

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

REGULAR MEETING : TRANSCRIPT OF
: :
: :
-----: PROCEEDINGS

ROOSEVELT SCHOOL
4507 Hudson Avenue
Union City, New Jersey

Tuesday, August 30, 2022
Commencing at 7:03 p.m.

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

WENDY A. GRULLON, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER
CELIN J. VALDIVIA, COMMISSIONER
BRIAN P. STACK, MAYOR

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

LUCIO P. FERNANDEZ, COMMISSIONER

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

SCARINCI HOLLENBECK
BY: ANGELO AUTERI, ESQ.
Corporation Counsel

RAY GONZALEZ, ESQ.
Attorney for the Union City
Alcohol Beverage Control Commission

HILDA ROSARIO, City Clerk

SUSAN BISCHOFF, CCR, RPR
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1 MS. ROSARIO: This is a regular public
2 meeting the Union City Board of Commissioners
3 being held on Tuesday, August 30, 2022, at 7:00
4 p.m. at the Roosevelt School, 4507 Hudson Avenue,
5 Union City. Please stand for the Pledge of
6 Allegiance.

7 (Whereupon, the Pledge of Allegiance was
8 recited.)

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

16
17 **ROLL CALL:**

18
19 MS. ROSARIO: Commissioner Fernandez is
20 absent today. Commissioner Grullon.

21 COMMISSIONER GRULLON: Here.

22 MS. ROSARIO: Commissioner Valdivia.

23 COMMISSIONER VALDIVIA: Here.

24 MS. ROSARIO: Commissioner Martinetti.

25 COMMISSIONER MARTINETTI: Here.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes. Commissioner

3 Fernandez is on a family emergency.

4 MS. ROSARIO: Thank you.

5

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

8 **APPROVAL OF PREVIOUS MEETING MINUTES - REGULAR**
9 **MEETING - AUGUST 16, 2022.)**

10

11 MS. ROSARIO: The first item is the
12 approval of our previous meeting minutes. Motion
13 to approve meeting minutes for the August 16,
14 2022, Board of Commissioners meeting?

15 MAYOR STACK: Motion.

16 MS. ROSARIO: Motion by Mayor Stack.

17 COMMISSIONER MARTINETTI: Second.

18 MS. ROSARIO: Second by Commissioner
19 Martinetti.

20 Commissioner Grullon.

21 COMMISSIONER GRULLON: Yes.

22 MS. ROSARIO: Commissioner Valdivia.

23 COMMISSIONER VALDIVIA: Yes.

24 MS. ROSARIO: Commissioner Martinetti.

25 COMMISSIONER MARTINETTI: Yes.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes.

3

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

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

7 **1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY**
8 **OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF**
9 **\$5,670,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT**
10 **FUND FOR THE ACQUISITION OF CERTAIN CAPITAL**
11 **EQUIPMENT AND THE COMPLETION OF VARIOUS CAPITAL**
12 **IMPROVEMENTS.)**

13

14 MS. ROSARIO: The second item is the
15 ordinance for introduction. Adoption on first
16 reading authorizes the municipal clerk to
17 advertise the ordinances with a notice of the
18 introduction, together with a notice of the time
19 and place when the ordinance will be considered
20 for final passage. The ordinance will be further
21 considered at a meeting of the Board of
22 Commissioners to be held on Tuesday, September 20,
23 2022, at the Washington School, located at 3905
24 New York Avenue.

25 The first ordinance is an ordinance of

1 the City of Union City, County of Hudson, New
2 Jersey appropriating the sum of \$5,670,000 in
3 funding from the capital improvement fund for the
4 acquisition of certain capital equipment and the
5 completion of various capital improvements.

6 May I have a motion to introduce?

7 MAYOR STACK: Just before we do, this is
8 for a City wide public safety radio
9 communications, 970,000, 1,700,000 to go toward
10 the senior citizen building we're looking to do on
11 the 8th to 10th Street municipal lot, two million
12 for repairs and upgrades to Bergenline Avenue.
13 The work has already started at 49th, coming down
14 to 43rd Street, ultimately the project will come
15 to 30th Street. An additional million for Central
16 Avenue upgrades that we made for a total of
17 \$5,670,000.

18 This is all grant money that's coming
19 through the capital budget that's been awarded by
20 Governor Murphy and the senate president and the
21 assembly speaker. We're very grateful. I'll move
22 it.

23 MS. ROSARIO: Motion by Mayor Stack.

24 Second?

25 COMMISSIONER VALDIVIA: Second.

1 MS ROSARIO: Second by Commissioner
2 Valdivia.

3 Commissioner Grullon.

4 COMMISSIONER GRULLON: Yes.

5 MS. ROSARIO: Commissioner Valdivia.

6 COMMISSIONER VALDIVIA: Yes.

7 MS. ROSARIO: Commissioner Martinetti.

8 COMMISSIONER MARTINETTI: Yes.

9 MS. ROSARIO: Mayor Stack.

10 MAYOR STACK: Yes.

11

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

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

15 **2. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY**
16 **OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF**
17 **\$3,000,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT**
18 **FUND FOR THE REHABILITATION RECONSTRUCTION OF THE**
19 **DEPARTMENT OF PUBLIC WORKS FACILITY.)**

20

21 MS. ROSARIO: The second ordinance is an
22 ordinance of the City of Union City, County of
23 Hudson, New Jersey, appropriating the sum of
24 \$3,000,000 in funding from the capital improvement
25 fund for the rehabilitation reconstruction of the

1 Department of Public Works facility.

2 Mayor, would you like to comment?

3 MAYOR STACK: Yes, give me one second.

4 This is for public hearing or introduction?

5 MS. ROSARIO: Just introduction.

6 MAYOR STACK: This is just introduction,
7 right. I'll move it.

8 MS. ROSARIO: Motion by Mayor Stack.
9 Second?

10 COMMISSIONER GRULLON: Second.

11 MS. ROSARIO: Second by Commissioner
12 Grullon.

13 Commissioner Grullon.

14 COMMISSIONER GRULLON: Yes.

15 MS. ROSARIO: Commissioner Valdivia.

16 COMMISSIONER VALDIVIA: Yes.

17 MS. ROSARIO: Commissioner Martinetti.

18 COMMISSIONER MARTINETTI: Yes.

19 MS. ROSARIO: Mayor Stack.

20 MAYOR STACK: Yes.

21 Again, this is grant money we're able to
22 bring in from the State of New Jersey. So on the
23 agenda tonight, there's \$8,670,000.

24

25 (Whereupon, the Board discussed and took

1 action on the following item:

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

3 **3. AN ORDINANCE AUTHORIZING AND ENCOURAGING**
4 **ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE)**
5 **AND MAKE-READY PARKING SPACES.)**

6
7 MS. ROSARIO: The third ordinance is an
8 ordinance authorizing and encouraging the electric
9 vehicle supply service equipment and make-ready
10 parking spaces.

11 MAYOR STACK: I'll move it.

12 COMMISSIONER MARTINETTI: Second.

13 MS. ROSARIO: Motion by Mayor Stack and
14 second by Commissioner Martinetti. Commissioner
15 Grullon.

16 COMMISSIONER GRULLON: Yes.

17 MS. ROSARIO: Commissioner Valdivia.

18 COMMISSIONER VALDIVIA: Yes.

19 MS. ROSARIO: Commissioner Martinetti.

20 COMMISSIONER MARTINETTI: Yes.

21 MS. ROSARIO: Mayor Stack.

22 MAYOR STACK: Yes.

23

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

ORDINANCE(S) FOR INTRODUCTION

**4. AN ORDINANCE AMENDING CHAPTER 107 ENTITLED
"BUILDING, UNFIT" OF THE CITY OF UNION CITY
MUNICIPAL CODE.)**

MS. ROSARIO: The fourth ordinance is
amending Chapter 107 entitled "building, unfit" of
the City of Union City municipal code.

COMMISSIONER MARTINETTI: Motion.

COMMISSIONER VALDIVIA: Second.

MS. ROSARIO: Motion made by
Commissioner Martinetti, second by Commissioner
Valdivia. Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

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

ORDINANCE(S) FOR INTRODUCTION:

5. AN ORDINANCE AUTHORIZING THE LEASE OF 508-600

1 **PALISADE AVENUE FOR USE AS A TEMPORARY DPW**
2 **GARAGE.)**

3
4 MS. ROSARIO: Fifth ordinance is an
5 ordinance authorizing the lease of 508-600
6 Palisade Avenue for use of temporary DPW garage.
7 Motion to introduce?

8 MAYOR STACK: Motion.

9 MS. ROSARIO: Motion by Mayor Stack.

10 COMMISSIONER GRULLON: Second.

11 MS. ROSARIO: Second by Commissioner
12 Grullon. Commissioner Grullon.

13 COMMISSIONER GRULLON: Yes.

14 MS. ROSARIO: Commissioner Valdivia.

15 COMMISSIONER VALDIVIA: Yes.

16 MS. ROSARIO: Commissioner Martinetti.

17 COMMISSIONER MARTINETTI: Yes.

18 MS. ROSARIO: Mayor Stack.

19 MAYOR STACK: Yes.

20
21 (Whereupon, the Board discussed and took
22 action on the following items in total:

23
24 **CONSENT AGENDA:**

25 (1) Resolution Approving the Payment of Claims.

1 (2) Resolution Approving the Payment of
2 Concurring Claims.

3 (3) Resolution Approving the City Payroll
4 07/30/2022-08/12/2022.

5 (4) Resolution Approving the Library Payroll
6 07/30/2022-08/12/2022.

7 (5) Resolution Authorizing the Refund of Premium
8 Monies Collected At the Tax Sale.

9 (6) Resolution Authorizing Refund of Redemption
10 Monies to Outside Lienholders.

11 (7) Resolution Designating 16th Street From
12 Central Avenue to West Street As "Joseph Orefice
13 Way".

14 (8) Resolution Designating 44th Street From
15 Bergenline Avenue to John F. Kennedy Boulevard
16 "Julio Borges Way".

17 (9) Resolution Authorizing Award of Contract For
18 Tree Trimming Services For 2022-2023.

19 (10) Resolution Authorizing the Receipt of Bids
20 to Provide Spotted Lanternfly Spraying and Control
21 Services to the City of Union City.

22 (11) Resolution Approving Addendum to Contract
23 For Special Counsel Services.

24 (12) Resolution to Award Contract For Chief
25 Municipal Prosecutor Services For 2021-2022.

1 (13) Resolution to Authorize a Bus Shelter in the
2 City of Union City.

3 (14) Resolution Authorizing the Award of a Raffle
4 License to Holy Family Church.

5 (15) Resolution Authorizing Settlement of
6 Condemnation Action to Property Located At 3316
7 Palisade Avenue.

8 (16) Resolution Authorizing the Receipt of
9 Requests For Proposals For EMS Medical Director
10 Services For the City of Union City.

11 (17) Resolution Authorizing the Receipt of
12 Requests For Proposals For EMS Billing Services
13 For the City of Union City.

14 (18) Resolution Authorizing Execution of
15 Agreement Between the City of Union City and the
16 Union City Employees' Association For Compensation
17 of Emergency Medical Technicians.)

18

19 MS. ROSARIO: There are 18 items on our
20 consent agenda.

21 First is the Resolution Approving the
22 Payment of Claims.

23 Two, Resolution Approving the Payment of
24 Concurring Claims.

25 Three, Resolution Approving the City

1 Payroll 07/30/2022-08/12/2022.

2 Four, Resolution Approving the Library
3 Payroll 07/30/2022-08/12/2022.

4 Five, Resolution Authorizing the Refund
5 of Premium Monies Collected At the Tax Sale.

6 Six, Resolution Authorizing Refund of
7 Redemption Monies to Outside Lienholders.

8 Seven, Resolution Designating 16th
9 Street From Central Avenue to West Street as
10 "Joseph Orefice Way".

11 Eight, Resolution Designating 44th
12 Street From Bergenline Avenue to John F. Kennedy
13 Boulevard "Julio Borges Way".

14 Nine, Resolution Authorizing Award of
15 Contract For Tree Trimming Services For 2022-2023.

16 Ten, Resolution Authorizing the Receipt
17 of Bids to Provide Spotted Lanternfly Spraying and
18 Control Services to the City of Union City.

19 Eleven, Resolution Approving Addendum to
20 Contract For Special Counsel Services.

21 Twelve, Resolution to Award Contract for
22 Chief Municipal Prosecutor Services for 2021-2022.

23 Thirteen, Resolution to Authorize a Bus
24 Shelter in the City of Union City.

25 Fourteen, Resolution Authorizing the

1 Award of a Raffle License to Holy Family Church.

2 Fifteen, Resolution Authorizing
3 Settlement of Condemnation Action to Property
4 Located At 3316 Palisade Avenue.

5 Sixteen, Resolution Authorizing the
6 Receipt of Requests For Proposals For EMS Medical
7 Director Services For the City of Union City.

8 Seventeen, Resolution Authorizing the
9 Receipt of Requests For Proposals For EMS Billing
10 Services For the City of Union City.

11 Eighteen, Resolution Authorizing
12 Execution of Agreement Between the City of Union
13 City and the Union City Employees' Association For
14 Compensation of Emergency Medical Technicians.

15 MAYOR STACK: Just before we do, just
16 for the public's edification, the settlement of
17 condemnation action on a property located at a
18 3316 Palisade Avenue, that was in reference to a
19 street that the City of Union City has decided to
20 institute between 32nd and 34th on Palisade
21 Avenue. The street will run east toward Hudson
22 Avenue, that will extend Peter Street now from
23 Palisade to Hudson, Hudson to Pleasant Avenue to
24 ease the traffic flow in the upper part of Union
25 City, in uptown Union City. So this was a

1 settlement -- we went to court and we ultimately
2 had a settlement before we got before the judge.
3 So all the attorneys that were involved, I thank
4 them for their involvement.

5 Anyone wishing to comment on the consent
6 agenda, on the 18 items that were read in by the
7 clerk, please step forward, state your name and
8 address for the record. Seeing none, I'll make a
9 motion.

10 MS. ROSARIO: Motion by Mayor Stack.
11 Second?

12 COMMISSIONER GRULLON: Second.

13 MS. ROSARIO: Second by Commissioner
14 Grullon. Commissioner Grullon.

15 COMMISSIONER GRULLON: Yes.

16 MS. ROSARIO: Commissioner Valdivia.

17 COMMISSIONER VALDIVIA: Yes.

18 MS. ROSARIO: Commissioner Martinetti.

19 COMMISSIONER MARTINETTI: Yes.

20 MS. ROSARIO: Mayor Stack.

21 MAYOR STACK: Yes.

22 MS. ROSARIO: Motion to approve all
23 items on the consent agenda?

24 COMMISSIONER VALDIVIA: Motion.

25 MS. ROSARIO: Motion by Commissioner

1 Valdivia. Second?

2 COMMISSIONER MARTINETTI: Second.

3 MS. ROSARIO: Second by Commissioner
4 Martinetti. Commissioner Grullon.

5 COMMISSIONER GRULLON: Yes.

6 MS. ROSARIO: Commissioner Valdivia.

7 COMMISSIONER VALDIVIA: Yes.

8 MS. ROSARIO: Commissioner Martinetti.

9 COMMISSIONER MARTINETTI: Yes.

10 MS. ROSARIO: Mayor Stack.

11 MAYOR STACK: Yes.

12

13 (Whereupon, the Board discussed and took
14 action on the following items in total:

15

16 **REGULAR AGENDA:**

17 **1. RESOLUTION OF PAYMENT TO GRACE THEATRE**
18 **WORKSHOP, INC.)**

19

20 MS. ROSARIO: There is one item on the
21 regular agenda, which is the resolution of payment
22 to Grace Theatre Workshop. Motion to approve item
23 one on the regular agenda?

24 COMMISSIONER MARTINETTI: Motion.

25 MS. ROSARIO: Motion by Commissioner

1 Martinetti.

2 COMMISSIONER VALDIVIA: Second.

3 MS. ROSARIO: Second by Commissioner
4 Valdivia. Commissioner Grullon.

5 COMMISSIONER GRULLON: Yes.

6 MS. ROSARIO: Commissioner Valdivia.

7 COMMISSIONER VALDIVIA: Yes.

8 MS. ROSARIO: Commissioner Martinetti.

9 COMMISSIONER MARTINETTI: Yes.

10 MS. ROSARIO: Mayor Stack.

11 MAYOR STACK: Yes.

12

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

14

15 MS. ROSARIO: Mayor, would you like to
16 take public comments?

17 MAYOR STACK: Sure. Anyone wishing to
18 comment on any matter concerning municipal
19 government in the City of Union City, please step
20 forward, state your name and address for the
21 record. Seeing none.

22 COMMISSIONER MARTINETTI: Motion.

23 MS. ROSARIO: Motion by Commissioner
24 Martinetti.

25 COMMISSIONER VALDIVIA: Second.

1 MS. ROSARIO: Second by Commissioner
2 Valdivia. Commissioner Grullon.

3 COMMISSIONER GRULLON: Yes.

4 MS. ROSARIO: Commissioner Valdivia.

5 COMMISSIONER VALDIVIA: Yes.

6 MS. ROSARIO: Commissioner Martinetti.

7 COMMISSIONER MARTINETTI: Yes.

8 MS. ROSARIO: Mayor Stack.

9 MAYOR STACK: Yes.

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LIQUOR LICENSE HEARINGS:

1. Maria Mentiras Bar & Grill, LLC

T/a Maria Mentiras Bar & Grill

328 32nd Street

0910-33-030-015

2. Salvadorian Bar & Restaurant, Inc.

T/a El Centro Americano Bar y Restaurant

4212 New York Avenue

0910-33-051-006

3. La Herradura, Inc.

T/a La Herradura Taberna

414 24th Street

0910-33-117-005

4. El Idolo, LLC

T/a Coromoto

4215 Park Avenue

0910-33-111-008

MS. ROSARIO: We have four liquor
license hearings.

MAYOR STACK: Good evening.

MR. GONZALEZ: For the record, Raymond

1 Gonzalez on behalf of the Union City ABC. Mayor,
2 commissioners, there are four matters that are on
3 for hearing today. I'd like to address them a
4 little bit out of order.

5 Number two, I'd like to address first,
6 which is Salvadorian Bar and Restaurant, the
7 owners are here. They've actually retained
8 counsel, Anthony Bianciella. I spoke to him, he
9 asked for an adjournment, he has some issues that
10 he needs to address.

11 What I plan on doing with these liquor
12 license hearings, prior to appearing before the
13 board, we're going to be attempting to meet with
14 the police department and see if we can reach a
15 resolution, so it doesn't take up a lot of the
16 board's time also. So we're going to be
17 rescheduling that matter.

18 Item Number three, Ivan Paneque is here,
19 he represents La Herradura. He likewise wants the
20 opportunity to discuss this matter and see if
21 there's a resolution that can be had before we
22 have a hearing. So we're asking for that to be
23 adjourned, possibly for the next hearing also.
24 Hopefully, we'll have that resolved.

25 The number four matter, Gustavo

1 Contreras is here on behalf of El Idolo, he's
2 present. He has some discovery that he wants to
3 provide to me. I likewise told him that we would
4 meet. So those three matters, I would
5 respectfully request they could adjourned for the
6 next hearing and hopefully there's a resolution.

7 As to item number one, I know all the
8 parties have been served because they're here,
9 they were served by the police department, we have
10 the sergeant here to confirm that. But item
11 number one, Maria Mentiras Bar and Grill, I don't
12 know if they're here, I don't see them here.
13 Nobody's come to explain to me why they're not
14 here.

15 But in an effort to be fair, I would
16 respectfully request that maybe we put that off
17 for the next hearing. And I will make one more
18 attempt, since I really don't know what to tell
19 you about them not appearing.

20 MAYOR STACK: Put them on the next one,
21 we'll give them one shot.

22 MR. GONZALEZ: Very good.

23 MAYOR STACK: Thank you.

24 MS. ROSARIO: Thank you.

25 MAYOR STACK: Is there any other

1 matters?

2 MR. GONZALEZ: No, that's it.

3 MAYOR STACK: Thank you very much.

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ADJOURNMENT :

MS. ROSARIO: Thank you. May I have a motion to adjourn?

MAYOR STACK: Motion.

COMMISSIONER MARTINETTI: Second.

MS. ROSARIO: Motion by Mayor Stack, second by Commissioner Martinetti.

Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

(Whereupon the meeting was adjourned at 7:16 p.m.)

1

Brian P. Stack

2

Maryury A. Martinetti

3

Celin J. Valdivia

4

Wendy A. Grullon

5

Board of Commissioners

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Attest:

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Angelo Auteri, Esq.,

10

Corporation Counsel

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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing is a true and accurate transcript of the testimony and proceedings as taken stenographically by me at the time, place, and on the date hereinbefore set forth.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700