

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

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

HOUSING AUTHORITY HILLSIDE PAVILION  
3911 Kennedy Boulevard  
Union City, New Jersey

Tuesday, August 22, 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: SAMANTHA BLAKE, ESQ.  
Corporation Counsel

HILDA ROSARIO, City Clerk

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

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1 MS. ROSARIO: Can we please stand for  
2 the pledge.

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

5 MS. ROSARIO: This is a regular public  
6 meeting of the Union City Board of Commissioners  
7 being held on Tuesday, August 22, 2023, at the  
8 Housing Authority Hillside Pavilion at 3911  
9 Kennedy Boulevard in Union City.

10 This meeting has been called in  
11 accordance with Chapter 231 public law Open Public  
12 Meetings Act. Adequate notice of this meeting was  
13 forwarded to the The Jersey Journal and The  
14 Record, has been posted on the bulletin board in  
15 the City Hall and has been made available to the  
16 public in the office of the Municipal Clerk.

17

18 **ROLL CALL:**

19

20 MS. ROSARIO: Commissioner Fernandez.

21 COMMISSIONER FERNANDEZ: Here.

22 MS. ROSARIO: Commissioner Grullon.

23 COMMISSIONER GRULLON: Here.

24 MS. ROSARIO: Commissioner Valdivia.

25 COMMISSIONER VALDIVIA: Here.

1 MS. ROSARIO: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Here.

3 MS. ROSARIO: Mayor Stack.

4 MAYOR STACK: Here.

5

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

8 **APPROVAL OF MINUTES:)**

9

10 MS. ROSARIO: May I have a motion to  
11 approve the meeting minutes for the August 8,  
12 2023, Board of Commissioners meeting?

13 COMMISSIONER VALDIVIA: Motion.

14 MS. ROSARIO: Motion made by  
15 Commissioner Valdivia.

16 COMMISSIONER MARTINETTI: Second.

17 MS. ROSARIO: Second by Commissioner  
18 Martinetti.

19 Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: Yes.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Yes.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Yes.

25 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes.

4

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

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

8 1. AN ORDINANCE AUTHORIZING THE ACQUISITION OF  
9 REAL PROPERTY FOR PUBLIC PURPOSES.)

10

11 MS. ROSARIO: We have two ordinances for  
12 introduction. Adoption on first reading  
13 authorizes the Municipal Clerk to advertise the  
14 ordinance with a notice of the introduction,  
15 together with a notice of time and place when the  
16 ordinance will be considered for final passage.  
17 The ordinance will be further considered at a  
18 meeting of the Board of Commissioners to be held  
19 on Wednesday, September 6, 2023, at the Roosevelt  
20 School 4507 Hudson Avenue in Union City.

21 The first ordinance is authorizing the  
22 acquisition of real property for public purposes.

23 MAYOR STACK: So just before we vote on  
24 this ordinance, this ordinance would acquire and  
25 allow the city to bond 3.1 million. This would be

1 for the Teamster building at 707 Summit Avenue.  
2 This is a golden opportunity for the City of Union  
3 City to acquire a building, a well-built building.  
4 We had engineers at the site checking the site. A  
5 well-built building and to use it for something to  
6 not only enhance the area and make it better, most  
7 communities would take this type of building and  
8 make it into luxury housing or an office building.  
9 Here in Union City, thank you for the foresight of  
10 the Commissioners and others in the  
11 administration, we're taking this building and  
12 making it into affordable housing. It will be  
13 24 units of housing for families that need it.  
14 It's just ironic tonight that we're in the Housing  
15 Authority Pavilion and Mr. Sanger is here himself  
16 and I recognize Mr. Sanger for being here and the  
17 great job he's done with the Housing Authority.

18 But here we are taking 24 more unit,  
19 hopefully we can take more people, 24 families off  
20 his list, and give them apartments in this  
21 building. We'll also take 6,000 feet on the  
22 ground level -- which I've known this building  
23 since I'm a kid, but the ground level I didn't  
24 know, but in the late '60s early '70s, it was a  
25 bank. When you go inside the facility, the

1 ceilings have to be 20 feet high. And it's 6,000  
2 square feet. We would take section of the  
3 building on the first level with the big windows,  
4 the whole building would be renovated. We would  
5 take that section and make it into a police  
6 station, a substation that would serve the  
7 downtown area of Union City.

8 This goes with our plans of building a  
9 senior citizen building around the corner on top  
10 of the municipal parking lot. We'll maintain the  
11 parking lot, add another level of parking above,  
12 and 101 units of senior citizen housing. So this  
13 will not only be good for families in Union City,  
14 125 new units of affordable housing, but it will  
15 also bring those people to patronize the drug  
16 store across the street; the restaurant, El Cunoco  
17 next door; Summit Pizza up the block, all of  
18 Summit Avenue. It's going to bring a building,  
19 clientele to Summit Avenue and it brings a  
20 building clientele to keeping our neighborhoods,  
21 keeping senior citizens in our community, keeping  
22 families in our community and not forcing them  
23 out, giving them a place that we're providing  
24 affordable housing.

25 I think three million dollars for this

1 building is a great deal. We're also picking up  
2 about fifteen parking spots on Kennedy Boulevard,  
3 a lot comes with the building for three million  
4 dollars. That will give the families a place they  
5 can park their vehicle -- not all, but a majority  
6 of the families in the building will get a parking  
7 spot.

8           So I thank the Commissioners for sharing  
9 in this vision and creating more affordable  
10 housing. I think when you look around us, you see  
11 most municipalities going up and building high  
12 rises and pushing out families. And whatever  
13 communities do, you always need a level of new  
14 construction.

15           The City hopefully will get new  
16 construction in the future at Yardley and 4th and  
17 Palisade Avenue. We'll get new construction that  
18 will be market rate housing to help the taxpayers  
19 of our community. But I think the people of Union  
20 City appreciate the diversity that we have here  
21 and appreciate the community that we've been able  
22 to build in Union City. And we're keeping our  
23 community in Union City, keeping them here.

24           So I'm very proud to move for  
25 introduction of this ordinance. Any Commissioners



1 wishing to comment, please feel free to do so.

2 COMMISSIONER FERNANDEZ: This ordinance  
3 is great. It's a win-win for everybody in the  
4 community, for everybody. But also for the  
5 semi-historical building that's been there forever  
6 with the teamsters, it's such a wonderful,  
7 wonderful project. I can't applaud the mayor  
8 enough for this. Thank you, Mayor.

9 COMMISSIONER VALDIVIA: That's something  
10 that's been there for Union City, it's a beautiful  
11 building, it's solid brick. And I thank the Mayor  
12 for your leadership.

13 MAYOR STACK: As soon as we acquire the  
14 building, officially acquire it, after we get  
15 through these two meetings of the ordinance, we'll  
16 set up a time for the Commissioners and myself,  
17 all of us, to go down and take a look at the  
18 building. When you're up on the top floor of the  
19 building, let's say it's five stories, it's like  
20 being on the eighth story of the building because  
21 the ceilings are so high between the floors. That  
22 type of construction, we'll never see again.  
23 You'll never see that again. It's so important to  
24 preserve, it's a landmark. So I'll move for  
25 introduction.

1 COMMISSIONER FERNANDEZ: Second.

2 MS. ROSARIO: Motion made by Mayor

3 Stack, second by Commissioner Fernandez.

4 Commissioner Fernandez.

5 COMMISSIONER FERNANDEZ: Yes.

6 MS. ROSARIO: Commissioner Grullon.

7 COMMISSIONER GRULLON: 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 (Whereupon, the Board discussed and took  
16 action on the following item:

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

18 2. BOND ORDINANCE AUTHORIZING THE ACQUISITION OF  
19 CERTAIN REAL PROPERTY IN AND FOR THE CITY OF UNION  
20 CITY, COUNTY OF HUDSON, NEW JERSEY; APPROPRIATING  
21 THE SUM OF \$3,300,000 THEREFOR; AUTHORIZING THE  
22 ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND  
23 ANTICIPATION NOTES OF THE CITY OF UNION CITY,  
24 COUNTY OF HUDSON, NEW JERSEY IN THE AGGREGATE  
25 PRINCIPAL AMOUNT OF UP TO \$3,300,000; MAKING

1 CERTAIN DETERMINATIONS AND COVENANTS; AND  
2 AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION  
3 WITH THE FOREGOING.)  
4

5 MS. ROSARIO: The second ordinance is a  
6 bond ordinance authorizing the acquisition of  
7 certain real property in and for the City of Union  
8 City, County of Hudson, New Jersey appropriating  
9 the sum of \$3.3 million therefor; authorizing the  
10 issuance of general obligation bonds or bond  
11 anticipation notes of the City of Union City,  
12 County of Hudson, New Jersey, in the aggregate  
13 principal amount of up to \$3.3 million making  
14 certain determinations and covenants and  
15 authorizing certain related actions in connection  
16 with the foregoing.

17 MAYOR STACK: And I stand corrected,  
18 it's not 3.1, it's 3.3 million. And we're  
19 already -- I had a meeting yesterday with the city  
20 planner, with Susan Gruel, David Spatz, and  
21 several others, just to work on acquiring the  
22 proper funding, whether it be from HMFA or other  
23 agencies, both for the acquisition of the building  
24 to pay back the bond ordinance and the money to  
25 renovate the building into affordable housing.

1 We'll set up a meeting after labor day.

2 I'll move it.

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

5 COMMISSIONER FERNANDEZ: Second.

6 MS. ROSARIO: Commissioner Fernandez.  
7 Commissioner Fernandez.

8 COMMISSIONER FERNANDEZ: Yes.

9 MS. ROSARIO: Commissioner Grullon.

10 COMMISSIONER GRULLON: Yes.

11 MS. ROSARIO: Commissioner Valdivia.

12 COMMISSIONER VALDIVIA: Yes.

13 MS. ROSARIO: Commissioner Martinetti.

14 COMMISSIONER MARTINETTI: Yes.

15 MS. ROSARIO: Mayor Stack.

16 MAYOR STACK: Yes.

17

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

20 **CONSENT AGENDA:**

21 ( 1) Resolution Approving the Payment of Claims.

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

24 ( 3) Resolution Approving the Escrow Refunds.

25 ( 4) Resolution Approving the City Payroll From

1 July 15, 2023, Through July 28, 2023.

2 ( 5) Resolution Approving the Library Payroll  
3 From July 15, 2023, Through July 28, 2023.

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

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

8 ( 8) Resolution Rejecting All Bids For 2023  
9 Sidewalk Opening Permit Restoration Program and  
10 Authorizing Re-Advertisement For Receipt of Bids.

11 ( 9) Resolution of the Board of Commissioners of  
12 the City of Union City, County of Hudson, New  
13 Jersey, Authorizing the Submission of an  
14 Application to the New Jersey Local Finance Board  
15 Pursuant to N.J.S.A. 40A:3-1 and N.J.S.A. 40A:2-11  
16 and 40A:2-7.

17 (10) Resolution Approving Change Order #1 For  
18 Balanikas Painting For Painting of Various Parks.

19 (11) Resolution Approving the Municipal  
20 Securities Rulemaking Board of Fiscal Year Change  
21 Via Electronic Municipal Market Access.

22 (12) Resolution Authorizing the Award of Contract  
23 For Additional Special Tax Appeal Counsel For the  
24 City of Union City With Marotta and Garvey For  
25 2023.

1 (13) Resolution Awarding Contract For Library  
2 Board Counsel For the City of Union City For  
3 2023.)  
4

5 MS. ROSARIO: There are 13 items on the  
6 consent agenda.

7 One, resolution approving the payment of  
8 claims.

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

11 Three, resolution approving the escrow  
12 refunds.

13 Four, resolution approving the City  
14 payroll from July 15, 2023, through July 28, 2023.

15 Five, resolution approving the library  
16 payroll from July 15, 2023, through July 28, 2023.

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

19 Seven, resolution authorizing refund of  
20 redemption monies to outside lienholders.

21 Eight, resolution rejecting all bids for  
22 2023 sidewalk opening permit restoration program  
23 and authorizing re-advertisement for receipt of  
24 bids.

25 Nine, resolution of the Board of

1 Commissioners of the City of Union City, County of  
2 Hudson, New Jersey, authorizing the submission of  
3 an application to the New Jersey Local Finance  
4 Board pursuant to N.J.S.A. 40A:3-1 and N.J.S.A.  
5 40A:2-11 and 40A:2-7.

6 Ten, resolution approving change order  
7 #1 for Balanikas Painting for painting of various  
8 parks.

9 Eleven, resolution approving the  
10 municipal securities rulemaking board of fiscal  
11 year change via electronic municipal market  
12 access.

13 Twelve, resolution authorizing the award  
14 of contract for additional special tax appeal  
15 counsel for the City of Union City with Marotta  
16 and Garvey for 2023.

17 Thirteen, resolution awarding contract  
18 for library board counsel for the City of Union  
19 City for 2023.

20 MAYOR STACK: Anyone wishing to comment  
21 on the consent agenda, please, step forward, state  
22 your name and address for the record.

23 Seeing none, I'll make a motion to  
24 close.

25 COMMISSIONER MARTINETTI: Second.

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

3 Commissioner Fernandez.

4 COMMISSIONER FERNANDEZ: Yes.

5 MS. ROSARIO: Commissioner Grullon.

6 COMMISSIONER GRULLON: Yes.

7 MS. ROSARIO: Commissioner Valdivia.

8 COMMISSIONER VALDIVIA: Yes.

9 MS. ROSARIO: Commissioner Martinetti.

10 COMMISSIONER MARTINETTI: Yes.

11 MS. ROSARIO: Mayor Stack.

12 MAYOR STACK: Yes.

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

15 COMMISSIONER VALDIVIA: Motion.

16 COMMISSIONER MARTINETTI: Second.

17 MS. ROSARIO: Commissioner Fernandez.

18 COMMISSIONER FERNANDEZ: Yes.

19 MS. ROSARIO: Commissioner Grullon.

20 COMMISSIONER GRULLON: Yes.

21 MS. ROSARIO: Commissioner Valdivia.

22 COMMISSIONER VALDIVIA: Yes.

23 MS. ROSARIO: Commissioner Martinetti.

24 COMMISSIONER MARTINETTI: Yes.

25 MS. ROSARIO: Mayor Stack.



1 MAYOR STACK: Yes.

2

3 (Whereupon, the Board discussed and took  
4 action on the following items:

5 **REGULAR AGENDA:**

6 1. Resolution approving the introduction of the  
7 2023 transitional year budget.)

8

9 MS. ROSARIO: There's two items on the  
10 regular agenda.

11 Number one, resolution approving the  
12 introduction of the 2023 transitional year budget.  
13 May I have a motion to approve?

14 MAYOR STACK: Motion.

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

17 COMMISSIONER MARTINETTI: Second.

18 MS. ROSARIO: Second by Commissioner  
19 Martinetti.

20 Commissioner Fernandez.

21 COMMISSIONER FERNANDEZ: Yes.

22 MS. ROSARIO: Commissioner Grullon.

23 COMMISSIONER GRULLON: Yes.

24 MS. ROSARIO: Commissioner Valdivia.

25 COMMISSIONER VALDIVIA: Yes.

1 MS. ROSARIO: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Yes.

3 MS. ROSARIO: Mayor Stack.

4 MAYOR STACK: Yes.

5

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

8 **REGULAR AGENDA:**

9 2. Resolution approving payment to the HCIA.)

10

11 MS. ROSARIO: The second item is  
12 resolution approving payment to the Hudson County  
13 Improvement Authority. Commissioner Martinetti  
14 will recuse. May I have motion to approve?

15 MAYOR STACK: Motion.

16 MS. ROSARIO: Motion made by Mayor  
17 Stack. Second?

18 COMMISSIONER GRULLON: Second.

19 MS. ROSARIO: Second by Commissioner  
20 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: Mayor Stack.

3 MAYOR STACK: Yes.

4

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

6

7 MS. ROSARIO: Mayor, at this time would  
8 you like to take public comment?

9 MAYOR STACK: Anyone wishing to comment  
10 on any matter concerning municipal government in  
11 the City of Union City, please step forward, state  
12 your name and address for the record.

13 I'd like to thank the Commissioners once  
14 again for moving 100 percent of our meetings  
15 throughout the community and trying to involve  
16 most of our residents the most we possibly can.  
17 Seeing none, I'll make a motion to close.

18 MS. ROSARIO: Motion by Mayor Stack.

19 COMMISSIONER FERNANDEZ: Second.

20 MS. ROSARIO: Motion made by Mayor  
21 Stack, second by Commissioner Fernandez.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: 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 **ADJOURNMENT :**

9

10 MS. ROSARIO: Motion to adjourn.

11 MAYOR STACK: Motion.

12 COMMISSIONER FERNANDEZ: Second.

13 MS. ROSARIO: Motion to adjourn by Mayor  
14 Stack, second by Commissioner Fernandez.

15 All in favor?

16 (Whereupon, all Commissioners indicate  
17 in the affirmative.)

18

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

21

22

23

24

25

1

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

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

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Maryury A. Martinetti

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

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Wendy A. Grullon

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**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