

ORIGINAL

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

REGULAR MEETING

:
:
TRANSCRIPT OF RECORDED
:
PROCEEDINGS

Sara M. Gilmore School
1600 Kerrigan Avenue
Union City, New Jersey

Wednesday, August 7, 2019
Commencing at 7:06 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.
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 Wednesday, August 7th, 2019, at
4 seven p.m., at the Sara M. Gilmore School, 1600
5 Kerrigan Avenue, 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 held in
12 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?

22 COMMISSIONER FERNANDEZ: Here.

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 CITY CLERK: Thank you.

7

8 **SPECIAL PRESENTATION:**

9 1. Presentation by Mr. Gerardo Rafael Mercedes
10 for the Mayor and Board of Commissioners

11

12 CITY CLERK: The first item we have this
13 evening is the Presentation by Mr. Gerardo Rafael
14 Mercedes for the Mayor and the Board of
15 Commissioners.

16 MAYOR STACK: Lucio?

17 CITY CLERK: Sir, if you want to --

18 MS. DILLON: Right here, sir.

19 MAYOR STACK: How are you?

20 (Whereupon, Mr. Gerardo Rafael Mercedes
21 addressed the Board in Spanish.)

22 COMMISSIONER MARTINETTI: Can you translate
23 what he's saying?

24 Justin?

25 Can you translate it?

1 MAYOR STACK: Thank you.

2 MR. MERCADO: Oh, that's very nice.

3 (Whereupon, Mr. Justin Mercado translated
4 Mr. Gerardo Rafael Mercedes' remarks in English.)

5 MR. MERCADO: So I'd just like to say thank
6 you to all of you. Especially I would like to
7 say I really feel really proud and pride because
8 of the fact that -- and last time that I was
9 here, I think it was -- you said -- in February
10 27, I didn't have the opportunity to bring and
11 give my books to all of you. And the reason I
12 give -- that I'm here today because I -- I live
13 in Dominican Republic and now I'm here just to
14 provide this book for all of you.

15 So thank you.

16 MAYOR STACK: Thank you very much.

17 Thank you.

18 Thank you for taking time to be here with
19 us.

20 MR. MERCEDES: (Spanish was spoken.)

21 MR. MERCADO: Thank you, Mayor, --

22 MAYOR STACK: Thank you.

23 MR. MERCADO: -- and thank you for all the
24 Commissioners.

25 MAYOR STACK: Thank you.

1 (Whereupon, there was a pause in the
2 proceedings while books were distributed.)

3 MAYOR STACK: Thank you.

4 CITY CLERK: Thank you, sir.

5 Thank you, Justin.

6

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

9 **APPROVAL OF PREVIOUS MEETING MINUTES - JULY 9,**
10 **2019.)**

11

12 CITY CLERK: The next item on the agenda is
13 the Approval of the Meeting Minutes from July 9th,
14 2019.

15 May I have a motion to approve?

16 COMMISSIONER VALDIVIA: Motion.

17 MAYOR STACK: Second.

18 CITY CLERK: Motion by Commissioner
19 Valdivia.

20 Second by Mayor Stack.

21 Commissioner Fernandez?

22 COMMISSIONER FERNANDEZ: Abstain.

23 CITY CLERK: Abstain.

24 Commissioner Grullon?

25 COMMISSIONER GRULLON: Yes.

1 CITY CLERK: Commissioner Valdivia?

2 COMMISSIONER VALDIVIA: Yes.

3 CITY CLERK: Commissioner Martinetti?

4 COMMISSIONER MARTINETTI: Yes.

5 CITY CLERK: Mayor Stack?

6 MAYOR STACK: Yes.

7 CITY CLERK: Thank you.

8

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

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

12 1. ORDINANCE OF THE CITY OF UNION CITY, COUNTY
13 OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF
14 \$30,363 IN FUNDING FROM THE CAPITAL IMPROVEMENT
15 FUND FOR THE ACQUISITION AND INSTALLATION OF
16 VARIOUS COMPUTER HARDWARE AND SOFTWARE.)

17

18 CITY CLERK: There's one Ordinance on for
19 Introduction this evening.

20 Adoption on first reading will prompt the
21 notification and advertisement of the public
22 hearing, which will take place on Tuesday, August
23 20th, 2019, at the Union City High School, 2500
24 Kennedy Boulevard, Union City, New Jersey.

25 The Ordinance is an Ordinance for the City

1 of Union City, County of Hudson, New Jersey,
2 Appropriating the Sum of \$30,363.00 in Funding
3 for -- from the Capital Improvement Fund for the
4 Acquisition and Installation of Various Computer
5 Hardware and Software.

6 May I have a motion to introduce?

7 COMMISSIONER VALDIVIA: Motion.

8 CITY CLERK: Motion by Commissioner
9 Valdivia.

10 Second?

11 COMMISSIONER GRULLON: Second.

12 CITY CLERK: Second by Commissioner
13 Grullon.

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?

21 COMMISSIONER MARTINETTI: Yes.

22 CITY CLERK: Mayor Stack?

23 MAYOR STACK: Yes.

24 CITY CLERK: Thank you.

25

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

3 **CONSENT AGENDA:**

4 (1) Resolution Approving the Payment of Claims

5 (2) Resolution Approving the Payment of
6 Concurring Claims

7 (3) Resolution Approving the Escrow Refunds

8 (4) Resolution Approving the City Payroll for
9 the Period of July 20, 2019 through August 2,
10 2019

11 (5) Resolution Approving the Library Payroll
12 for the Period of July 20, 2019 through August 2,
13 2019

14 (6) Resolution Encouraging the Removal of the
15 Stigma Associated with Mental Health and
16 Substance Use Disorders and Encouraging Treatment
17 and Support

18 (7) Resolution Authorizing the Refund of
19 Premium Monies Collected at the Tax Sale

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

22 (9) Resolution Cancelling Abatements Due to the
23 Sale of Property

24 (10) Resolution Authorizing Sale of Public
25 Property Located at 821 24th Street Also Known As

1 Block 131 Lot 9.)

2

3 CITY CLERK: There are ten items on Consent
4 Agenda.

5 The first is a Resolution Approving a
6 Payment of Claim.

7 Second is a Resolution Approving a Payment
8 of Concurring Claims.

9 Third is a Resolution Approving Escrow
10 Refund.

11 Fourth is a Resolution Approving the City
12 Payroll for the Period of July 20th, 2019 through
13 August 2nd, 2019.

14 Fifth is a Resolution Approving the Library
15 Payroll for the Period of July 20th, 2019 through
16 August 2nd, 2019.

17 Sixth is a Resolution Encouraging the
18 Removal of the Stigma Associated with Mental
19 Health and Substance Use Disorders and
20 Encouraging Treatment and Support.

21 Seventh is a Resolution Authorizing Refund
22 of Premium Monies Collected at the Tax Sale.

23 Eighth is a Resolution Authorizing Refund
24 of Redemption Monies Collected -- I'm sorry -- to
25 Outside Lienholders.

1 Ninth is a Resolution Cancelling Abatements
2 Due to the Sale of Property.

3 Tenth is a Resolution Authorizing the Sale
4 of Public Property Located at 821 24th Street also
5 Known As Block 131, Lot 9.

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

8 MAYOR STACK: Anyone wishing to comment on
9 the Consent Agenda, please step forward, state
10 your name and address for the record.

11 Seeing none.

12 CITY CLERK: May I have a motion to close
13 public comment?

14 COMMISSIONER FERNANDEZ: Motion.

15 CITY CLERK: Motion by Commissioner
16 Fernandez.

17 Second?

18 COMMISSIONER VALDIVIA: Second.

19 CITY CLERK: Second by Commissioner
20 Valdivia.

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 CITY CLERK: Thank you.

7 May I have a motion to approve all items on

8 Consent?

9 COMMISSIONER GRULLON: Motion.

10 CITY CLERK: Motion by Commissioner

11 Grullon.

12 Second?

13 COMMISSIONER FERNANDEZ: Second.

14 CITY CLERK: Second by Commissioner

15 Fernandez.

16 Commissioner Fernandez?

17 COMMISSIONER FERNANDEZ: Yes.

18 CITY CLERK: Commissioner Grullon?

19 COMMISSIONER GRULLON: Yes.

20 CITY CLERK: Commissioner Valdivia?

21 COMMISSIONER VALDIVIA: Yes.

22 CITY CLERK: Commissioner Martinetti?

23 COMMISSIONER MARTINETTI: I'm recusing on

24 number 1, any payment to the North Hudson Rescue

25 -- Fire Rescue.

1 CITY CLERK: Thank you.

2 And --

3 COMMISSIONER MARTINETTI: Aye on the rest.

4 CITY CLERK: Thank you.

5 And Mayor Stack?

6 MAYOR STACK: Yes.

7 CITY CLERK: Thank you.

8

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

11 **REGULAR AGENDA:**

12 1. RESOLUTION APPROVING A PAYMENT OF CLAIM FOR
13 THE UNION CITY BOARD OF EDUCATION.)

14

15 CITY CLERK: There are three items on the
16 Regular Agenda.

17 The first is a Resolution Approving a
18 Payment of Claim to the Union City Board of
19 Education.

20 MR. AUTERI: Ordinarily, Commissioners
21 Valdivia and Grullon would not vote on Board of
22 Ed matters.

23 However, tonight we'll invoke the doctrine
24 of necessity.

25 CITY CLERK: May I have a motion to approve

1 item 1?

2 COMMISSIONER GRULLON: Motion.

3 COMMISSIONER VALDIVIA: Motion.

4 CITY CLERK: Motion by Commissioner
5 Grullon.

6 Second by --

7 COMMISSIONER VALDIVIA: Second.

8 CITY CLERK: -- Commissioner Valdivia.

9 Commissioner Fernandez is recusing.

10 Commissioner Grullon?

11 COMMISSIONER GRULLON: Yes.

12 CITY CLERK: Commissioner Valdivia?

13 COMMISSIONER VALDIVIA: Yes.

14 CITY CLERK: Commissioner Martinetti is
15 recusing.

16 Mayor Stack?

17 MAYOR STACK: Yes.

18 CITY CLERK: Thank you.

19

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

22 **REGULAR AGENDA:**

23 2. RESOLUTION APPROVING A PAYMENT OF CLAIM FOR
24 THE HUDSON COUNTY IMPROVEMENT AUTHORITY.)

25

1 CITY CLERK: The next is a Resolution
2 Approving a Payment of Claim to the Hudson County
3 Improvement Authority.

4 May I have a motion to approve item 2?

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 Fernandez?

13 COMMISSIONER FERNANDEZ: Yes.

14 CITY CLERK: Commissioner Grullon?

15 COMMISSIONER GRULLON: Yes.

16 CITY CLERK: Commissioner Valdivia?

17 COMMISSIONER VALDIVIA: Yes.

18 CITY CLERK: Commissioner Martinetti?

19 COMMISSIONER MARTINETTI: Recusing.

20 CITY CLERK: And Mayor Stack?

21 MAYOR STACK: Yes.

22 CITY CLERK: Thank you.

23

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

1 **REGULAR AGENDA:**

2 3. RESOLUTION APPROVING THE BUDGET RESERVE
3 TRANSFER.)

4

5 CITY CLERK: The third is a Resolution
6 Approving a Budget Tran-- the Budget -- I'm sorry
7 -- Reserve Transfer.

8 May I have a motion to approve item 3?

9 COMMISSIONER VALDIVIA: Motion.

10 CITY CLERK: Motion by Commissioner
11 Valdivia.

12 Second?

13 COMMISSIONER GRULLON: Second.

14 CITY CLERK: Second by Commissioner
15 Grullon.

16 Commissioner Fernandez?

17 COMMISSIONER FERNANDEZ: Yes.

18 CITY CLERK: 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 **ORDINANCES FOR HEARING AND ADOPTION**

6 **CONSIDERATION:**

7 1. ORDINANCE AMENDING CHAPTER 4

8 "ADMINISTRATION OF GOVERNMENT" ARTICLE XIII OF
9 THE CODE OF THE CITY OF UNION CITY ENTITLED
10 "POLICE DEPARTMENT".)

11

12 CITY CLERK: There are four Ordinances on
13 for Public Hearing and Adoption this evening.

14 The first is an Ordinance Amending Chapter
15 4 Administration of Government Article XIII of
16 the Code of the City of Union City Entitled
17 Police Department.

18 This is dealing with Police detail rates.

19 Mayor, at this time would you like to take
20 public comment on this Ordinance?

21 MAYOR STACK: Sure.

22 Anyone wishing to comment at this time,
23 please step forward, state your name and address
24 for the record.

25 Seeing none.

1 CITY CLERK: May I have a motion to close
2 public comment?

3 COMMISSIONER VALDIVIA: Motion.

4 CITY CLERK: Motion by Commissioner
5 Valdivia.

6 Second?

7 COMMISSIONER GRULLON: Second.

8 CITY CLERK: Second by Commissioner
9 Grullon.

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 CITY CLERK: May I have a motion to adopt
21 the Ordinance?

22 COMMISSIONER VALDIVIA: Motion.

23 CITY CLERK: Motion by Commissioner
24 Valdivia.

25 Second?

1 COMMISSIONER GRULLON: Second.

2 CITY CLERK: Second by Commissioner
3 Grullon.

4 Commissioner Fernandez?

5 COMMISSIONER FERNANDEZ: Yes.

6 CITY CLERK: Commissioner Grullon?
7 Commissioner Grullon?

8 COMMISSIONER GRULLON: Yes.

9 CITY CLERK: Thank you.
10 Commissioner Valdivia?

11 COMMISSIONER VALDIVIA: Yes.

12 CITY CLERK: Commissioner Martinetti?

13 COMMISSIONER MARTINETTI: Yes.

14 CITY CLERK: Mayor Stack?

15 MAYOR STACK: Yes.

16 CITY CLERK: Thank you.

17

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

20 **ORDINANCES FOR HEARING AND ADOPTION**

21 **CONSIDERATION:**

22 2. ORDINANCE OF THE CITY OF UNION CITY, COUNTY
23 OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF
24 \$200,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT
25 FUND FOR THE REPLACEMENT OF LEAD WATER SERVICES.)

1

2 CITY CLERK: The next is an Ordinance of
3 the City of Union City --

4 (Whereupon, there was a pause in the
5 proceedings.)

6 CITY CLERK: The next is an Ordinance of
7 the City of Union City, County of Hudson, New
8 Jersey, Appropriating the Sum of 200,000 in the
9 Funding from the Capital Improvement Fund for the
10 Replacement of Lead Water Pipes.

11 Mayor, at this time would you like to take
12 public comment on this Ordinance?

13 MAYOR STACK: Sure.

14 This is something that we're doing on
15 Palisade Avenue with the extent of work that
16 we're doing with the street paving and the new
17 sidewalks going in.

18 We're replacing the lead lines, not to have
19 any issue in the future where somebody has to dig
20 it up to replace a lead service going into a
21 home, plus the public health concern.

22 We're working with the water company
23 throughout Union City to -- to try to alleviate
24 and to try to correct some of these issues with
25 the lead pipes throughout the community.

1 Anyone wishing to comment at this time,
2 please step forward, state your name and address
3 for the record.

4 Seeing none.

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

7 COMMISSIONER FERNANDEZ: Motion.

8 CITY CLERK: Motion by Commissioner
9 Fernandez.

10 Second?

11 COMMISSIONER GRULLON: Second.

12 CITY CLERK: Second by Commissioner
13 Grullon.

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?

21 COMMISSIONER MARTINETTI: Yes.

22 CITY CLERK: Mayor Stack?

23 MAYOR STACK: Yes.

24 CITY CLERK: Thank you.

25 May I have a motion to adopt the Ordinance?

1 COMMISSIONER VALDIVIA: Motion.

2 CITY CLERK: Motion by Commissioner
3 Valdivia.

4 Second?

5 COMMISSIONER GRULLON: Second.

6 CITY CLERK: Second by Commissioner
7 Grullon.

8 Commissioner Fernandez?

9 COMMISSIONER FERNANDEZ: Yes.

10 COMMISSIONER GRULLON: Yes.

11 CITY CLERK: Commissioner Grullon?

12 Thank you.

13 Commissioner Valdivia?

14 COMMISSIONER VALDIVIA: Yes.

15 CITY CLERK: Commissioner Martinetti?

16 COMMISSIONER MARTINETTI: Yes.

17 CITY CLERK: Mayor Stack?

18 MAYOR STACK: Yes.

19 CITY CLERK: Thank you.

20

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

23 **ORDINANCES FOR HEARING AND ADOPTION**

24 **CONSIDERATION:**

25 3. ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR

1 THE PROPERTY KNOWN AS 720 8TH STREET, CITY OF
2 UNION CITY, NEW JERSEY AND IDENTIFIED ON THE TAX
3 MAP OF THE CITY AS BLOCK 42, LOT 9.)
4

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

10 Mayor, at this time would you like to take
11 public comment on this Ordinance?

12 MAYOR STACK: Sure.

13 Anyone wishing to comment at this time,
14 please step forward, state your name and address
15 for the record.

16 Seeing none.

17 CITY CLERK: May I have a motion to close
18 public comment?

19 COMMISSIONER MARTINETTI: Motion.

20 CITY CLERK: Motion by Commissioner
21 Martinetti.

22 Second?

23 COMMISSIONER VALDIVIA: Second.

24 CITY CLERK: Second by Commissioner
25 Valdivia.

1 Commissioner Fernandez?
2 COMMISSIONER FERNANDEZ: Yes.
3 CITY CLERK: Commissioner Gullon?
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 May I have a motion to adopt the Ordinance?
13 COMMISSIONER VALDIVIA: Motion.
14 CITY CLERK: Motion by Commissioner
15 Valdivia.
16 Second?
17 COMMISSIONER GRULLON: Second.
18 CITY CLERK: Second by Commissioner
19 Gullon.
20 Commissioner Fernandez?
21 COMMISSIONER FERNANDEZ: Yes.
22 CITY CLERK: Commissioner Gullon?
23 Commissioner Gullon?
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 (Whereupon, the Board discussed and took
9 action on the following item:

10 **ORDINANCES FOR HEARING AND ADOPTION**

11 **CONSIDERATION:**

12 4. ORDINANCE AMENDING CHAPTER 284 TO PROHIBIT
13 THE SALE AND/OR SUBLEASING OF OFF-STREET PARKING
14 SPACES IN RESIDENTIAL ZONES.)

15

16 CITY CLERK: The last Ordinance is an
17 Ordinance Amending Chapter 284 to Prohibit the
18 Sale and/or Subleasing of Off-Street Parking
19 Spaces in Residential Zones.

20 Mayor, at this time would you like to take
21 public comment on this Ordinance?

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

25 MR. PRICE: Larry Price, 1006 Palisade

1 Avenue.

2 I really have a question about this.

3 The Ordinance speaks to parking spaces.

4 How is that defined?

5 I'll -- I'll ask specifically why I'm
6 asking the question. Parking space is normally
7 considered, you know, a space on the ground.
8 That's a parking space.

9 I own garages with ten -- those -- those
10 can also be declined -- be defined as being
11 parking spaces. They're, in fact, garage spaces.
12 They wouldn't normally, in -- (indiscernible) --
13 parlance, be described as parking spaces.

14 But my question really goes to if this
15 Ordinance goes into effect -- not that I have any
16 intent to do this but some day somebody might
17 want to sell individual parking spots or -- or
18 individual garages, as opposed to the entire
19 building, would he be restricted in doing so?

20 MAYOR STACK: So -- so, Mr. Price has a
21 pretty interesting question, Angelo.

22 Larry lives in the building, in a building
23 on 10th and Palisade Avenue. In the rear of the
24 building, a separate structure from the building
25 he lives in -- he doesn't own the building he

1 lives in but he owns the garages in the rear.

2 And there's a number of garages --

3 How many?

4 MR. PRICE: Ten. Ten.

5 MAYOR STACK: Ten.

6 So there's ten separate garages that --

7 like -- I think it's like -- like a couple

8 attached -- couple of structures right, Larry?

9 MR. PRICE: No, it's one -- one --

10 MAYOR STACK: It's all one.

11 MR. PRICE: -- one structure.

12 MAYOR STACK: So it's all one structure but

13 they're all separate garages with separate doors

14 on each one.

15 How is that treated?

16 MR. AUTERI: The way that it's going to be

17 treated right now is as any off-street parking

18 space. That will be restricted from a sublease

19 to anyone that's not a tenant or a guest of the

20 building.

21 If -- if --

22 MAYOR STACK: But these garages are not

23 rented to people in that building only.

24 I think there were people that lived in the

25 building -- when I lived at 1104 Palisade Avenue,

1 I think people in 1100 rented them.

2 MR. PRICE: And there are still several --

3 MAYOR STACK: They're -- they're not --
4 they're not attached to a building. He doesn't
5 own the building where he lives; he's a tenant.

6 MR. AUTERI: Oh, I see.

7 MAYOR STACK: He just owns the garages in
8 the rear.

9 MR. AUTERI: I see. Yeah.

10 MR. PRICE: And subleasing would normally
11 be the --

12 I'm the leasor. I'm leasing those. It's
13 not -- not a subleasing situation with me. And,
14 frankly, I'm not concerned about subleasing
15 because I don't want my tenants -

16 In fact, they're restricted in the rental
17 agreement from doing so -- from renting to a
18 third-party.

19 So the subleasing part doesn't bother me.

20 MAYOR STACK: You have it there. You have
21 the issue -- you -- there's other places in the
22 City where you're going to have this issue. And
23 when Larry stood up to speak I knew -- I didn't
24 know verbatim what he was going to say but I knew
25 he was going to bring this up because I actually

1 | thought about this the other night.

2 | I was up last night on Palisade Avenue for
3 | Night Out Against Crime -- we had an event. And
4 | when I passed -- I was passing on Hudson Avenue
5 | and Lenny Dragone (phonetic) owns all the garages
6 | on Hudson Avenue. And they're all separate
7 | garages.

8 | So you'll have -- you know, this will be
9 | one garage. This will be a garage. That will be
10 | a garage. A garage. A garage. How is that
11 | going to be treated?

12 | MR. AUTERI: So if it's in a commercial
13 | space, --

14 | MAYOR STACK: And -- and these people --
15 | these people --

16 | It's not commercial.

17 | MR. AUTERI: It's not -- it's not --

18 | MAYOR STACK: It's in a residential
19 | neighborhood --

20 | MR. AUTERI: -- a commercial zone?

21 | MAYOR STACK: -- that he rents out to
22 | people who just happen to live in that vicinity.

23 | Like Wally lived up there for years --
24 | lives up there for years. How -- how does that
25 | --

1 MR. AUTERI: Yeah.

2 MAYOR STACK: I thought about it last
3 night. I just happened to think about that last
4 night --

5 MR. AUTERI: This --

6 MAYOR STACK: -- when I passed there.

7 MR. AUTERI: Sorry, Mayor.

8 Go ahead.

9 MAYOR STACK: No, I -- when I -- I knew we
10 were talking about this in the last meeting and
11 when I passed there I was wondering.

12 I always thought he was going to try to
13 build something there. I'm glad he didn't
14 because we need the parking.

15 But having said that, how would that get
16 treated?

17 MR. AUTERI: There's either -- the way that
18 it's going to be treated now, --

19 This is really intended for what we said a
20 couple weeks ago, --

21 MAYOR STACK: Yeah.

22 MR. AUTERI: -- which is that driveway, you
23 know, --

24 CITY CLERK: Yeah.

25 MR. AUTERI: -- problem that we had with

1 | people parking in the driveways. That's not
2 | really within the purview of this Ordinance.

3 | I -- you know, if -- if the Board of
4 | Commissioners would like, we can have a specific
5 | carve-out to avoid this issue moving forward.

6 | But -- but this is really not meant to
7 | cover separate garage spaces that are not
8 | associated with a dwelling unit.

9 | MAYOR STACK: I just think you may have to
10 | clear it up. Because once this gets out there --
11 | and you have a couple in the City.

12 | So you got Larry Price's; the ones he owns.
13 | You got Lenny Dragone's on Hudson Avenue.
14 | There's several more on Hudson Avenue. There's a
15 | couple on Palisade Avenue uptown.

16 | I -- I just -- I know of other people.

17 | In fact, in the building at 1006 Palisade,
18 | Tambora (phonetic) owns garages in the back also.

19 | Right?

20 | MR. PRICE: Correct, five of them.

21 | MAYOR STACK: He owns five in the back
22 | also.

23 | MR. PRICE: But there, I think, --

24 | MAYOR STACK: There's a connection.

25 | MR. PRICE: -- it would -- he -- he rents

1 only to tenants in the building.

2 MAYOR STACK: In the building.

3 MR. PRICE: And of course he uses one
4 himself. So, --

5 MAYOR STACK: Right.

6 MR. PRICE: So, I don't think this would
7 apply there.

8 But I rent to -- well, first of all, I
9 don't -- as you say, I don't own the building,
10 so --

11 MAYOR STACK: Right.

12 MR. PRICE: -- I'm not renting a garage
13 space to somebody in conjunction with the lease
14 of an apartment. I -- I don't own apartments; I
15 own only a garage.

16 So if I understood Mr. Auteri, you -- the
17 intent of the Ordinance here is to not apply to
18 my garage.

19 MR. AUTERI: That's correct.

20 MR. PRICE: Okay.

21 MR. AUTERI: Right. Right. And --

22 MAYOR STACK: Maybe we should clear that up
23 though.

24 MR. AUTERI: Absolutely, Mayor.

25 MAYOR STACK: You know why?

1 That's not the only one. If you go up
2 further -- and I'm just going by a neighborhood
3 that I grew up in -- 1112 Palisade Avenue, it's
4 -- it's owned by Jerry Salamenca (phonetic), he
5 rents out parking spaces on the side of his
6 property. I don't know how many he has now,
7 probably ten -- I would say ten to play it safe.

8 Most of the people that rent those spaces,
9 most -- seven out of ten, rent from the
10 neighborhood. They don't live -- they --
11 there's --

12 The house might be a six family house; I'm
13 not sure how many units the house is. But maybe
14 three tenants rent in there; the rest are rented
15 out to people who live in 1104, 1013 Pal, 1101.

16 COMMISSIONER VALDIVIA: Not only that, on
17 27th Street, --

18 MAYOR STACK: I know where you're going to
19 talk about too.

20 COMMISSIONER VALDIVIA: -- behind all those
21 -- there's a big lot there --

22 MAYOR STACK: Yeah.

23 COMMISSIONER VALDIVIA: -- and they rent
24 spaces to trucks, cars, --

25 COMMISSIONER FERNANDEZ: On Brown Street we

1 have --

2 COMMISSIONER VALDIVIA: -- and they --

3 COMMISSIONER FERNANDEZ: -- on 47th and

4 Brown.

5 COMMISSIONER VALDIVIA: -- doesn't belong

6 to any building there.

7 MAYOR STACK: Yeah.

8 COMMISSIONER VALDIVIA: It's just --

9 MR. AUTERI: Okay.

10 COMMISSIONER VALDIVIA: -- behind where --

11 Lolo's (phonetic) store is. You know, behind

12 that.

13 MAYOR STACK: Yeah.

14 MR. AUTERI: And these are all in

15 residential zones?

16 MAYOR STACK: Yeah.

17 COMMISSIONER VALDIVIA: Yeah.

18 MR. AUTERI: Oh, Okay.

19 MAYOR STACK: Twenty--

20 COMMISSIONER VALDIVIA: Between 27th and

21 29th. The lot is between --

22 MAYOR STACK: Twenty-seventh Street,

23 between Central and Summit, there's garages that

24 are owned by --

25 COMMISSIONER MARTINETTI: That's Lolo's

1 right?

2 MAYOR STACK: -- Dante (phonetic) --

3 COMMISSIONER VALDIVIA: Yeah. Yeah.

4 MAYOR STACK: -- I think Dante Yoon
5 (phonetic) is the owner. And there's five or six
6 of them and they rent them out, too.

7 MR. AUTERI: So --

8 MAYOR STACK: You had this throughout the
9 City. You had many more in the past in Union
10 City. You don't have as many as you once did but
11 you have them out there. There's no doubt about
12 it.

13 MR. AUTERI: Okay. All right.

14 So, yeah, --

15 MAYOR STACK: Let's -- let's do a carve-out
16 just to clear that up.

17 COMMISSIONER GRULLON: Um-hum.

18 MR. AUTERI: Absolutely.

19 MAYOR STACK: Because we'll get calls on it
20 guaranteed.

21 MR. AUTERI: Okay.

22 So --

23 MAYOR STACK: All right?

24 MR. AUTERI: So if the Board wants to, you
25 know, -- depending on what the Board wants to

1 do with this Ordinance, -- and -- and I'll, you
2 know, and the City Clerk, we can either, you
3 know, amend it later or we can back this out and
4 -- and try to --

5 MAYOR STACK: Well how do you want to do
6 it?

7 CITY CLERK: So we can --

8 Mr. Price, do you have any other comments
9 that you would like to put on the record?

10 MR. PRICE: No, the -- well, the -- the
11 last comment I would make is that under our
12 current Land Development Ordinance, in our many
13 number of -- particularly in the residential
14 zone, a parking lot -- a parking lot -- a
15 commercial parking lot is a permitted conditional
16 use.

17 So to restrict that would be inconsistent
18 with the provision in the Land Development --

19 CITY CLERK: Right. Which is why that
20 wasn't intended in this Ord-- in this instance.

21 MR. PRICE: Yeah.

22 MAYOR STACK: Yeah.

23 CITY CLERK: Yeah.

24 MR. AUTERI: And -- and also why it didn't
25 seem like a carve-out was necessary at the time,

1 | only because the intent was for that driveway --

2 | MAYOR STACK: Yeah.

3 | MR. AUTERI: -- space.

4 | And in that Ordinance that you just
5 | mentioned, you know, garage spaces are defined
6 | and treated differently.

7 | But just to avoid any confusion we can do
8 | the carve-out.

9 | MAYOR STACK: Okay. Good.

10 | CITY CLERK: So --

11 | MAYOR STACK: And the way it stands now,
12 | right, so if you took a building in the City -- a
13 | newer building that went up like 801 Palisade
14 | Avenue, --

15 | We talked about that one at the last
16 | meeting; that's why I brought it up now.

17 | -- those people in that building that own
18 | those spaces in there will not be able to -- or
19 | if they rent spaces, they'll not be able to rent
20 | to people on the outside; it will have to be
21 | within the building.

22 | MR. AUTERI: Yeah.

23 | MAYOR STACK: I just want to make sure.
24 | Because you have people that move into some of
25 | these buildings right now and they don't own a

1 car.

2 They don't last in the building -- they
3 sell their unit or they move out if it's rented,
4 I just want to make sure that that space always
5 sticks in that building with the people moving in
6 so it doesn't add to the parking problems in the
7 community.

8 MR. AUTERI: Correct.

9 MAYOR STACK: You got that, right?

10 CITY CLERK: Yes.

11 MAYOR STACK: Okay.

12 CITY CLERK: So my suggestion would be to
13 table this --

14 MAYOR STACK: Okay.

15 CITY CLERK: -- Ordinance; to have a vote
16 to table. The Mayor will make the motion to --
17 to table. And then we can -- it just dies.

18 MAYOR STACK: Okay.

19 CITY CLERK: Okay?

20 MAYOR STACK: Good.

21 And then we'll just reintroduce it.

22 CITY CLERK: You can reintroduce with
23 the --

24 MAYOR STACK: That's fine.

25 CITY CLERK: -- new Ordinance.

1 So --

2 MAYOR STACK: That's good.

3 CITY CLERK: -- there's a -- is there any

4 other public comment --

5 MR. PRICE: No.

6 CITY CLERK: -- on that?

7 Thank you.

8 Thank you.

9 MAYOR STACK: Thank you.

10 CITY CLERK: The Mayor made a motion to

11 table this Ordinance.

12 Does -- do I have a second?

13 COMMISSIONER MARTINETTI: Second.

14 CITY CLERK: Second by Commissioner

15 Martinetti.

16 Commissioner Fernandez?

17 COMMISSIONER FERNANDEZ: Yes.

18 CITY CLERK: Commissioner Gullon?

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: And Mayor Stack?

25 MAYOR STACK: Yes.

1 CITY CLERK: Thank you.

2 May I have a motion to --

3 I'm sorry.

4 So we are going to table that this evening
5 and we'll introduce with the --

6 MAYOR STACK: Maybe for the next
7 meeting, --

8 CITY CLERK: -- suggestions.

9 MAYOR STACK: -- if we can. Because it's
10 important to preserve parking like we're trying
11 to do in those buildings.

12 MR. AUTERI: Absolutely.

13 MAYOR STACK: Okay.

14 CITY CLERK: Thank you very much.

15

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

17

18 CITY CLERK: At this time, Mayor, would you
19 like to take public comment on any item --

20 MAYOR STACK: Sure.

21 CITY CLERK: -- concerning --

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

1 Seeing none.

2 CITY CLERK: May I have a motion to close
3 Public Comment?

4 COMMISSIONER FERNANDEZ: Motion.

5 COMMISSIONER GRULLON: Motion.

6 CITY CLERK: Motion by Commissioner
7 Fernandez.

8 Second by Commissioner Grullon.

9 Commissioner Fernandez?

10 COMMISSIONER FERNANDEZ: Yes.

11 Commissioner Grullon?

12 COMMISSIONER GRULLON: Yes.

13 CITY CLERK: Commissioner Valdivia?

14 COMMISSIONER VALDIVIA: Yes.

15 CITY CLERK: Commissioner Martinetti?

16 COMMISSIONER MARTINETTI: Yes.

17 CITY CLERK: Mayor Stack?

18 MAYOR STACK: Yes.

19 CITY CLERK: Thank you.

20

21 * * *

22

23 **ADJOURNMENT:**

24

25 CITY CLERK: There are no other items on

1 the agenda.

2 May I have a motion to adjourn?

3 MAYOR STACK: Thank you.

4 Thank you very much everyone for being at
5 the meeting.

6 Motion.

7 COMMISSIONER MARTINETTI: Motion.

8 CITY CLERK: Motion by Mayor Stack.

9 Second by Commissioner Martinetti.

10 MAYOR STACK: Have a good evening everyone.

11 CITY CLERK: All in favor?

12

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

14

15 CITY CLERK: Any opposition?

16 Thank you.

17

18 (Whereupon, the proceedings were concluded
19 at 7:26 p.m.)

20

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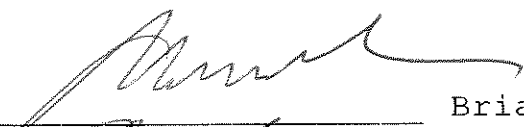
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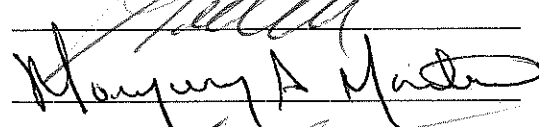
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Brian P. Stack

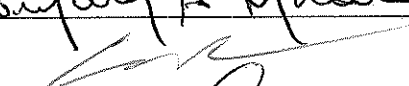
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Lucio P. Fernandez

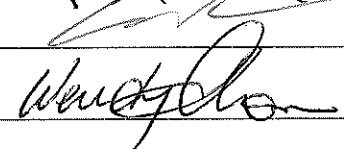
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Maryury A. Martinetti

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Celin J. Valdivia

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Wendy A. Grullon

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Board of Commissioners

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Attest:

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Erin M. Knoedler,

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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 heard on Wednesday, August 7, 2019 and digitally
10 recorded.

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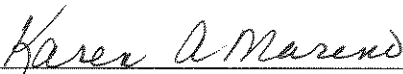
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Karen A. Marino

AOC 493

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