

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

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

THE HARBORVIEW  
3315 Pleasant Avenue  
Union City, New Jersey

Tuesday, April 18, 2023  
Commencing at 7:04 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  
BRIAN P. STACK, MAYOR

M E M B E R S     A B S E N T:

WENDY A. GRULLON, COMMISSIONER

A L S O     P R E S E N T:

SCARINCI HOLLENBECK  
BY: SAMANTHA BLAKE, ESQ.  
Corporation Counsel

HILDA ROSARIO, City Clerk

SUSAN BISCHOFF, CCR, RPR  
449 Columbia Blvd., Wood-Ridge, NJ 07075  
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I N D E XPAGE

|                                |          |
|--------------------------------|----------|
| CALL TO ORDER                  | 3        |
| SALUTE TO FLAG                 | 3        |
| ROLL CALL                      | 3        |
| MINUTES                        | 4        |
| ORDINANCE (S) FOR INTRODUCTION | 5/6      |
| CONSENT AGENDA                 | 7        |
| REGULAR AGENDA                 | 14/15/16 |
| CITIZENS ADDRESS THE BOARD     | 17       |
| ADJOURNMENT                    | 18       |

1 MS. ROSARIO: Please stand for the  
2 Pledge of Allegiance.

3 (Whereupon, the Pledge of Allegiance was  
4 recited.)

5 MS. ROSARIO: This regular public  
6 meeting of the Union City Board of Commissioners  
7 being held on Tuesday, April 18, 2023, at 7:00  
8 p.m., at the Harborview, 3315 Pleasant Avenue,  
9 Union City.

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

17

18 **ROLL CALL:**

19

20 MS. ROSARIO: Commissioner Fernandez.

21 COMMISSIONER FERNANDEZ: 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: Here.

3

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

6 **ADOPTION OF MINUTES)**

7

8 MS. ROSARIO: First item is the approval  
9 of previous meeting minutes. Motion to approve  
10 the minutes?

11 MAYOR STACK: Just before we do,  
12 Commissioner Grullon is absent tonight because,  
13 again, her family member is extremely ill in  
14 Columbia Presbyterian, that's why she won't be  
15 with us tonight.

16 MS. ROSARIO: Approving the minutes for  
17 the April 4, 2023, Board of Commissioners meeting.

18 COMMISSIONER VALDIVIA: Motion.

19 MS. ROSARIO: Motion made by  
20 Commissioner Valdivia.

21 COMMISSIONER MARTINETTI: Second by  
22 Commission Martinetti.

23 Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Yes.

25 MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MS. ROSARIO: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Yes.

4 MS. ROSARIO: Mayor Stack.

5 MAYOR STACK: Yes.

6

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

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

- 10 1. Fiscal year 2023 model ordinance to exceed the  
11 municipal budge appropriation limits and to  
12 establish a cap bank (N.J.S.A. 41a:4-45.14)

13

14 MS. ROSARIO: There are two ordinances  
15 for introduction. Adoption on first reading  
16 authorizes the Municipal Clerk to advertise the  
17 ordinance, together with a notice of the  
18 introduction, together with the 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, May 16th, at  
23 the Union Hill Middle School, 3808 Hudson Avenue.

24 The first ordinance will be the fiscal  
25 year 2023 model ordinance to exceed the municipal

1 budget appropriation limits and to establish a cap  
2 bank, N.J.S.A. 40a:4-45.14.

3 May I have a motion to introduce Item 1?

4 MAYOR STACK: Motion.

5 COMMISSIONER MARTINETTI: Second.

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

8 Commissioner Fernandez.

9 COMMISSIONER FERNANDEZ: Yes.

10 MS. ROSARIO: Commissioner Valdivia.

11 COMMISSIONER VALDIVIA: Yes.

12 MS. ROSARIO: Commissioner Martinetti.

13 COMMISSIONER MARTINETTI: Yes.

14 MS. ROSARIO: Mayor Stack.

15 MAYOR STACK: Yes.

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

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

20 2. An ordinance amending the City of Union City  
21 Code Section 4-75 entitled "Drug Testing Policy".)

22  
23 MS. ROSARIO: The second ordinance is an  
24 ordinance amending the City of Union City Code  
25 Section 4-75 entitled "Drug Testing Policy".

1 May I have a motion to introduce Item 2?

2 MAYOR STACK: Motion.

3 MS. ROSARIO: Motion made by Mayor  
4 Stack.

5 COMMISSIONER VALDIVIA: Second.

6 MS. ROSARIO: Second made by  
7 Commissioner Valdivia.

8 Commissioner Fernandez.

9 COMMISSIONER FERNANDEZ: Yes.

10 MS. ROSARIO: Commissioner Valdivia.

11 COMMISSIONER VALDIVIA: Yes.

12 MS. ROSARIO: Commissioner Martinetti.

13 COMMISSIONER MARTINETTI: Yes.

14 MS. ROSARIO: Mayor Stack.

15 MAYOR STACK: Yes.

16

17 (Whereupon, the Board discussed and took  
18 action on the following items in total:

19 **CONSENT AGENDA:**

20 ( 1) Resolution Approving the Payment of Claims.

21 ( 2) Resolution Approving the Payment of  
22 Concurring Claims.

23 ( 3) Resolution Approving the City Payroll From  
24 March 11, 2023, to April 6, 2023.

25 ( 4) Resolution Approving the Library Payroll From

1 March 11, 2023, Through April 6, 2023.

2 ( 5) Resolution Authorizing the Refund of  
3 Redemption Monies to Outside Lienholders.

4 ( 6) Resolution Authorizing the Refund of Premium  
5 Monies Collected At the Tax Sale.

6 ( 7) Resolution Authorizing the Adjustment of  
7 Taxes For the Second Quarter.

8 ( 8) Resolution Cancelling Taxes on Property  
9 Deemed Exempt For 100 Percent Disabled Veteran.

10 ( 9) Resolution Authorizing the Tax Sale Fees.

11 (10) Resolution Cancelling Unclaimed Tax Credits.

12 (11) Resolution Authorizing the Award of a Raffle  
13 License to St. Augustine Church.

14 (12) Resolution Authorizing the Use of Competitive  
15 Contracting For 911 Emergency Dispatch Services  
16 For the Union City Police Department.

17 (13) Resolution Authorizing Employment Agreement  
18 For the Chief of Police of the Union City Police  
19 Department.

20 (14) Resolution Authorizing Reimbursement Policy  
21 For Training Expenses For Union City Municipal  
22 Employees.

23 (15) Resolution Authorizing the Contract For  
24 Plumbing Repair Services With Rak Plumbing and  
25 Heating, LLC.

1 (16) Resolution Authorizing Execution of a  
2 Memorandum of Understanding With the State of New  
3 Jersey Director of Division of Local Government  
4 Services For Transitional Aid.

5 (17) Resolution Authorizing Contract For  
6 Electrical Repair Services With Sonny Electric,  
7 Inc.

8 (18) Resolution Authorizing Contract For Pools and  
9 Spray Grounds Opening Maintenance and Closing  
10 2023.

11 (19) Resolution Authorizing Contract With  
12 Strategic Billing Enterprise For Emergency Medical  
13 Services Third Party Billing Services For the City  
14 of Union City.

15 (20) Resolution to Amend Resolution #4-4/11  
16 Authorizing Purchase From Matera's Nursery of  
17 Flowers and Related Items to Set Forth Not to  
18 Exceed Amount.

19 (21) Governing Body Certification of Compliance  
20 With the United States Equal Employment  
21 Opportunity Commission's "Enforcement Guidance on  
22 the Consideration of Arrest of Conviction Records  
23 in Employment Decisions Under Title VII of the  
24 Civil Rights Act of 1964".

25 (22) Resolution Authorizing Contract For 2023

1 Landscape Maintenance Program Aid Project.

2 (23) Resolution Authorizing Contract For 2023

3 Landscape Maintenance Program B Project.

4  
5 MS. ROSARIO: There are 23 items on the  
6 consent agenda.

7 One, resolution approving the payment of  
8 claims.

9 Two, resolution approving the payment of  
10 concurring claims.

11 Three, resolution approving the City  
12 payroll from March 11, 2023, to April 6, 2023.

13 Four, resolution approving the library  
14 payroll from March 11, 2023, through April 6,  
15 2023.

16 Five, resolution authorizing the refund  
17 of redemption monies to outside lienholders.

18 Six, resolution authorizing the refund  
19 of premium monies collected at the tax sale.

20 Seven, resolution authorizing the  
21 adjustment of taxes for the second quarter.

22 Eight, resolution cancelling taxes on  
23 property deemed exempt for 100 percent disabled  
24 veteran.

25 Nine, resolution authorizing the tax

1 sale fees.

2 Ten, resolution cancelling unclaimed tax  
3 credits.

4 Eleven, resolution authorizing the award  
5 of a raffle license to St. Augustine Church.

6 Twelve, resolution authorizing the use  
7 of competitive contracting for 911 emergency  
8 dispatch services for the Union City Police  
9 Department.

10 Thirteen, resolution authorizing  
11 employment agreement for the Chief of Police of  
12 the Union City Police Department.

13 Fourteen, resolution authorizing  
14 reimbursement policy for training expenses for  
15 Union City municipal employees.

16 Fifteen, resolution authorizing the  
17 contract for plumbing repair services with Rak  
18 Plumbing and Heating, LLC.

19 Sixteen, resolution authorizing  
20 execution of a memorandum of understanding with  
21 the State of New Jersey Director of Division of  
22 Local Government Services for transitional aid.

23 Seventeen, resolution authorizing  
24 contract for electrical repair services with Sonny  
25 Electric, Inc.

1 Eighteen, resolution authorizing  
2 contract for pools and spray grounds opening  
3 maintenance and closing 2023.

4 Nineteen, resolution authorizing  
5 contract with Strategic Billing Enterprise for  
6 emergency medical services third party billing  
7 services for the City of Union City.

8 Twenty, resolution to amend resolution  
9 #4-4/11 authorizing purchase from Matera's Nursery  
10 of flowers and related items to set forth not to  
11 exceed amount.

12 Twenty-one, governing body certification  
13 of compliance with the United States Equal  
14 Employment Opportunity Commission's "Enforcement  
15 Guidance on the Consideration of Arrest of  
16 Conviction records in Employment Decisions under  
17 Title VII of the Civil Rights Act of 1964".

18 Twenty-two, resolution authorizing  
19 contract for 2023 landscape maintenance program  
20 aid project.

21 Twenty-three, resolution authorizing  
22 contract for 2023 landscape maintenance program B  
23 project.

24 Commissioner Martinetti recuses for  
25 payments for Adolfo Lopez.

1 Mayor, would you like to take public  
2 comment on the consent agenda?

3 MAYOR STACK: Sure. Anyone wishing to  
4 comment on the consent agenda, please step  
5 forward, state your name and address for record.  
6 Seeing none, motion to close.

7 MS. ROSARIO: Motion made by Mayor  
8 Stack.

9 COMMISSIONER VALDIVIA: Second.

10 MS. ROSARIO: Second by Commissioner  
11 Valdivia.

12 Commissioner Fernandez.

13 COMMISSIONER FERNANDEZ: Yes.

14 MS. ROSARIO: Commissioner Valdivia.

15 COMMISSIONER VALDIVIA: Yes.

16 MS. ROSARIO: Commissioner Martinetti.

17 COMMISSIONER MARTINETTI: I'm recusing  
18 from Adolfo Lopez. Yes on the rest.

19 MS. ROSARIO: Mayor Stack.

20 MAYOR STACK: Yes.

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

23 COMMISSIONER VALDIVIA: Motion.

24 MS. ROSARIO: Motion by Commissioner  
25 Valdivia. Second?

1 COMMISSIONER MARTINETTI: Second.

2 MS. ROSARIO: By Commissioner

3 Martinetti.

4 Commissioner Fernandez.

5 COMMISSIONER FERNANDEZ: Yes.

6 MS. ROSARIO: Commissioner Valdivia.

7 COMMISSIONER VALDIVIA: Yes.

8 MS. ROSARIO: Commissioner Martinetti.

9 COMMISSIONER MARTINETTI: Yes.

10 MS. ROSARIO: Recuses for the Adolfo

11 Lopez.

12 Mayor Stack.

13 MAYOR STACK: Yes.

14

15 (Whereupon, the Board discussed and took  
16 action on the following items:

17 **REGULAR AGENDA:**

18 1. Resolution approving payment to the Hudson  
19 County Improvement Authority)

20

21 MS. ROSARIO: There are three items on  
22 the regular agenda. One, resolution approving  
23 payment to the Hudson County Improvement  
24 Authority. Commissioner Martinetti recuses on  
25 payment to the HCIA. May I have a motion to

1 approve?

2 COMMISSIONER FERNANDEZ: Motion.

3 MAYOR STACK: Second.

4 MS. ROSARIO: Motion by Commissioner  
5 Fernandez, second by Mayor Stack.

6 Commissioner Fernandez.

7 COMMISSIONER FERNANDEZ: Yes.

8 MS. ROSARIO: Commissioner Valdivia.

9 COMMISSIONER VALDIVIA: Yes.

10 MS. ROSARIO: Mayor Stack.

11 MAYOR STACK: Yes.

12

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

15 **CONSENT AGENDA:**

16 2. Resolution approving payment to Grace Theater  
17 Workshop, Inc.)

18

19 MS. ROSARIO: Number two, resolution  
20 approving payment to the Grace Theatre Workshop,  
21 Incorporated.

22 MAYOR STACK: Motion.

23 COMMISSIONER MARTINETTI: Second.

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

1 Commissioner Fernandez recuses on  
2 payment to Grace Theatre.

3 Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: Yes.

5 MS. ROSARIO: Commissioner Martinetti.

6 COMMISSIONER MARTINETTI: Yes.

7 MS. ROSARIO: Mayor Stack.

8 MAYOR STACK: Yes.

9

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

12 **CONSENT AGENDA:**

13 3. Resolution approving the introduction of the  
14 SFY2023 budget)

15

16 MS. ROSARIO: Number three, resolution  
17 approving the introduction of the state fiscal  
18 year 2023 budget. May I have a motion to approve?

19 COMMISSIONER MARTINETTI: Motion.

20 MS. ROSARIO: Motion by Commissioner  
21 Martinetti.

22 COMMISSIONER VALDIVIA: Second.

23 MS. ROSARIO: Second by Commissioner  
24 Valdivia.

25 Commissioner Fernandez.

1 COMMISSIONER FERNANDEZ: Yes.

2 MS. ROSARIO: Commissioner Valdivia.

3 COMMISSIONER VALDIVIA: Yes.

4 MS. ROSARIO: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Yes.

8

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

10

11 MS. ROSARIO: Mayor, would you like to  
12 take public comment?

13 MAYOR STACK: I would just like to state  
14 that last year at a Commission meeting, we honored  
15 Mr. Martinez and I just want to -- he was 103  
16 years old, he passed away several weeks ago. He  
17 was 103 years old, just a really good man and a  
18 good family and everything. So I just want to  
19 recognize that being in this building tonight  
20 where he lived.

21 AUDIENCE MEMBER: Thank you, Mayor.

22 MAYOR STACK: A really good person.

23 Anyone wishing to comment on any matter  
24 concerning municipal government in the City of  
25 Union City, please step forward, state your name

1 and address for the record? Seeing none, I'll  
2 make a motion to close.

3 COMMISSIONER FERNANDEZ: Second.

4 MS. ROSARIO: Motion by Mayor Stack,  
5 second by Commissioner Fernandez.

6 Commissioner Fernandez.

7 COMMISSIONER FERNANDEZ: Yes.

8 MS. ROSARIO: Commissioner Valdivia.

9 COMMISSIONER VALDIVIA: Yes.

10 MS. ROSARIO: Commissioner Martinetti.

11 COMMISSIONER MARTINETTI: Yes.

12 MS. ROSARIO: Mayor Stack.

13 MAYOR STACK: Yes.

14

15 **ADJOURNMENT :**

16

17 MS. ROSARIO: May I have a motion to  
18 adjourn?

19 COMMISSIONER FERNANDEZ: Motion.

20 COMMISSIONER MARTINETTI: Second.

21 MS. ROSARIO: All in favor?

22 (Whereupon, all Commissioners voted in  
23 the affirmative.)

24 (Whereupon, the meeting was adjourned at  
25 7:13 p.m.)

1

\_\_\_\_\_  
Brian P. Stack

2

\_\_\_\_\_  
Lucio P. Fernandez

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\_\_\_\_\_  
Maryury A. Martinetti

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\_\_\_\_\_  
Celin J. Valdivia

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6

**Board of Commissioners**

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**Attest:**

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**Samantha Blake, Esq.,**

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**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