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, August 11, 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

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

IVAN PANEQUE, ESQ.
Attorney for Wendy Diaz

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

(Whereupon, the Pledge of Allegiance was recited.)

MR. SCARINCI: This meeting has been called in accordance with Chapter 231, Public Law of 1975, the Open Public Meetings Act. Adequate notice of this meeting was provided as follows: Notice of the meeting setting forth the time, date, location and the agenda to the extent known was forwarded to The Bergen Record and The Star Ledger, posted on bulletin board in City Hall, and made available to the public in the office of the Municipal Clerk.

ROLL CALL:

MR. SCARINCI: Roll call. Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Here.

MR. SCARINCI: Commissioner Grullon.

COMMISSIONER GRULLON: Here.

MR. SCARINCI: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Here.

MR. SCARINCI: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Here.
MR. SCARINCI: Mayor Stack.
MAYOR STACK: Here.

(Whereupon, the Board discussed and took action on the following item:
APPROVING PREVIOUS MEETING MINUTES:
Approval of the meeting minutes of July 14, 2026, July 21, 2026, and July 28, 2026.)

MR. SCARINCI: Approving the minutes of the previous meetings. Motion to approve the previous meeting minutes of the July 14, 2026, July 21, 2026, and July 28, 2026, Board of Commissioners meeting.
Motion to approve the previous minutes?
MS. ROSARIO: Commissioner Fernandez is recusing.
MR. SCARINCI: And commissioner Martinetti is recusing on the 21st. So motion to approve?
COMMISSIONER VALDIVIA: Motion.
MR. SCARINCI: Second?
MAYOR STACK: Second.
MR. SCARINCI: Mayor Stack seconds.

Roll call. Commissioner Fernandez is abstaining.

Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MR. SCARINCI: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MR. SCARINCI: Commissioner Martinetti, all but the 21st of July meeting.

COMMISSIONER MARTINETTI: Yes.

MR. SCARINCI: With an abstention for the 21st meeting.

Mayor Stack.

MAYOR STACK: Yes.

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

ORDINANCE FOR INTRODUCTION:

1. AN ORDINANCE AMENDING CHAPTER 16 "VEHICLES AND TRAFFIC" TO CHANGE THE HOURS IN WHICH PARKING IS PERMITTED IN BUS/COMMUTER VEHICLE STOPS.)

MR. SCARINCI: Ordinance for introduction. Adoption on first reading authorizes the Municipal Clerk to advertise the ordinance with a notice of the introduction,

together with a notice of the time and place when the ordinance will be considered for the final passage. The ordinance will be further considered at a meeting of the Board of Commissioners to be held on Tuesday, August 25, 2026, at the Hudson County Community College, 4800 John F. Kennedy Boulevard, Union City, New Jersey at 7:00 p.m.

An ordinance amending Chapter 16 "vehicles and traffic" to change the hours in which parking is permitted in bus/commuter vehicle stops.

Motion to introduce?

MAYOR STACK: Motion.

COMMISSIONER MARTINETTI: Second.

MS. ROSARIO: Commissioner Martinetti.

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.

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

CONSENT AGENDA:

(1) Resolution Approving the Payment of Claims

(2) Resolution Approving the Payment of Concurring Claims

(3) Resolution Approving the Escrow Refunds

(4) Resolution Approving the City Payroll 07/18/2026-07/31/2026

(5) Resolution Approving the Library Payroll 07/18/2026-07/31/2026

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

(7) Resolution Authorizing Tax Refund in Tax Appeal Decisions By the Tax Court of New Jersey

(8) Resolution Authorizing Refund of Redemption Monies to Outside Lienholders

(9) Resolution Authorizing the Refund of Payment Made in Error

(10) Resolution of the City of Union City, County of Hudson, New Jersey, Accepting the Recommendation of the City of Union City Planning Board to Determine Block 22, Lot 1.01 As a

Non-Condemnation Area in Need of Redevelopment
(11) Resolution Authorizing the Execution of the Memorandum of Understanding With the New Jersey Division of Local Government Services For Transitional Aid Funding For the 2026 Calendar Year
(12) Resolution Authorizing the City of Union City to Apply For and Obtain a Grant From the State of New Jersey Department of Community Affairs
(13) Resolution of the City of Union City, County of Hudson, State of New Jersey, Approving and Authorizing the Use of the Federal Grant Procurement Procedures Addendum
(14) Resolution Authorizing Loan Agreement Between the City of Union City and the Division of Local Government Services
(15) Resolution Reappointing Victor Grullon As Member of the Union City Zoning Board of Adjustment For 2026-2029
(16) Resolution Authorizing Contract For the City of Union City 2026 Tree Trimming Program (Phase II)
(17) Resolution Authorizing Contract With S. Brothers Inc. For the 20th Street Milling, Paving,

and Striping Project
(18) Resolution Authorizing Contract For the 2026 Traffic Signal Pole Painting Project
(19) Resolution Authorizing Contract For the NJDOT LAIF 2025-Park Avenue and Pleasant Avenue Improvements Project (Phase I)
(20) Resolution to Authorize Bidding For the 2026-2027 Snow Removal and Post-Storm Services For the City of Union City
(21) Resolution Authorizing Contract For 25th Street Parking Lot Improvements Project
(22) Resolution to Authorize Amendment to License Agreement With New Jersey Transit Corporation to Utilize 1801 and 2001 Tonnelle Avenue, North Bergen, New Jersey For Use By the Union City Department of Public Works.)

MR. SCARINCI: Okay. On the consent agenda, we have items 1 through 22. And Mayor Stack is abstaining on item 1 and Commissioner Grullon is abstaining on item 15. So a motion -- so opportunity for citizens to address the Board.

MAYOR STACK: Anyone wishing to address the Board at this time on the consent agenda, please step forward, state your name and address.

The consent agenda is always available with plenty of copies for all members of the public.

MR. SCARINCI: Seeing none, motion to close?

COMMISSIONER MARTINETTI: Motion.

COMMISSIONER VALDIVIA: 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.

MR. SCARINCI: Motion to approve all items on the consent agenda with the abstention of Mayor Stack on item 1 and Commissioner Grullon on item 15.

COMMISSIONER VALDIVIA: Motion.

COMMISSIONER MARTINETTI: Second.

MS. ROSARIO: Motion by Commissioner Valdivia, second by Commissioner Martinetti.

MR. SCARINCI: 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.
MR. SCARINCI: Okay. Mayor, with your permission, Mayor, can we do the regular agenda, then move to the public portion?
MAYOR STACK: Please do so.

(Whereupon, the Board discussed and took action on the following item:
REGULAR AGENDA:
1. Resolution approving payment of claims to the Union City Board of Education.)

MR. SCARINCI: The regular agenda, resolution approving payment of claims to the Union City Board of Education.
MAYOR STACK: I'll move it.

MR. SCARINCI: Item 1, moved by Mayor Stack.

COMMISSIONER VALDIVIA: Second.

MR. SCARINCI: Seconded by Commissioner Valdivia. And Commissioner Grullon and Commissioner Martinetti will abstain.

MS. ROSARIO: Commissioner Fernandez and Martinetti abstain.

MR. SCARINCI: So Commissioner -- Mayor Stack.

MAYOR STACK: Yes.

MR. SCARINCI: Commissioner Martinetti abstains.

Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MR. SCARINCI: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: The doctrine of necessity.

MR. SCARINCI: The doctrine of necessity causes the motion to pass.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:

MR. SCARINCI: Let's GO to the public portion of the meeting.

MAYOR STACK: Sure. Anyone wishing to comment on any matter concerning municipal government in the City of Union City, please step forward, state your name and address for the record. This could be on any MATTER concerning municipal government in the City of Union City. Seeing none.

MR. SCARINCI: Seeing none, motion to close the public portion of the meeting.

MAYOR STACK: Motion.

MS. ROSARIO: Motion by Mayor Stack.

COMMISSIONER VALDIVIA: Second.

MS. ROSARIO: Second by Commissioner Valdivia.

MR. SCARINCI: 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.

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LIQUOR LICENSE HEARINGS:

1. JAI Rancchod LLC
   T/a Good Times Liquors
   1314 New York Avenue
   0910-44-045-008

2. Graciela's Cactus, LLC
   T/a Graciela's Cactus Restaurant
   426 32nd Street
   0910-33-227-006

3. Juanita's II, LLC
   T/a Juanita's Restaurant II
   2904 Bergenline Avenue
   0910-33-144-010

4. Agave Restaurant, LLC
   T/a Agave Restaurant
   4317-19 Bergenline Avenue
   0910-33-052-007

5. Wendy C. Diaz
   T/a Tropical Restaurant & Bar
   4100C Bergenline Avenue
   0910-33-060-003
   (Ivan Paneque, Esq.)

El Chapin Restaurant

MR. SCARINCI: We'll proceed now for the liquor license hearings.

MR. GONZALEZ: Thank you. Ramon Gonzalez, G-O-N-Z-A-L-E-Z, ABC prosecutor for the City of Union City. We have several matters on today. We do have an interpreter that I'd like to come up and if we could swear him in.

J O S E G O N Z A L E Z, an interpreter of the SPANISH language, after having been duly sworn, did interpret the following testimony:

MR. GONZALEZ: Thank you. Mayor, Commissioners, today I know it's not on the agenda, but it's an emergency process. I wanted to bring El Chapin, 2118 Bergenline Avenue before the Board. He's present, he would need the interpreter.

MAYOR STACK: Which establishment was this? I'm sorry I missed it, I apologize.

MR. GONZALEZ: This is 2118 Bergenline Avenue, we've disposed of this matter on the last hearing. But as a result of what I found out, I

thought it would be as an emergent matter I had to call it in because of the situation there. Could you just please state your name for the record sir.

MR. CHICAS: Jose Chicas.

MR. GONZALEZ: Mr. Chicas, you are the owner of the establishment; is that correct?

MR. CHICAS: Yes.

MR. GONZALEZ: Now we're here today because there was a violation of the resolution that we were negotiated plea after we had a trial at our last court date. Mr. Chicas advised me that he is represented by Mr. Campos and I was told by Mr. Campos's office that he is on vacation outside the country. What I would respectfully request, although it's not on the agenda, I'm going to carry this to the next meeting. But I don't want to let this go by because there's some serious consequences that I see going on here.

So I just wanted the Board to be aware that this is a matter that was resolved, but I'm bringing it back as a result of a violation. And I'll ask it be put on for the next hearing.

MAYOR STACK: So we received -- I know the police department and I received at least -- I

mean myself maybe six or seven complaints. This establishment is now closed, correct?

MR. CHICAS: Yes.

MAYOR STACK: I see activity inside all the time. We're either closed or we're not closed. We made an agreement to be closed.

MR. CHICAS: Yes, we're supposed to be closed.

MAYOR STACK: Okay. Well, that hasn't been the case. I know you're represented by counsel, so I'm not going to ask anymore questions, but the place has to be closed.

MR. GONZALEZ: I'll address that with Mr. Campos and follow up. But that's why I felt the importance of bringing this in.

MAYOR STACK: That's the agreement they made with us and I just want to make sure they're adhering to the agreement.

MR. GONZALEZ: That is correct.

MAYOR STACK: Okay. Thank you very much.

MR. GONZALEZ: That's it. There's really no need for a vote.

* * * *

1. JAI Rancchod LLC
T/a Good Times Liquors
1314 New York Avenue
0910-44-045-008

MR. GONZALEZ: The first matter we have is Good Time Liquors, they're present here. Please state your name.

MR. PATEL: My name is Rushabh Patel.

MR. GONZALEZ: Mr. Patel, what's your position at Good Time Liquors?

MR. PATEL: I'm the owner of the establishment.

MR. GONZALEZ: Okay. I'm requesting that this matter been adjourned so we can do an investigation to see if the cameras have been, in fact, repaired or if there's a problem. I have explained to Mr. Patel that if there is a problem, since this will not be a first offense, I would be seeking a second penalty, which is a 20-day suspension. So to afford him all reasonable inferences, if we could adjourn this matter.

MAYOR STACK: Okay. Motion to adjourn.

COMMISSIONER MARTINETTI: Second.

MS. ROSARIO: Motion to adjourn made by Mayor Stack. Second, Commissioner Martinetti.

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.
MS. ROSARIO: Commissioner Grullon.
COMMISSIONER GRULLON: Yes.
MS. ROSARIO: Commissioner Valdivia.
COMMISSIONER VALDIVIA: Yes.
MS. ROSARIO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. ROSARIO: Mayor Stack.
MAYOR STACK: Yes.
MR. GONZALEZ: Thank you.

* * * *

2. Graciela's Cactus, LLC
T/a Graciela's Cactus Restaurant
426 32nd Street
0910-33-227-006

MR. GONZALEZ: The next matter is Graciela's Cactus Restaurant, located at 426 32nd Street. Please state your name for the record.

MS. M. ROMERO (through the interpreter): Maria Romero.

MR. GONZALEZ: Ms. Romero, what is your position at Graciela's Cactus?

MS. M. ROMERO: I'm the owner.

MR. GONZALEZ: Okay. We're here because there was an incomplete form where there was an employee that was not listed on that form. You presented to me the corrected form. And based on that presentation, I'm going to give you a warning that when the police arrive, please give them all the forms. And it would be my recommendation that this matter be dismissed, other than that she was told to have the forms.

MAYOR STACK: Upon the recommendation of Mr. Gonzalez, I make a motion to dismiss.

COMMISSIONER FERNANDEZ: Second.

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

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

MS. ROSARIO: Thank you.

* * * *

3. Juanita's II, LLC
T/a Juanita's Restaurant II
2904 Bergenline Avenue
0910-33-144-010

MR. GONZALEZ: The next matter is Juanita's Restaurant II, located at 2904 Bergenline Avenue. Please state your name for the record.

MS. J. ROMERO (through the interpreter): Juana Romero.

MR. GONZALEZ: And, Ms. Romero, what is your position at Juanita's Restaurant?

MS. J. ROMERO: I'm the owner.

MR. GONZALEZ: Okay. I've reviewed this matter and it looks like it's a paper violation, but I would like to send the police officers out just to make sure that all the papers are correct now so we can make a reasonable offer on the next appearance date. So I would just request that this be adjourned.

MAYOR STACK: Motion to adjourn.

COMMISSIONER FERNANDEZ: Second.

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

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.
COMMISSIONER GRULLON: Yes.
MS. ROSARIO: Commissioner Valdivia.
COMMISSIONER VALDIVIA: Yes.
MS. ROSARIO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. ROSARIO: Mayor Stack.
MAYOR STACK: Yes.
MR. GONZALEZ: Thank you.

* * * *

4. Agave Restaurant, LLC
T/a Agave Restaurant
4317-19 Bergenline Avenue
0910-33-052-007

MR. GONZALEZ: The next matter is Agave Restaurant, located at 4317 Bergenline Avenue. Could you please state your name for the record.

MR. VARELA (through the interpreter): Juan Varela.

MR. GONZALEZ: Mr. Varela, what is your position at Agave Restaurant?

MR. VARELA: Owner.

MR. GONZALEZ: Okay. This is a violation that has to do with the camera ordinance violation. It appears that there may have only been 43 days of footage. We'd like to now give him the opportunity to see that it's corrected, there's a small paper violation, which I'm sure we could resolve. So without an investigation, I think it would be somewhat unfair of me offering something that would be much more serious, I'm more interested in the cameras being repaired. So I would request this be adjourned for the next meeting.

MAYOR STACK: Motion to adjourn till the next meeting.

MS. ROSARIO: Motion made by Mayor Stack.

COMMISSIONER FERNANDEZ: Second.

MS. ROSARIO: Second by Commissioner Fernandez.

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

MR. GONZALEZ: Thank you.

* * * *

5. Wendy C. Diaz
T/a Tropical Restaurant & Bar
4100C Bergenline Avenue
0910-33-060-003
(Ivan Paneque, Esq.)

MR. GONZALEZ: The next matter is Wendy Diaz, trading as Tropical Restaurant and Bar. They're here and they're represented by Mr. Paneque. If you can place your appearance on the record.

MR. PANEQUE: Good evening, Mayor Stack. Good evening, Members of the Board.

MR. GONZALEZ: Please state your name for the record.

MS. DIAZ: Hi, my name is Wendy Diaz, I'm the owner.

MR. GONZALEZ: We're here on a camera violation. Unfortunately, this is not the first camera violation, it was paper violations that were involved also, and the issue about a bar card. In reviewing this and in being consistent with all my recommendations, I would have basically requested a 20-day suspension. But, the last camera violation dates back to almost two years. To be fair -- and I know that technology changes and things that can go wrong, but there's

no question that the cameras were not working. Instead of seeking a 20-day suspension, my recommendation would be a 10-day suspension as a reset. And Mr. Paneque has showed me that all the cameras are now repaired and working. They have consented. If the Board wants to approve this 10-day suspension, it would be from August 17th to August 26th.

MAYOR STACK: Mr. Paneque?

MR. PANEQUE: That's correct, my client is in agreement with that recommendation. My client at one time had the assistance of her mom to help her run this business. Unfortunately, the mom suffered a stroke and is in a vegetative state. So it's very -- she's very proactive in response because the restaurant is what pays the medical bills for her mom. I've known the family for a long time, and I know that they want to do what's right by being here today and taking responsibility, that shows a good first step.

MAYOR STACK: Thank you very much. I make a motion to approve the settlement.

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

COMMISSIONER FERNANDEZ: Second.

MS. ROSARIO: Commissioner Fernandez.
Commissioner Fernandez.
COMMISSIONER FERNANDEZ: Yes.
MS. ROSARIO: Commissioner Grullon.
COMMISSIONER GRULLON: Yes.
MS. ROSARIO: Commissioner Valdivia.
COMMISSIONER VALDIVIA: Yes.
MS. ROSARIO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. ROSARIO: Mayor Stack.
MAYOR STACK: Yes.
MR. GONZALEZ: Thank you. That concludes all ABC matters.
MAYOR STACK: Thank you, Mr. Gonzalez.

* * * *

ADJOURNMENT:

MR. SCARINCI: Is there a motion to adjourn?

COMMISSIONER MARTINETTI: Motion.

COMMISSIONER VALDIVIA: Second.

MS. ROSARIO: Motion made by Commissioner Martinetti. Second, Commissioner Valdivia. All in favor?

(All Board Members indicate in the affirmative.)

MR. SCARINCI: It's unanimously in favor.

(Whereupon the meeting was adjourned at 7:20 p.m.)

_____ Brian P. Stack

_____ Lucio P. Fernandez

_____ Maryury A. Martinetti

_____ Celin J. Valdivia

_____ Wendy A. Grullon

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