

ORIGINAL

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

REGULAR MEETING

TRANSCRIPT OF RECORDED

PROCEEDINGS

Bruce D. Walter
Recreation Center
507 West Street
Union City, New Jersey

Tuesday, July 23, 2019
Commencing at 7:04 p.m.

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

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:

LUCIO P. FERNANDEZ, COMMISSIONER

A L S O P R E S E N T:

ERIN M. KNOEDLER, CITY CLERK

SCARINCI HOLLENBECK
BY: ANGELO AUTERI, ESQ.
Corporation Counsel

GREGORY T. FARMER, ESQ.
Attorney for the Union City
Alcohol Beverage Control Commission

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1 CITY CLERK: This is a Regular Public
2 Meeting of the Union City Board of Commissioners
3 being held on Tuesday, July 23rd, 2019, at seven
4 p.m., at Bruce D. Walter Recreation Center, 507
5 West Street, Union City, New Jersey.

6 Please stand for the Pledge of Allegiance.

7

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

10

11 CITY CLERK: This meeting has been called
12 in accordance with the Open Public Meetings Act.

13 Adequate notice of the meeting has been
14 provided to The Jersey Journal, The Record, The
15 Hudson Reporter, and has been posted on the
16 bulletin board in 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 is
22 absent.

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

9 **CONSENT AGENDA:**

10 (1) Resolution Approving the Payment of Claims

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

13 (3) Resolution Approving the Escrow Refunds

14 (4) Resolution Approving the City Payroll for
15 the Period of July 6, 2019 through July 19, 2019

16 (5) Resolution Approving the Library Payroll
17 for the Period of July 6, 2019 through July 19,
18 2019

19 (6) Resolution Authorizing the City Clerk to
20 Advertise for Bids for Elevator Repair for City
21 Hall Elevators

22 (7) Resolution Authorizing the City Clerk to
23 Advertise for Bids for Firefighter's Memorial
24 Park Painting

25 (8) Resolution Authorizing the City Clerk to

1 Advertise for Bids for 38th Street Park
2 Improvements
3 (9) Resolution Authorizing the Award of a
4 Contract for Counsel for the Rent Stabilization
5 Board to Marotta & Garvey
6 (10) Resolution Authorizing the Award of
7 Contract to for Engineering Services to Maser
8 Consulting, CME Associates, Suburban Consulting,
9 LS Engineering Associates, Neglia Engineering
10 (all proposals accepted)
11 (11) Resolution Authorizing the Award of a
12 Contract for Personnel Consultant with Jason
13 Michael Consultants
14 (12) Resolution Authorizing the Award of
15 Contract for Architectural Services for Community
16 Development Agency to RSC Architects, ENV
17 Architects, Mount Vernon Group, Beccia Associates
18 & Musial Group (all proposals accepted)
19 (13) Resolution Authorizing the Award of
20 Contract for Corporation Counsel Services to
21 Scarinci Hollenbeck
22 (14) Resolution Authorizing the Award of
23 Contract for Planning Consultant for Affordable
24 Housing Matters to Heyer Gruel & Associates
25 (15) Resolution Authorizing the Award of

1 Contract for State and Federal Grants Consultant
2 to Millennium Strategies LLC
3 (16) Resolution Authorizing the Award of
4 Contract for Transcription Services for Union
5 City Boards to Audio-Digital Transcription
6 Services
7 (17) Resolution Authorizing the Award of
8 Contract for Special Construction Code Litigation
9 Services to Chasen, Lamparello, Mallon and
10 Cappuzzo and Scarinci Hollenbeck (all proposals
11 accepted)
12 (18) Resolution Authorizing the Award of
13 Contract for ABC Prosecutor with Gregory Farmer
14 (19) Resolution Authorizing the Award of
15 Contract for Substitute Public Defender to Yaker
16 Glatt Law Firm & Lopez Norris (sic), LLC (all
17 proposals accepted)
18 (20) Resolution Authorizing the Award of
19 Contract for Zoning Board of Adjustment Counsel
20 to Tomas R. Paneque
21 (21) Resolution Authorizing the Award of
22 Contract for Auditing and Accounting Services to
23 Donahue, Gironde, Doria & Tompkins (sic)
24 (22) Resolution Authorizing the Award of
25 Contract for Labor Counsel to O'Toole, Scrivo,

1 Fernandez

2 (23) Resolution Authorizing the Award of
3 Contract for Public Defenders to Yaker, Glatt,
4 Dario, Albert, Metz & Eyerman, Aristides
5 Hernandez, Steven Sciancalepore (all proposals
6 accepted)

7 (24) Resolution Authorizing the Award of
8 Contract for Special Counsel to Florio, Kenny,
9 Raval, LLP, Barry Sarkisian, O'Toole, Scrivo,
10 Fernandez, Scrivo, Chasen, Lamparello, Mallon and
11 Cappuzzo, DeCotiis, Fitzpatrick, Cole & Giblin
12 and Marotta Garvey (all proposals accepted)

13 (25) Resolution Authorizing the Award of
14 Contract for Bond Counsel to Parker McCay

15 (26) Resolution Authorizing the Award of
16 Contract for Substitute Municipal Court
17 Prosecutor to Norman Albert, Craig Kojac and
18 Moshood Muftau

19 (27) Resolution Authorizing the Award of a
20 Contract for Chief Municipal Court Prosecutor to
21 TJ Legg Law Firm

22 (28) Resolution Authorizing the Award of
23 Contract for Accounting Services to Business
24 Accounting Services LLC

25 (29) Resolution Authorizing the Award of General

1 Counsel to the Community Development Agency to
2 Scarinci Hollenbeck

3 (30) Resolution Authorizing the Award of a
4 Contract for Engineering Services for the
5 Community Development Agency to Maser Engineering
6 and CME Engineering

7 (31) Resolution Authorizing the Award of a
8 Contract for Planning Consultant for Land Use
9 Ordinance to Heyer Gruel & Associates

10 (32) Resolution Authorizing the Award of a
11 Contract for Planning Consultant to the Community
12 Development Agency to Community Housing and
13 Planning Associates

14 (33) Resolution Authorizing an Award of a
15 Contract for Planning Board Attorney to Dario,
16 Albert, Metz, Eyerman

17 (34) Resolution Authorizing the Award of a
18 Contract for Planning Consultant to the Planning
19 Board and Board of Adjustment to Community
20 Housing and Planning Associates

21 (35) Resolution Authorizing the Award of a
22 Contract for Library Board Counsel to De La Cruz
23 Associates, LLC

24 (36) Resolution Authorizing the Award of a
25 Contract for Consultant for Green Acres and Open

1 Space to Community Housing and Planning

2 Associates

3 (37) Resolution Authorizing the Award of a

4 Contract for Special Counsel Tax Appeals to

5 Marotta Garvey

6 (38) Resolution Authorizing the Award of a

7 Contract for Special Hearing Officer to Florio,

8 Kenny, Raval LLP

9 (39) Resolution Authorizing the Award of a

10 Contract for Substitute Engineering Services to

11 Suburban Consulting Engineers

12 (40) Resolution Approving an Award of a Contract

13 for Tax Appeal Expert to Hallmark Real Estate and

14 Integra Realty Resources (all proposals accepted)

15 (41) Resolution Approving a Raffle License for

16 Holy Cross Armenian Church

17 (42) Resolution Accepting the Planning Board's

18 Recommendation Approving a Redevelopment Plan for

19 720-8th Street, also known as Block 42, Lot 9

20

21 Resolution Cancelling Abatements Due to Sale of

22 Property

23

24 (43) Resolution Authorizing Tax Refund in a Tax

25 Appeal Decision by the Tax Court of New Jersey

1 (44) Resolution Cancelling First Half of Taxes
2 and 3rd Quarter Overbill for Block 156, Lot 5.01
3 also known as 822-27th Street

4 (45) Resolution Authorizing the Refund of
5 Premium Monies Collected at the Tax Sale

6 (46) Resolution Authorizing the Refund of
7 Redemption Monies to Outside Lienholders.)
8

9 CITY CLERK: There are 46 items on the
10 Consent Agenda.

11 The first is a Resolution Approving the
12 Payment of Claims.

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

15 Third is a Resolution Approving Escrow
16 Refunds.

17 The fourth is a Resolution Approving the
18 City Payroll for the Period of July 6th, 2019
19 through July 19th, 2019.

20 The fifth is a Resolution Approving the
21 Library Payroll for the Period of July 6th, 2019
22 through July 19th, 2019.

23 Sixth is a Resolution Authorizing the City
24 Clerk to Advertise for Bids for Elevator Repair
25 for City Hall Elevators.

1 Seventh is a Resolution Authorizing the
2 City Clerk to Advertise for Bids for Firefighter
3 Memorial Park Painting.

4 The eighth is a Resolution Authorizing the
5 City Clerk to Advertise for Bids for 38th Street
6 Park Improvements.

7 The ninth is a Resolution Authorizing the
8 Award of a Contract for Counsel for Rent
9 Stabilization Board to Marotta and Garvey.

10 The tenth is a Resolution Authorizing the
11 Award of Contract for Engineering Services to
12 Maser Consulting, CME Associates, Suburban
13 Consulting, LS Engineering Associates, Neglia
14 Engineering. All proposals accepted.

15 The eleventh is a Resolution Authorizing
16 the Award of a Contract for Personnel Consultant
17 to Jason Michael Consultants.

18 The twelfth is a Resolution Authorizing the
19 Award of Contract for Architectural Services for
20 Community Development Agency to RSC Architects,
21 ENV Architects, Mount Vernon Group, Beccia
22 Associates and Musial Group. All proposals
23 accepted.

24 The thirteenth is a Resolution Authorizing
25 the Award of Contract for Corporation Counsel

1 Services to Scarinci Hollenbeck.

2 The fourteenth is a Resolution Authorizing
3 the Award of Contract for Planning Consultant for
4 Affordable Housing Matters to Heyer Gruel and
5 Associates.

6 The fifteenth is a Resolution Authorizing
7 the Award of Contract for State and Federal
8 Grants Consultant to Millennium Strategies LLC.

9 Sixteenth is a Resolution Authorizing the
10 Award of Contract for Transcription Services to
11 Union City Boards to Audio-Digital Transcription
12 Services.

13 Seventeenth is a Resolution Authorizing the
14 Award of Contract for Special Construction Code
15 Litigation Services to Chasen, Lamparello, Mallon
16 and Cappuzzo and Scarinci Hollenbeck. All
17 proposals accepted.

18 The eighteenth is a Resolution Authorizing
19 the Award of Contract for ABC Prosecutor to
20 Gregory Farmer.

21 The nineteenth is a Resolution Authorizing
22 the Award of Contract for Substitute Public
23 Defender to Yaker Glatt Law Firm and Lopez Noris,
24 LLC. All proposals accepted.

25 The twentieth is a Resolution Authorizing

1 an Award for Contract for Zoning Board Adjustment
2 Counsel to Tomas Paneque.

3 The twenty-first is a Resolution
4 Authorizing Award of Contract for Auditing and
5 Accounting Services to Donahue, Gironde, Doria
6 and Tomkins.

7 The twenty-second is a Resolution
8 Authorizing the Award of Contract for Labor
9 Counsel to O'Toole, -- O'Toole, Scrivo and
10 Fernandez.

11 The twenty-third is a Resolution
12 Authorizing the Award of Contract for Public
13 Defenders to Yaker, Glatt, Dario, Albert, Metz
14 and Eyerman, Aristides Hernandez and Steven
15 Sciancalepore. All proposals accepted.

16 The twenty-first (sic) is a Resolution
17 Authorizing the Award of Contract for Special
18 Counsel to Florio, Kenny, Raval, LLP; Barry
19 Sarkisian; O'Toole, Scrivo, Fernandez; Chasen,
20 Lamparello, Mallon and Cappuzzo; DeCotiis,
21 Fitzpatrick; Cole and Giblin; and Marotta Garvey.
22 All proposals accepted.

23 Twenty-fifth is a Resolution Authorizing
24 the Award of Contract to Bond Counsel to Parker
25 McCay.

1 Twenty-sixth is a Resolution Authorizing
2 the Award of Contract to Substitute Municipal
3 Prosecutor to Norman Albert, Craig Kojac and
4 Moshood Muftau.

5 The twenty-seventh is a Resolution
6 Authorizing the Award of a Contract for Chief
7 Municipal Prosecutor to TJ Legg Law Firm.

8 The twenty-eighth is a Resolution
9 Authorizing Award of Accounting Services to
10 Business Accounting Services LLC.

11 Twenty-ninth is a Resolution Authorizing
12 the Award for General -- General Counsel to the
13 Community Development Agency to Scarinci
14 Hollenbeck.

15 The thirtieth is a Resolution Authorizing
16 the Award of a Contract for Engineering Services
17 for the Community Development Agency to Maser
18 Engineering and CME Engineering.

19 Thirty-first is a Resolution Authorizing
20 the Award of Contract for Planning Consultant for
21 Land Use Ordinance to Heyer Gruel and Associates.

22 Thirty-second is a Resolution Authorizing
23 the Award of Contract for Planning Consultant for
24 the Community Development Agency to Community
25 Housing and Planning Associates.

1 Thirty-second is a --

2 Thirty-third --

3 Sorry.

4 -- is a Resolution Authorizing the Award of
5 Contract for Planning Board Attorney to Dario,
6 Albert, Metz, Eyerman.

7 The thirty-fourth is a Resolution
8 Authorizing the Award for Contract for Planning
9 Consultant to the Planning Board and the Board of
10 Adjustment to Community Housing and Planning
11 Associates.

12 Thirty-fifth is a Resolution Authorizing
13 the Award of a Contract to Library Board Counsel
14 to De La Cruz Associates, LLC.

15 Thirty-six is a Resolution Authorizing the
16 Award of Contract for Green Acres and Open Space
17 to Community Housing and Planning Associates.

18 Thirty-seventh is a Resolution Authorizing
19 the Award of a Contract for Special Tax Appeals
20 -- Special Counsel for Tax Appeals to Marotta
21 Garvey.

22 Thirty-eighth is a Resolution Authorizing
23 the Award of a Contract for Special Hearing
24 Officer to Florio, Kenny, Raval LLP.

25 Thirty-ninth is a Resolution Authorizing a

1 Contract for Substitute Engineering Services to
2 Suburban Consulting Engineers.

3 The fortieth is a Resolution Approving an
4 Award of Contract for Tax Appeal Expert to
5 Hallmark Real Estate and Integra Realty
6 Resources. All proposals accepted.

7 The forty-first is a Resolution Approving a
8 Raffle License for Holy Cross Armenian Church.

9 Forty-second is a Resolution Accepting a
10 Planning Board's Recommendation Approving a
11 Redevelopment Plan for 720 8th Street, also known
12 as Block 42, Lot 9.

13 The forty--

14 I'm sorry, that's missing a number.

15 The forty-third is a Resolution Cancelling
16 Abatements Due to Sale of -- of Property.

17 The forty-fourth is a Resolution Approving
18 (sic) a Tax Refund in a Tax Appeal Decision for
19 the Tax Court of New Jersey.

20 The forty-fifth is a Resolution Cancelling
21 First Half of Taxes and 3rd Quarter Overbill for
22 Block 156, Lot 5.01, also known as 822 27th
23 Street.

24 The forty-sixth is a Resolution Authorizing
25 a Refund of Redemption -- of Premium Monies

1 Collected at Tax Sale.

2 And the forty-sixth is a Resolution
3 Authorizing Redemption Monies to Outside
4 Lienholders.

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

7 MAYOR STACK: Sure.

8 Anyone wishing to comment at this time on
9 the Consent Agenda, please step forward, state
10 your name and address for the record.

11 MR. PRICE: Larry Price, 1006 Palisade
12 Avenue.

13 Item 42, it reads Resolution Accepting the
14 Planning Board's Recommendation Approving a
15 Redevelopment Plan.

16 The last step that I saw from the Planning
17 Board was a recommendation this Board declare the
18 parking lot to be an area in need of
19 redevelopment.

20 That's what we're approving?

21 MR. AUTERI: They -- so the Planning Board
22 has provided and the Community Development
23 Housing -- David Spatz's corporation, has
24 provided a redevelopment plan to the Board of
25 Commissioners, which is being accepted and

1 acknowledged to be the resolution.

2 There's also an ordinance later on on the
3 agenda to adopt the redevelopment plan.

4 MR. PRICE: Okay, but they're -- they're
5 two different things.

6 One is a recommendation by the Planning
7 Board that the area be declared in need of
8 redevelopment.

9 MR. AUTERI: Right.

10 MR. PRICE: That's done by a resolution by
11 this Board.

12 Then the second thing would be the
13 redevelopment plan, which is an ordinance which
14 has to be done by this Board.

15 MR. AUTERI: That's correct.

16 MR. PRICE: And my question is what is 42?

17 MR. AUTERI: Forty-two --

18 MR. PRICE: It says redevelopment plan but
19 you don't adopt redevelopment plans by
20 resolution.

21 MR. AUTERI: Well we have an ordinance,
22 too. That's what I'm telling you.

23 The resolution is acknowledging the
24 recommendation from the Planning Board;
25 ordinance --

1 CITY CLERK: To move forward.

2 MR. AUTERI: -- adopts --

3 CITY CLERK: To move forward.

4 MR. AUTERI: -- the redevelopment plan to
5 move forward.

6 Correct.

7 MR. PRICE: Thank you.

8 MAYOR STACK: Thank you.

9 Anyone else wishing to comment on the
10 Consent Agenda, please step forward.

11 Seeing none.

12 I'll make a motion to close.

13 CITY CLERK: Motion by Mayor Stack to close
14 public comment.

15 Second?

16 COMMISSIONER GRULLON: Second.

17 CITY CLERK: Second by Commissioner
18 Grullon.

19 Commissioner Grullon?

20 COMMISSIONER GRULLON: Yes.

21 CITY CLERK: Commissioner Valdivia?

22 COMMISSIONER VALDIVIA: Yes.

23 CITY CLERK: Commissioner Martinetti?

24 COMMISSIONER MARTINETTI: Yes.

25 CITY CLERK: Mayor Stack?

1 MAYOR STACK: Yes.

2 CITY CLERK: Thank you.

3 May I have a motion to approve all items on
4 Consent?

5 COMMISSIONER VALDIVIA: Motion.

6 CITY CLERK: Motion by Commissioner
7 Valdivia.

8 Second?

9 COMMISSIONER GRULLON: Second.

10 CITY CLERK: Second by Commissioner
11 Grullon.

12 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 CITY CLERK: Thank you.

21

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

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

25 1. ORDINANCE AMENDING CHAPTER 4

1 "ADMINISTRATION OF GOVERNMENT" ARTICLE XIII OF
2 THE CODE OF THE CITY OF UNION CITY ENTITLED
3 "POLICE DEPARTMENT".)

4

5 CITY CLERK: There are six Ordinances on
6 for Introduction.

7 Adoption on first reading will prompt
8 advertisement. And unless prescribed --
9 otherwise prescribed by law, the public hearing
10 will -- will be advertised with consideration for
11 adoption.

12 There are two items on there that won't be
13 adopted at the next meeting because law dictates
14 otherwise. Other than that the -- the remaining
15 will be.

16 And that would take place August 7th, which
17 is a Wednesday at Sara Gilmore Academy, 1600
18 Kerrigan Avenue, Union City, --

19 MAYOR STACK: And which --

20 CITY CLERK: -- New Jersey.

21 MAYOR STACK: -- which one won't be on that
22 meeting, Erin? I'm sorry.

23 CITY CLERK: So the Land Development one,
24 number 2, will not. Because that has to go back
25 to the Planning Board.

1 And the Capital Improvement may or may not,
2 dictating on State -- the State.

3 MAYOR STACK: Number 3?

4 CITY CLERK: Yes. Yes.

5 MAYOR STACK: Okay.

6 CITY CLERK: Yes.

7 Thank you, Mayor.

8 The first Ordinance is an Ordinance
9 Amending Chapter 4, Administration of Government,
10 Article XIII of the Code of the City of Union
11 City Entitled Police Department.

12 May I have a motion to introduce?

13 MAYOR STACK: Just -- just before we do,
14 just to give an overview to the public so they
15 know exactly what we're doing.

16 CITY CLERK: Sure.

17 This -- this Ordinance deals with Police
18 details. It breaks down -- the only -- it's
19 primarily similar to the others, it just breaks
20 down a change that was contractually negotiated.

21 For non-governmental work the rate is now
22 \$95.00 per hour with a \$6.00 administration fee
23 and a \$4.00 fee going to the Police union
24 representing the officer and \$85.00 to the
25 officer.

1 Any governmental or government event,
2 there'll be a flat rate of \$60.00 for the
3 officer. And they were also contractually
4 negotiated.

5 MAYOR STACK: Okay.

6 I'll make a motion.

7 MR. AUTERI: I just wanted to add in
8 there's no administrative fee for the
9 governmental.

10 CITY CLERK: Correct.

11 MAYOR STACK: Right.

12 CITY CLERK: Thank you.

13 Motion by Mayor Stack.

14 Second?

15 COMMISSIONER MARTINETTI: Second.

16 CITY CLERK: Second by Commissioner
17 Martinetti.

18 Commissioner Grullon?

19 COMMISSIONER GRULLON: Yes.

20 CITY CLERK: Commissioner Valdivia?

21 COMMISSIONER VALDIVIA: Yes.

22 CITY CLERK: Commissioner Martinetti?

23 COMMISSIONER MARTINETTI: Yes.

24 CITY CLERK: Mayor Stack?

25 MAYOR STACK: Yes.

1 CITY CLERK: Thank you.

2

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

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

6 2. ORDINANCE AMENDING CHAPTER 223 "LAND
7 DEVELOPMENT" OF THE CODE OF THE CITY OF UNION
8 CITY.)

9

10 CITY CLERK: The second is an Ordinance
11 Amending Chapter 223, Land Development, of the
12 Code of the City of Union City.

13 May I have a motion to introduce?

14 MAYOR STACK: Motion.

15 CITY CLERK: Motion by Mayor Stack.

16 Second?

17 COMMISSIONER VALDIVIA: Second.

18 CITY CLERK: Second by Commissioner
19 Valdivia.

20 Commissioner Grullon?

21 COMMISSIONER GRULLON: Yes.

22 CITY CLERK: Commissioner Valdivia?

23 COMMISSIONER VALDIVIA: Yes.

24 CITY CLERK: Commissioner Martinetti?

25 COMMISSIONER MARTINETTI: Yes.

1 CITY CLERK: Mayor Stack?

2 MAYOR STACK: Yes.

3 Just make sure all -- Heyer Gruel and the
4 consultancy here for that when we have the --

5 CITY CLERK: Yes.

6 MAYOR STACK: -- the hearing.

7 CITY CLERK: Yes, Mayor. They're here
8 tonight. They'll also be --

9 MAYOR STACK: I --

10 CITY CLERK: -- attending.

11 MAYOR STACK: -- I recognize they are here.
12 Yes.

13 CITY CLERK: Thank you.

14 They'll also be attending for adoption.
15

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

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

19 3. ORDINANCE OF THE CITY OF UNION CITY, COUNTY
20 OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF
21 \$200,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT
22 FUND FOR THE REPLACEMENT OF LEAD WATER SERVICES.)
23

24 CITY CLERK: The third is an Ordinance of
25 the City of Union City, County of Hudson, New

1 Jersey, Appropriating the Sum of 200,00 in
2 Funding from the Capital Improvement Fund for the
3 Replacement of Lead Water Services.

4 MAYOR STACK: Sure, we spoke about this at
5 a prior meeting.

6 What we're doing is, on Palisade Avenue,
7 being that we're -- we're doing \$9 million worth
8 of work, which includes new streets, new
9 sidewalks, tree planting, decorative lighting,
10 anyone who has a lead service going into their
11 property, that we were able to get inside --
12 inside the property and confirm that they have a
13 lead service.

14 Sometimes the lead service will only be --
15 most times it's not though. Ninety-nine percent
16 of the time, if you have a lead service on the
17 exterior, it runs into the whole house.

18 So if those houses that have a lead
19 service, being that we're doing the streets over
20 and the sidewalks over, we're going to go in
21 actually and replace that lead service regardless
22 of the structure, so we don't have to revisit
23 this at a later time and dig up the streets.

24 So not only is it resolving a health
25 problem, it's not going to cause another problem

1 for the City down the road if somebody needs to
2 go in and replace their lead service.

3 We're allocating \$200,000.00 to this which
4 we feel should be sufficient at this time for the
5 services. We've gone with Suez Water Company at
6 least I would say three weeks.

7 Right, Lieutenant Loaces?

8 I know Lieutenant Loaces organized. We had
9 Suez Water in the evening hours with a police
10 officer, organized by Lieutenant Loaces, to go
11 into each home and check for the service. Those
12 homes that have the lead service, we're
13 replacing.

14 There was a number of homes that we weren't
15 able to get into, even after five or six letters
16 to them in the mail. Letters under their doors.
17 Knocked on their doors by some of the volunteers.

18 We've gone out of our way, every which way,
19 to try to see if we could correct and get into
20 the home.

21 We have a handful of homes that we still
22 haven't been able to get into. We're not going
23 to give up trying. We're going to go back again.
24 That might be either for the sixth or seventh
25 time, to see if we can get in and replace that

1 lead service.

2 CITY CLERK: Thank you.

3 MAYOR STACK: Motion.

4 CITY CLERK: Motion by Mayor Stack.

5 Second?

6 COMMISSIONER GRULLON: Second.

7 CITY CLERK: Second by Commissioner

8 Grullon.

9 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 CITY CLERK: Thank you.

18

19 (Whereupon, the Board discussed and took

20 action on the following item:

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

22 4. ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR
23 THE PROPERTY KNOWN AS 720 8TH STREET, CITY OF
24 UNION CITY, NEW JERSEY AND IDENTIFIED ON THE TAX
25 MAP OF THE CITY AS BLOCK 42, LOT 9.)

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CITY CLERK: The fourth is an Ordinance Adopting a Redevelopment Plan for the Property Known as 720 8th Street, City of Union City, New Jersey and Identified on the Tax Map as City -- of the City as Block 42, Lot 9.

May I have a motion to introduce?

MAYOR STACK: Motion.

CITY CLERK: Motion by --

COMMISSIONER MARTINETTI: Second.

CITY CLERK: -- Mayor Stack.

Second by Commissioner Martinetti.

Commissioner Grullon?

COMMISSIONER GRULLON: Yes.

CITY CLERK: Commissioner Valdivia?

COMMISSIONER VALDIVIA: Yes.

CITY CLERK: Commissioner Martinetti?

COMMISSIONER MARTINETTI: Yes.

CITY CLERK: Mayor Stack?

MAYOR STACK: Yes.

Just a comment on this, number 4.

I'm hoping at some point we can build a senior citizen building above the lot. Maintain the parking at the lot on 8th Street that runs between 8th and 10th Street, where we have the

1 post office on that property. We can build a
2 senior building.

3 I know we have thousands of people waiting
4 on the list for senior housing in Union City.
5 For affordable housing we even have more people.

6 Hopefully, if we can get this senior
7 building built, -- that won't be the end of
8 building senior housing, we'll try to build
9 another one. But then we'll immediately try to
10 work to build additional affordable housing in
11 the City of Union City.

12 Just recently we were able to work out an
13 agreement with the State of New Jersey. There
14 was a building that's been empty for a number of
15 years on 6th Street on Summit Avenue. I believe
16 it's 521 --

17 I'm sorry.

18 -- 519-521 Summit Avenue. That's been
19 vacant for many, many years; that was owned by
20 the School Construction Authority.

21 We'll be able to go in and take over that
22 building for a number of years to provide
23 affordable housing to residents that have been
24 waiting for affordable housing or residents that
25 are homeless.

1 That building there has 14 units?

2 CITY CLERK: Correct.

3 MAYOR STACK: Fourteen units.

4 A number of two bedrooms. A number of one
5 bedrooms. Plus it adds some life to the corner
6 of 6th and Summit Avenue.

7 It will be additional residents living in
8 the area and will provide additional affordable
9 housing.

10 That's something we're hoping we can do
11 throughout the City. Even if we could -- homes
12 that may have been in foreclosure and been vacant
13 for a while, we can take them, renovate them, and
14 have additional affordable housing. Not just in
15 one spot but spread it throughout the community.

16 Unfortunately, there's not a lot of money
17 out there right now for affordable housing, so
18 we're hoping to try to really be creative, as
19 many ways as we can, and create additional
20 affordable housing.

21 We don't want to lose the people that are
22 living in Union City because it becomes
23 unaffordable.

24 So we're going to continue trying to do
25 that.

1 CITY CLERK: Thank you, Mayor.

2

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

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

6 5. ORDINANCE AMENDING CHAPTER 284 TO PROHIBIT
7 THE SALE AND/OR SUBLEASING OF OFF-STREET PARKING
8 SPACES IN RESIDENTIAL ZONES.)

9

10 CITY CLERK: The next is an Ordinance
11 Amending Chapter 284 to Prohibit the Sale and/or
12 Subleasing of Off-Street Parking Spaces in
13 Residential Zones.

14 May I have a motion to introduce?

15 COMMISSIONER GRULLON: Motion.

16 CITY CLERK: Motion by Commissioner
17 Grullon.

18 COMMISSIONER VALDIVIA: Second.

19 CITY CLERK: Second by Commissioner
20 Valdivia.

21 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 You want to give a -- just a brief
5 explanation what we're doing there?

6 MR. AUTERI: Sure, Mayor.

7 So this is really what the title says.
8 We're prohibiting -- the City is prohibiting sale
9 of off-street parking when they're not part of a
10 real estate sale.

11 Obviously, if you sell a piece of property
12 you could still sell the parking.

13 This is meant to get away from any
14 residential property owners who were selling
15 their spaces on -- off the street in the front of
16 their driveway or in the front of their house as
17 a commercial enterprise in residential zones.

18 MAYOR STACK: Great.

19 Thank you.

20 CITY CLERK: Thank you, Angelo.

21

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

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

25 6. ORDINANCE AMENDING SECURITY DEPOSIT FEES.)

1

2 CITY CLERK: The next is an Ordinance
3 Amending Security Deposit Fees.

4

May I have a motion to introduce?

5

6 MAYOR STACK: Sure. This -- this Ordinance
7 here, the City of Union City has an Ordinance in
8 place and this will be amending this -- the
9 deposit fees, as it states in the title of the
10 Ordinance.

11

12 This is for any landlord that we've had
13 numerous problems with over and over again with
14 getting them to do repairs in their building.
15 Landlords require tenants to put up a security
16 deposit. We're going to require the landlord,
17 when they've been cited, when we have different
18 circumstances --

19

20 The Corporation Counsel and the Clerk can
21 add in to what I have to say on this.

22

23 -- but we'll be able to tap in the security
24 fees. When a landlord doesn't make repairs in
25 the building and it's an emergency or it's a --
26 it's a major violation, we'll be able to go in,
27 collect security -- the fees, and use this money
28 to make the repairs that are necessary.

29

It will send a clear message to anyone

1 | who's a slumlord that doesn't want to take care
2 | of their property.

3 | They're quick to ask tenants, give me a
4 | security deposit fee; where we're going to go to
5 | those unscrupulous landlords, we're going to make
6 | them put a security deposit with the City of
7 | Union City.

8 | MR. AUTERI: Right and -- and so, the -- I
9 | think the Mayor touched on this, it won't be
10 | every landlord. There's going to --

11 | MAYOR STACK: Exactly.

12 | MR. AUTERI: -- be a list generated. It
13 | will be the landlords who have these chronic
14 | issues with outstanding violations, health
15 | violations.

16 | This will allow the City to go in and deal
17 | with it, you know, with the escrow money in hand.
18 | As opposed to going and paying out-of-pocket for
19 | an emergency condition and then later lienning the
20 | property.

21 | CITY CLERK: Right.

22 | The City will be able to recoup the funds
23 | faster this way.

24 | MAYOR STACK: Most -- most landlords we
25 | don't have an issue with; it's a small

1 percentage. But that small percentage seem to
2 own quite a bit of property sometimes and they
3 don't want to maintain their buildings.

4 CITY CLERK: Thank you.

5 May I have a motion to introduce?

6 MAYOR STACK: Motion.

7 CITY CLERK: Motion by Mayor Stack.

8 Second?

9 COMMISSIONER VALDIVIA: Second.

10 CITY CLERK: Second by Commissioner
11 Valdivia.

12 Commissioner Grullon?

13 COMMISSIONER GRULLON: Yes.

14 CITY CLERK: Commissioner Valdivia?

15 COMMISSIONER VALDIVIA: Yes.

16 CITY CLERK: Commissioner Martinetti is
17 recusing.

18 Mayor Stack?

19 MAYOR STACK: Yes.

20 CITY CLERK: Thank you.

21

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

24 **REGULAR AGENDA:**

25 1. RESOLUTION APPROVING A PAYMENT OF CLAIM FOR

1 THE UNION CITY BOARD OF EDUCATION.)

2

3 CITY CLERK: There are four items on the
4 Regular Agenda.

5 The first is a Resolution Approving a
6 Payment of Claim to the Union City Board of
7 Education.

8 MR. AUTERI: Ordinarily, Commissioner
9 Grullon and Valdivia would not vote on Board of
10 Ed matters. However, tonight we're invoking the
11 doctrine of necessity.

12 CITY CLERK: May I have a motion to approve
13 item 1?

14 COMMISSIONER GRULLON: Motion.

15 CITY CLERK: Motion by Commissioner
16 Grullon.

17 Second?

18 COMMISSIONER VALDIVIA: Second.

19 CITY CLERK: Second by Commissioner
20 Valdivia.

21 Commissioner Grullon?

22 COMMISSIONER GRULLON: Yes.

23 CITY CLERK: Commissioner Valdivia?

24 COMMISSIONER VALDIVIA: Yes.

25 CITY CLERK: Commissioner Martinetti is

1 recusing.

2 Mayor Stack?

3 MAYOR STACK: Yes.

4 CITY CLERK: Thank you.

5

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

8 **REGULAR AGENDA:**

9 2. RESOLUTION APPROVING A PAYMENT OF CLAIM FOR
10 THE UNION CITY DAYCARE.)

11

12 CITY CLERK: The second is a Resolution
13 Approving a Payment of Claim for the Union City
14 Daycare.

15 May I have a motion to approve item?

16 COMMISSIONER VALDIVIA: Motion.

17 CITY CLERK: Motion by Commissioner
18 Valdivia.

19 Second?

20 COMMISSIONER GRULLON: Second.

21 CITY CLERK: Second by Commissioner
22 Grullon.

23 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 is recusing.

5

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

8 **REGULAR AGENDA:**

9 3. RESOLUTION APPROVING A PAYMENT OF CLAIM FOR
10 THE HUDSON COUNTY IMPROVEMENT AUTHORITY.)

11

12 CITY CLERK: The third is a Resolution
13 Approving a Payment of Claim for the Hudson
14 County Improvement Authority.

15 May I have a motion to approve item 3?

16 COMMISSIONER VALDIVIA: Motion.

17 CITY CLERK: Motion by Commissioner
18 Valdivia.

19 Second?

20 COMMISSIONER GRULLON: Second.

21 CITY CLERK: Second by Commissioner
22 Grullon.

23 Commissioner Grullon?

24 COMMISSIONER GRULLON: Yes.

25 CITY CLERK: Commissioner Valdivia?

1 COMMISSIONER VALDIVIA: Yes.

2 CITY CLERK: Commissioner Martinetti is
3 recusing.

4 Mayor Stack?

5 MAYOR STACK: Yes.

6 CITY CLERK: Thank you.

7

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

10 **REGULAR AGENDA:**

11 4. RESOLUTION APPROVING A PAYMENT OF CLAIM FOR
12 GRACE THEATRE WORKSHOP.)

13

14 CITY CLERK: And the fourth is a Resolution
15 Approving a Payment of Claim for the Grace
16 Theatre Workshop.

17 May I have a motion --

18 MAYOR STACK: Motion.

19 CITY CLERK: Motion by Mayor Stack.

20 COMMISSIONER MARTINETTI: Second.

21 CITY CLERK: Second by Commissioner
22 Martinetti.

23 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 CITY CLERK: Thank you.

7

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

9

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

13 MAYOR STACK: Yes.

14 Anyone wishing to comment at this time
15 concerning government in the City of Union City,
16 please step forward, state your name and address
17 for the record.

18 Seeing none.

19 CITY CLERK: May I have a motion to close
20 Public Comment?

21 COMMISSIONER MARTINETTI: Motion.

22 CITY CLERK: Motion by Commissioner
23 Martinetti.

24 Second?

25 COMMISSIONER VALDIVIA: Second.

1 CITY CLERK: Second by Commissioner
2 Valdivia.

3 Commissioner Grullon?

4 COMMISSIONER GRULLON: Yes.

5 CITY CLERK: Commissioner Valdivia?

6 COMMISSIONER VALDIVIA: Yes.

7 CITY CLERK: Commissioner Martinetti?

8 COMMISSIONER MARTINETTI: Yes.

9 CITY CLERK: Mayor Stack?

10 MAYOR STACK: Yes.

11 CITY CLERK: Thank you.

12

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1 LIQUOR LICENSE PUBLIC HEARING:

2

3 1. A & C 2004 Corp.

4 t/a Adoro Café & Lounge

5 (Union City Social Eatery & Lounge)

6 Location: 414 38th Street

7 Liquor License No. 0910-33-149-005

8 2. Wendy C. Diaz

9 t/a Tropical Bar & Restaurant

10 Location: 4100C Bergenline Avenue

11 Liquor License No. 0910-33-060-003

12 (Leonard J. Altamura, Esq.)

13

14 CITY CLERK: Mayor, at this time we have

15 Liquor License Disciplinary proceedings.

16 MAYOR STACK: Could I just take one -- one

17 second and talk to you and Angelo?

18 Would it --

19 CITY CLERK: Of course.

20 MAYOR STACK: -- be possible?

21 CITY CLERK: We're going to take a break.

22 We're going to go off the record for one

23 minute.

24

25 (Off the record at 7:22 p.m.)

1 (On the record at 7:24 p.m.)

2

3 CITY CLERK: We're going to go back on the
4 record.

5 Seven twenty-four; thank you.

6 Mr. Farmer?

7 MR. FARMER: Yes.

8 Leonard?

9 MR. ALTAMURA: Good evening. Good evening.

10 MR. FARMER: Good evening, Mayor and
11 members of the Board.

12 There are two matters on your calendar.
13 These are the last two matters that we have as
14 far a calendar. Maybe something will change over
15 the next couple of weeks.

16

17 * * *

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1 A & C 2004 Corp.
2 t/a Adoro Café & Lounge
3 (Union City Social Eatery & Lounge)
4 Location: 414 38th Street
5 Liquor License No. 0910-33-149-005
6

7 MR. FARMER: But the first one is Adoro.

8 This was on twice before and I had an awful
9 hard time contacting them. And finally after
10 sending a letter that was somewhat threatening I
11 guess, I got a response. And I was advised that
12 the owner of Adoro is out of the country and
13 scheduled to return before the next meeting.

14 So I would just ask that be carried for two
15 days -- for two -- two weeks.

16 You need a Resolution for it? You need --

17 CITY CLERK: No, we don't --

18 MR. FARMER: Okay.

19 CITY CLERK: Since no one's here to
20 represent them we don't officially --

21 MR. FARMER: Okay.

22 CITY CLERK: -- need to do that.

23

24

* * *

25

1 Wendy C. Diaz
2 t/a Tropical Bar & Restaurant
3 Location: 4100C Bergenline Avenue
4 Liquor License No. 0910-33-060-003
5 (Leonard J. Altamura, Esq.)
6

7 MR. FARMER: And then the other one is
8 Tropical Bar.

9 Now Tropical Bar has a story with it. It
10 seems that there was a -- not an altercation but
11 there was some activity in the bar itself that
12 night.

13 We had video cameras that showed that two
14 people were expelled from the bar. And it seems
15 in investigation the story is that there were
16 three people involved; the two people who were
17 escorted out of the bar and one person remains.

18 So what happened was when the licensee
19 realized that there was a fight occurring, she
20 separated them, threw the two people outside,
21 locked the door, wouldn't let them in. And took
22 -- took the other person and put him in the
23 kitchen.

24 Well the other person in the kitchen
25 decided to go out the back door, came around the

1 corner, and engaged the other two people who they
2 were arguing about before.

3 The Police came on this and it should be
4 pointed out that it was the licensee who called
5 the Police. When she saw the situation got out
6 of hand and they were still fighting in the
7 street, she called the Police; the Police came.

8 Lieutenant Loaces and I have talked with
9 the licensee on a couple of occasions and
10 certainly I should say at one point I'd spoken to
11 Mr. Altamura, her attorney. And we have seen the
12 telephone of the licensee calling that night to
13 911.

14 Lieutenant Loaces checked out the validity
15 of the phone number, the name of the person who
16 the phone was registered, and it came back the
17 licensee.

18 So, Lieutenant Loaces and myself feel that
19 since the licensee did what they're supposed to
20 do, separate the people, call the Police, that I
21 would rec-- the two of us recommend that it be
22 withdrawn, dismissed or whatever.

23 There was a corresponding charge, which is
24 a paper violation. Didn't have books of account.
25 She was in violation of that; that's a three day

1 suspension that historically we give for paper
2 violation. And we've agreed that the suspension
3 will be August 12th, 13th and 14th.

4 And on the same other conditions that they
5 won't take an appeal of this and they won't make
6 an application to the State to convert it into a
7 fine.

8 CITY CLERK: Thank you, Mr. Farmer.

9 MR. FARMER: Is that -- is what I --
10 I think you got to put your --

11 COMMISSIONER MARTINETTI: Your first name.

12 COMMISSIONER VALDIVIA: He's got to put --
13 he's got to go on the record.

14 MR. FARMER: Did -- did you put your
15 appearance on?

16 MR. ALTAMURA: Leonard --

17 No, --

18 MR. FARMER: Okay.

19 MR. ALTAMURA: -- I didn't.

20 MR. FARMER: Okay.

21 MR. ALTAMURA: Leonard Altamura.

22 MR. DILLON: Could I get a spelling on that
23 name?

24 MR. ALTAMURA: Christian Diaz, the owner of
25 the Tropical Bar.

1 MR. FARMER: I think he wants your name.

2 MR. ALTAMURA: Leonard J. Altamura.

3 MR. DILLON: Leonard --

4 MR. ALTAMURA: -- J. Altamura.

5 MR. DILLON: -- J-A-Y?

6 MR. ALTAMURA: A-L-T-A-M-U-R-A.

7 MR. DILLON: A-L-T-A --

8 MR. ALTAMURA: M-U-R-A.

9 MR. DILLON: Thank you.

10 MR. FARMER: Are you in agreement with
11 everything I just said?

12 MR. ALTAMURA: Of course.

13 MR. FARMER: Okay.

14 Nothing to add or --

15 MR. ALTAMURA: Yeah, --

16 MR. FARMER: Okay.

17 MR. ALTAMURA: -- you were very
18 comprehensive.

19 MR. FARMER: Okay.

20 So I would make a recommendation to the
21 Board that the licensee be suspended for the
22 paper violation for August 12th, 13th and 14th.

23 CITY CLERK: Do I have a motion?

24 COMMISSIONER VALDIVIA: Motion.

25 CITY CLERK: Motion by -- by Commissioner

1 Valdivia.

2 Second?

3 COMMISSIONER GRULLON: Second.

4 CITY CLERK: Second by Commissioner
5 Grullon.

6 COMMISSIONER GRULLON: Um-hum.

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: And Mayor Stack is recusing.
14 Thank you.

15 MR. ALTAMURA: Thank you.

16 MR. FARMER: Okay.

17 MR. ALTAMURA: Thank you.

18 MAYOR STACK: Thank you.

19 MR. FARMER: That's it.

20 MR. ALTAMURA: Thank you.

21 COMMISSIONER MARTINETTI: Have a good
22 night.

23 MR. FARMER: Good night.

24

25

* * *

1 ADJOURNMENT:

2

3 CITY CLERK: There are -- there are no
4 other items on the agenda this evening.

5 May I have a motion to adjourn?

6 COMMISSIONER MARTINETTI: Motion.

7 CITY CLERK: Motion by Commissioner
8 Martinetti.

9 Second?

10 COMMISSIONER GRULLON: Second.

11 CITY CLERK: Second by Commissioner
12 Grullon.

13 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: And Mayor Stack?

20 MAYOR STACK: Yes.

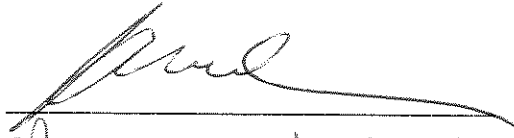
21 CITY CLERK: Thank you.

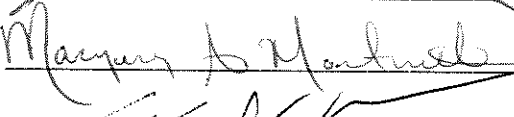
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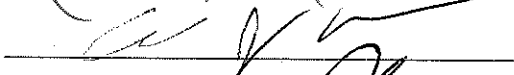
23 (Whereupon, the proceedings were concluded
24 at 7:30 p.m.)

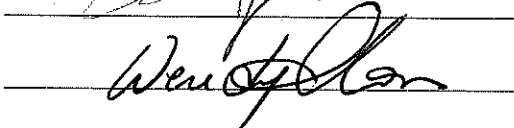
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Brian P. Stack


Maryury A. Martinetti


Celin J. Valdivia


Wendy A. Grullon

Board of Commissioners

Attest: 

Erin M. Knoedler,

City Clerk

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, July 23, 2019 and digitally
10 recorded.

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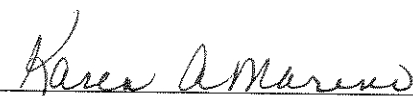
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Karen A. Marino

AOC 493

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon