

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, August 25, 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
CELIN J. VALDIVIA, COMMISSIONER
BRIAN P. STACK, MAYOR

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

MARYURY A. MARTINETTI, 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.
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1 MS. ROSARIO: Can we please rise for the
2 Pledge of Allegiance.

3 (Whereupon, the Pledge of Allegiance was
4 recited.)

5 MS. ROSARIO: This is a regular public
6 meeting of the Union City Board of Commissioners
7 being held on Tuesday, August 25, 2026, at
8 7:00 p.m. at the Jose Marti Stem Academy at 1800
9 Summit Avenue in Union City. This meeting has
10 been called in accordance with the Open Public
11 Meetings Act. Adequate notice of this meeting was
12 forwarded to The Bergen Record and The Star
13 Ledger, has been posted on the bulletin board in
14 the City Hall, and has been made available to the
15 public in the office of the Municipal Clerk.

16
17 **ROLL CALL:**

18
19 MS. ROSARIO: Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: Here.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Here.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Here.

25 MS. ROSARIO: Mayor Stack.

1 MAYOR STACK: Here.

2 MS. ROSARIO: Commissioner Martinetti
3 had a prior commitment.

4 MAYOR STACK: Commissioner Martinetti
5 had a family event with her son at college.

6 MS. ROSARIO: Thank you, Mayor.

7

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

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

11 **1. A BOND ORDINANCE AUTHORIZING VARIOUS**
12 **CAPITAL IMPROVEMENTS AND THE ACQUISITION OF**
13 **VARIOUS CAPITAL EQUIPMENT IN AND FOR THE CITY OF**
14 **UNION CITY, COUNTY OF HUDSON, NEW JERSEY;**
15 **APPROPRIATING THE SUM OF \$37,4000,000 THEREFOR;**
16 **AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION**
17 **BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF**
18 **UNION CITY, COUNTY OF HUDSON, NEW JERSEY, IN THE**
19 **AGGREGATE PRINCIPAL AMOUNT OF UP TO \$37,400,000;**
20 **MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND**
21 **AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION**
22 **WITH THE FOREGOING.)**

23

24 MS. ROSARIO: We have three ordinances
25 for introduction. Adoption on first reading

1 authorizes the Municipal Clerk to advertise the
2 ordinance with a notice of the introduction
3 together with a notice of the time and place when
4 the ordinance will be considered for the final
5 passage. The ordinance will be further considered
6 at a meeting of the Board of Commissioners to be
7 held on Tuesday, September 8, 2026, at the
8 Roosevelt School at 4507 Hudson Avenue in Union
9 City at 7:00 p.m.

10 The first ordinance is a bond ordinance
11 authorizing various capital improvements and the
12 acquisition of various capital equipment in and
13 for the City of Union City, County of Hudson, New
14 Jersey; appropriating the sum of \$37,400,000
15 therefor; authorizing the issuance of general
16 obligation bonds or bond anticipation notes of the
17 City of Union City, County of Hudson, New Jersey,
18 in the aggregate principal amount up to
19 \$37,400,000 making certain determination and
20 covenants; and authorizing certain related actions
21 in connection with the foregoing.

22 May I have a motion to introduce?

23 COMMISSIONER VALDIVIA: Motion.

24 MS. ROSARIO: Motion made by
25 Commissioner Valdivia.

1 MAYOR STACK: Second.

2 MS. ROSARIO: Second, Mayor Stack.

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

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

14 **ORDINANCE FOR INTRODUCTION:**

15 **2. AN ORDINANCE AMENDING CHAPTER 16 OF**
16 **THE CODE OF THE CITY OF UNION CITY TO REVISE**
17 **CERTAIN PARKING REGULATIONS.)**

18

19 MS. ROSARIO: The second ordinance is an
20 ordinance amending Chapter 16 of the Code of the
21 City of Union City to revise certain parking
22 regulations.

23 May I have a motion to introduce?

24 COMMISSIONER VALDIVIA: Motion.

25 MS. ROSARIO: Motion made by

1 Commissioner Valdivia. Second?

2 COMMISSIONER GRULLON: Second.

3 MS. ROSARIO: Commissioner Grullon.

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: Mayor Stack.

11 MAYOR STACK: Yes.

12

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

15 **ORDINANCE FOR INTRODUCTION:**

16 **3. AN ORDINANCE TO BAN DATA CENTERS AS**
17 **A PRINCIPAL, PERMITTED USE IN ANY ZONE DISTRICT IN**
18 **THE CITY OF UNION CITY.)**

19

20 MS. ROSARIO: The third ordinance is an
21 ordinance to ban data centers as a principal
22 permitted use in any zone district in the City of
23 Union City.

24 May I have a motion to introduce?

25 MAYOR STACK: Motion.

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

3 COMMISSIONER VALDIVIA: Second.

4 MS. ROSARIO: Commissioner Valdivia.
5 Commissioner Fernandez.

6 COMMISSIONER FERNANDEZ: Yes.

7 MS. ROSARIO: Commissioner Grullon.

8 COMMISSIONER GRULLON: Yes.

9 MS. ROSARIO: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes.

11 MS. ROSARIO: Mayor Stack.

12 MAYOR STACK: Yes.

13
14 (Whereupon, the Board discussed and took
15 action on the following items in total:

16 **CONSENT AGENDA:**

17 (1) Resolution Approving the Payment of Claims

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

20 (3) Resolution Approving the Escrow Refunds

21 (4) Resolution Approving the City Payroll

22 08/01/2026-08/14/2026

23 (5) Resolution Approving the Library Payroll

24 08/01/2026-08/14/2026

25 (6) Resolution Authorizing Tax Refund in Tax

- 1 Appeal Decisions By the Tax Court of New Jersey
- 2 (7) Resolution Authorizing the Refund of Premium
- 3 Monies Collected At the Tax Sale
- 4 (8) Resolution Authorizing Refund of Redemption
- 5 Monies to Outside Lienholders
- 6 (9) Resolution Amending Contract With Parker
- 7 McCay P.A. For Special Bond Counsel Services For
- 8 2026
- 9 (10) Resolution Authorizing Contract With Shore
- 10 Top Construction Corp. For Peru Park Improvements
- 11 Project Phase II
- 12 (11) Resolution Authorizing the City of Union
- 13 City Annual Audit Report For the Year Ending
- 14 December 31, 2025
- 15 (12) Resolution Approving and Accepting the 2025
- 16 Corrective Action Plan
- 17 (13) Resolution Ratifying Purchase of Security
- 18 Cameras From G4S For Various Locations Throughout
- 19 the City of Union City
- 20 (14) Resolution of the Board of Commissioner of
- 21 the City of Union City Approving the 2026-2027
- 22 Renewal of Liquor License No. 0910-43-053-010
- 23 Issued to Quick Deli & Grocery Limited Liability
- 24 Company (Inactive License)
- 25 (15) Resolution to the Board of Commissioners of

1 the City of Union City, County of Hudson, New
2 Jersey, Authorizing the Submission of an
3 Application to the New Jersey Local Finance Board
4 pursuant to N.J.S.A. 40A:3-1 et seq. And N.J.S.A.
5 40A:2-11(c) and 40A:2-7(d).)

6
7 MS. ROSARIO: There are fifteen items on
8 the consent agenda. Mayor recuses on payment on
9 line one for Chasan, Mallon and Lamparello. If
10 there are no objections to any of the items on the
11 consent agenda, Mayor, would you like to take
12 public comment on the consent agenda?

13 MAYOR STACK: Sure. Just before we do,
14 I think it's just important to note that the
15 improvements that are part of the bond ordinance,
16 number one, will affect directly the people of the
17 community. And, secondly, on the Peru Park, the
18 project improvements that are taking place, I want
19 to specifically thank Commissioner Valdivia and
20 all the Commissioners for their commitment to the
21 children on enhancing our park spaces and open
22 spaces, and the work that's going on in many parks
23 in the community that will benefits the residents
24 not only this year and next year, but going
25 forward. In addition to the security cameras that

1 we're purchasing, adding more cameras throughout
2 the community for everyone's safety. That was
3 basically it.

4 At this point, does anyone have any
5 questions or comments on the consent agenda?
6 That's the agenda that was just read into the
7 record by the Clerk Hilda Rosario. Seeing none,
8 I'll make a motion to close the public comment
9 period.

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

12 COMMISSIONER VALDIVIA: Second.

13 MS. ROSARIO: Second, Commissioner
14 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: Mayor Stack.

22 MAYOR STACK: Yes.

23 MS. ROSARIO: May I have a motion to
24 approval all items on the consent agenda, except
25 line one for the Mayor, recusing on payments.

1 May I have a motion?

2 COMMISSIONER VALDIVIA: Motion.

3 MS. ROSARIO: Made by Commissioner
4 Valdivia.

5 COMMISSIONER GRULLON: Second.

6 MS. ROSARIO: Commissioner Grullon.
7 Commissioner Fernandez.

8 COMMISSIONER FERNANDEZ: Yes.

9 MS. ROSARIO: Commissioner Grullon.

10 COMMISSIONER GRULLON: Yes.

11 MS. ROSARIO: Commissioner Valdivia.

12 COMMISSIONER VALDIVIA: Yes.

13 MS. ROSARIO: Mayor Stack.

14 MAYOR STACK: Yes.

15

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

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

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

23

24 MS. ROSARIO: We have one ordinance for
25 hearing and adoption consideration. The first

1 ordinance is an ordinance amending Chapter 16
2 "vehicles and traffic" to change the hours in
3 which parking is permitted in bus and commuter
4 vehicle stops.

5 Mayor, at this time, would you like to
6 take public comment on this ordinance?

7 MAYOR STACK: Sure. Anyone wishing to
8 comment on this ordinance allowing people to park
9 in the bus stops, please step forward, state your
10 name and address for the record? Seeing none,
11 I'll make a motion to close.

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

14 COMMISSIONER FERNANDEZ: Second.

15 MS. ROSARIO: Second, Commissioner
16 Fernandez.

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: Mayor Stack.

24 MAYOR STACK: Yes.

25 MS. ROSARIO: I have a motion to adopt?

1 COMMISSIONER VALDIVIA: Motion.

2 MS. ROSARIO: Motion made by

3 Commissioner Valdivia. Second?

4 COMMISSIONER GRULLON: Second.

5 MS. ROSARIO: Commissioner Grullon.

6 Commissioner Fernandez.

7 COMMISSIONER FERNANDEZ: Yes.

8 MS. ROSARIO: Commissioner Grullon.

9 COMMISSIONER GRULLON: Yes.

10 MS. ROSARIO: Commissioner Valdivia.

11 COMMISSIONER VALDIVIA: Yes.

12 MS. ROSARIO: Mayor Stack.

13 MAYOR STACK: Yes.

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LIQUOR LICENSE HEARINGS:

1. El Chapin Corp.
T/a El Cuscatleco Bar & Restaurant
2118 Bergenline Avenue
0910-33-075-010
(Christopher Campos, Esq.)
2. JAI Rancchod, LLC
T/a Good Times Liquors
1314 New York Avenue
0910-44-045-008
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. Dirve Corporation
T/a The Hub Again
807 7th Street
0910-33-049-002
6. Noches Union City, LLC
T/a Noches de Colombia
2821 Bergenline Avenue
0910-33-034-005
7. Jose A. Paulino
T/a Summit Grocery
2714 Summit Avenue
0910-43-002-005
8. R & J Supermarket Corp.
T/a La Roca Supermarket
4416-4424 Bergenline Avenue
0910-43-005-003

- 1 9. EL Tequilazo Bar Corp.
2 T/a EL Tequilazo
3 4417 Bergenline Avenue
4 0910-33-031-013
- 5 10. Los Delfines LLC
6 T/a EL Sombrero
7 2506 Bergenline Avenue
8 0910-33-136-022
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- 1 1. El Chapin Corp.
2 T/a El Cuscatleco Bar & Restaurant
3 2118 Bergenline Avenue
4 0910-33-075-010
5 (Christopher Campos, Esq.)

4

5 MS. ROSARIO: We now have the liquor
6 license.

7 MAYOR STACK: Mr. Gonzalez, liquor
8 license hearings.

9 MR. GONZALEZ: Thank you. For the
10 record, Ramon Gonzalez, G-O-N-Z-A-L-E-Z, on behalf
11 of the Union City ABC. We have ten matters on --

12 MAYOR STACK: If you could keep your
13 voice up, Mr. Gonzalez.

14 MR. GONZALEZ: We have a resolution to
15 all matters. I'd like to address the first one,
16 which is El Chapin Corporation. We also have an
17 interpreter, could we have him sworn in, please.

18

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

22

23 MR. GONZALEZ: Can you please state your
24 name for the record.

25 MR. CHICAS (through the interpreter):

1 Jose Chicas.

2 MR. GONZALEZ: And Mr. Chicas, are you
3 the owner of El Chapin Corporation?

4 MR. CHICAS: Yes.

5 MR. GONZALEZ: And that's a business
6 located at 2118 Bergenline Avenue; is that
7 correct?

8 MR. CHICAS: Correct.

9 MR. GONZALEZ: Just so that everyone is
10 familiar with this, this matter has been disposed
11 of already and he's represented to us that he's
12 not opening the restaurant anymore for alcohol and
13 he's also closed it all in total. And I just
14 spoke to Detective Dunlay and Lieutenant Zeron
15 confirming that it has been closed. I just wanted
16 to confirm that. So I don't think there's a vote
17 that's necessary in this. This is really to
18 report back because we've already disposed of this
19 matter. Just wanted to make sure that they were
20 in compliance.

21 MAYOR STACK: Thank you very much.
22 Thank you.

23 MR. CHICAS: Thank you.

24 MR. GONZALEZ: Thank you, Mr. Chicas.

25 MAYOR STACK: Do we need a motion on

1 that, Mr. Gonzalez?

2 MR. GONZALEZ: It's already done, it's
3 really housekeeping to make sure he's in
4 compliance with the resolution that was already
5 prepared.

6 MAYOR STACK: Great, thank you very
7 much.

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1 2. JAI Rancchod, LLC
2 T/a Good Times Liquors
3 1314 New York Avenue
4 0910-44-045-008

5 MR. GONZALEZ: The next matter is Good
6 Times Liquors. We're here and we've had the
7 opportunity to speak to -- I'm sorry, state your
8 name for the record.

9 MR. PATEL: Rushabh Patel.

10 MR. GONZALEZ: What's your position at
11 Good Time Liquors, sir?

12 MR. PATEL: I'm the owner of Good Time
13 Liquors.

14 MR. GONZALEZ: This matter was on at the
15 last meeting, we wanted to adjourn this to confirm
16 that the cameras were, in fact, working. This is
17 our general follow-up that we do with everybody in
18 town to make sure they're in compliance. When we
19 went to -- when my officers went to do the
20 inspection, they found that there may be a problem
21 with the cameras. I requested last hearing, that
22 this be adjourned to confirm if, in fact, the
23 cameras were operating and are operating at this
24 moment. They have confirmed and he's also showed
25 me that on his camera even today, that they are

1 recording a total of nine cameras more than 60
2 days. That being the case, I would recommend this
3 to be dismissed with the warning, with the
4 condition in the resolution, that if there's a
5 subsequent offense for a camera violation, it's
6 treated as a second because we're giving the
7 benefit of the doubt on this one.

8 Do you understand that, Mr. Patel?

9 MR. PATEL: Yes.

10 MR. GONZALEZ: Are you in agreement with
11 that?

12 MR. PATEL: Yes.

13 MR. GONZALEZ: You understand you don't
14 have to agree to it, if you want to have an
15 attorney or if you wanted to have a hearing,
16 you're entitled.

17 MR. PATEL: No, I understand.

18 MR. GONZALEZ: Nobody is forcing or
19 coercing you?

20 MR. PATEL: No.

21 MAYOR STACK: Thank you very much. I'll
22 make a motion to dismiss upon the recommendation
23 of Mr. Gonzalez.

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

1 COMMISSIONER FERNANDEZ: Second.
2 MS. ROSARIO: Commissioner 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: Mayor Stack.
10 MAYOR STACK: Yes.

11 * * * *

1 3. Juanita's II, LLC
2 T/a Juanita's Restaurant II
3 2904 Bergenline Avenue
4 0910-33-144-010

5 MR. GONZALEZ: Thank you. The next
6 matter I have is Juanita's Restaurant, located at
7 2904 Bergenline. This matter is listed today
8 because there's a paperwork violation. In
9 reviewing the police officer's report, it appears
10 that there is the paperwork, but it may not be in
11 order properly. What I'm requesting is that this
12 be adjourned so Detective Dunlay could send
13 somebody there or he himself go to see if the
14 paperwork is in proper order. If it is, we could
15 dispose of it at the next hearing date. But I
16 think it's fair for the licensee if we just check
17 to confirm the way they're keeping the books. So
18 I request this be adjourned.

19 MAYOR STACK: I make a motion to adjourn
20 until a future meeting, when Lieutenant Dunlay can
21 visit the establishment upon the recommendation of
22 Mr. Gonzalez.

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

25 COMMISSIONER VALDIVIA: Second.

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: Mayor Stack.

9 MAYOR STACK: Yes.

10 MR. GONZALEZ: Thank you.

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1 4. Agave Restaurant LLC
2 T/a Agave Restaurant
3 4317-19 Bergenline Avenue
4 0910-33-052-007

5 MR. GONZALEZ: The next matter is Agave
6 Restaurant.

7 Sir, can you please just state your name
8 for the record?

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

11 MR. GONZALEZ: Mr. Varela, are you the
12 owner of Agave Restaurant?

13 MR. VARELA: Yes.

14 MR. GONZALEZ: Okay. We're here today
15 because an inspection of the establishment showed
16 that there was a problem with the cameras. They
17 were, at the time of the inspection, only
18 recording 37 days. In an effort to resolve this
19 matter, the licensee has presented to us proof
20 that two days prior to the inspection, the cameras
21 had been repaired by his technician and has
22 brought the proof of which I am satisfied that he
23 was taking proactive action to stay consistent
24 with what we have here is, I would recommend a
25 dismissal with the warning with the understanding
that if there's a subsequent offense, it would

1 also be treated as a second offense. And the
2 reason being is he provided the proof and the
3 cameras, as of today, are recording more than 60
4 days. But at the time of the inspection, back in
5 April, they had only recorded 37 days. Since he
6 took a proactive step, I think it would be fair
7 under those circumstances.

8 MAYOR STACK: Your recommendation was,
9 Mr. Gonzalez?

10 MR. GONZALEZ: It would be a dismissal
11 with a warning any subsequent offense with a
12 camera is treated as a second offense.

13 MAYOR STACK: Great. I'll make a motion
14 to dismiss upon the recommendation of Mr.
15 Gonzalez.

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

18 COMMISSIONER FERNANDEZ: Second.

19 MS. ROSARIO: Second by Commissioner
20 Fernandez.

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: Mayor Stack.

3 MAYOR STACK: Yes.

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1 5. Dirve Corporation
2 T/a The Hub Again
3 807 7th Street
4 0910-33-049-002

5 MR. GONZALEZ: Next matter is The Hub, I
6 just see the gentleman who's the owner showed up.
7 I think there's some serious charges, I think it's
8 best if we adjourn this matter so I can have an
9 opportunity to speak with him at a plea hearing
10 meeting. So I would just request that that be
11 adjourned.

12 MAYOR STACK: I'll make a motion to
13 adjourn.

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

16 COMMISSIONER VALDIVIA: Second.

17 MS. ROSARIO: Commissioner Valdivia.
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: Mayor Stack.

25 MAYOR STACK: Yes.

* * * *

1 6. Noches Union City, LLC
2 T/a Noches de Colombia
3 2821 Bergenline Avenue
4 0910-33-034-005

5 MR. GONZALEZ: Thank you. The next
6 matter is Noches de Colombia, located at 2821
7 Bergenline Avenue. This matter, I'm requesting it
8 be adjourned. They retained counsel Marco
9 Azzalina, he sent a letter of representation to my
10 office. I'd like to get the proofs to him, so
11 this should be adjourned also.

12 MAYOR STACK: I'll make a motion to
13 adjourn.

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

16 COMMISSIONER VALDIVIA: Second.

17 MS. ROSARIO: Second, Commissioner
18 Valdivia.

19 Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: Yes.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Yes.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Yes.

25 MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

1 7. Jose A. Paulino
2 T/a Summit Grocery
3 2714 Summit Avenue
4 0910-43-002-005

5 MR. GONZALEZ: The next matter is Summit
6 Grocery, the owner is Jose Paulino, I don't see
7 him here. But if we could have Lieutenant Zeron
8 come up, I've been advised, and I think she's
9 confirmed, he is turning in his license. So it
10 would be another license that's being taken off
11 Union City's list. We need a little time to
12 confirm that. And the procedure that's needed has
13 to be had.

14 So what I would request is, I guess,
15 maybe an adjournment on this because it may be
16 moot, if he turns in his license, there would be
17 nothing to really address anymore.

18 MAYOR STACK: I'll make a motion to
19 adjourn.

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

22 COMMISSIONER VALDIVIA: Second.

23 MS. ROSARIO: Second, Commissioner
24 Valdivia.

25 Commissioner Fernandez.

 COMMISSIONER FERNANDEZ: Yes.

1 MS. ROSARIO: Commissioner Grullon.

2 COMMISSIONER GRULLON: Yes.

3 MS. ROSARIO: Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: Yes.

5 MS. ROSARIO: Mayor Stack.

6 MAYOR STACK: Yes.

7 MR. GONZALEZ: Thank you.

8 MAYOR STACK: That was number seven on
9 our list, right?

10 MR. GONZALEZ: That's correct, that's
11 the license that should be turning in.

12 MAYOR STACK: Great.

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1 8. R & J Supermarket Corp.
2 T/a La Roca Supermarket
3 4416-4424 Bergenline Avenue
4 0910-43-005-003

5 MR. GONZALEZ: Next matter is La Roca
6 Supermarket, they just retained Adolfo Lopez. He
7 sent me a notice of appearance. So I would think
8 it's best if we adjourn this matter, since it's
9 our first hearing on it.

10 MAYOR STACK: I'll make a motion to
11 adjourn.

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

14 COMMISSIONER VALDIVIA: Second.

15 MS. ROSARIO: Second, Commissioner
16 Valdivia.

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: Mayor Stack.

24 MAYOR STACK: Yes.

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1 9. EL Tequilazo Bar Corp.
2 T/a El Tequilazo
3 4417 Bergenline Avenue
4 0910-33-031-013

4 MR. GONZALEZ: The next matter is El
5 Tequilazo Bar, located at 4417 Bergenline Avenue.
6 Could you please state your name for the
7 record.

8 MS. AMAYA (through the Interpreter):
9 Sonia Amaya.

10 MR. GONZALEZ: Ms. Amaya, are you the
11 owner of EL Tequilazo Bar?

12 MS. AMAYA: Yes.

13 MR. GONZALEZ: Okay. I think this is a
14 very interesting case. And sometimes I would just
15 say my recommendation, but in reviewing this with
16 Lieutenant Zeron and Detective Dunlay and
17 reviewing the reports that were completed, it
18 really exemplifies a licensee that has been paying
19 attention to what we want.

20 There was an incident May 27th of this
21 year where four individuals entered the bar. She
22 was there, she saw them. She believed that they
23 were already intoxicated, did not want them in the
24 bar, would not serve them. Said that to them.
25 They continued to disrupt the place, they tried to

1 take alcohol that was served to other individuals.
2 She stopped them. She called the police, which is
3 exactly what we tell everybody to do.

4 The police responded, didn't have to be
5 as an emergency. They showed up, spoke with her,
6 she confirmed that and the videos confirmed
7 exactly what I'm putting on the record.

8 Based on that, although there was an
9 incident because the people got rowdy and that's
10 the reason we're here, I'm going to make a
11 recommendation that that be dismissed. The reason
12 I put this on the record is, clearly, this
13 individual is doing what we want and we're here to
14 protect her also. When she's in compliance, the
15 licensee is in compliance, they should not be
16 punished. She did the right thing. She should be
17 an example for a lot of the other places.

18 So based on my statements and my review
19 of the reports and from speaking with the
20 officers, my recommendation would be that this
21 matter be dismissed.

22 MAYOR STACK: And I agree with you.
23 Ma'am, thank you very much for calling the police
24 and cooperating. And truly you are the example of
25 what we should be doing on a constant basis. We

1 appreciate very much and please continue in the
2 future. Thank you very much. Please continue in
3 the future.

4 MS. AMAYA: Thank you.

5 MAYOR STACK: Thank you for your
6 cooperation.

7 MS. ROSARIO: May I have a motion?

8 MAYOR STACK: Motion.

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

11 COMMISSIONER VALDIVIA: Second.

12 MS. ROSARIO: Commissioner Valdivia.
13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: Yes.

15 MS. ROSARIO: Commissioner Gullon.

16 COMMISSIONER GRULLON: Yes.

17 MS. ROSARIO: Commissioner Valdivia.

18 COMMISSIONER VALDIVIA: Yes.

19 MS. ROSARIO: Mayor Stack.

20 MAYOR STACK: Yes.

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1 10. Los Delfines LLC
2 T/a EL Sombrero
3 2506 Bergenline Avenue
4 0910-33-136-022

5 MR. GONZALEZ: The last matter is El
6 Sombrero, located at 2506 Bergenline Avenue. I'm
7 requesting an adjournment, they just retained
8 Julio Piccirillo, who sent a letter of
9 representation to my office. I have to provide
10 him with discovery, so I would request that be
11 adjourned.

12 MAYOR STACK: Thank you very much, Mr.
13 Gonzalez. And thank you for your work.
14 Lieutenant Dunlay, Lieutenant Zeron, thank you
15 very much for your work. I appreciate it. Thank
16 you very much.

17 MS. ROSARIO: May I have a motion?

18 MAYOR STACK: Motion.

19 COMMISSIONER VALDIVIA: Second.

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

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Yes.

24 MS. ROSARIO: Commissioner Grullon.

25 COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

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COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

* * * *

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

2

3 MAYOR STACK: This is the opportunity
4 for anyone to address the Board of Commissioners.
5 Please step forward to the podium, please state
6 your name and address for the record and you can
7 make your comments. Thank you.

8 MR. MITCHELL: That's me. Brian Stack,
9 you see this? You see this here? You think this
10 could be the weapon that they strangled my father
11 with in the nursing home? What do you think?
12 What happened to the letters, Mr. Brian Stack?
13 That you were going to investigate it, 2024. I'm
14 here to ask you about those questions as well.

15 What do you think, Mr. Brian Stack?
16 What do you think went on in the room? Who put
17 the white powder on my father's face to try to
18 cover up those marks? Tell me, come on?

19 So, Brian Stack, I'm here tonight to ask
20 you direct questions about your sworn testimony
21 and retired Union City police officer Juan in the
22 discrimination trial. Why did you tell the jury
23 that you were not responsible for police
24 promotions? Are you responsible for them or the
25 chief is? Come on, don't be ripping those papers

1 up. How about these letters here that you wrote
2 with Lilibeth, what happened to Lilibeth,
3 Commissioners? Why is she not around anymore?
4 Does anybody know what happened to her?

5 2024, look this is me and Brian Stack in
6 court in Bergen County. Remember, Brian Stack,
7 you put your hands on my neck, you lied.

8 Here's my Dad's picture right here,
9 strangle marks. North Bergen Harborage Nursing
10 Home, why did you put on his -- the letters you
11 sent me the Harborage? -- what is it the Harbor
12 View Senior Living, when you knew it was at North
13 Bergen Harborage he was? How many years you knew
14 my father was there for? He was there for how
15 many years? Huh?

16 So are these fabricated letters to my
17 house and you lied? Dated what April 3, 2024.
18 Lilibeth, please do not hesitate to contact
19 Lilibeth 201-348-5755. And this letter was right
20 to Sara, Governor Murphy's administration, the
21 corrupt Governor Murphy. And as -- what is it in
22 the pandemic? The health official that got all
23 those rewards. And Kaitlyn, how many times did
24 she replace -- what's her name, Judy? And then
25 they also got to sell those nursing homes in 2022

1 when me and my brother were in court. All those
2 times, Brian Stack, you know, judge -- the Chief?
3 Rabner, I called his office, switching people
4 around in Bergen County, too. You have anything
5 to do with that? Huh? Since you lie about
6 everything.

7 Here's one, an emergency drill
8 September 19, 2019. Who plotted this, Mr. Brian
9 Stack, come on? Huh? The County, you and the
10 County, Bob Menendez, was it you guys? At the
11 Harborage making deals like a mafia guy, is that
12 what it is? Look how strong this is, Mr. -- this
13 could be the weapon, this oxygen tube. Look how
14 strong it is. Huh? My dad had one leg, one leg
15 he had. He couldn't even defend himself. And
16 what happened to the investigation in April 2024
17 that you said and you wrote these letters? I the
18 got envelope from your mayor's office and I got
19 the letters inside from your senator's office.
20 Now you have the state and Hudson County and
21 everybody involved. All your public servants,
22 who's going to snitch on you, boy? Who's going to
23 snitch on you? They're going to snitch, all those
24 congress and senators I call, Sherrill's office.

25 How about that election fraud going on

1 in East Rutherford? Did you hear about that? I
2 went to the Department of Justice for that. The
3 machines? Huh?

4 Got nothing to say in front of
5 everybody, Mr. Brian Stack? How long you know my
6 father for, Mr. Brian Stack, in your 20s? Look at
7 this one. Dear friends, just like soccer and
8 baseball, government is a team sport. I need to
9 work with other public officials to ensure that we
10 are --

11 MS. BLAKE: Sir, your time is up.

12 MAYOR STACK: Thank you for your
13 comments. Thank you.

14 CAPTAIN BERGBAUER: Thank you, Mr.
15 Mitchell.

16 MR. MITCHELL: -- you want to press
17 charges?

18 MAYOR STACK: Is there anyone else
19 wishing to comment at this time? Please step
20 forward, state your name and address for the
21 record. Seeing none, motion to close the public
22 comment period.

23 COMMISSIONER VALDIVIA: Second.

24 MS. ROSARIO: Motion, Mayor Stack;
25 second, Commissioner Valdivia.

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: Mayor Stack.

8 MAYOR STACK: Yes.

9

10 **ADJOURNMENT:**

11

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

14 MAYOR STACK: Motion.

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

17 COMMISSIONER FERNANDEZ: Second.

18 MS. ROSARIO: Commissioner Fernandez.
19 All in favor?

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21 (All Board Members indicate in the
22 affirmative.)

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24 (Whereupon the meeting was adjourned at
25 7:27 p.m.)

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Brian P. Stack
Lucio P. Fernandez
Celin J. Valdivia
Wendy A. Grullon

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
LICENSE NO. 30XI00233700