

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

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

ACADEMY FOR ADVANCEMENT
AND ENRICHMENT
2210 Kerrigan Avenue
Union City, New Jersey

Tuesday, November 21, 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
BRIAN P. STACK, MAYOR

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

CELIN J. VALDIVIA, COMMISSIONER

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

SCARINCI HOLLENBECK
BY: SAMANTHA BLAKE, ESQ.

CELIN J. VALDIVIA, COMMISSIONER
Corporation Counsel

HILDA ROSARIO, City Clerk

SUSAN BISCHOFF, CCR, RPR
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1 MS. ROSARIO: I'm going to start now,
2 I'm going to be recording the meeting. Can we
3 stand for the Pledge of Allegiance, please.

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

7
8 MS. ROSARIO: Before we start the
9 meeting, we're going to be giving the
10 proclamation, which we already did on
11 November 8th.

12 MAYOR STACK: Thank you very much.

13
14 (Whereupon, the proclamation was
15 accepted.)

16
17 MS. ROSARIO: This is a regular public
18 meeting of the Union City Board of Commissioners
19 being held on Tuesday, November 21st, at 7:00 p.m.
20 at the Academy For Advancement and Enrichment,
21 2210 Kerrigan Avenue in Union City.

22 This meeting has been called in
23 accordance with the Open Public Meeting Act.
24 Adequate notice was forwarded to The Jersey
25 Journal and The Record and has been posted on the

1 bulletin board in City Hall and made available to
2 the public in the office of the Municipal Clerk.

3

4 **ROLL CALL:**

5

6 MS. ROSARIO: Commissioner Fernandez.

7 COMMISSIONER FERNANDEZ: Here.

8 MS. ROSARIO: Commissioner Grullon.

9 COMMISSIONER GRULLON: Here.

10 MS. ROSARIO: Commissioner Martinetti.

11 COMMISSIONER MARTINETTI: Here.

12 MS. ROSARIO: Mayor Stack.

13 MAYOR STACK: Yes.

14 MS. ROSARIO: Commissioner Valdivia, I'm
15 not sure --

16 MAYOR STACK: He's on his way, he might
17 be tied up.

18

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

21 **CONSENT AGENDA:**

22 (1) Resolution Approving the Payment of Claims.

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

25 (3) Resolution Approving the Escrow Refunds.

1 (4) Resolution Approving the City Payroll From
2 October 14, 2023, Through October 27, 2023.

3 (5) Resolution Approving the Library Payroll
4 From October 14, 2023, Through October 27, 2023.

5 (6) Resolution Authorizing Agreement to Pay Real
6 Estate Tax Bills Between the City of Union City
7 Property Known As Block 92, Lot 6.

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

10 (8) Resolution Authorizing Payment Plan For
11 Delinquent Taxes.

12 (9) Resolution Authorizing the Refund of Premium
13 Monies Collected At the Tax Sale.

14 (10) Resolution Authorizing Increase to Contract
15 For Special Projects Planner Services Service
16 Heyer Gruel and Associates For 2023.

17 (11) Resolution Authorizing Increase to Contract
18 For Planning Consultant Services For Affordable
19 Housing Matters With Heyer Gruel and Associates
20 For 2023.

21 (12) Resolution Authorizing Payment For Emergency
22 Sonotube Installation Services Required At
23 Specified Locations Throughout the City of Union
24 City.

25 (13) Resolution Authorizing Payment For Emergency

1 Repairs to the Senior Citizens and Police Parking
2 Lots on 38th Street.

3 (14) Resolution Authorizing the Placement of a
4 Lien on the Property Known As 822 19th Street,
5 Union City, New Jersey 07087, Block 104, Lot 27 in
6 the City of Union City For Emergency Repair Costs.

7 (15) Resolution Authorizing the Placement of a
8 Lien on the Property Known As 822 19th Street,
9 Union City, New Jersey 07087, in Block 104, Lot 27
10 in City of Union City For Emergency Police Detail
11 Costs.

12 (16) Resolution Authorizing the Placement of a
13 Lien on the Property Known As 1902 Kerrigan
14 Avenue, Union City, New Jersey 07087, Block 104,
15 Lot 26 in the City of Union City For Emergency
16 Repair Costs.

17 (17) Resolution Authorizing the Placement of a
18 Lien on the Property Known As 417 43rd Street,
19 Apartment 2F, Union City, New Jersey 07087, Block
20 245, Lot 19 in the City of Union City For
21 Emergency Repair Costs.

22 (18) Resolution Authorizing the Placement of a
23 Lien on the Property Known As 1312 Bergenline
24 Avenue, Union City, New Jersey, 07087 Block 64,
25 Lot 18 in the City of Union City For Emergency

1 Repair Costs.

2 (19) Resolution Authorizing the Placement of a
3 Lien on the Property Known As 2200 Bergenline
4 Avenue, Union City, New Jersey, 07087, Block 124,
5 Lot 1 in the City of Union City For Emergency
6 Repair Costs.

7 (20) Resolution Authorizing Contract For
8 Emergency Demolition Services For Cornice At 2200
9 Bergenline Avenue, Union City, New Jersey 07087.

10 (21) Resolution to Authorize Payment to Hutchins
11 HVAC, Inc., For HVAC Repair Services For Leak on
12 Third Floor At Union City City Hall.

13 (22) Resolution Authorizing Preventive
14 Maintenance With Hutchins HVAC, Inc.

15 (23) Resolution Awarding Contract For the City of
16 Union City 2023 Street Sign Replacement Program.

17 (24) Resolution Designating Bergenline Avenue
18 Between 26th Street and 27th Street As "Humberto
19 D. Fragos Way".)

20

21 MS. ROSARIO: There are 24 items on the
22 consent agenda.

23 One, resolution approving the payment of
24 claims.

25 Two, resolution approving the payment of

1 concurring claims.

2 Three, resolution approving the escrow
3 refunds.

4 Four, resolution approving the City
5 payroll from October 14, 2023, through October 27,
6 2023.

7 Five, resolution approving the library
8 payroll from October 14, 2023, through October 27,
9 2023.

10 Six, resolution authorizing agreement to
11 pay real estate tax bills between the City of
12 Union City property known as Block 92, Lot 6.

13 Seven, resolution authorizing refund of
14 redemption monies to outside lienholders.

15 Eight, resolution authorizing payment
16 plan for delinquent taxes.

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

19 Ten, resolution authorizing increase to
20 contract for special projects planner services
21 service Heyer Gruel and Associates for 2023.

22 Eleven, resolution authorizing increase
23 to contract for planning consultant services for
24 affordable housing matters with Heyer Gruel and
25 Associates for 2023.

1 Twelve, resolution authorizing payment
2 for emergency sonotube installation services
3 required at specified locations throughout the
4 City of Union City.

5 Thirteen, resolution authorizing payment
6 for emergency repairs to the senior citizens and
7 police parking lots on 38th Street.

8 Fourteen, resolution authorizing the
9 placement of a lien on the property known as 822
10 19th Street, Union City, New Jersey 07087, Block
11 104, Lot 27 in the City of Union City for
12 emergency repair costs.

13 Fifteen, Resolution authorizing the
14 placement of a lien on the property known as 822
15 19th Street, Union City, New Jersey 07087, in
16 Block 104, Lot 27 in City of Union City for
17 emergency police detail costs.

18 Sixteen, resolution authorizing the
19 placement of a lien on the property known as 1902
20 Kerrigan Avenue, Union City, New Jersey 07087,
21 Block 104, Lot 26 in the City of Union City for
22 emergency repair costs.

23 Seventeen, resolution authorizing the
24 placement of a lien on the property known as 417
25 43rd Street, Apartment 2F, Union City, New Jersey

1 07087, Block 245, Lot 19 in the City of Union City
2 for emergency repair costs.

3 Eighteen, resolution authorizing the
4 placement of a lien on the property known as 1312
5 Bergenline Avenue, Union City, New Jersey, 07087
6 Block 64, Lot 18 in the City of Union City for
7 emergency repair costs.

8 Nineteen, resolution authorizing the
9 placement of a lien on the property known as 2200
10 Bergenline Avenue, Union City, New Jersey, 07087,
11 Block 124, Lot 1 in the City of Union City for
12 emergency repair costs.

13 Twenty, resolution authorizing contract
14 for emergency demolition services for cornice at
15 2200 Bergenline Avenue, Union City, New Jersey
16 07087.

17 Twenty-one, resolution to authorize
18 payment to Hutchins HVAC, Inc., for HVAC repair
19 services for leak on third floor at Union City
20 City Hall.

21 Twenty-two, resolution authorizing
22 preventive maintenance with Hutchins HVAC, Inc.

23 Twenty-three, resolution awarding
24 contract for the City of Union City 2023 street
25 sign replacement program.

1 Twenty-four, resolution designating
2 Bergenline Avenue between 26th Street and 27th
3 Street as "Humberto D. Fragos Way".

4 Mayor is abstaining on payment to Chasan
5 Lamporello.

6 Mayor, would you like to take public
7 comment on the consent agenda?

8 MAYOR STACK: Sure. Anyone wishing to
9 comment on the consent agenda, please step
10 forward, state your name and address for the
11 record?

12 Seeing none -- is that supposed to be
13 Fragoso?

14 MS. ROSARIO: Is it Fragos?

15 MAYOR STACK: They contacted me, that's
16 why I --

17 MS. ROSARIO: It's Fragoso?

18 MAYOR STACK: Just to make sure the
19 resolution comes out, it's Fragoso.

20 MS. ROSARIO: It says Fragos. So I'll
21 check it with Lili.

22 MAYOR STACK: Seeing none, motion to
23 close.

24 COMMISSIONER FERNANDEZ: Second.

25 MS. ROSARIO: Motion made by Mayor Stack

1 second by Commissioner Fernandez.

2 Commissioner Fernandez.

3 COMMISSIONER FERNANDEZ: Yes.

4 MS. ROSARIO: Commissioner Grullon.

5 COMMISSIONER GRULLON: Yes.

6 MS. ROSARIO: Commissioner Martinetti.

7 COMMISSIONER MARTINETTI: Yes.

8 MS. ROSARIO: Mayor Stack.

9 MAYOR STACK: Yes.

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

12 MAYOR STACK: Motion.

13 COMMISSIONER MARTINETTI: Second.

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

16 Commissioner Fernandez.

17 COMMISSIONER FERNANDEZ: Yes.

18 MS. ROSARIO: Commissioner Grullon.

19 COMMISSIONER GRULLON: Yes.

20 MS. ROSARIO: Commissioner Martinetti.

21 COMMISSIONER MARTINETTI: Yes.

22 MS. ROSARIO: Mayor Stack.

23 MAYOR STACK: Yes.

24

25 (Whereupon, the Board discussed and took

1 action on the following item:

2 **REGULAR AGENDA:**

3 1. Resolution approving payment to the HCIA.)

4

5 MS. ROSARIO: There's one item on the
6 regular agenda. Commissioner Martinetti will
7 recuse.

8 Resolution approving payment to the
9 Hudson County Improvement Authority. May I have a
10 motion to approve?

11 COMMISSIONER FERNANDEZ: Motion.

12 MS. ROSARIO: Motion made by
13 Commissioner Fernandez.

14 MAYOR STACK: Second.

15 MS. ROSARIO: Second by Mayor Stack.
16 Commissioner Fernandez.

17 COMMISSIONER FERNANDEZ: Yes.

18 MS. ROSARIO: Commissioner Grullon.

19 COMMISSIONER GRULLON: Yes.

20 MS. ROSARIO: Mayor Stack.

21 MAYOR STACK: Yes.

22

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

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

CONSIDERATION:

1. ORDINANCE TO AMEND CHAPTER 311 OF THE CODE TO REQUIRE PROPERTY OWNERS AND TENANTS TO CLEAN ANIMAL DROPPINGS ORIGINATING FROM THEIR PREMISES.)

MS. ROSARIO: There are three ordinances for hearing and adoption consideration.

One, ordinance to amend Chapter 311 of the code to require property owners and tenants to clean animal droppings originating from their premises.

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

MAYOR STACK: Anyone wishing to comment on this ordinance at this time, please step forward. Just important, this has come to us from a lot of residents, that's why we're moving forward on this.

MS. ROSARIO: Motion?

MAYOR STACK: Motion.

MS. ROSARIO: Made by Mayor Stack.

COMMISSIONER FERNANDEZ: Second.

MS. ROSARIO: Second by Commissioner Fernandez.

Commissioner Fernandez.

1 COMMISSIONER FERNANDEZ: Yes.

2 MS. ROSARIO: Commissioner Grullon.

3 COMMISSIONER GRULLON: Yes.

4 MS. ROSARIO: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Yes.

8 MS. ROSARIO: May I have a motion to
9 adopt?

10 COMMISSIONER MARTINETTI: Motion.

11 COMMISSIONER FERNANDEZ: Second.

12 MS. ROSARIO: Motion made by
13 Commissioner Martinetti, second by Commissioner
14 Fernandez.

15 Commissioner Fernandez.

16 COMMISSIONER FERNANDEZ: Yes.

17 MS. ROSARIO: Commissioner Grullon.

18 COMMISSIONER GRULLON: 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 HEARING AND ADOPTION

CONSIDERATION:

2. ORDINANCE AMENDING CHAPTER 290 ENTITLED "PARKS AND RECREATION AREAS" TO RESTRICT CERTAIN INAPPROPRIATE CONDUCT AND ACTIVITIES.)

MS. ROSARIO: Second ordinance is ordinance to amend Chapter 290 entitled "parks and recreation areas" to restrict certain inappropriate conduct and activities.

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

MAYOR STACK: Sure. Anyone wishing to comment at this time, please step forward, state your name and address for the record?

Seeing none, motion.

COMMISSIONER FERNANDEZ: Second.

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

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes.

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

5 COMMISSIONER GRULLON: Motion.

6 COMMISSIONER MARTINETTI: Second.

7 MS. ROSARIO: Motion made by
8 Commissioner Grullon, second by Commissioner
9 Martinetti.

10 Commissioner Fernandez.

11 COMMISSIONER FERNANDEZ: Yes.

12 MS. ROSARIO: Commissioner Grullon.

13 COMMISSIONER GRULLON: Yes.

14 MS. ROSARIO: Commissioner Martinetti.

15 COMMISSIONER MARTINETTI: Yes.

16 MS. ROSARIO: Mayor Stack.

17 MAYOR STACK: Yes.

18

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

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

22 **CONSIDERATION:**

23 3. ORDINANCE AMENDING CHAPTER 220 ENTITLED
24 "BUSINESS, RENTAL PROPERTY AND MULTIFAMILY
25 PROPERTY INSURANCE REGISTRATION".)

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MS. ROSARIO: Third ordinance is ordinance amending Chapter 220 entitled "business rental property and multifamily property insurance registration".

Mayor, would you like to take public comment?

MAYOR STACK: Yes. This exempts the fee for senior citizens?

MS. BLAKE: Yes.

MAYOR STACK: There would be no fee for senior citizens.

Anyone wishing to comment on this ordinance at this time, please step forward and state your name and address for the record.

Seeing none, motion to close.

COMMISSIONER MARTINETTI: Second.

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

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes.

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

5 COMMISSIONER MARTINETTI: Motion.

6 COMMISSIONER GRULLON: Second.

7 MS. ROSARIO: Motion by Commissioner
8 Martinetti, second by Commissioner Grullon.

9 Commissioner Fernandez.

10 COMMISSIONER FERNANDEZ: Yes.

11 MS. ROSARIO: Commissioner Grullon.

12 COMMISSIONER GRULLON: Yes.

13 MS. ROSARIO: Commissioner Martinetti.

14 COMMISSIONER MARTINETTI: Yes.

15 MS. ROSARIO: Mayor Stack.

16 MAYOR STACK: Yes.

17

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

19

20 MS. ROSARIO: Mayor, would you like to
21 take public comment on any portion of this
22 meeting?

23 MAYOR STACK: Sure. Anyone wishing to
24 comment on any matter concerning municipal
25 government in the City of Union City, please step

1 forward, state your name and address for the
2 record.

3 Seeing none, I'll make a motion to
4 close.

5 MS. ROSARIO: Motion made by Mayor
6 Stack.

7 COMMISSIONER MARTINETTI: Second.

8 MS. ROSARIO: Second by Commissioner
9 Martinetti.

10

11 **ADJOURNMENT:**

12

13 MS. ROSARIO: May I have a motion to
14 adjourn?

15 COMMISSIONER MARTINETTI: Motion.

16 COMMISSIONER GRULLON: Second.

17 MS. ROSARIO: All in favor?

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

20

21 (Whereupon the meeting was adjourned at
22 7:12 p.m.)

23

24

25

1

Brian P. Stack

2

Lucio P. Fernandez

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Maryury A. Martinetti

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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