

ORIGINAL

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

:
:
REGULAR MEETING :
:
TRANSCRIPT OF RECORDED
PROCEEDINGS

Academy for Career and
Community Empowerment
2210 Kerrigan Avenue
Union City, New Jersey

Tuesday, October 8, 2019
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.
BY: PATRICK J. McNAMARA, ESQ.
Corporation Counsels

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

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

SUSAN COLDITZ, Director of Finance

SUSAN GRUEL, P.P.

HEYER, GRUEL & ASSOCIATES

M. McKINLEY MERTZ, A.I.C.P., P.P.

HEYER, GRUEL & ASSOCIATES

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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, October 8th, 2019, at seven
4 p.m., at the Academy for Career and Community
5 Empowerment, 2210 Kerrigan Avenue, Union City,
6 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 Adequate notice of the meeting has been
15 provided to The Jersey Journal, The Record, The
16 Hudson Reporter, and has been posted on the
17 bulletin board in City Hall and made available to
18 the public in the Office of the Municipal Clerk.

19

20 **ROLL CALL:**

21

22 CITY CLERK: Commissioner Fernandez?

23 COMMISSIONER FERNANDEZ: Here.

24 CITY CLERK: Commissioner Grullon?

25 COMMISSIONER GRULLON: Here.

1 CITY CLERK: Commissioner Valdivia?

2 COMMISSIONER VALDIVIA: Here.

3 CITY CLERK: Commissioner Martinetti?

4 COMMISSIONER MARTINETTI: Here.

5 CITY CLERK: Mayor Stack?

6 MAYOR STACK: Here.

7 CITY CLERK: Thank you.

8

9 **SPECIAL PRESENTATION BY NEW JERSEY STATE**

10 **VETERANS CHAMBER OF COMMERCE:**

11

12 CITY CLERK: Mayor, at this time we have a
13 short presentation by Colonel Jeff Cantor of the
14 New Jersey State Veterans Chamber of Commerce.

15 He's also here with Peter Lupo and Craig
16 Auriemma from -- from the same.

17 If they could just come forward please.

18 MAYOR STACK: Sure.

19 MS. DILLON: Right over here.

20 MAYOR STACK: You could stand right over
21 here. Sure.

22 COLONEL CANTOR: Thank you.

23 Do you need the name and address for the
24 record --

25 CITY CLERK: No, that's okay.

1 COLONEL CANTOR: -- or anything?

2 MAYOR STACK: Thank you, Margie.

3 COLONEL CANTOR: Okay. All right. Great.

4 COMMISSIONER MARTINETTI: Welcome.

5 COLONEL CANTOR: Mayor, Commissioners,
6 thank you so much for the opportunity come in to
7 -- to thank you all for doing an outstanding job
8 in partnering with the veterans community.

9 On behalf of my fellow veterans here, we
10 are here to thank you and to present you with a
11 certificate because you have passed a Resolution
12 taking into consideration all the important
13 things for the veterans community.

14 As you know, veterans are a disadvantaged
15 group of people. They have a harder time getting
16 access to credit. They have a harder time
17 getting meaningful employment. They have a
18 harder time adjusting after transition out of the
19 military. So by you passing that Resolution
20 means a lot to the entire veterans community.

21 So on behalf of the New Jersey State
22 Veterans Chamber of Commerce, which is comprised
23 of -- of all veterans from -- anywhere from
24 Vietnam age all the way down to current
25 operations, we'd like to present you with this

1 certificate indicating and certifying that Union
2 City is now a veteran-friendly municipality.

3 Union City is hereby recognized as a
4 veteran-friendly municipality in the State of New
5 Jersey for their commitments to veterans, by
6 assigning veteran business procurement goals,
7 establishing a veterans hiring program, and
8 providing specialized veteran only parking
9 throughout the municipality.

10 This municipality strives to make the lives
11 of veterans better and is therefore awarded the
12 official veteran-friendly municipality
13 designation with honors for 2019 into 2020.
14 Given this date, 8 October 2019; signed by
15 myself, Colonel, Retired, Jeff Cantor.

16 So --

17 MAYOR STACK: Thank you --

18 COLONEL CANTOR: -- thank you so much --

19 MAYOR STACK: -- very much.

20 COLONEL CANTOR: -- for this.

21 MAYOR STACK: And thank you.

22 COLONEL CANTOR: Yeah, can we get a picture
23 with all of you?

24 Is that okay?

25 MAYOR STACK: I -- I would just like to

1 | thank you also for coming. We appreciate it very
2 | much.

3 | And, just to let you know, any way we can
4 | help veterans and help -- help the organization
5 | advance as a whole and help individual veterans,
6 | we're here to do that, both in my role as Mayor
7 | and the Commissioners also and my role as a State
8 | Senator.

9 | Thank you very much.

10 | COLONEL CANTOR: Thank you so much.

11 | MAYOR STACK: Thank you.

12 | COLONEL CANTOR: Thank you.

13 | (Whereupon, there was a pause in the
14 | proceedings while photographs were taken.)

15 |

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

18 | **APPROVAL OF PREVIOUS MEETING MINUTES -**
19 | **AUGUST 28, 2019.)**

20 |

21 | CITY CLERK: The next item on the agenda
22 | is the Approval of the Meeting Minutes of the
23 | meeting of August 28th, 2019.

24 | May I have a motion to approve?

25 | COMMISSIONER MARTINETTI: Motion.

1 CITY CLERK: Motion by Commissioner
2 Martinetti.

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: Here.

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 items in total:

21 **CONSENT AGENDA:**

22 (1) Resolution Approving the Payment of Claims

23 (2) Resolution Approving the Payment of
24 Concurring Claims

25 (3) Resolution Approving the Escrow Refunds

1 (4) Resolution Approving the City Payroll for
2 the Period of September 14, 2019 through
3 September 27, 2019

4 (5) Resolution Approving the Library Payroll
5 for the Period of September 14, 2019 through
6 September 27, 2019

7 (6) Resolution to Award a Contract for Snow
8 Removal and Post Storm Services to Reggio
9 Construction, Inc., A&J Contractors Group, Inc.,
10 Joseph M. Sanzari, Inc. and Cliffside Paving

11 (7) Resolution to Award a Contract to A&J
12 Contractors Group, Inc. for the 2019 Roadway
13 Improvements Program

14 (8) Resolution to Authorize the City Clerk to
15 Advertise for Rebids for Snow Removal and Post
16 Storm Services

17 (9) Resolution to Authorize the City Clerk to
18 Advertise for Bids for the Mill and Paving of
19 Various City Roads

20 (10) Resolution to Authorize the City Clerk to
21 Advertise for Bids for Temporary Storage
22 Structures for DPW

23 (11) Resolution to Authorize the City Clerk to
24 Advertise for Bids for Traffic Paint and Supplies

25 (12) Resolution to Authorize the City Clerk to

1 Advertise for 2019 CDA Road Program (28th and 29th
2 Streets)
3 (13) Resolution to Authorize the City Clerk to
4 Advertise for City Hall Elevator Improvements
5 (14) Resolution to Authorize the City Clerk to
6 Advertise for William V. Musto Cultural Center
7 Roof Repairs
8 (15) Resolution to Authorize the City Clerk to
9 Advertise for City Hall HVAC System Improvements
10 (16) Resolution to Authorize the City Clerk to
11 Advertise for 2019 Street Sign Replacement
12 Program
13 (17) Resolution to Authorize the City Clerk to
14 Advertise for Bids for Food Service Management
15 for Union City Recreation Concessions
16 (18) Resolution to Authorize the City Clerk to
17 Advertise for Bids for Financing for Campbell
18 Freightliner Leach 20 Cubic Yard Rear Loader in
19 the Principal Amount of \$192,142.08
20 (19) Resolution to Approve a Raffle License for
21 Prodein Non-Profit, Inc.
22 (20) Resolution of Consent to Access Public
23 Rights-of-Way for Placement of Small Cell
24 Wireless Facilities in City Rights-of-Way
25 (21) Resolution Establishing an (sic) New Petty

1 Cash Fund for Union City Recreation

2 (22) Resolution Authorizing a Tax Refund from a
3 Tax Appeal Decision by the Tax Court of New
4 Jersey

5 (23) Resolution Authorizing a Refund of Premium
6 Monies Collected at Tax Sale

7 (24) Resolution Authorizing Refund of Redemption
8 Monies to Outside Lienholders

9 (25) Resolution Cancelling Abatements &
10 Transferring Abatement Taxes to Conventional
11 Taxes

12

13 CITY CLERK: There are 25 items on the
14 Consent Agenda.

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

17 Second is a Resolution Approving the
18 Payment of Concurring Claims.

19 Third is a Resolution Approving Escrow
20 Refunds.

21 Fourth is a Resolution Approving the City
22 Payroll for the Period of September 14th, 2019
23 through September 27th, 2019.

24 The fifth is a Resolution Approving the
25 Library Payroll for the Period of September 14th,

1 2019 through September 27th, 2019.

2 The sixth is a Resolution to Award a
3 Contract for Snow Removal and Post Storm Services
4 to Reggio Construction, Incorporated, A and J
5 Contractors Group, Incorporated, Joseph M.
6 Sanzari, Incorporated and Cliffside Paving.

7 The seventh is a Resolution to Award a
8 Contract to A and J Contractors for the 2019
9 Roadway Improvements.

10 The eighth is a Resolution to Authorize the
11 City Clerk to Advertise for Rebids for Snow
12 Removal and Post Storm Services.

13 The ninth is a Resolution to Authorize the
14 City Clerk to Advertise for Bids for Mill and
15 Paving for Various Roads.

16 The tenth is a Resolution to Authorize the
17 City Clerk for -- Advertise for Temporary Storage
18 Structures for DPW.

19 The eleventh is a Resolution to Authorize
20 the City Clerk to Advertise for Bids for Traffic
21 Paint and Supplies.

22 Twelfth is a Resolution to Authorize the
23 City Clerk to Advertise for 2019 CDA Road
24 Program, 28th and 29th Streets.

25 The thirteenth is a Resolution to Authorize

1 the City Clerk to Advertise for City Hall
2 Elevator Improvements.

3 The fourteenth is a Resolution to Authorize
4 the City Clerk to Advertise for William V. Musto
5 Cultural Center Roof Repairs.

6 The fifteenth is a Resolution to Authorize
7 the City Clerk to Advertise for City Hall HVAC
8 System Improvements.

9 Sixteenth is a Resolution to Authorize the
10 City Clerk to Advertise for 2019 Street Sign
11 Replacement Program.

12 Seventeenth is a Resolution to Authorize
13 the City Clerk to Advertise for Bids for Food
14 Service Management for Union City Recreation
15 Concessions.

16 The eighteenth is a Resolution to Authorize
17 the City Clerk to Advertise for Bids for
18 Financing for Campbell Freightliner Leach 20
19 Cubic Yard Rear Loader in the Principal Amount of
20 hundred and ninety-two thousand, one hundred and
21 forty-two and eight cents.

22 The nineteenth is a Resolution to Approve a
23 Raffle License for Prodein Non-Profit,
24 Incorporated.

25 The twentieth is a Resolution of Consent of

1 Access of Public Right-of-Way for Placement of
2 Small Cell Wireless Facility in City Rights-of-
3 Way.

4 The twenty-first is a Resolution
5 Establishing a New Petty Cash Fund for Union City
6 Recreation.

7 The twenty-second is a Resolution
8 Authorizing a Tax Refund for Tax Appeal Decision
9 by the Tax Court of New Jersey.

10 The twenty-third is a Resolution
11 Authorizing a Refund of Premium Monies Collected
12 at Tax Sale.

13 The twenty-fourth is a Resolution
14 Authorizing Refund of Redemption Monies to
15 Outside Lienholders.

16 And the twenty-fifth is a Resolution
17 Cancelling -- Cancelling Abatements and
18 Transferring Abatement Taxes to Conventional
19 Taxes.

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

22 MAYOR STACK: Sure.

23 Just before we do, just to go over -- on
24 number 5 (sic), the Contract for Snow Removal and
25 Post Storm Services; hopefully, we won't need

1 that in the wintertime but we just like to be
2 ready. It's something we do every year just to
3 supplement our DPW.

4 Roadway Improvements for A and J
5 Contracting; it's various streets that we'll be
6 doing and sidewalks.

7 In addition to that, the Advertise for the
8 2019 CDA Road Program; that's for 28th Street and
9 Palisade to New York Avenue; 29th Street from
10 Bergenline to Central Avenue.

11 Also Elevator Improvements at City Hall.
12 We've had that issue for quite some time; we're
13 addressing that.

14 The roof at the William V. Musto Center.

15 The HVAC at City Hall; it's been over 25
16 years. We'll be working on that also.

17 2019 Street Sign Replacement Program.

18 These are brand new uniform street signs
19 for the entire City that will have the City seal
20 on them.

21 This is going to be a really nice project
22 to supplement a lot of the quality of life
23 improvements that we're making in this City.

24 This will also add into what we've been
25 trying to do when we name streets after different

1 individuals in the community; we'll be able to
2 put them at the bottom of these street signs.

3 It's been -- I don't think it's ever been
4 taken on in the City of Union City -- a street
5 sign program. But it's something that's well
6 needed in the community.

7 Some signs are let's say eight inches long;
8 some are 20 inches long. This would have a
9 uniform street sign with the City seal on the
10 sign in a uniform -- in a uniform way in the
11 community.

12 So I'd like to thank the Commissioners for
13 considering these items.

14 And any member of the public who would like
15 to comment on the Consent Agenda, please step
16 forward, state your name and address for the
17 record.

18 Seeing none.

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

21 COMMISSIONER GRULLON: Motion.

22 CITY CLERK: Motion by Commissioner
23 Grullon.

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: Thank you.

14 May I have a motion to approve all items on
15 Consent?

16 COMMISSIONER VALDIVIA: Motion.

17 CITY CLERK: Motion by Commissioner
18 Valdivia.

19 Second?

20 COMMISSIONER FERNANDEZ: Second.

21 CITY CLERK: Second by Commissioner
22 Fernandez.

23 Commissioner Fernandez?

24 COMMISSIONER FERNANDEZ: Yes, but I --

25 CITY CLERK: Commissioner --

1 COMMISSIONER FERNANDEZ: -- I'd like to
2 give a shout out to the Mayor and thank you to
3 the Mayor for Resolution number 16 about the
4 street signs.

5 It's so important for our safety and for
6 visitors who come to Union City and they find
7 their way through our City. I -- I don't think
8 this has ever been done in Union City for as long
9 as I can remember and I grew up here.

10 So I have to commend the Mayor for this
11 great, great endeavor.

12 So, yes, on -- on all the items.

13 CITY CLERK: Thank you, Commissioner.
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 I remember talking to Lucio about this,
23 like 15, 16 years ago, him and I spoke about
24 wanting to do this. And then we tried it through
25 different departments. First it was Public Works

1 and then Traffic Division. And they meant well
2 but it's just impossible to do something like
3 this in-house from scratch from the beginning.

4 But we'll get a company in and then we'll
5 have the company on some type of a -- an
6 agreement where we'll be able to get signs, if
7 they're ever knocked down or whatever it may be,
8 to reinstall them.

9 Thank you, Lucio.

10 Thank you, everyone.

11 CITY CLERK: Thank you, Mayor.

12

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

15 **REGULAR AGENDA:**

16 1. PUBLIC HEARING FOR THE SFY 2020 BUDGET.)

17

18 CITY CLERK: There's one item on the
19 Regular Agenda. It's the Public Hearing of the
20 State Fiscal Year 2020 Budget.

21 May I have motion to take public comment on
22 this item?

23 COMMISSIONER FERNANDEZ: Motion.

24 CITY CLERK: Motion by Commissioner
25 Fernandez.

1 Second?

2 MAYOR STACK: Second.

3 CITY CLERK: Second by Mayor Stack.

4 Commissioner Fernandez?

5 COMMISSIONER FERNANDEZ: Yes.

6 CITY CLERK: Commissioner Grullon?

7 COMMISSIONER GRULLON: Yes.

8 CITY CLERK: Commissioner Valdivia?

9 COMMISSIONER VALDIVIA: Yes.

10 CITY CLERK: Commissioner Martinetti?

11 COMMISSIONER MARTINETTI: Yes.

12 CITY CLERK: Mayor Stack?

13 MAYOR STACK: Yes.

14 CITY CLERK: Thank you.

15 Mayor, at this time would you like to take
16 public comment on the budget?

17 MAYOR STACK: Anyone wishing to comment on
18 the Municipal Budget -- 2020 Budget, please step
19 forward, state your name and address for the
20 record.

21 Seeing none.

22 CITY CLERK: May I have a motion to close
23 public comment?

24 COMMISSIONER FERNANDEZ: Motion.

25 COMMISSIONER MARTINETTI: Motion.

1 CITY CLERK: Motion by Commissioner
2 Fernandez.

3 COMMISSIONER VALDIVIA: Second.

4 CITY CLERK: Second by Commissioner
5 Valdivia.

6 Commissioner Fernandez?

7 COMMISSIONER FERNANDEZ: Yes.

8 CITY CLERK: Commissioner Grullon?

9 COMMISSIONER GRULLON: Yes.

10 CITY CLERK: 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 MAYOR STACK: We hope to make this budget
18 year even better than our last year. We always
19 have bumps along the way like any municipality
20 but I would just like to thank the Commissioners
21 for sticking with the vision on the Municipal
22 Budget to keep it in check.

23 And thank the Finance Department -- Susan
24 Colditz and Tammy Zucca -- for their great work
25 that they do every day and their staff in the

1 Finance Department.

2 Thank you very much.

3 CITY CLERK: Thank you, Mayor.

4

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

7 **ORDINANCES FOR HEARING AND ADOPTION**

8 **CONSIDERATION:**

9 1. ORDINANCE APPROPRIATING THE SUM OF
10 \$11,661,764; AUTHORIZING THE ISSUANCE OF GENERAL
11 OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF
12 THE CITY OF UNION CITY, COUNTY OF HUDSON, NEW
13 JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF
14 \$11,594,264 TO PROVIDE FOR THE ACQUISITION OF
15 VARIOUS PIECES OF CAPITAL EQUIPMENT AND THE
16 COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS
17 PREVIOUSLY AUTHORIZED; SUPERSEDING NUMEROUS BOND
18 ORDINANCES HERETOFORE ADOPTED BY THE CITY; MAKING
19 CERTAIN DETERMINATIONS AND COVENANTS; AND
20 AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION
21 WITH THE FOREGOING.)

22

23 CITY CLERK: Next items are the Ordinances
24 for Public Hearing and Adoption consideration.

25 The first Ordinance is an Ordinance

1 Appropriating the Sum of \$11,661,764.00;
2 Authorizing the Issuance of General Obligation
3 Bonds or Bond Anticipation Notes of the City of
4 Union City, County of Hudson, New Jersey in the
5 Aggregate Principal Amount of 11,594,264 to
6 Provide for the Acquisition of Various Places
7 (sic) and Capital Equipment and Completion of
8 Various Capital Improvements Previously
9 Authorized; Superseding Numerous Bond Ordinances
10 Heretofore Adopted by the City; Making Certain
11 Determinations and Covenants; and Authorizing
12 Certain Related Actions in Connection with the
13 Foregoing.

14 Mayor, at this time would you like to take
15 public comment on this Ordinance?

16 MAYOR STACK: Anyone wishing to comment on
17 this Ordinance, please step forward.

18 The Ordinance that was just read by the
19 Clerk, Ordinance number 1 on the agenda.

20 Seeing none.

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

23 COMMISSIONER FERNANDEZ: Motion.

24 CITY CLERK: Motion by Commissioner
25 Fernandez.

1 Second?

2 COMMISSIONER GRULLON: 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: Thank you.

16 May I have a motion to adopt?

17 COMMISSIONER MARTINETTI: Motion.

18 CITY CLERK: Motion by Commissioner

19 Martinetti.

20 Second?

21 COMMISSIONER VALDIVIA: Second.

22 CITY CLERK: By Commissioner Valdivia.

23 Commissioner Fernandez?

24 COMMISSIONER FERNANDEZ: Yes.

25 CITY CLERK: Commissioner Grullon?

1 COMMISSIONER GRULLON: Yes.

2 CITY CLERK: Commissioner Valdivia?

3 COMMISSIONER VALDIVIA: Yes.

4 CITY CLERK: Commissioner Martinetti?

5 COMMISSIONER MARTINETTI: Yes.

6 CITY CLERK: Mayor Stack?

7 MAYOR STACK: Yes.

8 CITY CLERK: Thank you.

9

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

12 **ORDINANCES FOR HEARING AND ADOPTION**

13 **CONSIDERATION:**

14 2. ORDINANCE OF THE CITY OF UNION CITY, COUNTY
15 OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF
16 \$300,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT
17 FUND FOR THE COMPLETION OF VARIOUS CAPITAL
18 IMPROVEMENTS.)

19

20 CITY CLERK: The next item is an Ordinance
21 for the City of Union City, County of Hudson, New
22 Jersey, Appropriating the Sum of 300,000 in
23 Funding from Capital Improvement Fund for the
24 Completion of Various Capital Improvements.

25 Mayor, at this time would you like to take

1 public comment on this Ordinance.

2 MAYOR STACK: Yes.

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

6 Seeing none.

7 CITY CLERK: May I have a motion to close
8 public comment?

9 COMMISSIONER FERNANDEZ: Motion.

10 CITY CLERK: Motion by Commissioner
11 Fernandez.

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 May I have a motion to adopt the Ordinance?

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: Thank you.

21

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

24 **ORDINANCES FOR HEARING AND ADOPTION**

25 **CONSIDERATION:**

1 3. ORDINANCE AMENDING ARTICLE VI (SECURITY
2 FUNDS) SECTION 329-32 ET SEQ OF THE CODE OF THE
3 CITY OF UNION CITY, NEW JERSEY.)
4

5 CITY CLERK: The third Ordinance is an
6 Ordinance Amending Chapter -- Chapter V (sic) --
7 V (sic), Security --

8 Excuse me.

9 -- Security Funds, Section 329-32, et seq.,
10 of the Code of the City of Union City.

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

13 MAYOR STACK: This is on the security
14 deposits with the property owners where there's
15 been issues in the past with violations where
16 tenants were not served.

17 Correct?

18 MR. AUTERI: That's correct.

19 MAYOR STACK: This is being done just as a
20 preemptive measure to help those tenants where
21 you have a problem landlord that doesn't --
22 doesn't live up to their responsibilities. And
23 this would require -- the same as a landlord
24 requires a security deposit from a tenant, this
25 would require a security deposit from those

1 delinquent landlords in the community that refuse
2 to repair their buildings. The City would be
3 able to tap into these funds to make the
4 necessary repairs after proper notification to
5 the landlord.

6 There's not many of these in the City but
7 we do have some. And we're just looking to take
8 a proactive stand.

9 When somebody pays rent, whether it's a
10 dollar a month or a thousand dollars a month,
11 whatever it may be, they deserve services.

12 This Ordinance would guarantee to those
13 tenants that a security deposit would be paid
14 into a fund where there's problem buildings.
15 This wouldn't apply to every building in the
16 City. It would -- just the buildings where we've
17 had numerous problems in the past by their track
18 record. Where there would be a security deposit
19 held by the City of Union City, when the property
20 owner doesn't comply. These are multiple
21 dwelling buildings.

22 We would be able to go into the security
23 deposit funds and make the proper repair.

24 Anyone wishing to comment on this Ordinance
25 at this time, please step forward, state your

1 name and address for the record.

2 Seeing none.

3 CITY CLERK: May I have a motion to close
4 public comment?

5 COMMISSIONER FERNANDEZ: Motion.

6 CITY CLERK: Motion by Commissioner
7 Fernandez.

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's
19 recusing.

20 Mayor Stack?

21 MAYOR STACK: Yes.

22 CITY CLERK: Thank you.

23 May I have a motion to adopt?

24 COMMISSIONER VALDIVIA: Motion.

25 CITY CLERK: Motion by Commissioner

1 Valdivia.

2 Second?

3 COMMISSIONER GRULLON: Second.

4 CITY CLERK: Second by Commissioner

5 Grullon.

6 Commissioner Fernandez?

7 COMMISSIONER FERNANDEZ: Yes.

8 CITY CLERK: Commissioner Grullon?

9 COMMISSIONER GRULLON: Yes.

10 CITY CLERK: Commissioner Valdivia?

11 COMMISSIONER VALDIVIA: Yes.

12 CITY CLERK: Commissioner Martinetti is

13 recusing.

14 Mayor Stack?

15 MAYOR STACK: Yes.

16 I would just like to thank Angelo Auteri
17 for the time that he put on this -- I know we
18 went back and forth many times; Marty Martinetti,
19 the Construction Code Official; Alex Velazquez
20 from the Health Department; and several other
21 departments that -- that were involved.

22 I know I'm going to miss people so I don't
23 want to name everybody by name.

24 But a lot -- everyone contributed to really
25 trying to make this Ordinance what it is and I

1 appreciate that.

2 CITY CLERK: Thank you, Mayor.

3

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

6 **ORDINANCES FOR HEARING AND ADOPTION**

7 **CONSIDERATION:**

8 4. ORDINANCE AMENDING CHAPTER 223 "LAND
9 DEVELOPMENT" OF THE CODE OF THE CITY OF UNION
10 CITY.)

11

12 CITY CLERK: The next is an Ordinance
13 Amending Chapter 223, Land Development, of the
14 Code of the City of Union City.

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

17 MAYOR STACK: Sure.

18 Anyone wishing to comment on this Ordinance
19 at this time, please -- please step to the podium
20 on the left.

21 Maybe --

22 CITY CLERK: I'd -- I'd also like to call
23 the professionals that are here.

24 MR. PRICE: Do they --

25 MAYOR STACK: Maybe if the three --

1 MR. PRICE: Do they --

2 MAYOR STACK: -- if you can come forward
3 if --

4 MR. PRICE: Do they want to speak first?

5 MAYOR STACK: -- there's any questions --
6 technical.

7 Pat, maybe all three -- Sue, you guys like
8 to come up?

9 MR. PRICE: Larry Price, 1006 Palisade
10 Avenue.

11 By the way, I would point out, I'm a
12 veteran. Retired military, too. So you have to
13 be nice to me; I'll call my three friends back.

14 Okay, I have one question and I have one
15 comment.

16 The question that I have is on page 34 of
17 the -- for the -- and it has to do with
18 prevailing setback.

19 It says in order to maintain the character
20 of the established building's streetscape in
21 residential neighborhoods, the average of the
22 front setback -- and it tells you how to do it --
23 whatever. And then it -- it concludes with the
24 prevailing front setback shall be no more than
25 twice the front setback noted within the zoning

1 schedule.

2 Okay.

3 The normal front in a -- in a zoning
4 schedule is ten feet. And they're saying it
5 can't be --

6 Okay. The reason I raise the question, the
7 interpretation by the Boards has always been it's
8 the prevailing setback or ten feet, whichever is
9 less.

10 Okay. With this wording, there's -- why
11 have a word in here that will not -- that the
12 prevailing setback can't be more than twice the
13 legal requirement; that implies that the
14 interpretation has to be -- that it's the greater
15 of -- of ten feet or the prevailing setback,
16 whichever is more. And that's why you have to
17 cap it at -- the prevailing at twice the -- the
18 legal schedule.

19 So that's -- that -- that's a change.

20 And I guess my real question is do you
21 really intend to do -- that's -- that's a hundred
22 and eighty out from what we've been -- what we've
23 been doing.

24 MAYOR STACK: Sue, would you -- would you
25 like to answer that?

1 MS. GRUEL: Number --

2 MS. DILLON: Just in front of the
3 microphone please.

4 MS. GRUEL: I'm sorry. Yes.

5 First of all, that was not changed. That
6 was not a change. The existing Ordinance has
7 that provision in it. It has been in there for a
8 while.

9 Okay?

10 I guess the way that I would interpret it
11 would be that the prevailing setback can't be
12 more than 20 feet but it can be more than ten
13 feet or it could be less than ten feet.

14 MR. PRICE: Well, it could be 30 feet but
15 you --

16 MS. GRUEL: But it caps it at 20 --

17 MR. PRICE: It caps at 20.

18 MS. GRUEL: -- if it's a ten foot --

19 MR. PRICE: Okay.

20 MS. GRUEL: -- setback.

21 Okay?

22 MR. PRICE: But the only reason for capping
23 it would be that you are trying to get away from
24 some absurd, you know, 50 feet and you say -- you
25 -- you know, if it's going to be the lesser of

1 ten feet or 50 feet or the lesser of ten feet or
2 30 feet, you don't care what the -- you don't
3 care about capping it, is my --

4 So the only possible interpretation of this
5 is that you're going to take the greater of ten
6 feet or the prevailing setback.

7 MS. GRUEL: I have not had an opportunity
8 to know how that has been interpreted. All I
9 know is that it's been in the Ordinance; it is
10 not something that's been changed.

11 What I just explained to -- to you was what
12 I -- how I did it.

13 MR. PRICE: Right.

14 MS. GRUEL: But I've only looked at it this
15 moment. So --

16 MR. McNAMARA: We could follow up with the
17 Board's planners --

18 MS. DILLON: Step forward, Mr. McNamara.

19 MR. McNAMARA: We could follow up with the
20 planners who represent the Planning and Zoning
21 Boards to make sure there's a consistent
22 interpretation that's been followed in the past
23 and will continue in the future.

24 MR. PRICE: Well, wait a minute.

25 What is the interpretation? That's my

1 question here.

2 MS. GRUEL: What I just said.

3 MR. McNAMARA: What Miss Gruel just said.

4 Susan's answer to your question. I think that
5 resolved the issue.

6 MR. PRICE: Her -- her answer was it's
7 always been in there.

8 MR. McNAMARA: Right. So we'll --

9 MS. GRUEL: But --

10 MR. McNAMARA: -- we'll make sure that it's
11 clarified so that they understand this should be
12 read to codify what the practice has been --

13 MR. PRICE: I could tell you, having been
14 in every meeting, --

15 MR. McNAMARA: Right.

16 MR. PRICE: -- the -- the practice has been
17 to take a lesser of ten feet or the prevailing
18 setback.

19 But this -- this statement can only be
20 interpreted by saying you take the greater of ten
21 feet or the prevailing setback and you have --
22 therefore you have to cap the prevailing setback
23 at no more than twice the --

24 MR. McNAMARA: Right but the --

25 All right, so we can just do a clarifying

1 ordinance, if necessary, just to memorialize it
2 so it cleans it up. That can be done.

3 MR. PRICE: Well, --

4 MS. GRUEL: I think it's pretty clear in
5 the Ordinance but we'll make sure that the --
6 that the planner that deals with both Boards,
7 that we're all on the same page.

8 And if it needs clarifying language, we
9 will certainly come back and -- and ask that that
10 be addressed.

11 I think you agree though that the idea of
12 having a prevailing setback makes a lot of sense
13 because neighborhoods are -- streets are
14 different in terms of their front yard setbacks
15 oftentimes.

16 So that's what the intent was supposed to
17 do was to address and recognize neighborhood
18 character in terms of front yard setback and look
19 at -- it's not unusual for ordinances to have
20 prevailing front yard setback standard.

21 So we will go back and look at that and
22 confirm that that is the way that the Board and
23 the planner for the Boards interpret.

24 MAYOR STACK: And that's always been part
25 of it, Sue?

1 MS. GRUEL: It's been part of it.

2 MAYOR STACK: That's always been in there?

3 MS. GRUEL: This has not been something --

4 MAYOR STACK: Okay.

5 MS. GRUEL: -- that has been part of
6 this --

7 MAYOR STACK: Okay.

8 MS. GRUEL: -- amendment.

9 MAYOR STACK: Okay.

10 MR. PRICE: That's my question.

11 My comment goes to -- this is on page 62
12 and this is the minor site plan procedure.

13 Section 46.1.

14 By -- by the way, the -- the procedures
15 that they're -- is we're going to appoint a
16 subcommittee -- site plan subcommittee of the
17 Planning Board, consisting of no more than four
18 members and they will be able to grant site plan
19 approval.

20 And then it goes on on page 63 and says, a
21 minor site plan as defined in this -- shall not
22 require notice of a public hearing and shall not
23 request or be deemed to need any bulk variance
24 relief.

25 Okay.

1 Here is my take on this.

2 Section 46.1 of the MLUL says you can
3 appoint this committee. It's a subcommittee of
4 the Planning Board and it can appoint -- it -- it
5 can approve site plans. That is the limit of
6 their authority. They have no right to grant
7 variances; they have no right to waive variances;
8 they can grant site plan approval.

9 Now I know you want to be able to have some
10 streamline way of approving illegal apartments.
11 Well, we tried that five years ago; essentially,
12 this same wording, except that instead of a
13 subcommittee of the Planning Board it was going
14 to be the construction code official.

15 And the courts, both the Law Division and
16 the Appellate Division, tossed that. Said you
17 can't do that because the MLUL requires that
18 every use be treated in the same fashion. You
19 can't waive. You -- you, as the governing body,
20 have a right to establish standards but only the
21 Board, the full Board, can -- can give it --

22 Whatever.

23 So all this works until you get down to we
24 waive the --

25 Whatever.

1 This is a useless thing for you. Because
2 how many applications in Union City, particularly
3 the legalization applications, you know, require
4 only a site plan? And the answer, practically
5 none of them.

6 All those applications site -- prompt one
7 various requirement or another. Usually it's a
8 parking variance. You got to have a parking --
9 you know, it's a -- it's a variance.

10 You -- you can't waive those variances.

11 So this -- this, as it stands, you know, is
12 contrary to the Municipal Land Use Law and courts
13 will toss it again.

14 MAYOR STACK: Okay.

15 Let me --

16 MR. PRICE: And --

17 MAYOR STACK: -- let me --

18 MR. PRICE: -- and the thing is and you're
19 not getting what you think you're getting. You
20 -- this -- this will be a useless appendage to
21 the other because 500 applications, you'll be
22 able to approve five, because only a site plan is
23 involved.

24 If it's a variance involved, they can't --
25 they can -- they can approve the site plan but

1 then they've got to go back to a regular Board
2 for the -- for the variance approval.

3 MAYOR STACK: Let me just get a response to
4 that.

5 MR. PRICE: Yeah.

6 MR. McNAMARA: All of the language --

7 MS. DILLON: Just right in --

8 MR. McNAMARA: Oh.

9 MS. DILLON: -- front of the microphone
10 please.

11 MR. McNAMARA: All of the language that's
12 in this provision is provided for under the Land
13 Use Law and is new to this Ordinance. It was not
14 in there previously. It was installed through
15 the work that was done by our planners to have
16 this in here.

17 Mr. Price is absolutely correct in one
18 regard. The -- and it's reflected directly in
19 the language of the Ordinance. Anyone that wants
20 to go through this particular process, it has to
21 be a variance-free, waiver-free application.

22 And, yes, it may only be a very small
23 percentage of the overall number of applications
24 that may get presented to the Planning Board.
25 Certainly none would be to the Zoning Board.

1 | Because if you're in front of the Zoning Board
2 | you need variance relief. So that immediately
3 | takes that off the table.

4 | So you're only dealing with Planning Board
5 | applications of a limited scope that are
6 | absolutely clean. They must be variance-free and
7 | waiver-free. And --

8 | MAYOR STACK: So give me an example of one
9 | of those.

10 | MR. McNAMARA: If I walked in for a -- a
11 | four family -- a four unit building in a
12 | residential zone where it was permitted use and I
13 | didn't need any setback variances, I didn't
14 | exceed the height, I met the front, rear and
15 | side, I met the parking criteria, no variances,
16 | no waivers of any kind, they might be potentially
17 | able to make this use. But it also depends on
18 | how we define minor site plan.

19 | And that is defined --

20 | Let me get to it. Hold on.

21 | One of us is bound to find it. Okay,

22 | page --

23 | Minor site plan is defined --

24 | Hold on.

25 | In the text or in the --

1 Oh, it's in the text. Okay.

2 Construction --

3 Yeah.

4 Yeah, it's one or two family homes. Any
5 structure with site plan granted the effective
6 date. Construction being -- would constitute
7 ordinary repairs or soil disturbance of less than
8 a thousand square feet.

9 So it's -- it's a fairly finite narrow
10 scope of applications that could potentially fall
11 under this.

12 It's not as if all of a sudden you're going
13 to have 200 applications lined up looking for
14 this. As -- as Mr. Price noted you, in all
15 likelihood, will only have a handful. But for
16 those handful, if they can come in and go through
17 the process and it's an absolutely clean
18 application, then they should be able to take
19 advantage of that provision. It's for a -- it's
20 a small universe. No question about it.

21 MAYOR STACK: And who would make that
22 determination that they could go through this
23 process?

24 Who makes that determination?

25 Is it --

1 MR. McNAMARA: That's going to be done --

2 MAYOR STACK: Is it City planner?

3 Is it the construction official?

4 Who is it?

5 MS. GRUEL: Whoever --

6 MR. McNAMARA: Your construction official
7 and your City planner should both be looking at
8 it to make sure they're on the same page
9 determining if it falls underneath this provision
10 of the Ordinance. That way nothing falls through
11 the cracks.

12 MAYOR STACK: Okay.

13 MR. PRICE: Okay, could I pose a question
14 to Mr. McNamara then?

15 Okay.

16 Then in Section 5 where it says a minor
17 site plan, as defined in this Chapter shall not
18 require notice or public hearing and shall not
19 request or be deemed to need any bulk variance
20 relief.

21 MR. McNAMARA: That's correct. Because
22 that's --

23 MR. PRICE: Okay.

24 MR. McNAMARA: -- what the Municipal
25 Land ---

1 MR. PRICE: That's not --

2 MR. McNAMARA: -- Use notice provision
3 provides.

4 MR. PRICE: That's not -- in other words,
5 be deemed to not is sort of the -- you make the
6 assumption that there's no variance required.

7 But what you're saying, if I understand you
8 correctly, is that the intent of this wording is
9 to say that it will be variance-free. Not deemed
10 variance-free but it will, in fact, be variance-
11 free and they can take this and therefore
12 qualifies for this accelerated --

13 MR. McNAMARA: Well, it's the burden of the
14 applicant.

15 The applicant comes in, makes an
16 application to the City. If the City reviews it
17 and agrees with their determination that it's
18 variance-free then they can proceed. If the
19 Board -- if the City disagrees and says no, you
20 need variance relief, then they have to go
21 through the normal course and appear to the
22 Planning Board.

23 MR. PRICE: Variance or waiver?

24 MR. McNAMARA: Right.

25 MR. PRICE: Correct.

1 MR. McNAMARA: Correct.

2 Because that's the limited window that's
3 provided for in the Land Use Law.

4 MR. PRICE: Okay.

5 MR. McNAMARA: And minor site plans under
6 the Land Use Law, Section 12.1 I think, does
7 provide an exception where for certain types of
8 applications, notice is not required, minor site
9 plan as well.

10 When you come in for a final, having
11 already gotten preliminary, as so long as you've
12 made no other changes or amendments, you can
13 waive it.

14 Do we have a separate notice provision in
15 here.

16 MS. GRUEL: (Indiscernible.)

17 MR. PRICE: Well, that part I would agree.
18 I mean the -- Section 46.1 of the -- of the MLUL
19 says you can have this subcommittee and it, you
20 know, it's three or four --

21 By the way they're volunteering you for
22 this committee.

23 And they can grant site plan approvals
24 without -- without notice and without hearing.
25 That -- no question. That's authorized by -- by

1 the statute.

2 It's just that all they can do is site
3 plans. They cannot grant variance relief.

4 MR. McNAMARA: That's correct.

5 MR. PRICE: Okay.

6 MR. McNAMARA: Yeah, no, we agree with
7 that.

8 MR. PRICE: Okay. Okay.

9 Reading Section 5 it sounded to me like
10 every application would just be deemed to not
11 require variance relief, which is a little bit
12 different --

13 MR. McNAMARA: No, that's not the intent.

14 MR. PRICE: Not the intent.

15 Very good.

16 Thank you.

17 MR. McNAMARA: You're welcome, sir.

18 MAYOR STACK: Any -- anyone further who
19 would wish to comment on this? Please step
20 forward, state your name and address for the
21 record.

22 This is on the Land Development Ordinance
23 Code of the City of Union City.

24 Thank you, Erin. That was helpful.

25 Seeing no other.

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

3 COMMISSIONER MARTINETTI: Motion.

4 CITY CLERK: Motion by Commissioner
5 Martinetti.

6 COMMISSIONER VALDIVIA: Second.

7 CITY CLERK: Second by Commissioner
8 Valdivia.

9 Commissioner Fernandez?

10 COMMISSIONER FERNANDEZ: Yes.

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

21 COMMISSIONER VALDIVIA: Motion.

22 CITY CLERK: Motion by Commissioner
23 Valdivia.

24 Second?

25 COMMISSIONER GRULLON: Second.

1 CITY CLERK: Second by Commissioner
2 Grullon.

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: Thank you.

14

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

16

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

20 MAYOR STACK: Sure.

21 Just before we do, I would just like to
22 thank the planners.

23 Susan, thank you.

24 Thank you very much.

25 And also Pat McNamara in the City

1 Attorney's office; thank you for your work on
2 that.

3 Anyone wishing to comment on any matter
4 concerning municipal government in the City of
5 Union City, please step forward, state your name
6 and address for the record.

7 Seeing none.

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

10 COMMISSIONER MARTINETTI: Motion.

11 COMMISSIONER FERNANDEZ: Motion.

12 CITY CLERK: Motion by Commissioner
13 Martinetti.

14 Second by Commissioner Fernandez.

15 Commissioner Fernandez?

16 COMMISSIONER FERNANDEZ: Yes.

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 CITY CLERK: Thank you.

1

2 **ADJOURNMENT:**

3

4

5

CITY CLERK: There are no other items on
the agenda.

6

May I have a motion to adjourn?

7

COMMISSIONER MARTINETTI: Motion.

8

9

CITY CLERK: Motion by Commissioner
Martinetti.

10

COMMISSIONER VALDIVIA: Second.

11

CITY CLERK: Second?

12

Second by Commissioner Valdivia.

13

Commissioner Fernandez?

14

COMMISSIONER FERNANDEZ: Yes.

15

CITY CLERK: Commissioner Grullon?

16

MAYOR STACK: Thank you, Celin.

17

COMMISSIONER GRULLON: Yes.

18

MAYOR STACK: Thank you, Margie.

19

CITY CLERK: Commissioner Valdivia?

20

MAYOR STACK: Thank you, Wendy.

21

CITY CLERK: Commissioner Martinetti?

22

COMMISSIONER MARTINETTI: Yes.

23

MAYOR STACK: Thank you, Lucio.

24

CITY CLERK: Mayor Stack?

25

MAYOR STACK: Yes.

1 CITY CLERK: Thank you.

2

3 (Whereupon, the proceedings were concluded
4 at 7:30 p.m.)

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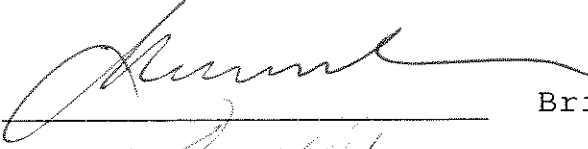
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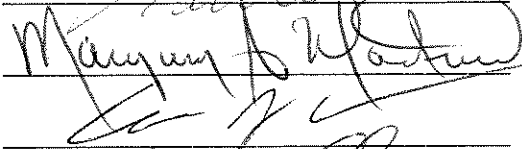
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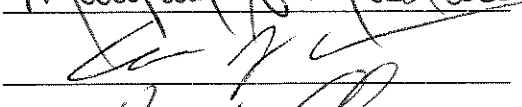
Brian P. Stack



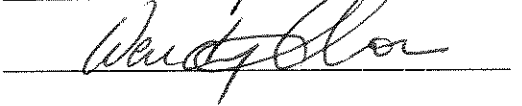
Lucio P. Fernandez



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, October 8, 2019 and digitally
10 recorded.

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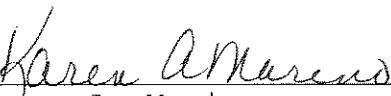
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25 Monitored and Proofread by: Deborah Dillon


Karen A. Marino

AOC 493