record.

12 MS. LUNA: It's Darla Luna.

13 MR. GONZALEZ: And, Ms. Luna, you're
14 here on behalf of the corporation; is that right?

15 MS. LUNA: Yes.

16 MR. GONZALEZ: And your mom is the
17 owner, she's right behind us; is that right?

18 MS. LUNA: Yes.

19 MR. GONZALEZ: And you're authorized to
20 speak on behalf of the corporation?

21 MS. LUNA: Yes.

22 MR. GONZALEZ: You understand that we're
23 here because there was a paper violation, you've
24 since corrected that. But you had a prior warning
25 that we had given you, so this -- our
 recommendation is one day; is that correct?

1 MS. LUNA: Yes.

2 MR. GONZALEZ: You understand that's a
3 negotiated plea. If it's not accepted, we would
4 go back --

5 MS. LUNA: Yes.

6 MR. GONZALEZ: Okay. And you accept
7 that; is that right?

8 MS. LUNA: Yes.

9 MR. GONZALEZ: You understand you can go
10 to trial if you wanted to?

11 MS. LUNA: Yes.

12 MR. GONZALEZ: They've corrected the
13 book violation, it was the individuals that were
14 not extended through the I-141, but it's very
15 important because it gives us a lot of the
16 information. She's corrected that since, so it
17 would be our recommendation a one-day suspension
18 and it would be April 15th is what they've chosen,
19 if it's accepted.

20 MAYOR STACK: I'll make a motion to
21 approve.

22 MS. ROSARIO: Motion by Mayor Stack.

23 COMMISSIONER VALDIVIA: Second.

24 MS. ROSARIO: Second by Commissioner
25 Valdivia.

1 MR. SCARINCI: Roll call.
2 Commissioner Fernandez.
3 COMMISSIONER FERNANDEZ: Yes.
4 MR. SCARINCI: Commissioner Grullon.
5 COMMISSIONER GRULLON: Yes.
6 MR. SCARINCI: Commissioner Valdivia.
7 COMMISSIONER VALDIVIA: Yes.
8 MR. SCARINCI: Commissioner Martinetti.
9 COMMISSIONER MARTINETTI: Yes.
10 MR. SCARINCI: Mayor Stack.
11 MAYOR STACK: Yes.

12 * * * *

1 3. Jai Amba Inc.
2 T/a Union City Liquors
3 4122 Bergenline Avenue
4 0910-44-142-005

5 MR. GONZALEZ: If we could go to the
6 number one, which is Union City Liquors.

7 MAYOR STACK: Number two, Union City
8 Liquors, right?

9 MR. GONZALEZ: Number one, it's Jai
10 Amba, Inc., trading as Union City Liquors at 4122
11 Bergenline Avenue.

12 MAYOR STACK: I got it.

13 MR. GONZALEZ: Would you state your name
14 for the record?

15 MR. SHAH: My name is Avit Shah, I am
16 the manager of the Union City Liquors.

17 MR. GONZALEZ: You're authorized to be
18 here on behalf of the corporation?

19 MR. SHAH: Yes.

20 MR. GONZALEZ: This particular
21 individual is here because there was what we
22 believe to be a camera violation. We gave him the
23 benefit of the doubt, went and did an inspection.
24 We require 60 days, in fact, it was 90 days, but
25 it's on two separate hard drives because you can't
 get that many on one. So he had two separate hard

1 drives and I believe Detective Dunlay had his
2 officers go there and confirm that. So, in fact,
3 what he did have was much more compliance than
4 what we need.

5 Based on that, I would recommend that
6 this matter be dismissed.

7 MAYOR STACK: Okay. Upon Mr. Gonzalez's
8 recommendation, I'll make a motion to dismiss.

9 COMMISSIONER MARTINETTI: Second.

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

12 MR. SCARINCI: Roll call.

13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: Yes.

15 MR. SCARINCI: Commissioner Grullon.

16 COMMISSIONER GRULLON: Yes.

17 MR. SCARINCI: Commissioner Valdivia.

18 COMMISSIONER VALDIVIA: Yes.

19 MR. SCARINCI: Commissioner Martinetti.

20 COMMISSIONER MARTINETTI: Yes.

21 MR. SCARINCI: Mayor Stack.

22 MAYOR STACK: Yes.

23 MR. GONZALEZ: Thank you.

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1 4. Union City Liquors, LLC
2 T/a Buy Rite Liquors
3 3196 Kennedy Boulevard
4 0910-32-171-013
5 (Anthony Sarsano, Esq.)

6 MR. GONZALEZ: Next matter is number two
7 on the agenda, which is Union City Liquors, LLC,
8 trading as Buy Rite Liquors. I spoke with Mr.
9 Sarsano, he had just gotten out of the hospital.
10 I reviewed the matter with him. It is resolved,
11 but I think it's prudent, because it's a
12 suspension, that he be here with his client. So
13 I'm going to ask that that be adjourned.

14 MAYOR STACK: Great. I'll make a motion
15 to adjourn, I guess, until the next meeting.

16 MR. GONZALEZ: I think so, it's going to
17 be a suspension.

18 MAYOR STACK: Until a future date that
19 you set up, no problem. Motion.

20 MS. ROSARIO: Second?

21 COMMISSIONER MARTINETTI: Second.

22 MR. SCARINCI: Roll call.

23 Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Yes.

25 MR. SCARINCI: Commissioner Grullon.

 COMMISSIONER GRULLON: Yes.

1 MR. SCARINCI: Commissioner Valdivia.
2 COMMISSIONER VALDIVIA: Yes.
3 MR. SCARINCI: Commissioner Martinetti.
4 COMMISSIONER MARTINETTI: Yes.
5 MR. SCARINCI: Mayor Stack.
6 MAYOR STACK: Yes.

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1 5. El Cobre Lounge, LLC
2 T/a El Cobre Lounge Restaurant
3 4413-4415 Bergenline Avenue
4 0910-33-208-011

5 MR. GONZALEZ: And the last matter we
6 have is number five, El Cobre Lounge, LLC. I see
7 that the owners are here. I received a letter
8 yesterday that they've retained Mr. Ciro Mederos.
9 If you want to come up, just so you understand
10 what's going on.

11 Just so the record is clear, to provide
12 every individual who's a licensee with proper
13 notice, I bring them here, make sure they received
14 the notice. So I just want -- I don't want to ask
15 you about the case without your attorney, but you
16 did receive the notice because you're here today;
17 is that correct?

18 REPRESENTATIVE: Yes.

19 MR. GONZALEZ: And Mr. Mederos
20 represents you; is that correct?

21 REPRESENTATIVE: Yes.

22 MR. GONZALEZ: Okay. So just so the
23 record is clear, they've been properly served of
24 the notice, which is a requirement under the
25 statute. So I'd request that this be adjourned.

1 I'll speak to Mr. Mederos and I'll speak to
2 Lieutenant Dunlay, there's some work that we have
3 to do on this. But this is something that's not
4 going to go away and I want to make sure that you
5 impress upon Mr. Mederos the importance of being
6 here, okay?

7 MAYOR STACK: We're going to proceed at
8 the next Commissioner meeting, so Mr. Mederos has
9 to be here. There will be no further
10 postponements.

11 MR. SCARINCI: Motion to adjourn?

12 MAYOR STACK: Motion to adjourn until
13 the next meeting.

14 COMMISSIONER GRULLON: Second.

15 MR. SCARINCI: Roll call.

16 Commissioner Fernandez.

17 COMMISSIONER FERNANDEZ: Yes.

18 MR. SCARINCI: Commissioner Grullon.

19 COMMISSIONER GRULLON: Yes.

20 MR. SCARINCI: Commissioner Valdivia.

21 COMMISSIONER VALDIVIA: Yes.

22 MR. SCARINCI: Commissioner Martinetti.

23 COMMISSIONER MARTINETTI: Yes.

24 MR. SCARINCI: Mayor Stack.

25 MAYOR STACK: Yes.

ADJOURNMENT:

MR. GONZALEZ: That concludes all the ABC matters.

MAYOR STACK: Thank you.

MR. SCARINCI: Motion to adjourn?

MAYOR STACK: Motion.

COMMISSIONER MARTINETTI: Second.

MR. SCARINCI: Roll call.

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MR. SCARINCI: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MR. SCARINCI: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MR. SCARINCI: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MR. SCARINCI: Mayor Stack.

MAYOR STACK: Yes.

Thank you very much. Thank you for being here this evening.

(Whereupon the meeting was adjourned at 7:15 p.m.)

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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 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
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