

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

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

ROBERT WATERS SCHOOL  
2800 Summit Avenue  
Union City, New Jersey

Tuesday, August 8, 2023  
Commencing at 7:00 p.m.

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

LUCIO P. FERNANDEZ, COMMISSIONER  
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:

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

SCARINCI HOLLENBECK  
BY: ANGELO AUTERI, ESQ.  
Corporation Counsel

HILDA ROSARIO, City Clerk

SUSAN BISCHOFF, CCR, RPR  
449 Columbia Blvd., Wood-Ridge, NJ 07075  
201-933-8220 SBischoffccr@yahoo.com

I N D E X

|                                       | <u>PAGE</u> |
|---------------------------------------|-------------|
| CALL TO ORDER                         | 3           |
| SALUTE TO FLAG                        | 3           |
| ROLL CALL                             | 3           |
| PROCLAMATION                          | 4           |
| MINUTES                               | 4           |
| CONSENT AGENDA                        | 5           |
| REGULAR AGENDA                        | 15          |
| ORDINANCE(S) FOR HEARING AND ADOPTION | 16          |
| CITIZENS ADDRESS THE BOARD            | 20          |
| LIQUOR LICENSE PUBLIC HEARINGS        | n/a         |
| ADJOURNMENT                           | 21          |

1 MS. ROSARIO: Please rise.

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

4 MS. ROSARIO: This is a regular public  
5 meeting of the Union City Board of Commissioners  
6 being held on Tuesday, August 8, 2023 at 7:00 p.m.  
7 at the Robert Waters School, 2800 Summit Avenue in  
8 Union City.

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

16

17 **ROLL CALL:**

18

19 MS. ROSARIO: Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: Here.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Here.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Here.

25 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Here.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Here.

4

5 **PROCLAMATION:**

6

7 MS. ROSARIO: The first item on the  
8 agenda is the proclamation designating August 18,  
9 2023, as Never Give Up Day. We have a  
10 proclamation.

11 Commissioner Fernandez.

12 COMMISSIONER FERNANDEZ: This is going  
13 to be mailed out to the persons that requested it.

14

15 (Proclamation read by Commissioner  
16 Fernandez. )

17

18 MS. ROSARIO: Thank you.

19 MAYOR STACK: Thank you, Commissioner.

20

21 **APPROVAL OF MINUTES:**

22

23 MS. ROSARIO: The next item is a motion  
24 to approve meeting minutes for the July 25, 2023.

25 MAYOR STACK: Motion.

1 MS. ROSARIO: Motion made by Mayor  
2 Stack.

3 COMMISSIONER VALDIVIA: Second.

4 MS. ROSARIO: Second by Commissioner  
5 Valdivia.

6 Commissioner Fernandez.

7 COMMISSIONER FERNANDEZ: Abstain.

8 MS. ROSARIO: Commissioner Grullon.

9 COMMISSIONER GRULLON: 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 MS. ROSARIO: Thank you.

17

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

20 **CONSENT AGENDA:**

21 ( 1) Resolution Approving the Payment of Claims.

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

24 ( 3) Resolution Approving the Escrow Refunds.

25 ( 4) Resolution Approving the City Payroll From

1 July 1, 2023, Through July 14, 2023.

2 ( 5) Resolution Approving the Library Payroll  
3 From July 1, 2023, Through July 14, 2023.

4 ( 6) Resolution Approving the Refund of Duplicate  
5 Payment.

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

8 ( 8) Resolution Authorizing Refund of Redemption  
9 Monies to the Outside Lienholders.

10 ( 9) Resolution Approving Grant Agreement Between  
11 City of Union City and State of New Jersey By and  
12 For the Department of Environmental Protection  
13 Grant Identifier EVLVL-2022-City of Union  
14 City-00800.

15 (10) Resolution Approving Grant Agreement Between  
16 City of Union City and State of New Jersey By and  
17 For the DEP Grant Identifier EVLVL-2022-City of  
18 Union City-00801.

19 (11) Resolution Approving Grant Agreement Between  
20 City of Union City and the State of New Jersey By  
21 and For the Department of Environmental Protection  
22 Grant Identifier EVLVL-2022-City of Union  
23 City-00803.

24 (12) Resolution Authorizing the Retention of  
25 Licensed Site Remediation Professional LSRP.

1       (13) Resolution of the City of Union City, County  
2       of Hudson, New Jersey Authorizing the Execution of  
3       a Redevelopment Agreement With 730 8th Street  
4       Union City, LP

5       (14) Resolution Authorizing the Use of  
6       Competitive Contracting For Personnel Consultant  
7       Services.

8       (15) Resolution Authorizing Receipt of Bids For  
9       Interpreter Services.

10      (16) Resolution Authorizing Contracts For  
11      Additional Special Counsel Services For the City  
12      of Union City For 2023.

13      (17) Resolution Authorizing the Award of a  
14      Contract For Municipal Public Defender Services  
15      For 2023.

16      (18) Resolution Authorizing Contracts For  
17      Substitute Public Defender For 2023.

18      (19) Resolution Authorizing Contracts For  
19      Substitute Municipal Court Prosecutor.

20      (20) Resolution Authorizing the Award of a  
21      Contract For Chief Municipal Court Prosecutor to  
22      the Legg Law Firm.)

23

24               MS. ROSARIO: There are 20 items on the  
25      consent agenda.

1           One, resolution approving the payment of  
2       claims.

3           Two, resolution approving the payment of  
4       concurring claims.

5           Three, resolution approving the escrow  
6       refunds.

7           Four, resolution approving the city  
8       payroll from July 1, 2023, through July 14, 2023.

9           Five, resolution approving the library  
10      payroll from July 1, 2023, through July 14, 2023.

11          Six, resolution approving the refund of  
12      duplicate payment.

13          Seven, resolution authorizing the refund  
14      of premium monies collected at the tax sale.

15          Eight, resolution authorizing refund of  
16      redemption monies to the outside lienholders.

17          Nine, resolution approving grant  
18      agreement between City of Union City and State of  
19      New Jersey by and for the Department of  
20      Environmental Protection grant identifier  
21      EVLVL-2022-City of Union City-00800.

22          Ten, resolution approving grant  
23      agreement between City of Union City and State of  
24      New Jersey by and for the DEP grant identifier  
25      EVLVL-2022-City of Union City-00801.



1           Eleven, resolution --

2           MAYOR STACK: Those two -- I'm sorry,  
3 just for the Commissioners, those two are EV  
4 chargers and a grant that the City was seeking  
5 that we're receiving on those two. And they'll be  
6 installed first at the parking decks, then we'll  
7 try to get them throughout the community.

8           Thank you, Hilda.

9           MS. ROSARIO: You're welcome, Mayor.

10          Eleven, resolution approving grant  
11 agreement between City of Union City and the State  
12 of New Jersey by and for the Department of  
13 Environmental Protection grant identifier  
14 EVLVL-2022-City of Union City-00803.

15          Twelve, resolution authorizing the  
16 retention of licensed site remediation  
17 professional LSRP.

18          Thirteen, resolution of the City of  
19 Union City, County of Hudson, New Jersey  
20 authorizing the execution of a redevelopment  
21 agreement with 730 8th Street Union City, LP.

22          Fourteen, resolution --

23          MAYOR STACK: This is something -- so on  
24 that resolution, that's the building that we spoke  
25 about three times, the Commissioners and I. And

1 the Commissioners have been working very  
2 diligently. This will be a new senior citizen  
3 building with 101 units on the municipal parking  
4 lot, we'll the parking on the surface level. And  
5 then we'll put another layer of parking above.  
6 And then six stories of apartments. They'll have  
7 96 one-bedroom units and five two-bedroom units,  
8 two levels of parking, ground floor retail, which  
9 should be -- hopefully the post office decides to  
10 stay -- that would be the post office and that  
11 would be possibly another business, maybe some  
12 type of a convenience store.

13 MS. ROSARIO: Nice.

14 MAYOR STACK: Thank you, Hilda.

15 MS. ROSARIO: Fourteen, resolution  
16 authorizing the use of competitive contracting for  
17 personnel consultant services.

18 Fifteen, resolution authorizing receipt  
19 of bids for interpreter services.

20 Sixteen, resolution authorizing  
21 contracts for additional special counsel services  
22 for the City of Union City for 2023.

23 Seventeen, resolution authorizing the  
24 award of a contract for municipal public defender  
25 services for 2023.

1 Eighteen, resolution authorizing  
2 contracts for substitute public defender for 2023.

3 Nineteen, resolution authorizing  
4 contracts for substitute municipal court  
5 prosecutor.

6 Twenty, resolution authorizing the award  
7 of a contract for chief municipal court prosecutor  
8 to the Legg law firm.

9 Mayor, would you like to take public  
10 comment on the consent agenda at this time?

11 MAYOR STACK: Sure. Anyone wishing to  
12 comment on the consent agenda, please step  
13 forward, state your name and address for the  
14 record.

15 Once again, I would like to thank the  
16 Commissioners for moving 100 percent of our  
17 meetings through the community. For as long as I  
18 can remember, the 20 plus, 21 years. Thank you  
19 for moving our meetings around the City.

20 Again, anyone wishing to comment on the  
21 consent agenda, please step forward, state your  
22 name and address for the record.

23 COMMISSIONER MARTINETTI: Mayor, I just  
24 want to commend you for making this project  
25 possible on 8th Street. I live in the area and it

1 was very difficult to find parking. And now with  
2 the addition you're going to make and the housing,  
3 it's just going to make the place more beautiful  
4 and the people more happy. It's going to be a  
5 challenge trying to park these couple years until  
6 the project is finalized, but, you know, we have  
7 to see the light at the end of the tunnel. So  
8 thank you so much.

9 MAYOR STACK: They say construction  
10 should take about 18 months to two years for the  
11 building.

12 COMMISSIONER VALDIVIA: I want to thank  
13 the Mayor for that. It's nice when you run into a  
14 senior citizen, they're always looking for an  
15 apartment. I can tell them there's going to be  
16 one built on 8th Street, you have to apply when  
17 the applications are out.

18 COMMISSIONER FERNANDEZ: I have to echo  
19 that. I can't commend the Mayor enough for this.  
20 You know, as the community gets older, you know, a  
21 lot of communities turn their backs on seniors.  
22 And you know how hard it is to make ends meet for  
23 the seniors. So to make another senior building  
24 is such a plus. I can't think of anything more  
25 worthy than that, not forgetting our seniors and

1 of course the veterans. But the seniors are so  
2 important. So, Mayor, wholeheartedly, thank you  
3 very much.

4 COMMISSIONER GRULLON: Thank you, Mayor.

5 MAYOR STACK: Thank you very much.

6 Hopefully, this will be part of a lot of other  
7 things. We're looking at now the Teamster  
8 building, we're in negotiations for that. That  
9 would be affordable housing for families, about 30  
10 families will be able to go in there. We can put  
11 the police station on the first floor, a  
12 substation in that area. We're working on that.

13 We're working on negotiating with a  
14 property owner the possibility to build a parking  
15 deck. And we're working on also looking at --  
16 we'll talk more about this in detail -- the Bruce  
17 Walter rec center, about a major renovation or  
18 rebuild of the Bruce Walter rec center, going up  
19 with a lot more activity. We're meeting on that.

20 Seeing no residents for questions at  
21 this time, again, last call. Any member of the  
22 public have any questions? Sir, you have  
23 anything?

24 COMMISSIONER MARTINETTI: Motion.

25 MS. ROSARIO: Motion by Commissioner

1 Martinetti.

2 COMMISSIONER VALDIVIA: Second.

3 MS. ROSARIO: Second by Commissioner  
4 Valdivia.

5 Commissioner Fernandez.

6 COMMISSIONER FERNANDEZ: Yes.

7 MS. ROSARIO: Commissioner Grullon.

8 COMMISSIONER GRULLON: Yes.

9 MS. ROSARIO: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes.

11 MS. ROSARIO: Commissioner Martinetti.

12 COMMISSIONER MARTINETTI: Yes.

13 MS. ROSARIO: Mayor Stack.

14 MAYOR STACK: Yes.

15 MS. ROSARIO: May I have a motion to  
16 approve all items on the consent agenda?

17 COMMISSIONER VALDIVIA: Motion.

18 COMMISSIONER GRULLON: Second.

19 MS. ROSARIO: Motion by Commissioner  
20 Valdivia. Second by Commissioner Grullon.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: 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 item:

9 **REGULAR AGENDA:**

10 1. Resolution approving payment of  
11 claims to HCIA.)

12

13 MS. ROSARIO: There's one item on the  
14 regular agenda, which is a resolution approving  
15 payment of the claims to the HCIA. Commissioner  
16 Martinetti will recuse.

17 May I have a motion to approve Item 1 on  
18 the regular agenda?

19 COMMISSIONER GRULLON: Motion.

20 MS. ROSARIO: Motion made by  
21 Commissioner Grullon. Second?

22 COMMISSIONER VALDIVIA: Second.

23 MS. ROSARIO: Second by Commissioner  
24 Valdivia.

25 Commissioner Fernandez.

1 COMMISSIONER FERNANDEZ: Yes.

2 MS. ROSARIO: Commissioner Grullon.

3 COMMISSIONER GRULLON: Yes.

4 MS. ROSARIO: Commissioner Valdivia.

5 COMMISSIONER VALDIVIA: Yes.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Yes.

8 MS. ROSARIO: Thank you.

9

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

12 **ORDINANCE(S) FOR HEARING AND ADOPTION**

13 **CONSIDERATION:**

14 1. An ordinance amending Chapter 171,  
15 "Fire Prevention" restricting open burning  
16 throughout the City of Union City.)

17

18 MS. ROSARIO: There's one ordinance for  
19 hearing and adoption consideration.

20 One, an ordinance amending Chapter 171  
21 "Fire Prevention" restricting open burning  
22 throughout the City of Union City.

23 Mayor, would you like to take public  
24 comment on this ordinance?

25 MAYOR STACK: Yes. Anyone wishing to



1 comment on this ordinance at this time? This  
2 would just restrict -- it's pretty  
3 self-explanatory -- self burning, where you have  
4 these open fire pits on roofs and stuff like that,  
5 they're very dangerous, not only to the building  
6 where they are, but to the buildings that are  
7 adjacent and the homes that are adjacent to these  
8 structures.

9 We haven't had many come forward with  
10 these to build in the City, but we've had a few  
11 come forward. Marty Martinetti has brought this  
12 to my attention awhile ago and now also I know  
13 fire prevention has also gotten involved in this.  
14 This is something, I feel, that would make us  
15 safer in the long run.

16 Anyone wishing to comment at this time,  
17 please step forward, state your name and address  
18 for the record. Seeing none.

19 MS. ROSARIO: May I have a motion to  
20 close public comment?

21 MAYOR STACK: Motion.

22 MS. ROSARIO: Motion by Mayor Stack.

23 COMMISSIONER FERNANDEZ: Second.

24 MS. ROSARIO: Second by Commissioner  
25 Fernandez.

1 Commissioner Fernandez.

2 COMMISSIONER FERNANDEZ: Yes.

3 MS. ROSARIO: 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 MS. ROSARIO: May I have a motion to  
12 adopt?

13 MAYOR STACK: Motion.

14 MS. ROSARIO: Motion made by Mayor  
15 Stack.

16 COMMISSIONER FERNANDEZ: Second.

17 MS. ROSARIO: Second by Commissioner  
18 Fernandez.

19 Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: This is a great  
21 ordinance because you see a lot of people, even  
22 barbecues on their balconies and it's a dangerous  
23 thing to have. The houses that are so old and it  
24 just takes one flicker. This is such a great  
25 ordinance. I mean even some tall buildings in the

1 City, I see barbecues.

2 MAYOR STACK: It gets me very nervous.

3 COMMISSIONER VALDIVIA: Very nervous.

4 COMMISSIONER FERNANDEZ: Yes, yes,  
5 absolutely.

6 MAYOR STACK: And I think this is some  
7 we're going to need to educate the public on,  
8 maybe with a flyer with the volunteers and stuff,  
9 getting it under every door in the City. Because  
10 what Lucio just touched upon is super, super  
11 important, on terraces and backyards and stuff  
12 like that.

13 We've had a few fires in the City that  
14 were caused -- not in the last few years, but  
15 prior to that, we were at the fire and it was  
16 caused by a barbecue grill against another  
17 building, we lost three homes.

18 COMMISSIONER MARTINETTI: On 10th  
19 Street.

20 COMMISSIONER FERNANDEZ: Something like  
21 the Ice House --

22 MAYOR STACK: 100 percent, with an open  
23 flame. Absolutely, yes.

24 MS. ROSARIO: Commissioner Grullon.

25 COMMISSIONER GRULLON: Yes.

1 MS. ROSARIO: Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Yes.

3 MS. ROSARIO: Commissioner Martinetti.

4 COMMISSIONER MARTINETTI: Yes.

5 MS. ROSARIO: Mayor Stack.

6 MAYOR STACK: Yes.

7

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

9

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

12 MAYOR STACK: Anyone wishing to comment  
13 from the public at this time, please step forward,  
14 state your name and address.

15 Again, thank you to the Commissioners  
16 for moving 100 percent of the meetings around the  
17 City, always in the evening hour and notifying the  
18 public. Seeing none.

19 MS. ROSARIO: Motion to close?

20 MAYOR STACK: Motion.

21 MS. ROSARIO: Motion by Mayor Stack.

22 Second by Commissioner Martinetti.

23 Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Yes.

25 MS. ROSARIO: Commissioner Grullon.

1 COMMISSIONER GRULLON: 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 **ADJOURNMENT :**

10

11 MS. ROSARIO: May I have a motion to  
12 adjourn?

13 MAYOR STACK: Motion.

14 COMMISSIONER VALDIVIA: Second.

15 MS. ROSARIO: All in favor?

16

17 (All Board Members indicate in the  
18 affirmative.)

19

20 (Whereupon the meeting was adjourned at  
21 7:13 p.m.)

22

23

24

25

1

Brian P. Stack

2

Lucio P. Fernandez

3

Maryury A. Martinetti

4

Celin J. Valdivia

5

Wendy A. Gullon

6

**Board of Commissioners**

7

8

9

**Attest:**

10

**Angelo Auteri, Esq.,**

11

**Corporation Counsel**

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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