

ORIGINAL

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

REGULAR MEETING

TRANSCRIPT OF RECORDED

PROCEEDINGS

Union City Welcome Center
303 47th Street
Union City, New Jersey

Tuesday, September 4, 2018
Commencing at 7:00 p.m.

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

LUCIO P. FERNANDEZ, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER
CELIN J. VALDIVIA, COMMISSIONER
WENDY A. GRULLON, 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:

ERIN M. KNOEDLER, CITY CLERK

SCARINCI HOLLENBECK
BY: ANGELO AUTERI, ESQ.
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I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	3
 SPECIAL PRESENTATIONS	
Oritani Bank Presentation	4
First Responders Presentation	6
 APPROVAL OF MINUTES	10
 CONSENT AGENDA	11
 REGULAR AGENDA	18, 19, 21, 22, 23
 ORDINANCES FOR HEARING AND ADOPTION	24, 27, 31
 OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD	34
 ADJOURNMENT	49

1 MS. DILLON: On the record.

2 CITY CLERK: This is a Regular Public
3 Meeting of the Union City Board of Commissioners
4 being held on Tuesday, September 4, 2018, at
5 seven p.m., at the Union City Welcome Center, 303
6 47th Street, Union City, New Jersey.

7 Please stand for the Pledge of Allegiance.

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

11
12 CITY CLERK: This meeting has been called
13 in accordance with the Open Public Meetings Act
14 and was forwarded to The Jersey Journal, The
15 Record, The Hudson Reporter, and posted on the
16 bulletin board at City Hall and made available to
17 the public in the Office of the Municipal Clerk.

18

19 **ROLL CALL:**

20

21 CITY CLERK: Commissioner Fernandez?

22 COMMISSIONER FERNANDEZ: Yes.

23 CITY CLERK: Commissioner Grullon?

24 COMMISSIONER GRULLON: Here.

25 CITY CLERK: Commissioner Valdivia?

1 COMMISSIONER VALDIVIA: Here.

2 CITY CLERK: Commissioner Martinetti?

3 COMMISSIONER MARTINETTI: Here.

4 CITY CLERK: Mayor Stack?

5 MAYOR STACK: Here.

6

7 **SPECIAL PRESENTATION**

8 **Oritani Bank Presentation to the Union City**

9 **Fire Victims Fund**

10

11 CITY CLERK: Mayor, at this time we have
12 two presentations.

13 The first is a presentation from Oritani
14 Bank for the Union City Fire Victims Fund.

15 Would you like to come up and say a few
16 words?

17 MR. ANASTASI: Just it was an honor to --
18 to help out the fire victims. I think it's the
19 second time that this has happened in the last
20 couple years since we -- I've been down in Union
21 City.

22 Again, we think it's important to serve the
23 community and help out the community of Union
24 City.

25 So, it's a -- a pleasure for Oritani Bank

1 to do this.

2 MAYOR STACK: I would just like to thank
3 you and Oritani Bank for doing this.

4 You guys have come forward without anybody
5 even asking you from the City of Union City. We
6 really appreciate that.

7 Both times have been difficult; especially
8 this last time. It's been really difficult for
9 us.

10 COMMISSIONER FERNANDEZ: Yes.

11 MAYOR STACK: And we appreciate that very
12 much.

13 MR. ANASTASI: Thank you.

14 MAYOR STACK: You really set the example.
15 We really appreciate that.

16 MS. MERCADO: Thank you.

17 MAYOR STACK: I'm sorry for the tight
18 accommodations today.

19 We move all our meetings throughout the
20 City; this was a new site, so.

21 Thank you very much.

22 I really appreciate that.

23 MR. ANASTASI: You're welcome.

24 MAYOR STACK: Thank you.

25 Thank you very much.

1 COMMISSIONER VALDIVIA: Thank you very
2 much.

3 MAYOR STACK: Thank you very much.

4 Thank you.

5 (Applause.)

6

7 **SPECIAL PRESENTATION**

8 **First Responders Presentation to the Union City**

9 **Fire Victims Fund**

10

11 CITY CLERK: The second presentation is one
12 from First Responders for the -- also for the
13 Union City Fire Victims Fund.

14 Detective?

15 DETECTIVE MOLINA: How you doing, my name
16 is --

17 MS. DILLON: State your name for the
18 record.

19 DETECTIVE MOLINA: My name is Detective
20 Steve Molina. I work with the Union City Police
21 Department.

22 Sir, as you know this was a big tragedy we
23 had in our City and we were able to work together
24 with the Police Department, the Fire Department,
25 and EMS Department.

1 We did the boot drive --

2 And thanks again for allowing us to do
3 that.

4 -- and we were able to raise money in order
5 to give for the fire victims.

6 And we would like to present with --

7 CITY CLERK: Wrong check.

8 DETECTIVE MOLINA: Oh. Wrong check.

9 Sorry.

10 CITY CLERK: It's over there.

11 DETECTIVE MOLINA: Oh. It's not as big as
12 that one.

13 But we'd like to present you with a check,
14 you know, to help out.

15 MAYOR STACK: Thank you very much.

16 Again, on behalf of --

17 (Applause.)

18 MAYOR STACK: On behalf of the
19 Commissioners and myself, thank you very much.

20 And thank you, not only for raising the
21 money -- the Police, the Fire, the EMS, I thank
22 all of you but a special thank you for the great
23 job that you do every day.

24 Not only with this situation but every
25 single day in really putting yourselves out there

1 on behalf of all the residents of Union City. We
2 appreciate that very much.

3 And I see firsthand, under the leadership
4 of Chief Molinari in the Police Department, and
5 the Fire Department -- Chief Montagne, and the
6 EMS under the leadership of both Captain Wolpert
7 and George Fierro.

8 Thank you very much for all you guys do
9 every day.

10 Thank you very much.

11 (Applause.)

12 MAYOR STACK: Thank you very much.

13 Thank you.

14 CITY CLERK: Mayor, at this time we can
15 either take a brief -- short recess and go
16 outside and take pictures or we can wait until
17 the end.

18 MAYOR STACK: I think we should do that.
19 Just so that they don't --

20 CITY CLERK: Okay.

21 MAYOR STACK: -- get tied up at the whole
22 meeting.

23 CITY CLERK: Can I have a motion to go off
24 the record?

25 COMMISSIONER MARTINETTI: Off the record.

1 COMMISSIONER VALDIVIA: Motion.

2 CITY CLERK: All in favor?

3

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

5

6 CITY CLERK: Any opposition?

7

Okay.

8

Thank you.

9

10 (Off the record at 7:04 p.m.)

11 (On the record at 7:07 p.m.)

12

13 CITY CLERK: May I have a motion to go back
14 on the record?

15 COMMISSIONER FERNANDEZ: Motion.

16 COMMISSIONER MARTINETTI: Second.

17 CITY CLERK: All in favor?

18

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

20

21 MAYOR STACK: Thank you to all for that
22 leading; I appreciate it.

23

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

1 **APPROVAL OF PREVIOUS MEETING MINUTES FROM**
2 **JULY 24, 2018; AUGUST 8, 2018; AND AUGUST 14,**
3 **2018.)**

4
5 CITY CLERK: The first item is the Approval
6 of the Meeting Minutes from July 24, 2018; August
7 8th, 2018, and August 14, 2018.

8 MAYOR STACK: Motion.

9 CITY CLERK: Motion made by Mayor Stack.

10 COMMISSIONER MARTINETTI: Second.

11 CITY CLERK: Second by Commissioner
12 Martinetti.

13 Commissioner Fernandez?

14 COMMISSIONER FERNANDEZ: Yes on July 24th
15 and August 8th.

16 Nay on August 14th.

17 CITY CLERK: Commissioner Grullon?

18 COMMISSIONER GRULLON: Yes.

19 CITY CLERK: Commissioner Valdivia?

20 COMMISSIONER VALDIVIA: Yes.

21 CITY CLERK: Commissioner Martinetti?

22 COMMISSIONER MARTINETTI: Yes.

23 CITY CLERK: Mayor Stack?

24 MAYOR STACK: Yes.

25 COMMISSIONER FERNANDEZ: I should say --

1 Commissioner Fernandez --

2 CITY CLERK: Recuse.

3 COMMISSIONER FERNANDEZ: -- recuse. Yes.

4 CITY CLERK: Yes. Thank you, Commissioner.

5

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

8 **CONSENT AGENDA:**

9 (1) Resolution Approving the Payment of Claims

10 (2) Resolution Approving the Payment of
11 Concurring Claims

12 (3) Resolution Approving the Payment of Escrow
13 Refunds

14 (4) Resolution Approving the City Payroll for
15 the Period of August 4, 2018 through August 17,
16 2018 and August 18, 2018 through August 31, 2018

17 (5) Resolution Approving the Library Payroll
18 for the Period of August 4, 2018 through August
19 17, 2018 and August 18, 2018 through August 31,
20 2018

21 (6) Resolution Authorizing the Award of a
22 Contract to Turn Out Fire & Safety, Inc. for
23 Crossing Guard Uniforms

24 (7) Resolution Authorizing an Agreement between
25 The City of Union City and the Doric Apartment

1 Corporation

2 (8) Resolution Re-Appointing Margarita

3 Gutierrez and Dorothy Jetter to the Union City

4 Housing Authority

5 (9) Resolution in Support of Electric Vehicles

6 (10) Resolution Approving a Lease-Purchase

7 Agreement with ESCNJ Cooperative for the

8 Procurement of a Packer Truck for the Department

9 of Public Works.)

10

11 CITY CLERK: We have 10 items on the
12 Consent Agenda.

13 The first is a Resolution Approving the
14 Payment of Claims.

15 The second is a Resolution Approving the
16 Payment of Concurring Claims.

17 The third is a Resolution Approving the
18 Payment of Escrow Refunds.

19 The fourth is a Resolution Approving the
20 City Payroll for the Period of August 4, 2018
21 through August 17th, 2018 and August 18, 2018
22 through August 31st, 2018.

23 The fifth is a Resolution Approving the
24 Library Payroll for the Period of August 4, 2018
25 through August 17th, 2018 and August 18, 2018

1 through August 31st, 2018.

2 The sixth is a Resolution Authorizing the
3 Award of a Contract to Turn Out Fire and Safety,
4 Incorporated for Crossing Guard Uniforms.

5 The seventh is a Resolution Authorizing an
6 Agreement between The City of Union City and The
7 Doric Apartment Corporation.

8 The eighth is a Resolution Re-Appointing
9 Margarita Gutierrez and Dorothy Jetter to the
10 Union City Housing Authority.

11 The ninth is a Resolution in Support of
12 Electric Vehicles.

13 The tenth is a Resolution Approving a
14 Lease-Purchase Agreement with EC-- ESCNJ
15 Cooperative for the Procurement of a Packer Truck
16 for the Department of Public Works.

17 At this time, Mayor, would you like to take
18 Consent -- or public comment on the Consent
19 Agenda?

20 MAYOR STACK: Sure.

21 Just -- I would just like to point out on
22 number 7, with The Doric Apartment Corporation,
23 that was on the repairs to the pedestrian bridge,
24 which is -- it's an agreement with The Doric
25 Corporation but it's not the only residence that

1 use that bridge.

2 That bridge -- for those that live uptown,
3 it may not be as familiar as those that live
4 downtown, but that bridge is a pedestrian walkway
5 that basically goes from Washington Park over
6 Manhattan Avenue -- the viaduct so to speak, to
7 The Doric Apartments.

8 But it's also used by many; it's a dual
9 staircase on The Doric side of the property. One
10 part of it comes down onto Manhattan Avenue where
11 people go to a bus stop or can walk to the Light
12 Rail Station at Congress Street.

13 So, this is something that I want to praise
14 the Commissioners on; --

15 Also, Ralph Tango, from Maser Engineering
16 did a good job.

17 -- that we're maintaining that structure
18 that was built many, many years ago just to keep
19 The Doric residents and residents in Union City
20 to have access to go onto Manhattan Avenue. But
21 also keep The Doric residents as part of the City
22 of Union City.

23 The Doric obviously is in Union City and
24 the pedestrian walkway serves as a -- as a great
25 tool to keep everyone connected in downtown Union

1 City.

2 Since the Light Rail has been built at
3 Congress Street, that walkway has become a lot
4 more used so-to-speak and the utilization has
5 been tremendous with residents who live downtown
6 -- even midtown -- that use that station at
7 Congress Street, which would be Congress Street,
8 9th Street, and Hoboken Station.

9 Also, residents use it to crossover -- it's
10 very dangerous to cross the roadway in front of
11 The Doric. We have a crossing guard down there,
12 I think until six or eight o'clock at night, six
13 days a week.

14 So, I'd just like to thank The Doric for
15 their cooperation, the County for also
16 contributing to this, and the residents of Union
17 City for playing a role in this.

18 Having said that I'd also like to thank
19 those residents that are being reappointed to
20 public boards in the City. These are volunteer
21 boards. I thank them for their service.

22 Anyone wishing to comment on the Consent
23 Agenda, please state your name and address for
24 the record.

25 MR. PRICE: Stand here?

1 MAYOR STACK: Right there. You can stand
2 right there, yeah.

3 MR. PRICE: Oh.

4 MAYOR STACK: Right --

5 MR. PRICE: Okay.

6 Larry Price, 1006 Palisade.

7 On The Doric. Will we -- will the City now
8 own that causeway and maintain it?

9 MAYOR STACK: No. The Doric still owns it.
10 We just play a role in maintaining it with The
11 Doric and the County.

12 MR. PRICE: Okay.

13 Second question I have is I notice that to
14 the reappointments to the Housing Board, Miss
15 Gutierrez and -- and Miss Jetter are done by a
16 reso -- but Marty Martinetti is by an appointment
17 or a reso-- special --

18 Is there any reason for the difference in
19 treatment?

20 MR. AUTERI: Yeah. The reason is -- well,
21 they're both resolutions; one on the Consent
22 Agenda. And the reason why is because
23 Commissioner Martinetti will not vote on the
24 Resolution that's on the Regular Agenda.

25 MR. PRICE: Okay. Very good.

1 Thank you.

2 MAYOR STACK: Anyone else wishing to
3 comment on the Consent Agenda?

4 Seeing none.

5 CITY CLERK: May I have a motion to close
6 public comment?

7 COMMISSIONER VALDIVIA: Motion.

8 CITY CLERK: Motion by Commissioner
9 Valdivia.

10 COMMISSIONER GRULLON: Second.

11 CITY CLERK: Second by Commissioner
12 Grullon.

13 Commissioner -- Commissioner Fernandez?

14 COMMISSIONER FERNANDEZ: Yes.

15 CITY CLERK: Commissioner Grullon?

16 COMMISSIONER GRULLON: Yes.

17 CITY CLERK: Commissioner Valdivia?

18 COMMISSIONER VALDIVIA: Yes.

19 CITY CLERK: Commissioner Martinetti?

20 COMMISSIONER MARTINETTI: Yes.

21 CITY CLERK: Mayor Stack?

22 MAYOR STACK: Yes.

23 CITY CLERK: May I have a motion to approve
24 all items on Consent Agenda?

25 COMMISSIONER VALDIVIA: Motion.

1 CITY CLERK: Motion by Commissioner
2 Valdivia.

3 Second?

4 COMMISSIONER GRULLON: Second.

5 CITY CLERK: Second by Commissioner
6 Grullon.

7 Commissioner Fernandez?

8 COMMISSIONER FERNANDEZ: Yes.

9 CITY CLERK: Commissioner Grullon?

10 COMMISSIONER GRULLON: Yes.

11 CITY CLERK: Commissioner Valdivia?

12 COMMISSIONER VALDIVIA: Yes.

13 CITY CLERK: Commissioner Martinetti?

14 COMMISSIONER MARTINETTI: Yes.

15 CITY CLERK: Mayor Stack?

16 MAYOR STACK: Yes.

17

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

20 **REGULAR AGENDA:**

21 1. Resolution Approving an Appropriation
22 Reserve Transfer.)

23

24 CITY CLERK: We have four (sic) items on
25 the Regular Agenda.

1 The first is a Resolution Approving an
2 Appropriation Reserve Transfer.

3 May I have a motion to approve item 1?

4 MAYOR STACK: Motion.

5 CITY CLERK: Motion by Mayor Stack.

6 Second?

7 COMMISSIONER VALDIVIA: Second.

8 CITY CLERK: Second by Commissioner
9 Valdivia.

10 Commissioner Fernandez?

11 COMMISSIONER FERNANDEZ: Yes.

12 CITY CLERK: Commissioner Grullon?

13 COMMISSIONER GRULLON: Yes.

14 CITY CLERK: Commissioner Valdivia?

15 COMMISSIONER VALDIVIA: Yes.

16 CITY CLERK: Commissioner Martinetti?

17 COMMISSIONER MARTINETTI: Yes.

18 CITY CLERK: Mayor Stack?

19 MAYOR STACK: Yes.

20 COMMISSIONER VALDIVIA: Yes.

21

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

24 **REGULAR AGENDA:**

25 2. Resolution Approving a Payment of Claim for

1 the Grace Theatre Workshop.)

2

3 CITY CLERK: The second is a Resolution
4 Approving a Payment of Claim to the Grace Theatre
5 Workshop.

6 May I have a motion to approve item 2?

7 COMMISSIONER MARTINETTI: Motion.

8 CITY CLERK: Motion by Commissioner
9 Martinetti.

10 COMMISSIONER VALDIVIA: Second.

11 CITY CLERK: Second by Commissioner
12 Valdivia.

13 Commissioner Fernandez is recusing.

14 Commissioner Grullon?

15 COMMISSIONER GRULLON: Yes.

16 CITY CLERK: Commissioner Valdivia?

17 COMMISSIONER VALDIVIA: Yes.

18 CITY CLERK: Commissioner Martinetti?

19 COMMISSIONER MARTINETTI: Yes.

20 CITY CLERK: Mayor Stack?

21 MAYOR STACK: Yes.

22

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

25

1 **REGULAR AGENDA:**

2 3. Resolution Re-Appointing Martin Martinetti
3 to the Union City Housing Authority.)

4

5 CITY CLERK: The third is a Resolution Re-
6 Appointing Martin Martinetti to the Union City
7 Housing Authority.

8 May I have a motion to approve that item?

9 COMMISSIONER VALDIVIA: Motion.

10 MAYOR STACK: Second.

11 COMMISSIONER VALDIVIA: Motion by
12 Commissioner Valdivia.

13 Second by Mayor Stack.

14 Commissioner Fernandez?

15 COMMISSIONER FERNANDEZ: Yes.

16 CITY CLERK: Commissioner Grullon?

17 COMMISSIONER GRULLON: Yes.

18 CITY CLERK: Commissioner Valdivia?

19 COMMISSIONER VALDIVIA: Yes.

20 CITY CLERK: Commissioner Martinetti is
21 recusing.

22 Mayor Stack?

23 MAYOR STACK: Yes.

24

25 (Whereupon, the Board discussed and took

1 action on the following item:

2 **REGULAR AGENDA:**

3 4. Resolution Approving a Payment of Claims
4 for the Union City Board of Education.)

5

6 CITY CLERK: The fourth is a Resolution
7 Approving a Payment of Claims for the Union City
8 Board of Education.

9 May I have a motion to approve item 4?

10 Go ahead, --

11 MAYOR STACK: Motion.

12 CITY CLERK: -- Angelo.

13 MR. AUTERI: Usually Commissioner Valdivia
14 and Commissioner Grullon will not vote on Board
15 of Ed matters. However, tonight we're invoking
16 the doctrine of necessity.

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

19 Second?

20 COMMISSIONER VALDIVIA: Second.

21 COMMISSIONER GRULLON: Second.

22 CITY CLERK: Second by Commissioner
23 Valdivia.

24 Commissioner Fernandez is recusing.

25 Commissioner Grullon?

1 COMMISSIONER GRULLON: Yes.

2 CITY CLERK: Commissioner Valdivia?

3 COMMISSIONER VALDIVIA: Yes.

4 CITY CLERK: Commissioner Martinetti's

5 recusing.

6 Mayor Stack?

7 MAYOR STACK: Yes.

8

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

11 **REGULAR AGENDA:**

12 5. Resolution Approving a Payment of Claim for
13 the Hudson County Improvement Authority.)

14

15 CITY CLERK: The fifth item is a Resolution
16 Approving a Payment of Claim for the Hudson
17 County Improvement Authority.

18 May I have a motion to approve number 5?

19 COMMISSIONER VALDIVIA: Motion.

20 CITY CLERK: Motion by Commissioner
21 Valdivia.

22 Second?

23 COMMISSIONER FERNANDEZ: Second.

24 CITY CLERK: Second by Commissioner
25 Fernandez.

1 Commissioner Fernandez?

2 COMMISSIONER FERNANDEZ: Yes.

3 CITY CLERK: Commissioner Grullon?

4 COMMISSIONER GRULLON: Yes.

5 CITY CLERK: Commissioner Valdivia?

6 COMMISSIONER VALDIVIA: Yes.

7 CITY CLERK: Commissioner Martinetti is
8 recusing.

9 Mayor Stack?

10 MAYOR STACK: Yes.

11

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

14 **ORDINANCE(S) FOR HEARING AND ADOPTION**

15 **CONSIDERATION:**

16 1. ORDINANCE AMENDING CHAPTER 244 SECTION
17 5(B)(1) TO REQUIRE THAT FENCING AROUND VACANT
18 LOTS INCLUDE A PRIVACY MECHANISM.)

19

20 CITY CLERK: We have four Ordinances for
21 Hearing and Adoption this evening.

22 The first is an Ordinance Amending Chapter
23 244, Section 5(B)(1), to Require that Fencing
24 Around Vacant Lots Include a Privacy Mechanism.

25 Mayor, at this time would you like to take

1 public comment on this Ordinance?

2 MAYOR STACK: What this Ordinance would do
3 is, basically on vacant lots, it would require
4 that people put up some type of screening or
5 shading of the lot or fence blinds that would
6 shield the lot, basically, from people seeing,
7 basically, an empty lot every day.

8 We would still require that they cut the
9 weeds and maintain the property, it would just be
10 aesthetically make the neighborhood look better.

11 We've been all about quality of life and
12 cleaning up the neighborhoods and this is just
13 one more step to ensure quality of life is being
14 kept for all residents in the community.

15 Anyone wishing to comment on this Ordinance
16 at this time, please step forward, state your
17 name and address for the record.

18 Seeing none.

19 CITY CLERK: May I have a motion to close
20 public comment?

21 COMMISSIONER VALDIVIA: Motion.

22 CITY CLERK: Motion by Commissioner
23 Valdivia.

24 Second?

25 COMMISSIONER FERNANDEZ: Second.

1 CITY CLERK: Second by Commissioner
2 Fernandez.

3 Commissioner Fernandez?

4 COMMISSIONER FERNANDEZ: Yes.

5 CITY CLERK: Commissioner Grullon?

6 COMMISSIONER GRULLON: Yes.

7 CITY CLERK: Commissioner Valdivia?

8 COMMISSIONER VALDIVIA: Yes.

9 CITY CLERK: Commissioner Martinetti?

10 COMMISSIONER MARTINETTI: Yes.

11 CITY CLERK: Mayor Stack?

12 MAYOR STACK: Yes.

13 CITY CLERK: May I have a motion to adopt?

14 COMMISSIONER VALDIVIA: Motion.

15 COMMISSIONER FERNANDEZ: Motion.

16 CITY CLERK: Motion by Commissioner
17 Valdivia.

18 Second by Commissioner Fernandez.

19 Commissioner Fernandez?

20 COMMISSIONER FERNANDEZ: Yes.

21 CITY CLERK: Commissioner Grullon?

22 COMMISSIONER GRULLON: Yes.

23 CITY CLERK: Commissioner Valdivia?

24 COMMISSIONER VALDIVIA: Yes.

25 CITY CLERK: Commissioner Martinetti?

1 COMMISSIONER MARTINETTI: Yes.

2 CITY CLERK: Mayor Stack?

3 MAYOR STACK: Yes.

4

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

7 **ORDINANCE(S) FOR HEARING AND ADOPTION**

8 **CONSIDERATION:**

9 2. ORDINANCE AMENDING CHAPTER 366 ENTITLED
10 STREETS AND SIDEWALKS (Escrow)

11

12 CITY CLERK: The second Ordinance is an
13 Ordinance Amending Chapter 366 Entitled Streets
14 and Sidewalks.

15 Mayor, would you like to take public
16 comment on this Ordinance?

17 MAYOR STACK: Sure.

18 This just is basically --

19 And I'll let Angelo explain it further.

20 -- it's just basically tightening up our
21 sidewalk ordinance. Just making sure with all
22 the work that we've done with the infrastructure
23 in the community, that if anybody breaks a new
24 sidewalk in the community that it's restored
25 properly.

1 Or, this is more tied into the utilities.
2 When they damage streets that we just paved;
3 whether it's SUEZ or PSE&G or Verizon. We'll go
4 in and pave a street and they'll come and try to
5 dig the street.

6 Just -- just does, basically, enhances it a
7 little bit further to a ten year period.

8 Am I correct on that, Angelo?

9 MR. AUTERI: That is correct, Mayor.

10 It's -- it's going to change up the
11 procedure and that -- the financing is going to
12 be required upfront before the permit is actually
13 issued. But it will just cover the repavement.
14 And it's the same amount that was required
15 previously; except now the City will actually
16 undertake the repaving.

17 MAYOR STACK: This -- this Ordinance is
18 something that we've worked closely on with the
19 engineer, with the City Attorney -- with Angelo
20 Auteri. I appreciate the work he's done on this.

21 This is basically something that's really
22 important to the quality of life. Not that we go
23 in and spend on average the grants that we get or
24 the bond \$200,000.00 doing one block, only to
25 turn around and -- and basically have the street

1 | damaged by a public utility and not adhere to
2 | restoring the street curb to curb and making
3 | sure.

4 | Just for everyone's knowledge, we let
5 | people know at least probably most cases a year
6 | in advance that -- when we're going to be doing a
7 | street over. So it gives the utility plenty of
8 | time to prepare and say, hey, we need to go out
9 | there and maybe put new gas pipes in or we need
10 | to put new water pipes in, curb boxes in.

11 | We actually put the curb boxes in for SUEZ
12 | Water Company as a -- as a courtesy because we
13 | don't want to have water leaks out there. We
14 | want the streets to be maintained.

15 | This is something that Angelo can tell you,
16 | is probably cost me maybe a year or two of my
17 | life arguing with the utility companies on a
18 | daily basis when they come in and dig.

19 | Any time I see them I stop my car to make
20 | sure they're not digging a brand new street.
21 | Just to maintain it.

22 | Everybody sees what happens is -- it's not
23 | aesthetically how it looks but more importantly
24 | when they dig and the -- and the trench sinks,
25 | somebody could fall in that trench. A lot of our

1 slip and falls are tied into when they dig a
2 sidewalk or they dig a trench and it's not
3 restored properly.

4 Just keeping the utility and holding their
5 feet to the fire.

6 Anyone wishing to comment on this
7 Ordinance, please step forward, state your name
8 and address for the record.

9 Seeing none.

10 CITY CLERK: May I have a motion to close
11 public comment?

12 COMMISSIONER FERNANDEZ: Motion.

13 CITY CLERK: Motion by Commissioner
14 Fernandez.

15 Second?

16 COMMISSIONER GRULLON: Second.

17 CITY CLERK: Second by Commissioner
18 Grullon.

19 Commissioner Fernandez?

20 COMMISSIONER FERNANDEZ: Yes.

21 CITY CLERK: Commissioner Grullon?

22 COMMISSIONER GRULLON: Yes.

23 CITY CLERK: Commissioner Valdivia?

24 COMMISSIONER VALDIVIA: Yes.

25 CITY CLERK: Commissioner Martinetti?

1 COMMISSIONER MARTINETTI: Yes.

2 CITY CLERK: Mayor Stack?

3 MAYOR STACK: Yes.

4 CITY CLERK: May I have a motion to adopt?

5 COMMISSIONER FERNANDEZ: Motion.

6 CITY CLERK: Motion by Commissioner
7 Fernandez.

8 COMMISSIONER VALDIVIA: Second.

9 CITY CLERK: Second by Commissioner
10 Valdivia.

11 Commissioner Fernandez?

12 COMMISSIONER FERNANDEZ: Yes.

13 CITY CLERK: Commissioner Grullon?

14 COMMISSIONER GRULLON: Yes.

15 CITY CLERK: Commissioner Valdivia?

16 COMMISSIONER VALDIVIA: Yes.

17 CITY CLERK: Commissioner Martinetti?

18 COMMISSIONER MARTINETTI: Yes.

19 CITY CLERK: Mayor Stack?

20 MAYOR STACK: Yes.

21

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

24 **ORDINANCE(S) FOR HEARING AND ADOPTION**

25 **CONSIDERATION:**

1 3. ORDINANCE ESTABLISHING CHAPTER 427 TO
2 PROHIBIT THE USE OF A THREE-DIMENTIONAL (sic)
3 PRINTER IN ORDER TO MANUFACTURE A FIREARM, UNDER
4 CERTAIN TERMS AND CONDITIONS.)
5

6 CITY CLERK: The third Ordinance is an
7 Ordinance Establishing Chapter 427 to Prohibit
8 the Use of a Three-Dimensional Printer in Order
9 to Manufacture a Firearm, Under Certain Terms and
10 Conditions.

11 Mayor, at this time would you like to take
12 public comment.

13 MAYOR STACK: This is an Ordinance I never
14 thought in my lifetime we'd ever have to do; but,
15 unfortunately, we have to.

16 Anyone wishing to comment on this Ordinance
17 at this time, please step forward, state your
18 name and address for the record.

19 Seeing none.

20 CITY CLERK: May I have a motion to close
21 public comment?

22 COMMISSIONER FERNANDEZ: Motion.

23 CITY CLERK: Motion by Commissioner
24 Fernandez.

25 Second?

1 COMMISSIONER GRULLON: Second.
2 COMMISSIONER VALDIVIA: Second.
3 CITY CLERK: Second by Commissioner
4 Grullon.
5 Commissioner Fernandez?
6 COMMISSIONER FERNANDEZ: Yes.
7 CITY CLERK: Commissioner Grullon?
8 COMMISSIONER GRULLON: Yes.
9 CITY CLERK: Commissioner Valdivia?
10 COMMISSIONER VALDIVIA: Yes.
11 CITY CLERK: Commissioner Martinetti?
12 COMMISSIONER MARTINETTI: Yes.
13 CITY CLERK: Mayor Stack?
14 MAYOR STACK: Yes.
15 CITY CLERK: May I have a motion to adopt?
16 COMMISSIONER MARTINETTI: Motion.
17 COMMISSIONER FERNANDEZ: Second.
18 CITY CLERK: Motion by Commissioner
19 Martinetti.
20 Second by Commissioner Fernandez.
21 Commissioner Fernandez?
22 COMMISSIONER FERNANDEZ: Yes.
23 CITY CLERK: Commissioner Grullon?
24 COMMISSIONER GRULLON: Yes.
25 CITY CLERK: Commissioner Valdivia?

1 COMMISSIONER VALDIVIA: Yes.

2 CITY CLERK: Commissioner Martinetti?

3 COMMISSIONER MARTINETTI: Yes.

4 CITY CLERK: Mayor Stack?

5 MAYOR STACK: Yes.

6

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

8

9 CITY CLERK: Mayor, at this time would you
10 like to take public comment on any item
11 concerning government in the City of Union City?

12 MAYOR STACK: Angelo, if you can -- just
13 before we do -- if you can make sure we get a
14 letter mailed out to any of the empty lots in the
15 City; that they get a copy of this and when it
16 takes effect.

17 MR. AUTERI: Yes, Mayor.

18 MAYOR STACK: Just get it to them in
19 advance.

20 Sal could give you that.

21 MR. AUTERI: Okay.

22 MAYOR STACK: Anyone wishing to comment on
23 any matter concerning municipal government in the
24 City of Union City, please step forward, state
25 your name and address for the record.

1 Just for anyone who's here that's wondering
2 why we're doing it in this building, we move a
3 hundred percent of our meetings around the City.

4 They're all held in the evening hours --
5 the majority; 99.9 percent of them are held in
6 the evening hours. We move them all over the
7 City.

8 We're never in actually City Hall. We try
9 to move it to a different neighborhood every two
10 weeks or whenever there's a Commission Meeting,
11 as we do with everything else that we try to do,
12 to keep it as transparent as possible.

13 Having said that, anyone wishing to comment
14 on this time --

15 MS. MORENO: Yes.

16 MAYOR STACK: -- please step forward.

17 Sure. If you could just step forward and
18 just state your name and address for the record.

19 MS. MORENO: Okay.

20 I think it's unfair --

21 MS. DILLON: Ma'am, just step forward.

22 Can you tell us your name please?

23 MAYOR STACK: Just right over here. You
24 could -- right here.

25 MS. MORENO: Over here?

1 MS. DILLON: Yes.

2 MAYOR STACK: Right here, Perla.

3 MS. DILLON: That's perfect.

4 MAYOR STACK: Yeah.

5 COMMISSIONER MARTINETTI: Your name.

6 MS. DILLON: Just tell us your name.

7 MS. MORENO: Perla Moreno.

8 MS. DILLON: Moreno?

9 MS. MORENO: Yes.

10 Okay, it's about regulations under about
11 three apartments. And you don't live in the
12 apartments, all the regulation about it.

13 There's more owner that it was not a
14 problem. Because when you're big investor the --
15 the rent are very high. But the small, you know,
16 owner; for example, people doesn't follow any
17 rules, -- leave the -- they except for all the
18 security. You got to go to a lawyer. Okay.
19 Assume they leave the apartment; the apartment
20 you got to spend a lot of money to do the whole
21 thing again.

22 You got to -- the -- the taxes are very
23 high. The insurance very high.

24 So for a small owner it's really, really
25 unfair this kind of regulation. That's what I

1 think.

2 MAYOR STACK: How -- how many units is the
3 building that you own, Perla?

4 MS. MORENO: Okay, that's three apartments.

5 MAYOR STACK: Okay.

6 And it's not owner occupied? You don't
7 occupy, right?

8 MS. MORENO: I no occupy it.

9 MAYOR STACK: No.

10 MS. MORENO: But I got very bad experience.
11 Okay?

12 People stay one year. When they left -- or
13 two years, you got to do the whole thing. You
14 got to invest a lot of money.

15 Okay. So if you can increase a rent, you
16 know, nothing crazy, like something normal. But
17 you got to increase because you are spending
18 money, that's your property and you have to be
19 worried about so many things.

20 I think it's very unfair there are make so
21 many rules over the people; they have to be
22 dealing with so many things.

23 I'm talking about myself --

24 MAYOR STACK: Right.

25 MS. MORENO: -- know my worries.

1 When you're owner, you are not just owner,
2 you own all the problems.

3 MAYOR STACK: Right.

4 MS. MORENO: You have to be, you know, all
5 the time -- I get some time call two o'clock,
6 three o'clock in the morning by the alarm.
7 Nothing happens and stuff but you got -- you wake
8 up and you -- I be worry, you have to fix this or
9 that. So it's a lot of things. It's not just to
10 collect the rent.

11 And when people leave, it's a lot of
12 things, it's a lot of problem. That's what I
13 think.

14 MAYOR STACK: Okay.

15 MS. MORENO: Thank you.

16 MAYOR STACK: I mean I'll be more than
17 happy to meet with you.

18 Obviously, the ordinance is not designed
19 after a landlord like yourself. I know that you
20 maintain your properties.

21 It's designed more for those landlords that
22 are unscrupulous; that come in here and buy, you
23 know, a dozen buildings and never even see the
24 buildings and just gouge the tenants for rents.

25 We want to maintain affordable housing in

1 the community. We want to maintain the community
2 that's here. And we don't want those people to
3 be forced out. We also don't want to hurt you as
4 a small landlord.

5 So call me, I'll be more than happy -- I'll
6 set up the meeting with you.

7 MS. MORENO: Okay.

8 MAYOR STACK: So call me tomorrow and I'll
9 set up a meeting next week.

10 MS. MORENO: Well, I'm telling you, --
11 (indiscernible) -- I think it's -- when I got the
12 letter, what is this?

13 MAYOR STACK: Okay. If you --

14 MS. MORENO: Taxes are very high. It's not
15 your fault.

16 MAYOR STACK: Right.

17 MS. MORENO: I know you are -- not because
18 of this -- because you're a good Mayor.

19 MAYOR STACK: Thank you.

20 MS. MORENO: You are worried in the same
21 way that I'm worried my property.

22 MAYOR STACK: Sure.

23 MS. MORENO: You're worried about the City.

24 MAYOR STACK: Sure.

25 MS. MORENO: Okay. But the thing is it's

1 too much.

2 The -- the -- insurance --

3 MS. DILLON: Just stand up again, ma'am.

4 MS. MORENO: -- (indiscernible).

5 MAYOR STACK: Right.

6 It's okay.

7 If you can, just give me a call tomorrow.

8 Call me later in the day and I'll set up an
9 appointment for early next week.

10 MS. MORENO: All right.

11 MAYOR STACK: All right?

12 You got it, Perla, any time.

13 MS. MORENO: Thank you.

14 MAYOR STACK: Anyone else wishing to
15 comment at this time?

16 Emma?

17 MS. ZANTARSKI: Yes.

18 My name --

19 Oh.

20 My name is Emma Zantarski. I know this
21 have nothing to do. I would like to have a
22 meeting with you --

23 MAYOR STACK: Sure.

24 MS. ZANTARSKI: -- because I would like to
25 have your advice on something.

1 MAYOR STACK: Any time. Any time. I know
2 your number by heart. I do. I know it by heart.

3 MS. ZANTARSKI: Yeah, my cell phone?

4 MAYOR STACK: The home number. The home
5 number.

6 MS. ZANTARSKI: Okay.

7 MAYOR STACK: (Phone number recited).

8 Call me -- just call me again. Call me
9 tomorrow, any time after six tomorrow night.

10 MS. ZANTARSKI: After six tomorrow?

11 MAYOR STACK: Yeah, leave me a voicemail
12 and I'll set up an appointment early next week.

13 MS. ZANTARSKI: Because I need your -- your
14 -- your advice.

15 MAYOR STACK: Any time. No problem at all.

16 MS. ZANTARSKI: Thank you.

17 MAYOR STACK: I definitely will.

18 Anyone else wishing to comment at this
19 time?

20 Ulysses?

21 MR. ISA: Mayor, this is not --

22 MS. DILLON: Name for the record.

23 MR. ISA: -- particularly --

24 Ulysses Isa.

25 I'm sorry.

1 Just used to talking -- just -- just used
2 to saying, Mayor, how are you.

3 MAYOR STACK: Sure.

4 MR. ISA: Ulysses Isa. U-L-Y-S-S-E-S.

5 Last name I-S-A; 230 47th Street, Union City, New
6 Jersey.

7 And I'm actually just donating a few items
8 of historical --

9 MAYOR STACK: That's nice.

10 MR. ISA: -- memorabilia --

11 MAYOR STACK: Thank you.

12 MR. ISA: -- to the town.

13 They had -- they were in my office. My --
14 I'm not at that location anymore.

15 MAYOR STACK: Right.

16 MR. ISA: And I thought that they would be
17 better suited at the, you know, museum or
18 somewhere in -- in --

19 MAYOR STACK: I appreciate that.

20 MR. ISA: -- in the town.

21 MAYOR STACK: Lucio -- Lucio will
22 definitely make sure that they're placed.

23 MR. ISA: And --

24 MAYOR STACK: Absolutely.

25 MR. ISA: -- I mean just a few -- just --

1 just to show you --

2 MAYOR STACK: That's very nice of you to do
3 that.

4 MR. ISA: I mean this is a -- actually this
5 is a \$20.00 bill printed in the First Bank of
6 Union City when it --

7 MAYOR STACK: Wow.

8 MR. ISA: -- existed.

9 MAYOR STACK: Look at that.

10 MR. ISA: This is from the 50th
11 anniversary.

12 COMMISSIONER FERNANDEZ: What number's
13 that?

14 MAYOR STACK: Look at that.

15 MR. ISA: That's from the 50th anniversary
16 of the City.

17 MAYOR STACK: Very nice.

18 MR. ISA: And this is a -- the key to the
19 City. It was, --

20 COMMISSIONER FERNANDEZ: Wow.

21 MR. ISA: -- you know, given to -- I don't
22 know to whom --

23 MAYOR STACK: Very nice.

24 MR. ISA: -- but I -- these are items --
25 And there's a few other items in there --

1 MAYOR STACK: Lucio, look at that.

2 MR. ISA: -- including --

3 MAYOR STACK: Lucio, --

4 COMMISSIONER FERNANDEZ: Yeah. It's
5 incredible.

6 MR. ISA: Yeah.

7 -- including -- and I showed you this once
8 before, a panoramic picture of the City --

9 MAYOR STACK: We'll -- we'll put these in
10 the Cultural Center.

11 Right, Lucio?

12 COMMISSIONER FERNANDEZ: Yeah. Absolutely.

13 MAYOR STACK: In the Musto Cultural Center
14 we'll put them up.

15 COMMISSIONER FERNANDEZ: Absolutely.

16 MR. ISA: Very good.

17 COMMISSIONER MARTINETTI: Thank you,
18 Ulysses.

19 MR. ISA: I'll give them -- the rest of you
20 --

21 COMMISSIONER MARTINETTI: Thank you.

22 MAYOR STACK: Absolutely.

23 Lucio will definitely take them.

24 Ulysses, thank you very much.

25 Thanks for always thinking of the City; I

1 appreciate that.

2 MR. ISA: My -- my pleasure, Mayor.

3 MAYOR STACK: And your service over the
4 years in helping us; I appreciate that.

5 MR. ISA: Thank you, Mayor.

6 MAYOR STACK: Thank you.

7 Thank you.

8 Anyone else wishing to comment at this
9 time?

10 MS. GONZALEZ: Okay, my name is Emma.

11 COMMISSIONER MARTINETTI: You have to come
12 forward.

13 MS. DILLON: Last name?

14 MS. GONZALEZ: I just want to make a
15 comment on what the lady just said about raising
16 the rent.

17 Okay. I understand her problem but if
18 you're gonna rent to somebody you should do a
19 background check. Because if you raise the
20 rent, --

21 Like myself, I'm retired, I pay \$1,800.00
22 rent. Okay. If the rent goes high, how am I
23 supposed to survive?

24 MAYOR STACK: Right.

25 MS. GONZALEZ: You know. So, I do not

1 | agree on what she said, raising the rent, I don't
2 | think that's the problem.

3 | The problem should be if she's going to
4 | rent an apartment to somebody she should do a
5 | background -- background check on that person.
6 | Make sure it is what it is.

7 | I live in the same apartment for 42 years.
8 | I had a problem; didn't I go to you?

9 | MAYOR STACK: Absolutely.

10 | MS. GONZALEZ: The problem was solved. And
11 | that's it.

12 | MAYOR STACK: Thank you very much.

13 | MS. GONZALEZ: But I don't think raising
14 | the rent is the problem.

15 | MS. MORENO: Well it's the same thing that
16 | increase the -- the taxes. That's not my fault,
17 | too.

18 | MAYOR STACK: Right.

19 | Just, Perla, we're not going to --

20 | MS. MORENO: Okay?

21 | MAYOR STACK: We --

22 | MS. GONZALEZ: No. I'm not going to argue
23 | about it, --

24 | MAYOR STACK: No.

25 | MS. GONZALEZ: -- I'm just --

1 MS. MORENO: (Indiscernible) --

2 MS. GONZALEZ: -- it's agree --

3 MAYOR STACK: Perla, --

4 MS. GONZALEZ: -- or disagree.

5 MAYOR STACK: Perla, --

6 MS. GONZALEZ: It's not an argument.

7 MAYOR STACK: You know what it is?

8 MS. GONZALEZ: You're gonna deal with him
9 about it.

10 MAYOR STACK: Emma stated her point. You
11 state your point.

12 MS. GONZALEZ: Exactly. That's all.

13 MAYOR STACK: You're going to meet with me.
14 No problem.

15 Any time.

16 MS. GONZALEZ: Thank you.

17 MAYOR STACK: Thank you very much.
18 Thank you.

19 Anyone else wishing to comment at this
20 time, please step forward, state your name and
21 address for the record.

22 Anyone else at this time?

23 Okay.

24 Thank you very much.

25 We -- as I said, we try to move a hundred

1 | percent of our meetings throughout the community.

2 | No one has to wait for a Commission Meeting.

3 | If you have a problem at any time, seven
4 | days a week, please, reach out for me at any
5 | time.

6 | CITY CLERK: May --

7 | MAYOR STACK: Thank you very much,
8 | everyone.

9 | CITY CLERK: May I have a motion to close
10 | Public Comment?

11 | MAYOR STACK: Thank you.

12 | Have a good evening, everyone.

13 | Thank you.

14 | CITY CLERK: Motion by Commissioner
15 | Fernandez.

16 | Second?

17 | MS. GONZALEZ: Thank you so much.

18 | COMMISSIONER GRULLON: Second.

19 | CITY CLERK: Second by --

20 | MAYOR STACK: Thank you very much.

21 | CITY CLERK: -- Commissioner Grullon.

22 | MAYOR STACK: Thank you, everybody.

23 | CITY CLERK: Commissioner Fernandez?

24 | MAYOR STACK: Have a good night.

25 | Thank you.

1 CITY CLERK: All in favor?

2

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

4

5 CITY CLERK: Any opposition?

6 COMMISSIONER GRULLON: No.

7

8 **ADJOURNMENT:**

9

10 CITY CLERK: May I have a motion to
11 adjourn?

12 MAYOR STACK: Motion.

13 CITY CLERK: Motion by Mayor Stack.

14 Second by Commissioner Fernandez.

15 All in favor?

16 (Whereupon, there are multiple speakers.)

17

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

19

20 CITY CLERK: Any opposed?

21 Okay.

22 Thank you very much.

23 MS. MORENO: Good night, Mayor.

24 MAYOR STACK: Thank you for coming to the
25 meeting.

1

2

(Whereupon, the proceedings were concluded

3

at 7:28 p.m.)

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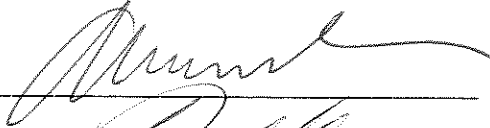
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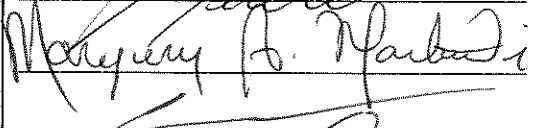
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Brian P. Stack

2


Lucio P. Fernandez

3


Maryury A. Martinetti

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Celin J. Valdivia

5


Wendy A. Grullon

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Board of Commissioners

7

8

Attest: 

9

Erin M. Knoedler,

10

City Clerk

11

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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 heard on Tuesday, September 4, 2018 and digitally
10 recorded.

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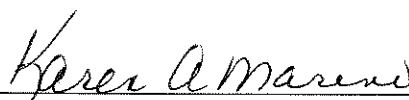
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Karen A. Marino AOC 493

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25 Monitored and Proofread by: Deborah Dillon