

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

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

Tuesday, April 21, 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: 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:

ANTHONY SARSANO, ESQUIRE
Attorney for Buy Rite Liquors

CIRO MEDEROS, ESQUIRE
Attorney for El Cobre Lounge

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1 MS. ROSARIO: Please stand for the
2 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 Tuesday, April 21, 2026, at
10 7:00 p.m. at the Union Hill Middle School, 3808
11 Hudson Avenue in Union City. This meeting has
12 been called in accordance with the Open Public
13 Meetings Act. Adequate notice was forwarded to
14 The Bergen Record and The Star Ledger, has been
15 posted on the bulletin board in City Hall, and has
16 been made available to the public in the office of
17 the --

18 MAYOR STACK: Just, everyone, if we
19 could have everyone's attention, please. Thank
20 you, everyone.

21
22 **ROLL CALL:**

23
24 MS. ROSARIO: Commissioner Fernandez.

25 COMMISSIONER FERNANDEZ: Here.

1 MS. ROSARIO: Commissioner Grullon.

2 COMMISSIONER GRULLON: Here.

3 MS. ROSARIO: Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: Here.

5 MS. ROSARIO: Commissioner Martinetti
6 is not here.

7 MAYOR STACK: Commissioner Martinetti
8 is not -- here she is.

9 MS. ROSARIO: Mayor Stack.

10 MAYOR STACK: Yes.

11 If we can, we're going to wait on the
12 presentation and citations because we're waiting
13 for team members to show up.

14

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

17 **APPROVING PREVIOUS MEETING MINUTES: Meeting of**
18 **April 7, 2026.)**

19

20 MAYOR STACK: At this point, we're going
21 to do the approval of the previous meeting
22 minutes.

23 MS. ROSARIO: Can I have a motion.

24 MAYOR STACK: Motion.

25 MS. ROSARIO: Motion by Mayor Stack.

1 COMMISSIONER FERNANDEZ: Second.

2 MS. ROSARIO: Second, Commissioner

3 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

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

17 **CONSENT AGENDA:**

18 (1) Resolution Approving the Payment of Claims

19 (2) Resolution Approving the Payment of
20 Concurring Claims

21 (3) Resolution Approving the Escrow Refunds

22 (4) Resolution Approving the City Payroll

23 03/28/2026-04/10/2026

24 (5) Resolution Approving the Library Payroll

25 03/28/2026-04/10/2026

- 1 (6) Resolution Authorizing Refund of Redemption
- 2 Monies to Outside Lienholders
- 3 (7) Resolution Authorizing the Refund of Premium
- 4 Monies Collected At the Tax Sale
- 5 (8) Resolution Awarding Contract For Medical
- 6 Director Services For 2026
- 7 (9) Resolution Authorizing One (1) Year
- 8 Extension to Contract For Third-Party EMS Billing
- 9 Services For 2026-2027
- 10 (10) Resolution Authorizing Contract For Planning
- 11 Consultant Services For Affordable Housing Matters
- 12 For 2026
- 13 (11) Resolution Authorizing Contract For DPW
- 14 Consultant Services For 2026
- 15 (12) Resolution Authorizing Contracts With
- 16 Certain Approved State Contract Vendors For
- 17 Contracting Units Pursuant to N.J.S.A. 40A:11-12a
- 18 (13) Resolution to Authorize Bidding For the 2026
- 19 CDA Roads - 4th Street, 9th Street, and 13th
- 20 Street Improvements Projects
- 21 (14) Resolution to Authorize Bidding For the
- 22 Bergenline Avenue Streetscape Improvements Project
- 23 (Phase V)
- 24 (15) Resolution Amending Contract With Chasan
- 25 Lamparello Mallon & Capuzzo, PC For Special Tax

1 Appeal Counsel Services For 2025

2 (16) Resolution Authorizing Contract For
3 Substitute Engineering Services For the City of
4 Union City For 2026

5 (17) Resolution Designating 32nd Street From
6 Central Avenue to Summit Avenue "Casa de Napoli
7 Way".)

8
9 MS. ROSARIO: There are 17 items on the
10 consent agenda.

11 MAYOR STACK: Next is the consent
12 agenda. All Commissioners have reviewed these
13 items. Anyone wishing to comment on the consent
14 agenda only, please step forward. This is on the
15 consent agenda. Anyone wishing to comment on the
16 consent agenda. There are 17 items. Seeing none,
17 I'll make a motion to close the public comment
18 period on the consent agenda.

19 MS. ROSARIO: Motion by Mayor Stack.

20 COMMISSIONER FERNANDEZ: Second.

21 MS. ROSARIO: Second, Commissioner
22 Fernandez.

23 Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Yes.

25 MS. ROSARIO: Commissioner Grullon.

1 COMMISSIONER GRULLON: Yes.

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

10 MAYOR STACK: Motion to approval all
11 items on the consent agenda.

12 COMMISSIONER VALDIVIA: Second.

13 MS. ROSARIO: Motion made by Mayor
14 Stack; second, Commissioner Valdivia.

15 Commissioner Fernandez.

16 COMMISSIONER FERNANDEZ: Yes.

17 MS. ROSARIO: Commissioner Grullon.

18 COMMISSIONER GRULLON: Yes.

19 MS. ROSARIO: Commissioner Valdivia.

20 COMMISSIONER VALDIVIA: Yes.

21 MS. ROSARIO: Commissioner Martinetti.

22 COMMISSIONER MARTINETTI: Yes.

23 MS. ROSARIO: Mayor Stack.

24 MAYOR STACK: Yes.

25

1 (Whereupon, the Board discussed and took
2 action on the following item:

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

4 **1. ORDINANCE AMENDING CHAPTER 329,**
5 **ARTICLE IV, "REGISTRATION OF TENANTS" TO ESTABLISH**
6 **ADDITIONAL REQUIREMENTS FOR MULTIUNIT RESIDENTIAL**
7 **RENTAL PROPERTIES WITHIN THE CITY OF UNION CITY**
8 **CODE.)**

9
10 MS. ROSARIO: We have four ordinance for
11 hearing and adoption consideration. First
12 ordinance is ordinance amending Chapter 329,
13 Article IV "registration of tenants" to establish
14 additional requirements for multiunit residential
15 rental properties within the City of Union City
16 code.

17 Mayor, at this time would you like to
18 take public comment?

19 MAYOR STACK: Yes. Anyone wishing to
20 comment on ordinance number one, that was the
21 ordinance on registration of tenants to establish
22 additional requirements for multifamily buildings.
23 Seeing no comments.

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

1 COMMISSIONER VALDIVIA: Second.
2 MS. ROSARIO: Commissioner Valdivia.
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: Mayor Stack.
10 MAYOR STACK: Yes.
11 Motion to adopt.
12 MS. ROSARIO: Motion made by Mayor
13 Stack.
14 COMMISSIONER MARTINETTI: Second.
15 MS. ROSARIO: Second, Commissioner
16 Martinetti.
17 Commissioner Fernandez.
18 COMMISSIONER FERNANDEZ: Yes.
19 MS. ROSARIO: Commissioner Grullon.
20 COMMISSIONER GRULLON: Yes.
21 MS. ROSARIO: Commissioner Valdivia.
22 COMMISSIONER VALDIVIA: Yes.
23 MS. ROSARIO: Commissioner Martinetti.
24 COMMISSIONER MARTINETTI: 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 **ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION:**

6 **2. ORDINANCE OF THE CITY OF UNION CITY,**
7 **COUNTY OF HUDSON, NEW JERSEY, CANCELLING AND**
8 **RE-APPROPRIATING CERTAIN FUNDED APPROPRIATION**
9 **BALANCES HERETOFORE PROVIDED FOR IN ORDINANCE**
10 **2022-04.)**

11
12 MAYOR STACK: The next ordinance is an
13 ordinance of the City of Union City, County of
14 Hudson, State of New Jersey, cancelling and
15 re-appropriating certain funding appropriation
16 balances heretofore provided for in ordinance
17 number 2022-04.

18 Anyone wishing to comment on this
19 ordinance at this time, please step forward, state
20 your name and address for the record. Seeing no
21 one wishing to comment, I'll make a motion to
22 close the public comment period.

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

25 COMMISSIONER FERNANDEZ: Second.

1 MS. ROSARIO: Second, Commissioner
2 Fernandez.

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 MS. ROSARIO: May I have a motion to
14 adopt?

15 MAYOR STACK: Motion.

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

18 COMMISSIONER VALDIVIA: Second.

19 MS. ROSARIO: 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: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Yes.

4 MS. ROSARIO: Mayor Stack.

5 MAYOR STACK: Yes.

6 Madam Clerk, I'll just announce these
7 because I know you have a little bit of a cold.

8 MS. ROSARIO: Thank you.

9

10 (Whereupon, the Board discussed and took
11 action on the following item:

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

13 **3. ORDINANCE TO AUTHORIZE EARLY VOTING**
14 **PERIOD FOR THE CITY OF UNION CITY REGULAR**
15 **MUNICIPAL ELECTION 2026.)**

16

17 MAYOR STACK: The third ordinance is an
18 ordinance to authorize early voting period for the
19 City of Union City for the upcoming municipal
20 election 2026. This would expand the voting
21 period instead of having three days of early
22 voting, there will be seven days. It will be more
23 convenient for the residents of Union City. So it
24 will be seven days of early voting plus the
25 regular election day on Tuesday, May 12th. Anyone

1 wishing to comment on this ordinance at this time,
2 please step forward, state your name and address
3 for the record. Seeing none, I'll make a notion
4 to close.

5 COMMISSIONER MARTINETTI: Second.

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

8 Commissioner Fernandez.

9 COMMISSIONER FERNANDEZ: Yes.

10 MS. ROSARIO: Commissioner Grullon.

11 COMMISSIONER GRULLON: Yes.

12 MS. ROSARIO: Commissioner Valdivia.

13 COMMISSIONER VALDIVIA: Yes.

14 MS. ROSARIO: Commissioner Martinetti.

15 COMMISSIONER MARTINETTI: Yes.

16 MS. ROSARIO: Mayor Stack.

17 MAYOR STACK: Yes.

18 MS. ROSARIO: Motion to adopt?

19 MAYOR STACK: Motion.

20 COMMISSIONER VALDIVIA: Second.

21 MS. ROSARIO: Motion made by Mayor
22 Stack, second by Commissioner Valdivia.

23 Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Yes.

25 MS. ROSARIO: Commissioner Grullon.

1 COMMISSIONER GRULLON: Yes.

2 MS. ROSARIO: 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 (Whereupon, the Board discussed and took
10 action on the following item:

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

12 **4. AN ORDINANCE AMENDING CHAPTER 311**
13 **ENTITLED "PROPERTY MAINTENANCE" TO AMEND**
14 **SUBSECTIONS 6 AND 7 "VIOLATION OF HEAT**
15 **REQUIREMENT" AND "HOT WATER REQUIREMENTS".)**

16

17 MAYOR STACK: The next ordinance is an
18 ordinance amending Chapter 311 entitled "property
19 maintenance" to amend subsections six and seven
20 "violation of the heat requirement" and "hot water
21 requirements". This is an ordinance just making
22 it stronger, the requirements to provide heat and
23 hot water for public health and public safety
24 reasons, to protect the residents of Union City.
25 Anyone wishing to comment on this ordinance at

1 this time, please step forward, state your name
2 and address for the record. Seeing none, I'll
3 make a motion to close.

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

6 COMMISSIONER FERNANDEZ: Second.

7 MS. ROSARIO: Second by Commissioner
8 Fernandez.

9 Commissioner Fernandez.

10 COMMISSIONER FERNANDEZ: Yes.

11 MS. ROSARIO: Commissioner Grullon.

12 COMMISSIONER GRULLON: Yes.

13 MS. ROSARIO: Commissioner Valdivia.

14 COMMISSIONER VALDIVIA: Yes.

15 MS. ROSARIO: Commissioner Martinetti.

16 COMMISSIONER MARTINETTI: Yes.

17 MS. ROSARIO: Mayor Stack.

18 MAYOR STACK: Yes.

19 MS. ROSARIO: May I have a motion to
20 adopt?

21 MAYOR STACK: Motion.

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

24 COMMISSIONER VALDIVIA: Second.

25 MS. ROSARIO: Second, Commissioner

1 Valdivia.

2 Commissioner Fernandez.

3 COMMISSIONER FERNANDEZ: Yes.

4 MS. ROSARIO: Commissioner Grullon.

5 COMMISSIONER GRULLON: Yes.

6 MS. ROSARIO: Commissioner Valdivia.

7 COMMISSIONER VALDIVIA: Yes.

8 MS. ROSARIO: Commissioner Martinetti.

9 COMMISSIONER MARTINETTI: Yes.

10 MS. ROSARIO: Mayor Stack.

11 MAYOR STACK: Yes.

12

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

14

15 MAYOR STACK: At this portion of the
16 meeting, we'll go to the public portion. Any
17 member of the public who would like to comment on
18 any matter concerning any governmental action in
19 the City of Union City, please step forward, state
20 your name and address for the record.

21 Mr. Fernando Portes, I'll recognize you
22 as our speaker.

23 MR. PORTES: Thank you. I came to the
24 last meeting for -- Commissioners meeting and I
25 presented with the proposal to the never ending

1 cat issues. So if anyone have trouble falling
2 asleep, you could read the proposal, and have it
3 to put you to sleep. There's very little to no
4 time to discuss the proposal. I ask you to, so
5 that commissioners can vote only two of those
6 proposal because the honorable mayor of Union
7 City, although I agree with him with most of what
8 he do, sadly, I respectfully disagree with him.
9 And I ask him for the Commissioners independent
10 poll of you. So I ask for permission to explain
11 only two of those proposal in this meeting and ask
12 for a vote of the honorable members of the
13 commission.

14 MAYOR STACK: We appreciate you reaching
15 out and giving us a copy of that, Mr. Portes. If
16 any of the Commissioners -- you can reach out for
17 them at any time. If they want to discuss it
18 further, they will.

19 MR. PORTES: Yes, but may I ask for the
20 Mayor's consent to take a poll on one or two --

21 MAYOR STACK: We're not going to do that
22 at this meeting, Mr. Portes. I appreciate the
23 comment, but it's not on the agenda. And there's
24 no reason to vote on something that's not on the
25 agenda, but they're under consideration.

1 I'm also going to set up over the
2 summertime, probably in June or July, we're going
3 to have a fundraiser for the cats that are
4 homeless cats that are out there for their medical
5 bills.

6 MR. PORTES: But all due respect, how
7 does a citizen of Union City place an item in the
8 agenda? May I request to place an item on the
9 agenda?

10 MAYOR STACK: Right now, right now,
11 we're not entertaining that, but we'll consider it
12 in the future.

13 MR. PORTES: Sorry, sorry to be a pain.
14 I see I have 30 seconds, I request that two items
15 go on the next agenda.

16 MAYOR STACK: Right now, we're not
17 bringing them up on the agenda, but we appreciate
18 your comment. Thank you.

19 MR. PORTES: Thank you.

20 MAYOR STACK: We appreciate your
21 comment, thank you. Anyone else wishing to
22 comment at this time? Please step forward, on any
23 governmental matter in the City of Union City.
24 Seeing none, motion to close.

25 MS. ROSARIO: Motion by Mayor Stack.

1 COMMISSIONER FERNANDEZ: Second.

2 MS. ROSARIO: Second by Commissioner
3 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

15 **PRESENTATION OF CITATIONS:**

16

17 MAYOR STACK: At this portion of the
18 meeting, we'll now go to the citations to the
19 different members of the teams, which Commissioner
20 Fernandez will be handling. I'd like to thank
21 those students that are here this evening and all
22 the parents for being here and participating, not
23 only in your children's education, but in their
24 sports activities also. We appreciate that very
25 much and it truly makes the difference in our

community. On behalf of the Commissioners and myself, thank you very much to each and every one of you.

(Presentations to the Soaring Eagles Girls bowling team - Hudson County Champions; the Soaring Eagles Freshman Soccer Team - Hudson County League Champions; and the Soaring Eagles JV soccer team - JV Hudson County Interscholastic Athletic League Champions.)

LIQUOR LICENSE HEARINGS:

1. **Union City Liquors LLC**
T/a Buy Rite Liquors
3196 Kennedy Boulevard
0910-32-171-013
(Anthony Sarsano, Esq.)
2. **El Cobre Lounge LLC**
T/a El Cobre Lounge Restaurant
4413-4415 Bergenline Avenue
0910-33-208-011
(Ciro Mederos, Esq.)
3. **Pranam USA LLC**
T/a Central Wines & Liquors
601 Central Avenue
0910-44-032-006
4. **Noches Union City LLC**
T/a Noches de Colombia
2821 Bergenline Avenue
0910-33-034-005
5. **2216 Bergenline Avenue LLC**
T/a Centro Bar
2216 Bergenline Avenue
0910-33-166-007

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

6 MS. ROSARIO: We'll start the liquor
7 license hearings. Mr. Gonzalez.

8 MR. GONZALEZ: Good evening, Mayor and
9 Commissioners. For the record, Ramon Gonzalez,
10 G-O-N-Z-A-L-E-Z, on behalf of Union City ABC.

11 MAYOR STACK: Just everyone -- if we
12 could just have everyone's attention? At this
13 time, we're now going to liquor hearings. Mr.
14 Gonzalez, if you could keep your voice up.

15 MR. GONZALEZ: First matter we have is
16 Union City Liquors located at 3196 Kennedy
17 Boulevard, they're represented by Mr. Sarsano.

18 MAYOR STACK: This is on 3196, number
19 one?

20 MR. GONZALEZ: That is correct, number
21 one. We're here for a violation, it's a camera
22 violation. On January 23, 2026, we had our
23 officers doing inspections, we found that there
24 was some deficiencies in the paperwork. More
25 importantly, we found that the camera violation
 was not complete and they were not in compliance.

1 We have given them opportunities in the past.
2 Today, we've had an opportunity to speak to Mr.
3 Sarsano prior to today's hearing. We made a
4 recommendation that they will be closed ten days
5 straight, based on the violations that existed.
6 My understanding, Mr. Sarsano, on their behalf,
7 will be accepting that.

8 MAYOR STACK: And the recommendation is?

9 MR. GONZALEZ: Ten days.

10 MAYOR STACK: Mr. Sarsano, did you have
11 anything you wanted to add? Please keep your
12 voice up.

13 MR. SARSANO: No, no. Thank you. I
14 agree with the representations by Mr. Gonzalez.

15 MR. GONZALEZ: Mr. Sarsano, your clients
16 are here today?

17 MR. SARSANO: Right here.

18 MAYOR STACK: What's the days of the
19 suspension?

20 MR. GONZALEZ: They will call me --
21 since we hammered out ten days, they're going to
22 call me and let me know. It's consecutive,
23 non-appealable.

24 MAYOR STACK: It will be ten continuous
25 days?

1 MR. GONZALEZ: That is correct.

2 MAYOR STACK: Ten day suspension. I'll
3 make a motion to approve the recommendation of Mr.
4 Gonzalez on a ten-day suspension. This is on
5 Union City Liquors, LLC, trading as Buy Rite
6 Liquors at 3196 Kennedy Boulevard, Union City.
7 Motion.

8 MS. ROSARIO: Motion made by Mayor
9 Stack.

10 COMMISSIONER GRULLON: Second.

11 MS. ROSARIO: Second by Commissioner
12 Grullon.

13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: Abstain.

15 MS. ROSARIO: Commissioner Grullon.

16 COMMISSIONER GRULLON: Yes.

17 MS. ROSARIO: Commissioner Valdivia.

18 COMMISSIONER VALDIVIA: Yes.

19 MS. ROSARIO: Commissioner Martinetti.

20 COMMISSIONER MARTINETTI: Yes.

21 MS. ROSARIO: Mayor Stack.

22 MAYOR STACK: Yes.

23 MR. GONZALEZ: Thank you.

24 MR. SANSANO: Thank you.

25 * * * *

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

6 MR. GONZALEZ: Next matter we have is
7 number two, it is El Cobre Lounge, LLC, located at
8 4413-4415 Bergenline Avenue, they're represented
9 by Mr. Mederos. Please place your name on the
10 record.

11 MR. MEDEROS: Good evening, board
12 members, for the record, Ciro Mederos,
13 M-E-D-E-R-O-S, on behalf of El Cobre Lounge LLC.

14 MR. GONZALEZ: We've had an opportunity
15 to have discussions on this. There's certain
16 discovery that needs to be provided. It's
17 somewhat delicate because I don't want to have any
18 violation of any existing criminal charges that
19 are being investigated, but there is a potential
20 proposed acceptance. But we're going to have to
21 carry this for one more date. I believe we'll be
22 ready on that date. If it isn't, we're going to
23 request a special hearing date because I'm going
24 to have a lot of discovery that's going to be
25 presented to the Board.

 MAYOR STACK: Maybe I misheard, did you

1 say potentially you have a settlement?

2 MR. GONZALEZ: Potentially.

3 MR. MEDEROS: Yes, Mayor, we have --

4 MAYOR STACK: What about if there's
5 potentially a settlement, why don't we get a
6 voluntary closure tonight of that establishment?

7 MR. MEDEROS: Mayor, the reason is, I
8 had intended to meet with Detective Dunlay to get
9 what I expected was going to be police reports of
10 statements and so forth. As Mr. Gonzalez stated,
11 there's an ongoing investigation, the prosecutor's
12 office is involved. Detective Dunlay told me I
13 can't give you anything, all you can do is come
14 and see the video, which was the video that was
15 extracted from my client's cameras.

16 So with that, I spoke to Mr. Gonzalez.
17 We need to figure out, to avoid trial by ambush,
18 if there's a trial, I want to know whatever it is
19 the City is going to present if it gets to that
20 point. We're looking towards a resolution.

21 MAYOR STACK: Okay.

22 MR. MEDEROS: That's why I couldn't --
23 at this point, I couldn't recommend that to my
24 client.

25 MAYOR STACK: What about a voluntary

1 closure of the establishment at midnight? Why not
2 close the establishment at midnight? I'm not
3 comfortable what took place there. I'm not
4 comfortable with the way the establishment is
5 being run. What about that? What about closing
6 at midnight until we get a resolution at the next
7 meeting?

8 MR. MEDEROS: I certainly take a few
9 minutes and discuss --

10 MR. GONZALEZ: Can we just let them to
11 speak?

12 MAYOR STACK: We can come back. We can
13 come back to it. We'll put it toward the end.

14 MR. MEDEROS: No problem.

15 * * * *

16

17

18

19

20

21

22

23

24

25

1 3. Pranam USA LLC
2 T/a Central Wine & Liquors
3 601 Central Avenue
4 0910-44-032-006

5 MR. GONZALEZ: Next matter we have,
6 Mayor, is Central Wine and Liquors, they're
7 located at 601 Central Avenue, Union City. The
8 owners are here. Please state your name for the
9 record.

10 MR. DHORAJIA: Darshan Dhorajia.

11 MR. GONZALEZ: You're the owner of
12 Central Wine and Liquors?

13 MR. DHORAJIA: Yes.

14 MR. GONZALEZ: We had two situations
15 here with two employees that were not wearing
16 their bar cards. We are strictly enforcing the
17 bar card requirement. What I would be
18 recommending under this is a five-day suspension,
19 they have agreed to it. They had the bar cards,
20 they were not wearing it. But they need to wear
21 the bar cards. So that would be my
22 recommendation, five days, continuous. They said
23 were willing to accept it from April 26th to
24 April 30th, if it's approved here.

25 MAYOR STACK: Are you represented by

1 counsel?

2 MR. GONZALEZ: Do you have a lawyer.

3 MR. DHORAJIA: No, we are here by
4 ourselves.

5 MAYOR STACK: Do you want to go and
6 consult with a lawyer before you agree?

7 MR. DHORAJIA: We agree with this
8 settlement.

9 MAYOR STACK: How long do you own the
10 establishment?

11 MR. DHORAJIA: Almost ten years.

12 MAYOR STACK: Ten years, okay. We don't
13 have a lot at this location, right?

14 MR. GONZALEZ: No, no. We are seeking
15 to actively pursue --

16 MAYOR STACK: Okay, okay. You heard the
17 recommendation of five days?

18 MR. DHORAJIA: Yeah.

19 MAYOR STACK: I'll make a motion to
20 approve the suspension.

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

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 MR. GONZALEZ: Thank you.
12 MAYOR STACK: Thank you very much.

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1 4. Noches Union City LLC
2 T/a Noches de Colombia
3 2821 Bergenline Avenue
4 0910-33-034-005
5 (Albert Buzzetti, Esq.)

6 MR. GONZALEZ: The next matter we have
7 is Noches de Colombia, located at 2821 Bergenline
8 Avenue. They have just retained Mr. Al Buzzetti,
9 he sent me a letter requesting an adjournment.
10 I'm going to send him discovery, so I'm seeking
11 this be adjourned.

12 The violations, so everyone is aware, is
13 the camera violation. They had 57 days, instead
14 of 60. I don't think it's something that's earth
15 shattering, but they do have an attorney.

16 MAYOR STACK: Okay. Motion to adjourn.

17 MS. ROSARIO: Motion made by Mayor
18 Stack.

19 COMMISSIONER MARTINETTI: Second.

20 MS. ROSARIO: Second, Commissioner
21 Martinetti.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Yes.

24 MS. ROSARIO: Commissioner Grullon.

25 COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MS. ROSARIO: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Yes.

4 MS. ROSARIO: Mayor Stack.

5 MAYOR STACK: Yes.

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1 5. 2216 Bergenline Avenue LLC
2 T/a Centro Bar
3 2216 Bergenline Avenue
4 0910-33-166-007

5 MR. GONZALEZ: The next matter we have
6 is Centro Bar, located at 2216 Bergenline Avenue.
7 They're present here today, would you please state
8 your name for the record?

9 MS. MOLINA: Maria Molina.

10 MR. GONZALEZ: Ms. Molina has been here
11 before, she's here with her daughter who's been
12 very supportive of her. This is a camera
13 violation. We had the police do our regular
14 inspection, they went on the 13th of January of
15 this year. There was a problem getting into it,
16 we gave her the benefit of the doubt. I had the
17 officers go one week later on January 20th.

18 As a result, they discovered that there
19 was 24 days possibly 35 days that were missing and
20 not continuous. Today, they brought their
21 audio/visual mechanic here. And it's been
22 explained to me that he readjusted and fixed it,
23 so it's 90 days that it's recording. I'm going to
24 send the officers back, but it doesn't negate that
25 there was a violation. What I would be

1 recommending is a seven-day violation continuous
2 for the camera violations.

3 MAYOR STACK: Your recommendation was
4 what, Mr. Gonzalez?

5 MR. GONZALEZ: Seven days.

6 MAYOR STACK: This is on the camera
7 violation?

8 MR. GONZALEZ: Yes.

9 MAYOR STACK: Just a camera violation?

10 MR. GONZALEZ: That's it.

11 MAYOR STACK: I got it. And you're
12 recommendation is?

13 MR. GONZALEZ: Seven days.

14 MAYOR STACK: Seven days, okay. Motion
15 to approve a seven-day suspension.

16 MR. GONZALEZ: Just so everyone is
17 aware, there was a violation in 2022, so since
18 it's almost three and a half years since, I'm sort
19 of treating this as a first. If not, it would
20 have been more, but seven days is what our
21 recommendation is. Do you agree with that?

22 MS. MOLINA: Yes.

23 MAYOR STACK: Also just to make sure
24 that when the establishment is opened, number one,
25 that the front door is not open at any time.

1 Number two, that people are not hanging out in
2 front of the establishment at any time. That's
3 very, very important. And that you recognize like
4 when the windows are open on the side or in the
5 rear that there's a big noise factor that we
6 receive complaints about. What's going on in the
7 establishment, whether it be music or you know
8 people speak loud and stuff like that when they're
9 having a good time, that we keep that down. And
10 we keep the windows closed and always keep the
11 front door closed. Motion to approve the
12 seven-day suspension.

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

15 COMMISSIONER FERNANDEZ: Second.

16 MS. ROSARIO: Second by Commissioner
17 Fernandez.

18 Commissioner Fernandez.

19 COMMISSIONER FERNANDEZ: Yes.

20 MS. ROSARIO: Commissioner Grullon.

21 COMMISSIONER GRULLON: Yes.

22 MS. ROSARIO: Commissioner Valdivia.

23 COMMISSIONER VALDIVIA: Yes.

24 MS. ROSARIO: Commissioner Martinetti.

25 COMMISSIONER MARTINETTI: Yes.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes.

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

6 MR. GONZALEZ: I want to revisit the El
7 Cobre Lounge who's represented by Mr. Mederos.
8 There was a suggestion and recommendation from the
9 Mayor that pending the hearing, if they would
10 agree to a 12 p.m. midnight closing. And Mr.
11 Mederos says they would agree to that, that it
12 would be just until the next hearing, which would
13 be in two weeks.

14 MAYOR STACK: We would have a 12,
15 midnight closing until the hearing?

16 MR. MEDEROS: Yes.

17 MR. GONZALEZ: Until the hearing.

18 MAYOR STACK: That's fine, that's more
19 than fair. I appreciate that. Thank you.

20 MR. MEDEROS: Looking forward to a
21 resolution.

22 MAYOR STACK: So it will be a midnight
23 closing every night and we'll have a hearing at
24 the next commissioner meeting.

25 MR. GONZALEZ: Correct, if it can't be
26 resolved.

1 MAYOR STACK: Motion to approve the
2 adjournment.

3 MS. ROSARIO: Motion made by Mayor
4 Stack.

5 COMMISSIONER MARTINETTI: Second.

6 MS. ROSARIO: Second by Commissioner
7 Martinetti.

8 Commissioner Fernandez.

9 COMMISSIONER FERNANDEZ: Yes.

10 MS. ROSARIO: Commissioner Grullon.

11 COMMISSIONER GRULLON: Yes.

12 MS. ROSARIO: Commissioner Valdivia.

13 COMMISSIONER VALDIVIA: Yes.

14 MS. ROSARIO: Commissioner Martinetti.

15 COMMISSIONER MARTINETTI: Yes.

16 MS. ROSARIO: Mayor Stack.

17 MAYOR STACK: Yes.

18 MR. MEDEROS: We'll commence tonight.

19 MAYOR STACK: Mr. Gonzalez, did you have
20 anything further?

21 MR. GONZALEZ: No.

22 MAYOR STACK: Thank you very much.

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ADJOURNMENT:

MAYOR STACK: Nothing further, meeting
is adjourned.

(Whereupon the meeting was adjourned at
7:45 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:
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
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