

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS

June 4, 2014
Commencing at 7:04 p.m.

BRIAN P. STACK, MAYOR
LUCIO P. FERNANDEZ, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER
CELIN J. VALDIVIA, COMMISSIONER
TILO E. RIVAS, COMMISSIONER

SCARINCI HOLLENBECK
BY: CHRISTINE M. VANEK, ESQ.
Corporation Counsel

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1 ACTING CITY CLERK: This is the Regular
2 Public Meeting of the Union City Board of
3 Commissioner, being held on Wednesday, June 4th,
4 2014, at seven p.m., at the Colin Powell
5 Elementary School, 1500 New York Avenue, Union
6 City, New Jersey.

7 Will everybody rise for the flag please?

8
9 (Whereupon the Pledge of Allegiance was
10 said.)

11
12 ACTING CITY CLERK: This meeting has been
13 called in accordance with Chapter 231, Public Law
14 of 1975, the Open Public Meeting Act. Adequate
15 notice of this meeting has been provided as
16 follows:

17 Notice of this meeting set forth the time,
18 the date, location, and the agenda, to the extent
19 known, was forwarded to The Jersey Journal, The
20 Record, and The Hudson Reporter, has been posted
21 on bulletin board in City Hall and has been made
22 available to the public in the office of the
23 Municipal Clerk.

24
25 **ROLL CALL:**

1

2

ACTING CITY CLERK: Roll call.

3

Commissioner Fernandez?

4

COMMISSIONER FERNANDEZ: Here.

5

ACTING CITY CLERK: Commissioner Rivas?

6

COMMISSIONER RIVAS: Here.

7

ACTING CITY CLERK: Commissioner Valdivia?

8

COMMISSIONER VALDIVIA: Here.

9

ACTING CITY CLERK: Commissioner

10 Martinetti?

11

COMMISSIONER MARTINETTI: Here.

12

ACTING CITY CLERK: Mayor Stack?

13

MAYOR STACK: Yes. Here.

14

15 **APPROVAL OF PREVIOUS MEETING MINUTES:**

16

17

ACTING CITY CLERK: First item is approval

18

of previous meeting minutes.

19

Motion must be duly made and seconded that

20

the meeting minutes of the Board of Commissioner

21

Meeting held on April 21st and May 6, 2014, be

22

approved -- be approved and recorded.

23

Is there a motion to approve?

24

COMMISSIONER RIVAS: Motion.

25

COMMISSIONER VALDIVIA: Second.

1 ACTING CITY CLERK: Motion made by
2 Commissioner Rivas.

3 Second by Commissioner Valdivia.

4 Roll call.

5 Commissioner Fernandez?

6 COMMISSIONER FERNANDEZ: Yes.

7 ACTING CITY CLERK: Commissioner Rivas?

8 COMMISSIONER RIVAS: Yes.

9 ACTING CITY CLERK: Commissioner Valdivia?

10 COMMISSIONER VALDIVIA: Yes.

11 ACTING CITY CLERK: Commissioner
12 Martinetti?

13 COMMISSIONER MARTINETTI: Yes.

14 ACTING CITY CLERK: Mayor Stack?

15 MAYOR STACK: Yes.

16

17 **CONSENT AGENDA:**

18

19 (1) Resolution Approving the Payment of Claims

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

22 (3) Resolution Approving the City Payroll for
23 the Period of April 22, 2014 through May 5, 2014
24 and the Period of May 6, 2014 through May 19,
25 2014

1 (4) Resolution Approving the Library Payroll
2 for the Period of April 22, 2014 through May 5,
3 2014 and the Period of May 6, 2014 through May
4 19, 2014

5 (5) Resolution Requesting Approval of Items of
6 Revenue and Appropriation NJS 40A:4-87 for Click
7 It or Ticket 2014 Seat Belt Mobilization Grant
8 Award

9 (6) Resolution Requesting Approval of Items of
10 Revenue and Appropriation NJS 40A:4-87 from the
11 Department of Transportation (NJDOT) Fiscal Year
12 2014 Municipal Aid Program for Summit Avenue,
13 Section 3

14 (7) Resolution of Approval to Submit a Grant
15 Application and Execute a Grant Agreement with
16 the New Jersey Department of Transportation for
17 the Safe Routes to School Project Fiscal Year
18 2014

19 (8) Resolution Approving the 2014-2015 Schedule
20 of the Board of Commissioners

21 (9) Resolution Authorizing Auction of Certain
22 Municipal Equipment Without Salvage Value

23 (10) Resolution Ratifying the Submission of an
24 Application for Federally Forfeited Assets

25 (11) Resolution to Award Contract for Webmaster

- 1 Development/Maintainer for the Union City Police
- 2 Department to D1MGMT, LLC
- 3 (12) Resolution Approving Extension of Contract
- 4 for Police Computer Services
- 5 (13) Resolution Naming the Song "Union City" as
- 6 the City's Official Song
- 7 (14) Resolution Authorizing Extension of
- 8 Appointment of Acting Municipal Clerk
- 9 (15) Resolution Authorizing Extension of
- 10 Appointment of Acting Chief Financial Officer
- 11 (16) Resolution Designating the Patriot All
- 12 Stars Cheerleaders as a City of Union City
- 13 Recreational Program
- 14 (17) Resolution Authorizing Donor Agreement with
- 15 the Union City Day Care Program
- 16 (18) Resolution Designating Loading Zone (8th
- 17 Street & Kennedy Blvd) in the City of Union City
- 18 (19) Resolution Authorizing the Refund of
- 19 Premium Monies Collected at the Tax Sale
- 20 (20) Resolution Authorizing Refund of Redemption
- 21 Monies to Outside Lienholders
- 22 (21) Resolution Authorizing the Tax Collector to
- 23 Hold an Accelerated Tax Sale
- 24 (22) Resolution Authorizing the Refund of a Tax
- 25 Appeal Issued by the Tax Court of New Jersey

1 (23) Resolution Setting the Preliminary Tax Levy
2 for Calendar Year 2014 and Authorizing the Tax
3 Collector to Prepare, Complete and Mail as Soon
4 as Practicable Tax Bills in Accordance with the
5 Procedures Set Forth in N.J.S.A. 54:4-66.2

6 (24) Resolution Cancelling Taxes on Abated
7 Property Known as 551 40th Street

8 (25) Any other matter of City business that may
9 arise

10

11 ACTING CITY CLERK: Second item is a
12 Consent Agenda. We have 24 items on the Consent
13 Agenda tonight.

14 The first item is a Resolution Approving
15 the Payments of Claims.

16 Second.

17 Resolution Approving the Payments of
18 Concurring Claims.

19 Third.

20 Resolution Approving the City Payroll for
21 the Period of April 22nd, 2014 through May 5th,
22 2014 and the Period of May 6, 2014 through May
23 19, 2014.

24 Resolution Approving the Library Payroll
25 for the Period of April 22nd, 2014 through May

1 5th, 2014 and the Period of May 6, 2014 through
2 May 19, 2014.

3 Item 5 is Resolution Requesting Approval of
4 Items of Revenue and Appropriation N.J.S.
5 40A:4-87 for Click It or Ticket 2014 Seat Belt
6 Mobilization Grant Award.

7 Item 6.

8 Resolution Requesting Approval of Items of
9 Revenue and Appropriation N.J.S. 40A:4-87 from
10 Department of Transportation, NJ -- the New
11 Jersey Division of Transportation, Fiscal Year
12 2014 Municipal Aid Program for Summit Avenue,
13 Section 3.

14 Item 7 is the Resolution of Approval to
15 Submit a Grant Application and Execute a Grant
16 Agreement with New Jersey Department of
17 Transportation for the Safe Route to School
18 Project Fiscal Year 2014.

19 Item 8.

20 Resolution Approving the 2014-2015 Schedule
21 of the Board of Commissioners.

22 Item 9.

23 Resolution Authorizing Auction of Certain
24 Municipal Equipment Without Salvage Value.

25 Item 10.

1 Resolution Ratifying the Submission of an
2 Application for Federally Forfeited Assets.

3 Number 11.

4 Resolution to Award Contract to Webmaster
5 Development/Maintainer for the Union City Police
6 Department to D1MGMT, LLC.

7 Item 12.

8 Resolution Approving Extension of Contract
9 for Police Computer Services.

10 Item 13.

11 Resolution Naming the Song "Union City" as
12 the City's Official Song.

13 Item 14.

14 Resolution Authorizing Extension of
15 Appointment of Acting Municipal Clerk.

16 Item 15.

17 Resolution Authorizing Extension of
18 Appointment of Acting Chief Financial Officer.

19 Item 16.

20 Resolution Designating the Patriot All
21 Stars Cheerleading as a City of Union City
22 Recreational Program.

23 Item 17.

24 Resolution Authorizing Donor Agreement with
25 the Union City Day Care Program.

1 Item 18.

2 Resolution Designating Loading Zone, 8th
3 Street and Kennedy Boulevard, in the City of
4 Union City.

5 Item 19.

6 Resolution Authorizing the Refund of
7 Premium Monies Collected at the Tax Sale.

8 Item 20.

9 Resolution Authorizing Refund of Redemption
10 Monies to Outside Lienholders.

11 Item 21.

12 Resolution Authorizing the Tax Collector to
13 Hold an Accelerated Tax Sale.

14 Item 22.

15 Resolution Authorizing the Refund of a Tax
16 Appeal Issued by the Tax Court of New Jersey.

17 Item 23.

18 Resolution Setting the Preliminary Tax Levy
19 for Calendar Year 2014 and Authorizing the Tax
20 Collector to Prepare, Complete and Mail as Soon
21 as Practicable Tax Bills in Accordance with the
22 Procedures Set Forth in N.J.S. 54:4-62.2 (sic).

23 Item 24.

24 Resolution Cancelling Taxes on Abated
25 Property Known as 551 40th Street.

1 Would Mayor wish to take public comment at
2 this time?

3 MAYOR STACK: Dominick, just on number 18,
4 the Loading Zone, 8th and Kennedy Boulevard, --

5 ACTING CITY CLERK: Yes.

6 MAYOR STACK: -- just make sure, if you can
7 make a note on there when you send it up, that if
8 it could be painted on 8th Street between Kennedy
9 Boulevard and Summit Avenue; it would be right
10 off the corner. Because putting on the Boulevard
11 would have to require County approval.

12 So we'll put it on -- right in front of the
13 entrance door, which actually faces 8th Street,
14 which would be the 800 block of 8th Street.

15 ACTING CITY CLERK: Okay.

16 MAYOR STACK: Anyone wishing to comment on
17 the Consent Agenda, please step forward, state
18 your name and address for the record.

19 Seeing none.

20 ACTING CITY CLERK: Okay, is a motion close
21 public comment?

22 COMMISSIONER MARTINETTI: Second.

23 ACTING CITY CLERK: Motion made by?

24 COMMISSIONER RIVAS: Mayor.

25 ACTING CITY CLERK: Mayor.

1 Second by Commissioner Martinetti.

2 Roll call.

3 Commissioner Fernandez?

4 COMMISSIONER FERNANDEZ: Yes, I'd like to
5 say thank you to the Mayor and the Commissioners
6 for taking into consideration item number 13,
7 naming the "Union City" song as the official song
8 of the City.

9 It was composed by Mike Boldt who was
10 originally from Union City and I believe he
11 represents the City with much pride and dignity.
12 They did a wonderful job with the song and also
13 with a video showcasing various pictures of the
14 City of Union City. And it, like I said,
15 represents the City with much pride and honesty.

16 The Mayor's heard it; it's a wonderful
17 song. So thank you, Commissioners and Mayor, --

18 MAYOR STACK: Thank you.

19 COMMISSIONER FERNANDEZ: -- for taking this
20 into consideration.

21 ACTING CITY CLERK: I have to say the same
22 thing.

23 I saw the video. I heard the song. It's a
24 -- was a beautiful video. I kind of had the
25 chills when I saw that. So it's nice. Good job.

1 COMMISSIONER FERNANDEZ: Yes.

2 MAYOR STACK: Thank you.

3 ACTING CITY CLERK: Roll call.

4 Commissioner Fernandez?

5 COMMISSIONER FERNANDEZ: Yes.

6 ACTING CITY CLERK: Commissioner Rivas?

7 COMMISSIONER RIVAS: Yes.

8 ACTING CITY CLERK: Commissioner Valdivia?

9 COMMISSIONER VALDIVIA: Yes.

10 ACTING CITY CLERK: Commissioner

11 Martinetti?

12 COMMISSIONER MARTINETTI: Yes.

13 ACTING CITY CLERK: Mayor Stack?

14 MAYOR STACK: Yes.

15 ACTING CITY CLERK: Is there a motion to

16 approve all items on the Consent Agenda?

17 MAYOR STACK: Motion.

18 ACTING CITY CLERK: Motion by Mayor Stack.

19 COMMISSIONER VALDIVIA: Second.

20 ACTING CITY CLERK: Second by Commissioner

21 Valdivia.

22 Roll call.

23 Commissioner Fernandez?

24 COMMISSIONER FERNANDEZ: Yes.

25 ACTING CITY CLERK: Commissioner Rivas?

1 COMMISSIONER RIVAS: Yes.

2 ACTING CITY CLERK: Commissioner Valdivia?

3 COMMISSIONER VALDIVIA: Yes.

4 ACTING CITY CLERK: Commissioner

5 Martinetti?

6 COMMISSIONER MARTINETTI: Yes.

7 ACTING CITY CLERK: Mayor Stack?

8 MAYOR STACK: Yes.

9

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

11

12 1. AN ORDINANCE TO AMEND SALARY ORDINANCE FOR
13 MUNICIPAL EMPLOYEES

14

15 ACTING CITY CLERK: The third item we have
16 two Ordinance for Introduction.

17 The first Ordinance is to Amend Salary
18 Ordinance for Municipal Employees.

19 MS. VANEK: Mayor, for the record, we
20 recommend that Commissioner Martinetti recuse
21 herself from this matter.

22

23 **CONSENT AGENDA**

24

25 MAYOR STACK: You know what? I wanted to

1 go back; I'm sorry. I wanted to --

2 And I apologize; this doesn't normally
3 happen. I was just in a rush tonight.

4 On number 17 I wanted to abstain -- on the
5 Consent Agenda.

6 Am I okay with that, Christine?

7 MS. VANEK: What we can do is we can
8 entertain a motion to --

9 MAYOR STACK: I apologize.

10 MS. VANEK: -- approve all the Consent
11 Agenda items without that and then we can do that
12 one separately.

13 MAYOR STACK: I apologize about that.

14 COMMISSIONER MARTINETTI: You want a motion
15 for that?

16 MS. VANEK: A motion to approve all the
17 items on the Consent Agenda, except for number
18 17.

19 COMMISSIONER MARTINETTI: Motion.

20 COMMISSIONER FERNANDEZ: Second.

21 ACTING CITY CLERK: Okay, motion made by
22 Commissioner Martinetti.

23 COMMISSIONER MARTINETTI: Yes.

24 ACTING CITY CLERK: Commissioner Fernandez?

25 COMMISSIONER FERNANDEZ: Yes.

1 ACTING CITY CLERK: Roll call.
2 Commissioner Fernandez?
3 COMMISSIONER FERNANDEZ: Yes.
4 ACTING CITY CLERK: Commissioner Rivas?
5 COMMISSIONER RIVAS: Yes.
6 ACTING CITY CLERK: Commissioner Valdivia?
7 COMMISSIONER VALDIVIA: Yes.
8 ACTING CITY CLERK: Commissioner
9 Martinetti?
10 COMMISSIONER MARTINETTI: Yes.
11 ACTING CITY CLERK: Mayor Stack?
12 MAYOR STACK: Abstain.
13 ACTING CITY CLERK: Mayor Stack --
14 COMMISSIONER MARTINETTI: No.
15 MS. VANEK: This was the vote on the
16 entire --
17 ACTING CITY CLERK: There was a vote --
18 MS. VANEK: -- Consent Agenda without that
19 item.
20 MAYOR STACK: Oh, I'm sorry.
21 ACTING CITY CLERK: Yes.
22 MAYOR STACK: Yes on all.
23 I apologize.
24 Yes, on all; --
25 ACTING CITY CLERK: Except --

1 MAYOR STACK: -- abstaining --

2 ACTING CITY CLERK: Except 17.

3 MAYOR STACK: -- on number 17, --

4 MS. VANEK: Okay.

5 MAYOR STACK: -- the Union City Day Care

6 Program.

7 MS. VANEK: So now I would -- I would

8 recommend that a motion be made just to approve

9 number 17, Mayor, and you can abstain on the

10 vote.

11 MAYOR STACK: That's fine.

12 COMMISSIONER VALDIVIA: Motion.

13 COMMISSIONER MARTINETTI: Second.

14 ACTING CITY CLERK: Motion made by

15 Commissioner Valdivia.

16 COMMISSIONER MARTINETTI: Second.

17 ACTING CITY CLERK: Second by Commissioner

18 Martinetti.

19 Roll call.

20 Commissioner Fernandez?

21 COMMISSIONER FERNANDEZ: Yes.

22 ACTING CITY CLERK: Commissioner Rivas?

23 COMMISSIONER RIVAS: Yes.

24 ACTING CITY CLERK: Commissioner Valdivia?

25 Commissioner Martinetti?

1 COMMISSIONER VALDIVIA: Yes.

2 COMMISSIONER MARTINETTI: Yes.

3 ACTING CITY CLERK: Mayor Stack; abstain.

4 MAYOR STACK: Thank you.

5

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

7

8 1. AN ORDINANCE TO AMEND SALARY ORDINANCE FOR
9 MUNICIPAL EMPLOYEES

10

11 ACTING CITY CLERK: The first Ordinance is
12 to Amend Salary Ordinance for Municipal
13 Employees.

14 Is there a motion to introduce?

15 MAYOR STACK: Motion.

16 ACTING CITY CLERK: Motion made by Mayor
17 Stack.

18 COMMISSIONER FERNANDEZ: Second.

19 ACTING CITY CLERK: Second by Commissioner
20 Fernandez.

21 Roll call.

22 Commissioner Fernandez?

23 COMMISSIONER FERNANDEZ: Yes.

24 ACTING CITY CLERK: Commissioner Rivas?

25 COMMISSIONER RIVAS: Yes.

1 ACTING CITY CLERK: Commissioner Valdivia?

2 COMMISSIONER VALDIVIA: Yes.

3 ACTING CITY CLERK: Commissioner
4 Martinetti?

5 COMMISSIONER MARTINETTI: I'm recusing.

6 ACTING CITY CLERK: Commissioner
7 Martinetti; recusing.

8 Mayor Stack?

9 MAYOR STACK: Yes.

10

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

12

13 2. AN ORDINANCE AMENDING CHAPTER 334 - RENT
14 STABILIZATION - OF THE REVISED GENERAL ORDINANCES
15 OF THE CITY OF UNION CITY

16

17 ACTING CITY CLERK: Second Ordinance is
18 Amending Chapter 334 - Rent Stabilization - of
19 the Revised General Ordinances of the City of
20 Union City.

21 Is there a motion to introduce?

22 COMMISSIONER RIVAS: Motion.

23 ACTING CITY CLERK: Motion made by
24 Commissioner Rivas.

25 MAYOR STACK: Christine, you want to

1 explain exactly what we're doing on this please?

2 MS. VANEK: In this Ordinance we are
3 repealing the RURA Program, which is the Rental
4 Unit Renovation Allowance Program that's
5 currently in the Rent Control Ordinance.

6 There's been a moratorium on RURA
7 applications for the past year. The City was
8 looking at whether or not the RURA Program
9 actually was effectuating its purpose.

10 It's purpose was to encourage property
11 owners to upgrade the condition of their property
12 to the benefit of the tenants and at this time
13 point in time it's the will of the governing body
14 to repeal that section.

15 ACTING CITY CLERK: Is there a motion?

16 MAYOR STACK: Motion.

17 ACTING CITY CLERK: Motion made by Mayor
18 Stack.

19 COMMISSIONER MARTINETTI: Second.

20 ACTING CITY CLERK: Second by Commissioner
21 Martinetti.

22 Roll call.

23 Commissioner Fernandez?

24 COMMISSIONER FERNANDEZ: Yes.

25 ACTING CITY CLERK: Commissioner Rivas?

1 COMMISSIONER RIVAS: Yes.

2 ACTING CITY CLERK: Commissioner Valdivia?

3 COMMISSIONER VALDIVIA: Yes.

4 ACTING CITY CLERK: Commissioner

5 Martinetti?

6 COMMISSIONER MARTINETTI: Yes.

7 ACTING CITY CLERK: Mayor Stack?

8 MAYOR STACK: Yes.

9

10 **REGULAR AGENDA:**

11

12 1. Resolution Approving the Redevelopment
13 Agency Payroll for the Period of April 22, 2014
14 through May 5, 2014 and the Period of May 6, 2014
15 through May 19, 2014

16

17 ACTING CITY CLERK: Fourth item we have
18 Regular Agenda.

19 There are nine items on the Regular Agenda.

20 The first item is a Resolution Approving
21 the Redevelopment Agency Payroll for the Period
22 of April 22nd, 2014 through May 5th, 2014 and the
23 Period of May 6, 2014 through May 19, 2014.

24 MS. VANEK: Mayor, for the record, we
25 recommend that Commissioner Fernandez recuse from

1 items number 1 and 2 on the Regular Agenda.

2 COMMISSIONER MARTINETTI: Motion.

3 COMMISSIONER VALDIVIA: Second.

4 ACTING CITY CLERK: Motion made by
5 Commissioner Martinetti.

6 Second by Commissioner Valdivia.

7 Roll call.

8 Commissioner Fernandez; recusing.

9 Commissioner Rivas?

10 COMMISSIONER RIVAS: Yes.

11 ACTING CITY CLERK: Commissioner Valdivia?

12 COMMISSIONER VALDIVIA: Yes.

13 ACTING CITY CLERK: Commissioner
14 Martinetti?

15 COMMISSIONER MARTINETTI: Yes.

16 ACTING CITY CLERK: Mayor Stack?

17 MAYOR STACK: Yes.

18

19 **REGULAR AGENDA:**

20

21 2. Resolution Authorizing the Payment of
22 Claims to the Union City Redevelopment Agency

23

24 ACTING CITY CLERK: Second item is
25 Resolution Authorizing the Payments of Claim to

1 the Union City Redevelopment Agency.

2 Is there a motion on -- to approve item 2
3 on the Regular Agenda?

4 COMMISSIONER VALDIVIA: Motion.

5 ACTING CITY CLERK: Motion made by
6 Commissioner Valdivia.

7 COMMISSIONER RIVAS: Second.

8 ACTING CITY CLERK: Second by Commissioner
9 Rivas.

10 Commissioner Fernandez; recusing.

11 Commissioner Rivas?

12 COMMISSIONER RIVAS: Yes.

13 ACTING CITY CLERK: Commissioner Valdivia?

14 COMMISSIONER VALDIVIA: Yes.

15 ACTING CITY CLERK: Commissioner
16 Martinetti?

17 COMMISSIONER MARTINETTI: Yes.

18 ACTING CITY CLERK: Mayor Stack?

19 MAYOR STACK: Yes.

20

21 **REGULAR AGENDA:**

22

23 3. Resolution Authorizing the Payment of
24 Claims to the Hudson County Department of Finance
25

1 ACTING CITY CLERK: Third item is a
2 Resolution Authorizing the Payments of Claim to
3 the Hudson County Department of Finance.

4 MS. VANEK: Mayor, we recommend that
5 Commissioner Rivas and Commissioner Martinetti
6 recuse from this item.

7 MAYOR STACK: I'll move it.

8 COMMISSIONER FERNANDEZ: Second.

9 ACTING CITY CLERK: Motion made by Mayor
10 Stack.

11 Second by Commissioner Fernandez.

12 Roll call.

13 Commissioner Fernandez?

14 COMMISSIONER FERNANDEZ: Yes.

15 ACTING CITY CLERK: Commissioner Rivas;
16 recusing.

17 Commissioner Valdivia?

18 COMMISSIONER VALDIVIA: Yes.

19 ACTING CITY CLERK: Commissioner
20 Martinetti; recusing.

21 Mayor Stack?

22 MAYOR STACK: Yes.

23

24 **REGULAR AGENDA:**

25

1 4. Resolution Authorizing the Placement of a
2 Lien on the Property Known as 424 17th Street in
3 the City of Union City for Emergency Police
4 Detail

5
6 ACTING CITY CLERK: Item four.

7 Resolution Authorizing the Placement of a
8 Lien on the Property Known as 424 17th Street in
9 the City of Union City for Emergency Police
10 Detail.

11 MS. VANEK: Mayor, we recommend that
12 Commissioner Martinetti recuse from items 4 and 5
13 of the Regular Agenda.

14 COMMISSIONER VALDIVIA: Move it.

15 MAYOR STACK: Second.

16 ACTING CITY CLERK: Motion made by
17 Commissioner Valdivia.

18 Second by Mayor Stack.

19 Roll call.

20 Commissioner Fernandez?

21 COMMISSIONER FERNANDEZ: Yes.

22 ACTING CITY CLERK: Commissioner Rivas?

23 COMMISSIONER RIVAS: Yes.

24 ACTING CITY CLERK: Commissioner Valdivia?

25 COMMISSIONER VALDIVIA: Yes.

1 ACTING CITY CLERK: Commissioner
2 Martinetti; recusing.

3 Mayor Stack?

4 MAYOR STACK: Yes.

5

6 **REGULAR AGENDA:**

7

8 5. Resolution Authorizing the Placement of a
9 Lien on the Property Known as 2505 Central Avenue
10 AKA Garoyan Brothers Inc. in the City of Union
11 City for Temporary Tenant Relocation Costs

12

13 ACTING CITY CLERK: Item 5.

14 Resolution Authorizing the Placement of a
15 Lien on the Property Known as 2505 Central
16 Avenue, a/k/a Garoyan Brothers Inc. in the City
17 of Union City for Temporary Tenant Relocation
18 Cost.

19 Is there a motion to approve item 5 on the
20 Regular Agenda?

21 MAYOR STACK: Motion.

22 ACTING CITY CLERK: Motion made by Mayor
23 Stack.

24 COMMISSIONER VALDIVIA: Second.

25 ACTING CITY CLERK: Second by Commissioner

1 Valdivia.

2 Roll call.

3 Commissioner Fernandez?

4 COMMISSIONER FERNANDEZ: Yes.

5 ACTING CITY CLERK: Commissioner Rivas?

6 COMMISSIONER RIVAS: Yes.

7 ACTING CITY CLERK: Commissioner Valdivia?

8 COMMISSIONER VALDIVIA: Yes.

9 ACTING CITY CLERK: Commissioner

10 Martinetti; recusing.

11 Mayor Stack?

12 MAYOR STACK: Yes.

13

14 **REGULAR AGENDA:**

15

16 6. Resolution Approving Shared Services

17 Agreement with Hudson County for Washington Park

18 Improvements

19

20 ACTING CITY CLERK: Item 6.

21 Resolution Approving the Shared Agreement

22 with Hudson County for Washington Park

23 Improvement.

24 Is there a motion to approve item 6 on the

25 Regular Agenda?

1 MS. VANEK: Mayor, for the record, we
2 recommend that Commissioner Rivas and Martinetti
3 recuse from this item.

4 MAYOR STACK: All right.

5 I'll move it.

6 COMMISSIONER VALDIVIA: Second.

7 MR. PRICE: Can I ask a question about
8 this?

9 MAYOR STACK: Yeah, go right ahead. Sure.

10 MR. PRICE: What --

11 Larry Price, 1006 Palisade Avenue.

12 What does this entail?

13 MAYOR STACK: I believe it's on the
14 sidewalk.

15 Right, Christine?

16 MS. VANEK: This is the sidewalk and the
17 plaza on the west side of Washington Park --

18 MAYOR STACK: You can explain, Christine.
19 Explain what we're doing on it.

20 MS. VANEK: The City's doing certain
21 improvements at Washington Park.

22 MR. PRICE: Right.

23 MAYOR STACK: Specifically, the --

24 MR. PRICE: It's the --

25 MAYOR STACK: -- the sidewalk, Larry.

1 MR. PRICE: Okay. Not -- we're not talking
2 about the football field --

3 MAYOR STACK: No, no, no.

4 What we're doing is as you come up Paterson
5 Plank Road, from Paterson Plank Road to 2nd Street
6 on New York Avenue, we're going to be doing that
7 side of the street. They're working it out with
8 us; the County's picking up the cost of the other
9 side that's not belonging to Union City's
10 Washington Park.

11 Just to match what we're doing on --

12 MR. PRICE: So, --

13 MAYOR STACK: -- on the east side with the
14 west side.

15 MR. PRICE: -- it's 50/50, basically?

16 MAYOR STACK: Exactly.

17 MR. PRICE: We do our side; they do their
18 side?

19 MAYOR STACK: They're doing their side.
20 Exactly.

21 MR. PRICE: So and it's --

22 MAYOR STACK: All part -- no.

23 MR. PRICE: It's --

24 MAYOR STACK: We're doing tree planting on
25 that side. We're doing stamped concrete and

1 we're doing new sidewalks and decorative
2 lighting.

3 So it just matches what we did on the rest
4 of New York Avenue.

5 ACTING CITY CLERK: Roll call.

6 Commissioner Fernandez?

7 COMMISSIONER FERNANDEZ: Yes.

8 ACTING CITY CLERK: Commissioner Rivas;
9 recusing.

10 Commissioner Valdivia?

11 COMMISSIONER VALDIVIA: Yes.

12 ACTING CITY CLERK: Commissioner
13 Martinetti; recusing.

14 Mayor Stack?

15 MAYOR STACK: Yes.

16

17 **REGULAR AGENDA:**

18

19 7. Resolution Requesting Approval of Items of
20 Revenue and Appropriation NJS 40A:4-87 from the
21 Union City Board of Education Interlocal
22 Agreement

23

24 ACTING CITY CLERK: Item 7.

25 Resolution Requesting Approval of Items of

1 Revenue and Appropriation N.J.S. 40A:4-87 from
2 the Union City Board of Education Interlocal
3 Agreement.

4 Is there a motion --

5 MS. VANEK: Mayor, --

6 ACTING CITY CLERK: -- on item 7?

7 MS. VANEK: I'm sorry.

8 Mayor, for the record, we would typically
9 recommend that Commissioners Martinetti,
10 Fernandez and Valdivia recuse from this matter.

11 However, under the doctrine of necessity we
12 request that Commissioners Valdivia and
13 Martinetti vote.

14 COMMISSIONER RIVAS: Motion.

15 COMMISSIONER MARTINETTI: Second.

16 ACTING CITY CLERK: Motion by Commissioner
17 Rivas.

18 Second by Commissioner Martinetti.

19 Roll call.

20 Commissioner Fernandez; recusing.

21 Commissioner Rivas?

22 COMMISSIONER RIVAS: Yes.

23 ACTING CITY CLERK: Commissioner Valdivia?

24 COMMISSIONER VALDIVIA: Yes.

25 ACTING CITY CLERK: Commissioner

1 Martinetti?

2 COMMISSIONER MARTINETTI: Oh. Yes.

3 ACTING CITY CLERK: Mayor Stack?

4 MAYOR STACK: Yes.

5

6 **REGULAR AGENDA:**

7

8 8. Resolution Requesting Approval of Items of
9 Revenue and Appropriation NJS 40A:4-87 Under the
10 Ellsworth Park Improvements Funds from the Hudson
11 County Open Space Grant

12

13 ACTING CITY CLERK: Item 8.

14 Resolution Requesting Approval of Items of
15 Revenue and Appropriation N.J.S. 40A:4-87 Under
16 the Ellsworth Park Improvement Funds from the
17 Hudson County Open Space Grant.

18 MS. VANEK: Mayor, for the record, we would
19 typically recommend that Commissioners Rivas and
20 Martinetti both recuse from this matter.

21 However, under the doctrine of necessity we
22 request that Commissioner Martinetti vote.

23 MAYOR STACK: This just continues what
24 we've been trying to do at Ellsworth Park.

25 Ellsworth Park has been closed over the

1 | last six weeks. We've been doing heavy planting
2 | in Ellsworth Park. The park should be open
3 | probably the first week of July, around the 7th of
4 | July.

5 | We're continuing to do additional planting
6 | probably in some of the walkways. I've been
7 | working closely with Commissioner Valdivia; and
8 | also Commissioner Fernandez has been at the site
9 | with me. So we don't have so much soccer playing
10 | going on in the park anymore or ball playing;
11 | it's more of a passive park and we're just trying
12 | to keep it a passive park. So we've been doing a
13 | lot of improvements there.

14 | And we'll hopefully find another
15 | alternative in addition to what we built on
16 | Washington Park; we'll find other sites for them
17 | to play soccer. But that park there should
18 | remain more of passive park.

19 | So, we're continuing to do improvements.
20 | We've done tremendous landscaping and we just
21 | want to keep that park nice, so we're going to
22 | continue to do further improvement.

23 | And we've been fortunate enough to get
24 | additional moneys from the Hudson County Open
25 | Space also.

1 I'll move it.

2 COMMISSIONER FERNANDEZ: Yeah, I'd like to
3 commend the Mayor doing that at Ellsworth Park.
4 There's a lot of day care programs that walk
5 their kids there and it's -- this is a great
6 green area for the kids and I commend the Mayor
7 for taking that in consideration in making this a
8 passive park for the younger kids.

9 Thank you, Mayor.

10 COMMISSIONER VALDIVIA: As a matter of
11 fact, we have three daycares --

12 MAYOR STACK: That's right.

13 COMMISSIONER VALDIVIA: -- within walking
14 distance, less than a block away from the park.

15 MAYOR STACK: Yeah, exactly.

16 COMMISSIONER VALDIVIA: Mrs. P's, --

17 MAYOR STACK: Yup.

18 COMMISSIONER VALDIVIA: Even four daycares.

19 MAYOR STACK: Four.

20 COMMISSIONER FERNANDEZ: Yes.

21 COMMISSIONER VALDIVIA: Four.

22 MAYOR STACK: And what we'll do is the
23 small kiddie park that's there is going to be
24 enhanced further.

25 It's going to remain in the confines of

1 | what's there but we're putting in a nicer piece
2 | of equipment for the children.

3 | COMMISSIONER MARTINETTI: Nice.

4 | ACTING CITY CLERK: Is there a motion on
5 | the item --

6 | MAYOR STACK: Motion.

7 | ACTING CITY CLERK: -- approve item 8?

8 | Motion made by Mayor Stack.

9 | COMMISSIONER FERNANDEZ: Second.

10 | ACTING CITY CLERK: Second by Commissioner
11 | Fernandez.

12 | Roll call.

13 | Commissioner Fernandez?

14 | COMMISSIONER FERNANDEZ: Yes.

15 | ACTING CITY CLERK: Commissioner Rivas;
16 | recusing.

17 | Commissioner Valdivia?

18 | COMMISSIONER VALDIVIA: Yes.

19 | ACTING CITY CLERK: Commissioner
20 | Martinetti?

21 | COMMISSIONER MARTINETTI: Yes.

22 | ACTING CITY CLERK: Mayor Stack?

23 | MAYOR STACK: Yes.

24 |

25 | **REGULAR AGENDA:**

1

2 9. Resolution to Approve a Budget Transfer for
3 the State Fiscal Year 2014

4

5 ACTING CITY CLERK: Item 9.

6 Resolution to Approve a Budget Transfer for
7 the State Fiscal Year 2014.

8 MS. VANEK: Mayor, there's several recusals
9 on this Budget Transfer Resolution.

10 We recommend that Commissioner Rivas recuse
11 on all matters involving the County.

12 We recommend that Commissioner Fernandez
13 recuse on all matters involving the Grace
14 Theater, the Union City Redevelopment Agency, and
15 the Board of Education.

16 We would typically recommend that
17 Commissioner Valdivia recuse with regard to the
18 Board of Education. However, we ask that he vote
19 on that matter under the doctrine of necessity.

20 With respect to Commissioner Martinetti, we
21 would typically recommend that she also recuse on
22 any appropriations or revenues involving the
23 County of Hudson and the Board of Education.
24 However, she should vote on those two items under
25 the doctrine of necessity. And she should recuse

1 with respect to any matter involving the North
2 Hudson Regional Fire and Rescue and the
3 Construction Code.

4 With those recusals on the record, the
5 Commissioners can vote on the items.

6 ACTING CITY CLERK: Is there a motion?

7 MAYOR STACK: Motion.

8 ACTING CITY CLERK: Motion made by Mayor
9 Stack.

10 COMMISSIONER MARTINETTI: Second.

11 ACTING CITY CLERK: Second by Commissioner
12 Martinetti.

13 Roll call.

14 Commissioner Fernandez; recusing.

15 COMMISSIONER FERNANDEZ: No, no, I'm
16 recusing as per the counsel's recommendation.
17 I'm recusing on anything to do with the Grace
18 Theater, Redevelopment and Board of Education.

19 Otherwise, yes.

20 ACTING CITY CLERK: Commissioner Fernandez;
21 yes.

22 Commissioner Rivas; recusing.

23 Commissioner Valdivia?

24 COMMISSIONER VALDIVIA: Yes.

25 ACTING CITY CLERK: Commissioner

1 Martinetti?

2 COMMISSIONER MARTINETTI: Yes --

3 ACTING CITY CLERK: Mayor --

4 COMMISSIONER MARTINETTI: -- but subject to
5 recusals on the record.

6 ACTING CITY CLERK: I'm sorry?

7 COMMISSIONER MARTINETTI: I'm voting with
8 recusals noted by the counsel.

9 ACTING CITY CLERK: Okay, voting recusal
10 noted by the counsel.

11 Mayor Stack?

12 MAYOR STACK: Yes.

13

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

15

16 ACTING CITY CLERK: Mayor, do you wish to
17 take public comment at this time?

18 MAYOR STACK: Sure.

19 Just before we do, just -- I know

20 Commissioner -- Commissioner Fernandez met me

21 today on 18th and West and we were looking at a

22 piece of property at the -- the Old Saint

23 Michael's Monastery property. And there's a park

24 area that belongs, actually, to the City of Union

25 City on the corner of 18th and West. And

1 | hopefully over the next six months to a year,
2 | we'll --

3 | This is only a pocket park. But we should
4 | have that park opened up over the next year or
5 | so. It's another passive park in the City. It's
6 | existing there right now; it needs to be shaped
7 | up and spruced up a little bit. But it's a
8 | beautiful piece of land and a very nice
9 | neighborhood also that we could open up.

10 | We need to put up some fencing on the
11 | property to secure it from Saint Michael's Walk
12 | but it's another piece of property that we'll
13 | actually have open to the public in Union City.

14 | I know Commissioner Fernandez is excited
15 | about it also. It's a nice spot that we could
16 | have a nice passive park and also maybe have some
17 | additional little smaller events; whether it's an
18 | art show or a cultural affair or maybe a little
19 | concert. We're looking to do that.

20 | We were over there today with the engineer
21 | and hopefully we'll have another green spot where
22 | people can go for a passive park in that
23 | neighborhood.

24 | Commissioner, you want to --

25 | ACTING CITY CLERK: Nice.

1 COMMISSIONER FERNANDEZ: Yeah, joining up
2 on what the Mayor said the space is -- he called
3 it a pocket park but it's such a great space.
4 Once you remove that trailer that was there
5 unoccupied and dilapidated for many years, once
6 you remove that it's a great area which goes
7 unnoticed but it's a pretty big --

8 MAYOR STACK: Beautiful.

9 COMMISSIONER FERNANDEZ: -- sized park.
10 And once it's redone and fixed up it's going to
11 be wonderful.

12 It was also locked up by the Saint
13 Michael's Board -- was locked up for many years
14 so the general would only have -- public could
15 not use it.

16 So this is going to be a great park for the
17 general community in that area; a passive park
18 with beautiful trees, landscaping. It's a
19 wonderful, wonderful area in much need of a
20 passive area being that just a block away we have
21 a kids' park. So this is a nice addition to the
22 community and to the area.

23 ACTING CITY CLERK: Nice.

24 MAYOR STACK: And we'll make sure it's not
25 intrusive on the resident's at Saint Michael's

1 Walk; that they'll still have their space and it
2 won't be intrusive on them. There will be proper
3 fencing put up on the property so it gives them a
4 level of security also. We'll also have a
5 security guard at that property.

6 The way things are and the way things with
7 getting the park ready and everything, I'd like
8 to say we'll have it open in the fall but let's
9 say safely for the spring of next year.

10 COMMISSIONER FERNANDEZ: I got to say one
11 more thing.

12 MAYOR STACK: Yeah.

13 COMMISSIONER FERNANDEZ: Because the Mayor
14 -- I've got to give credit to the Mayor -- this
15 park because he's been looking at this park for
16 so many years. We talked about it --

17 MAYOR STACK: Couple years.

18 COMMISSIONER FERNANDEZ: -- years ago,
19 maybe six, seven years ago. This is not -- it's
20 not overnight, so we've been looking at this for
21 a long, long time to recoup this land.

22 So I've got to congratulate the Mayor in
23 doing such a great job.

24 MAYOR STACK: It's something that was done
25 by a prior administration. It could have been

1 Mayor Walter but it might have been prior to

2 Mayor Walter; I'm not sure.

3 MR. PRICE: The City --

4 MR. DILLON: Can you just approach the mic?

5 ACTING CITY CLERK: Larry?

6 MR. PRICE: I always --

7 ACTING CITY CLERK: Larry?

8 MAYOR STACK: Just -- just state your name
9 for the record, Larry.

10 ACTING CITY CLERK: Say your name and
11 address.

12 MR. PRICE: Larry Price, 1006 --

13 MR. DILLON: I just need you on the mic,
14 that's all.

15 MR. PRICE: Kevin knew.

16 I always loved that park. But I always
17 figured that was part of the Monastery Walk or
18 what --

19 MAYOR STACK: Saint Michael's Walk.

20 MR. PRICE: -- Saint Michael's Walk.

21 MAYOR STACK: I did too.

22 MR. PRICE: The City -- the City actually
23 owns that property?

24 MAYOR STACK: I did too up until a couple
25 years ago.

1 Yeah. We actually -- that was actually
2 part of, I believe, some type of an agreement.
3 And I don't know if it was when Mayor Walter was
4 here or maybe prior to him -- prior
5 administration, that that small piece would be a
6 park that would be open to the public.

7 MR. PRICE: Okay.

8 There was this trailer --

9 MAYOR STACK: Right.

10 MR. PRICE: -- on that site that was the
11 sales office for --

12 COMMISSIONER FERNANDEZ: Yeah.

13 MR. PRICE: -- Saint --

14 The land under that trailer also belongs to
15 the City?

16 MAYOR STACK: I believe -- I believe right
17 now -- and Christine's checking the tax maps and
18 everything -- from the sidewalk on 18th Street --
19 from the fence on 18th Street, facing 18th Street,
20 the corner of West, from there up until the
21 trailer I can guarantee belongs to the City as
22 what we know right now. Beyond that, I'm not
23 sure.

24 MR. PRICE: If it --

25 MAYOR STACK: We're hoping it does though.

1 MR. PRICE: If it includes the land under,
2 that's -- that would be --

3 MAYOR STACK: That's a nice piece of
4 property.

5 MR. PRICE: That would be --

6 MAYOR STACK: Nice piece of property.

7 MR. PRICE: -- a nice piece of property.

8 MAYOR STACK: It's got to be about --

9 COMMISSIONER FERNANDEZ: Sixty by 200.

10 MAYOR STACK: -- 60 by 200. It's about 60
11 by 200.

12 COMMISSIONER VALDIVIA: Have you taken a
13 walk by there lately?

14 MR. PRICE: Not in the last month.

15 COMMISSIONER VALDIVIA: Well, go by it.

16 MAYOR STACK: We just did all the
17 sidewalks, --

18 COMMISSIONER VALDIVIA: It's beautiful.

19 MAYOR STACK: -- with tree planting.

20 COMMISSIONER VALDIVIA: The tree planting
21 on both sides. On the sidewalk and on the
22 street.

23 MAYOR STACK: We did the sidewalks from 14
24 to 21.

25 COMMISSIONER VALDIVIA: Beautiful.

1 MR. PRICE: I'm planting things on my own
2 property right now.

3 MAYOR STACK: Right.

4 COMMISSIONER VALDIVIA: So take a walk;
5 you're going to see how beautiful.

6 MR. PRICE: I'll take a walk there.

7 MAYOR STACK: Yeah, take a -- tomorrow
8 they'll be paving over there if you take a walk
9 by.

10 So hopefully we'll have more information on
11 that over the next couple -- probably the next
12 month or so.

13 Right, Christine?

14 Please?

15 MS. VANEK: Yes.

16 MAYOR STACK: Good.

17 Okay.

18 ACTING CITY CLERK: Anybody else?

19 Okay.

20 MAYOR STACK: Anyone wishing to comment at
21 this time, please step forward, state your name
22 and address for the record.

23 Mr. Mercado, you have anything?

24 No?

25 Okay.

1 ACTING CITY CLERK: Is there a motion to
2 close the public comment portion of the meeting?

3 COMMISSIONER FERNANDEZ: Motion.

4 MAYOR STACK: Motion.

5 COMMISSIONER MARTINETTI: Motion.

6 Second.

7 ACTING CITY CLERK: Motion made by
8 Commissioner Fernandez.

9 Second by Mayor Stack.

10 Roll call.

11 Commissioner Fernandez?

12 COMMISSIONER FERNANDEZ: Yes.

13 ACTING CITY CLERK: Commissioner Rivas?

14 COMMISSIONER RIVAS: Yes.

15 ACTING CITY CLERK: Commissioner Valdivia?

16 COMMISSIONER VALDIVIA: Yes.

17 ACTING CITY CLERK: Commissioner
18 Martinetti?

19 COMMISSIONER MARTINETTI: Yes.

20 ACTING CITY CLERK: Mayor Stack?

21 MAYOR STACK: Yes.

22

23 **LIQUOR LICENSE TRANSFER HEARING:**

24

25 APPLICATION FOR A PLACE TO PLACE TRANSFER OF

1 LIQUOR LICENSE NO. 0910-33-111-006 POCKET LICENSE
2 FORMERLY SITED AT 3717 KENNEDY BOULEVARD (OWNED
3 BY EL IDOLO, LLC T/A ANGELO'S CAFÉ) TO BE
4 RELOCATED TO 4215 PARK AVENUE
5

6 ACTING CITY CLERK: On the agenda we have a
7 Liquor License Transfer Hearing also.

8 MS. VANEK: Mayor, for the record, the
9 Police Department has objected to this transfer.
10 They filed the objection with the Clerk's Office
11 today. So we notified the attorneys involved in
12 this and we agreed that we would adjourn this
13 matter until the next meeting.

14 MAYOR STACK: Okay.

15 MS. VANEK: However, one of the attorneys
16 involved may have a conflict for June 17th, which
17 is our next meeting, so we'll work with you to
18 reschedule that --

19 MAYOR STACK: Okay.

20 MS. VANEK: -- to another date.

21 MAYOR STACK: Good.

22 Thank you very much.

23 Thank you, everyone.

24

25 **ADJOURNMENT:**

1

2 ACTING CITY CLERK: Is there a motion to
3 adjourn?

4

MAYOR STACK: Motion.

5

COMMISSIONER MARTINETTI: Second.

6

7 ACTING CITY CLERK: Motion made by Mayor
Stack.

8

COMMISSIONER RIVAS: Second.

9

COMMISSIONER MARTINETTI: Second.

10

11 ACTING CITY CLERK: Second; Commissioner
Rivas.

12

Roll call.

13

Commissioner Fernandez?

14

COMMISSIONER FERNANDEZ: Yes.

15

ACTING CITY CLERK: Commissioner Rivas?

16

COMMISSIONER RIVAS: Yes.

17

ACTING CITY CLERK: Commissioner Valdivia?

18

COMMISSIONER VALDIVIA: Yes.

19

20 ACTING CITY CLERK: Commissioner
Martinetti?

21

COMMISSIONER MARTINETTI: Yes.

22

ACTING CITY CLERK: Mayor Stack?

23

MAYOR STACK: Yes.

24

ACTING CITY CLERK: All in favor?

25

1 (Whereupon, there was a chorus of ayes.)

2

3 ACTING CITY CLERK: Thank you.

4

5 (Whereupon, the proceedings were concluded
6 at 7:29 p.m.)

7

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1	_____	Brian P. Stack
2	_____	Lucio P. Fernandez
3	_____	Maryury A. Martinetti
4	_____	Celin J. Valdivia
5	_____	Tilo E. Rivas

6 **Board of Commissioners**

7

8 **Attest:**

9 **Dominick Cantatore,**

10 **Acting City Clerk**

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY BOARD OF COMMISSIONERS,
9 held on Wednesday, June 4, 2014, and digitally
10 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon