

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

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

COLIN POWELL ELEMENTARY SCHOOL
1500 New York Avenue
Union City, New Jersey

Monday, June 17, 2024
Commencing at 5:00 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: DONALD SCARINCI, ESQ.
Corporation Counsel

HILDA ROSARIO, City Clerk

SUSAN BISCHOFF CCR CO.
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1 MS. ROSARIO: Please rise for the Pledge
2 of Allegiance.

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

6
7 MS. ROSARIO: This is a regular public
8 meeting of the Union City Board of Commissioners
9 being held on Monday, June 17th, at 5:00 p.m. at
10 the Colin Powell Elementary School, 1500 New York
11 Avenue, Union City, New Jersey.

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

19

20 **ROLL CALL:**

21 MS. ROSARIO: Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Here.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Here.

25 MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Here.

2 MS. ROSARIO: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Here.

4 MS. ROSARIO: Mayor Stack.

5 MAYOR STACK: Here.

6

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

9 **CONSENT AGENDA:**

10 (1) Resolution Approving the Payment of Claims.

11 (2) Resolution Approving the Payment of
12 Concurring Claims.

13 (3) Resolution Approving the Escrow Refunds.

14 (4) Resolution Approving the City Payroll From
15 May 11, 2024, Through May 24, 2024.

16 (5) Resolution Approving the Library Payroll
17 From May 11, 2024, Through May 24,2024.

18 (6) Resolution Authorizing Tax Refund in Tax
19 Appeal Decisions By the Tax Court of New Jersey.

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

22 (8) Resolution Authorizing the Refund of Premium
23 Monies Collected At the Tax Sale.

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

1 (10) Resolution Amending 2023-2024 Schedule of
2 the Board of Commissioners Meeting.

3 (11) Resolution Authorizing the Placement of a
4 Lien on the Property Known As 2402 West Street,
5 Union City, New Jersey 07087, Block 137, Lot 2 in
6 the City of Union City For Tenant Relocation
7 Costs.

8 (12) Resolution Authorizing the Placement of a
9 2200 Bergenline Avenue, Union City, New Jersey
10 07087, Block 124, Lot 1 in the City of Union City
11 For Emergency Repair Costs.

12 (13) Resolution to Approve and Submit a Grant
13 Application and Execute a Grant Contract With New
14 Jersey Department of Transportation For the 45th
15 Street, Harrison Place, and Cottage Place
16 Improvement Projects.

17 (14) Resolution Authorizing Raffle License to
18 Holy Cross Armenian Church.

19 (15) Resolution Authorizing Payment to Javier
20 Construction Corporation For 2024 Park Maintenance
21 Masonry Painting.

22 (16) Resolution Amending Shared Services
23 Agreement With the Union City Board of Education
24 For Class III Special Law Enforcement Officers
25 (SLEO IIIs) For 2022-2025.

1 (17) Resolution Authorizing Contract For
2 Additional Pothole Repair Services For the City of
3 Union City For 2024.

4 (18) Resolution Appointing Nicole Ashton to the
5 Union City Library Board of Trustees.)

6

7 MS. ROSARIO: There are 18 items on the
8 consent agenda.

9 One, resolution approving the payment of
10 claims.

11 Two, resolution approving the payment of
12 concurring claims.

13 Three, resolution approving the escrow
14 refunds.

15 Four, resolution approving the city
16 payroll from May 11, 2024, through May 24, 2024.

17 Five resolution approving the library
18 payroll from May 11, 2024, through May 24, 2024.

19 Six, resolution authorizing tax refund
20 in tax appeal decisions by the tax court of New
21 Jersey.

22 Seven, resolution authorizing refund of
23 redemption monies to outside lienholders.

24 Eight, resolution authorizing the refund
25 of premium monies collected at the tax sale.

1 Nine, resolution cancelling taxes on
2 property deemed exempt for 100 percent disabled
3 veteran.

4 Ten, resolution amending 2023-2024
5 schedule of the Board of Commissioners meeting.

6 Eleven, resolution authorizing the
7 placement of a lien on the property known as 2402
8 West Street, Union City, New Jersey 07087, Block
9 137, Lot 2 in the City of Union City for tenant
10 relocation costs.

11 Twelve, resolution authorizing the
12 placement of a 2200 Bergenline Avenue, Union City,
13 New Jersey 07087, Block 124, Lot 1 in the City of
14 Union City for emergency repair costs.

15 Thirteen, resolution to approve and
16 submit a grant application and execute a grant
17 contract with New Jersey Department of
18 Transportation for the 45th Street, Harrison
19 Place, and Cottage Place improvement projects.

20 Fourteen, resolution authorizing raffle
21 license to Holy Cross Armenian Church.

22 Fifteen, resolution authorizing payment
23 to Javier Construction Corporation for 2024 park
24 maintenance masonry painting.

25 Sixteen, resolution amending shared

1 services agreement with the Union City Board of
2 Education for Class III special law enforcement
3 officers (SLEO IIIs) for 2022-2025.

4 Seventeen, resolution authorizing
5 contract for additional pothole repair services
6 for the City of Union City for 2024.

7 Eighteen, resolution appointing Nicole
8 Ashton to the Union City library board of
9 trustees.

10 Mayor, would you like to take public
11 comment?

12 MAYOR STACK: Yes. Anyone wishing to
13 comment at this time, please step forward, state
14 your name and address for the record? Seeing
15 none, make a motion to close.

16 COMMISSIONER MARTINETTI: Second.

17 MS. ROSARIO: Motion made by Mayor
18 Stack, second by Commissioner 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 MS. ROSARIO: May I have a motion to
5 approve all items on the consent agenda.

6 COMMISSIONER VALDIVIA: Motion.

7 MS. ROSARIO: Motion by Commissioner
8 Valdivia.

9 COMMISSIONER GRULLON: Second.

10 MS. ROSARIO: Second by Commissioner
11 Grullon.

12 Commissioner Fernandez.

13 COMMISSIONER FERNANDEZ: I abstain on
14 16, otherwise 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

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

24 **ORDINANCES FOR HEARING AND ADOPTION CONSIDERATION:**

25 1. AN ORDINANCE AMENDING CHAPTER 284 OF THE CODE

1 OF THE CITY OF UNION CITY TO REGULATE MOTORCYCLE
2 PARKING.)

3

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

6 One, ordinance amending Chapter 284 of
7 the Code of the City of Union City to regulate
8 motorcycle parking.

9 Mayor, would you like to take public
10 comment?

11 MAYOR STACK: Sure. Anyone wishing to
12 comment on this, please step forward. This would
13 be something that would stop a single motorcycle
14 from take up a parking spot. Usually it's done to
15 hold a parking spot for someone else, it's just
16 not fair. They should be parking near the corner
17 or in between the spots, which is fine, it's
18 permitted. That's why we're addressing this with
19 the parking, along with many other initiatives.
20 We're working on building two new parking decks in
21 the community, among many other things.

22 Anyone wishing to comment, please step
23 forward, state your name and address for the
24 record. Seeing none, close the public hearing.

25 MS. ROSARIO: Motion made by Mayor

1 Stack.

2 COMMISSIONER FERNANDEZ: Second.

3 MS. ROSARIO: Second by Commissioner
4 Fernandez.

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 motion to
16 adopt?

17 COMMISSIONER MARTINETTI: Motion.

18 MS. ROSARIO: Motion made by

19 Commissioner Martinetti. Second?

20 COMMISSIONER VALDIVIA: Second.

21 MS. ROSARIO: By Commissioner Valdivia.
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 (Whereupon, the Board discussed and took
9 action on the following item:

10 **ORDINANCES FOR HEARING AND ADOPTION CONSIDERATION:**

11 2. A MODEL ORDINANCE TO EXCEED THE MUNICIPAL
12 BUDGE APPROPRIATION LIMITS AND TO ESTABLISH A CAP
13 BANK (N.J.S.A. 40A:4-45-14)

14

15 MS. ROSARIO: The second ordinance is a
16 model ordinance to exceed the municipal budget
17 appropriation limits to establish a cap bank,
18 N.J.S.A. 40A:4-45-14.

19 Mayor, would you like to take public
20 comment?

21 MAYOR STACK: Anyone wishing to comment
22 on this ordinance, please step forward, state your
23 name and address for the record. Seeing none,
24 I'll make a motion to close.

25 MS. ROSARIO: Motion made by Mayor

1 Stack.

2 COMMISSIONER MARTINETTI: Second.

3 MS. ROSARIO: Second by Commissioner
4 Martinetti.

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 adopt?

17 COMMISSIONER VALDIVIA: Motion.

18 MS. ROSARIO: Motion made by

19 Commissioner Valdivia. Second?

20 COMMISSIONER GRULLON: Second.

21 MS. ROSARIO: Second by Commissioner
22 Grullon.

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

11 **ORDINANCES FOR HEARING AND ADOPTION CONSIDERATION:**

12 3. ORDINANCE AUTHORIZING LEASE AGREEMENT FOR THE
13 CITY OF UNION CITY TO UTILIZE THE PROPERTY AT 900
14 KENNEDY BOULEVARD, BLOCK 43, LOT 8, UNION CITY, NJ
15 07087 AS PARKING LOT FOR RESIDENT PARKING.)

16

17 MS. ROSARIO: The third ordinance is an
18 ordinance authorizing lease agreement for the City
19 of Union City to utilize the property at 900
20 Kennedy Boulevard, Block 43, Lot 8 in Union City
21 as parking lot for residents parking.

22 Mayor, would you like to take public
23 comment?

24 MAYOR STACK: Sure. So what this would
25 do, this is the property that the Salvation Army

1 had burnt down sometime ago. We would be leasing
2 this for a short-term lease until we get a parking
3 deck built in the downtown area, just to offset
4 some of the parking we lost with the construction
5 at the 8th to 10th Street municipal parking lot,
6 which we were putting up a second deck for more
7 parking in the area for the people and the senior
8 building above that. This would just compliment
9 the area with additional parking spots that would
10 be helpful, just to help those people in the
11 meantime. Whether it's 30 or 40 spots, that's
12 more spots in the community for other people to
13 park.

14 Anyone wishing to comment? Seeing none,
15 I'll make a motion to close.

16 MS. ROSARIO: Motion by Mayor Stack.

17 COMMISSIONER FERNANDEZ: Second.

18 MS. ROSARIO: Second by Commissioner
19 Fernandez.

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

7 MAYOR STACK: Motion.

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

10 COMMISSIONER VALDIVIA: Second.

11 MS. ROSARIO: Second by Commissioner
12 Valdivia.

13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: Yes.

15 MS. ROSARIO: Commissioner 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 **OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:**

25

1 MS. ROSARIO: Mayor, would you like to
2 public comment?

3 MAYOR STACK: Sure. Anyone wishing to
4 comment on any matter concerning municipal
5 government in the City of Union City, please step
6 forward, state your name and address for the
7 record? Seeing none, I'll make a motion to close.

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

10 COMMISSIONER VALDIVIA: Second.

11 MS. ROSARIO: Second by Commissioner
12 Valdivia.

13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: Yes.

15 MS. ROSARIO: Commissioner 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 **ADJOURNMENT :**

25

1 MS. ROSARIO: May I have motion to
2 adjourn?

3 MAYOR STACK: Motion.

4 COMMISSIONER MARTINETTI: Second.

5 MS. ROSARIO: Motion made by Mayor
6 Stack, second by Commissioner Martinetti. All in
7 favor?

8
9 (Whereupon, all Commissioners indicate
10 in the affirmative.)

11
12
13 (Whereupon the meeting was adjourned at
14 5:08 p.m.)

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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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Donald Scarinci, 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