

ORIGINAL

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

REGULAR MEETING

:
:
:
:
TRANSCRIPT OF RECORDED
PROCEEDINGS

William V. Musto
Cultural Center
420 15th Street
Union City, New Jersey

Tuesday, October 22, 2019
Commencing at 7:01 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

Audio-Digital
Transcription Service, L.L.C.
audiots@aol.com



Transcription Service

29 Oak Avenue
West Orange, N.J. 07052
(973) 669-1222
Fax: (973) 669-0855

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	3
APPROVAL OF PREVIOUS MEETING MINUTES	4
ORDINANCE(S) FOR INTRODUCTION	5/6
CONSENT AGENDA	8
REGULAR AGENDA	14
OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD	15
ADJOURNMENT	17

1 CITY CLERK: This is a Regular Public
2 Meeting of the Union City Board of Commissioners
3 being held on Tuesday, October 22nd, 2019, at
4 seven p.m., at the William V. Musto -- Musto
5 Cultural Center, 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 report-- has been provided to The Jersey Journal,
15 The Record, The Hudson Reporter, and has been
16 posted on the bulletin board at City Hall and
17 made available to the public in the Office of the
18 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

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

10 **APPROVAL OF PREVIOUS MEETING MINUTES - SEPTEMBER**
11 **24, 2019.)**

12

13 CITY CLERK: The first item is the Approval
14 of the Meeting Minutes from September 24th, 2019.

15 May I have a motion to approve?

16 COMMISSIONER VALDIVIA: Motion.

17 CITY CLERK: Motion by Commissioner
18 Valdivia.

19 Second?

20 COMMISSIONER MARTINETTI: Second.

21 CITY CLERK: Second by Commissioner
22 Martinetti.

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 **ORDINANCE(S) FOR INTRODUCTION:**

13 1. ORDINANCE AMENDING CHAPTER 334 OF THE CITY
14 OF UNION CITY ENTITLED "RENT STABILIZATION".)

15

16 CITY CLERK: There are two Ordinances on
17 for Introduction.

18 Introduction --

19 Adoption on the first reading authorizes
20 the Municipal Clerk to advertise the Ordinance
21 for further consideration, which will take place
22 on Wednesday, November 6, 2019, at the Saint
23 Anthony School, 700 Central Avenue, Union City,
24 New Jersey.

25 The first Ordinance is an Ordinance

1 Amending Chapter 334 of the City of Union City
2 Entitled Rent Stabilization.

3 May I have a motion to introduce?

4 MAYOR STACK: Motion.

5 THE CLERK: Motion by Mayor Stack.

6 Second?

7 COMMISSIONER MARTINETTI: Second.

8 CITY CLERK: Second by Commissioner
9 Martinetti.

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 **ORDINANCE (S) FOR INTRODUCTION:**

25 2. ORDINANCE AMENDING CHAPTER 284 TO PROHIBIT

1 THE SALE AND/OR SUBLEASING OF OFF-STREET PARKING
2 SPACES IN RESIDENTIAL ZONES.)

3

4 CITY CLERK: The second Ordinance is an
5 Ordinance Amending Chapter 284 to Prohibit the
6 Sale and/or Subleasing of Off-Street Parking
7 Spaces in Residential Zones.

8 May I have a motion to introduce?

9 MAYOR STACK: Motion.

10 THE CLERK: Motion by Mayor Stack.

11 Second?

12 COMMISSIONER FERNANDEZ: Second.

13 CITY CLERK: Second by Commissioner
14 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 (Whereupon, the Board discussed and took
3 action on the following items in total:

4 **CONSENT AGENDA:**

- 5 (1) Resolution Approving the Payment of Claims
6 (2) Resolution Approving the Payment of
7 Concurring Claims
8 (3) Resolution Approving the Escrow Refunds
9 (4) Resolution Approving the City Payroll for
10 the Period of September 28, 2019 through October
11 11, 2019
12 (5) Resolution Approving the Library Payroll
13 for the Period of September 28, 2019 through
14 October 11, 2019
15 (6) Resolution Appointing John Salerno, Esq. as
16 an Attorney in the Office of the Tenant Advocate
17 (7) Resolution Authorizing the Placement of a
18 Lien on the Property Known as 1215 Morris Street,
19 Union City, New Jersey 07087, Block 59, Lot 33,
20 in the City of Union City for Emergency Repair
21 Costs
22 (8) Resolution Authorizing the Placement of a
23 Lien on the Property Known as 518-24th Street,
24 Union City, New Jersey 07087, Block 137, Lot 29,
25 in the City of Union City for Emergency Repair

1 Costs

2 (9) Resolution Authorizing the Placement of a
3 Lien on the Property Known as 1811 Bergenline
4 Avenue, Union City, New Jersey 07087, Block 98,
5 Lot 5, in the City of Union City for Emergency
6 Repair Costs

7 (10) Resolution Authorizing the Placement of a
8 Lien on the Property Known as 1901 Bergenline
9 Avenue, Union City, New Jersey 07087, Block 103,
10 Lot 1, in the City of Union City for Emergency
11 Repair Costs

12 (11) Resolution Authorizing a Refund of an
13 Overpayment

14 (12) Resolution Authorizing the Refund of
15 Premium Monies Collected at the Tax Sale

16 (13) Resolution Authorizing a Refund of
17 Redemption Monies to Outside Lienholders

18 (14) Resolution Authorizing Submission of a
19 Strategic Plan for the Union City Municipal
20 Alliance Grant Pursuant to the Governor's Council
21 on Alcoholism and Drug Abuse Fiscal Grant Cycle
22 (July 1, 2020 - June 30, 2021).)

23

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

1 The first is a Resolution Approving the
2 Payment of Claims.

3 The second is a Resolution Approving the
4 Payment of Concurring Claims.

5 The third is a Resolution Approving the
6 Escrow Refunds.

7 The fourth is a Resolution Approving the
8 City Payroll for the Period of September 28th,
9 2019 through October 11th, 2019.

10 The fifth is a Resolution Approving the
11 Library Payroll for the Period of September 28th,
12 2019 through October 11, 2019.

13 The sixth is a Resolution Appointing John
14 Salerno, Esquire, as an Attorney in the Office of
15 the Tenant Advocate.

16 The seventh is a Resolution Authorizing the
17 Placement of a Lien on the Property Known as 1215
18 Morris Street, Union City, New Jersey, Block 59,
19 Lot 33, in the City of Union City for Emergency
20 Repair Costs.

21 The eighth is a Resolution Authorizing the
22 Payment (sic) of a Lien on the Property Known as
23 518 24th Street, Union City, New Jersey, Block
24 137, Lot 29, in the City of Union City for
25 Emergency Repair Costs.

1 The ninth is a Resolution Authorizing the
2 Placement of a Lien on the Property Known as 1811
3 Bergenline Avenue, Union City, New Jersey, Block
4 98, Lot 5, in the City of Union City for
5 Emergency Repair Costs.

6 The tenth is a Resolution Authorizing the
7 Placement of a Lien on the Property Known as 1901
8 Bergenline Avenue, Union City, New Jersey, Block
9 103, Lot 1, in the City of Union City for
10 Emergency Repair Costs.

11 The eleventh is a Resolution Authorizing a
12 Refund of Overpayment.

13 The twelfth is a Resolution Authorizing the
14 Refund of Premium Monies Collected at the Tax
15 Sale.

16 The thirteenth is a Resolution Authorizing
17 a Refund of Redemption Monies to Outside
18 Lienholders.

19 The fourteenth is a Resolution Authorizing
20 the Submission of a Strategic Plan for the Union
21 City Municipal Alliance Grant Pursuant to the
22 Governor's Council on Alcoholism and Drug Abuse
23 Fiscal Grant Cycle, July 1st, 2020 to June 30th,
24 2021.

25 Mayor, at this time would you like to take

1 public comment on the Consent Agenda?

2 MAYOR STACK: Anyone wishing to comment on
3 the Consent Agenda, please step forward, state
4 your name and address for the record.

5 Seeing none.

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

8 COMMISSIONER GRULLON: Motion.

9 CITY CLERK: Motion by Commissioner
10 Grullon.

11 Second?

12 COMMISSIONER FERNANDEZ: Second.

13 CITY CLERK: Second by Commissioner
14 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 May I have a motion to approve all items on
2 Consent?

3 MAYOR STACK: Motion.

4 COMMISSIONER VALDIVIA: Motion.

5 CITY CLERK: Motion by Mayor Stack.

6 Second by Commissioner Valdivia.

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: I'm recusing on
15 the payments to the North Hudson Regional Fire --
16 Fire Rescue.

17 CITY CLERK: Thank you.

18 COMMISSIONER MARTINETTI: Aye on --

19 CITY CLERK: And Mayor --

20 COMMISSIONER MARTINETTI: -- the rest.

21 CITY CLERK: Thank you.

22 And Mayor Stack?

23 MAYOR STACK: Yes.

24 CITY CLERK: Thank you.

25

1 (Whereupon, the Board discussed and took
2 action on the following item:

3 **REGULAR AGENDA:**

4 1. RESOLUTION APPROVING A PAYMENT OF CLAIM TO
5 THE HUDSON COUNTY IMPROVEMENT AUTHORITY.)

6

7 CITY CLERK: There's one item on the
8 Regular Agenda.

9 It's a Resolution Approving a Payment of
10 Claim to the Hudson County Improvement Authority.

11 May I have motion to approve item 1?

12 COMMISSIONER VALDIVIA: Motion.

13 CITY CLERK: Motion by Commissioner
14 Valdivia.

15 Second?

16 MAYOR STACK: Second.

17 CITY CLERK: Second by Mayor Stack.

18 Commissioner Fernandez?

19 COMMISSIONER FERNANDEZ: Yes.

20 CITY CLERK: Commissioner Grullon?

21 COMMISSIONER GRULLON: Yes.

22 CITY CLERK: Commissioner Valdivia?

23 COMMISSIONER VALDIVIA: Yes.

24 CITY CLERK: Commissioner Martinetti?

25 You're recusing?

1 COMMISSIONER MARTINETTI: I'm recusing,
2 yes.

3 CITY CLERK: Thank you.

4 And 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 on any matter
15 concerning municipal government in the City of
16 Union City, please step forward, state your name
17 and address 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 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

15 **ADJOURNMENT:**

16

17 CITY CLERK: There are no other items on
18 the agenda this evening.

19 May I have a motion to adjourn?

20 MAYOR STACK: Motion.

21 CITY CLERK: Motion by --

22 COMMISSIONER MARTINETTI: Second.

23 CITY CLERK: -- Mayor Stack.

24 Second by Commissioner Martinetti.

25 Commissioner Fernandez?

1 COMMISSIONER FERNANDEZ: Yes.

2 CITY CLERK: Commissioner Grullon?

3 COMMISSIONER GRULLON: Yes.

4 CITY CLERK: Commissioner Valdivia?

5 COMMISSIONER VALDIVIA: Yes.

6 CITY CLERK: Commissioner Martinetti?

7 COMMISSIONER MARTINETTI: Yes.

8 CITY CLERK: Mayor Stack?

9 MAYOR STACK: Yes.

10 CITY CLERK: Thank you.

11

12 (Whereupon, the proceedings were concluded

13 at 7:07 p.m.)

14

15

16

17

18

19

20

21

22

23

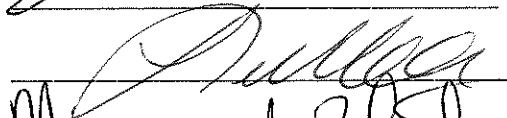
24

25

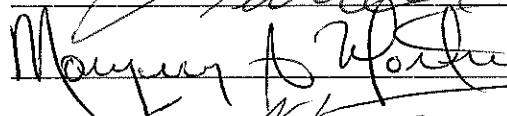
1


Brian P. Stack

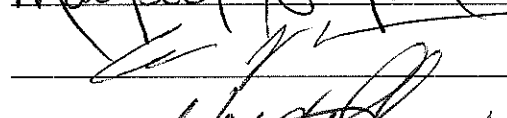
2


Lucio P. Fernandez

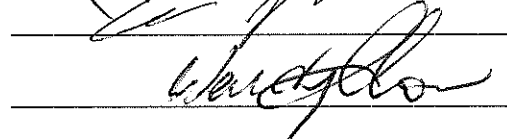
3


Maryury A. Martinetti

4


Celin J. Valdivia

5


Wendy A. Grullon

6

Board of Commissioners

7

8

Attest: 

9

Erin M. Knoedler,

10

City Clerk

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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 22, 2019 and digitally
10 recorded.

11

12

13

14

15

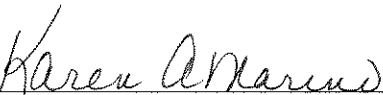
16

17

18

19

20


Karen A. Marino

AOC 493

21

22

23

24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon