

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

WILLIAM V. MUSTO CULTURAL CENTER
420 15th Street
Union City, New Jersey

Monday, May 5, 2025
Commencing at 8:01 a.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.
201-390-0583 SBischoffccr@yahoo.com

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1 MS. ROSARIO: Please rise for the flag
2 salute.

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, May 5, 2025, at 8:00 a.m. at
10 the William V. Musto Cultural Center at 420 15th
11 Street in Union City. This meeting has been
12 called in accordance with the Open Public Meetings
13 Act. Adequate notice of this meeting has been was
14 forwarded to The Record and to The Star Ledger and
15 has been posted on the bulletin board in City Hall
16 and has been made available to the public in the
17 office of the Municipal Clerk.

18
19 **ROLL CALL:**

20
21 MS. ROSARIO: Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Here.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Here.

25 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Here.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Here.

4 MS. ROSARIO: Commissioner Valdivia is
5 not here yet.

6

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

9 **APPROVAL OF PREVIOUS MEETING MINUTES - MEETING OF**
10 **APRIL 15, 2025.)**

11

12 MS. ROSARIO: May I have a motion to
13 approve the previous meeting minutes for the April
14 15, 2025, meeting?

15 MAYOR STACK: Motion.

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

18 COMMISSIONER MARTINETTI: Second.

19 MS. ROSARIO: Second, Commissioner
20 Martinetti.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: 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 item:

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

8 **1. AN ORDINANCE OF THE CITY OF UNION**
9 **CITY, COUNTY OF HUDSON, NEW JERSEY, AMENDING**
10 **ORDINANCE 2025-10 TO APPROPRIATE THE SUM OF**
11 **\$600,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT**
12 **FUND FOR THE COMPLETION OF VARIOUS LIGHTING**
13 **IMPROVEMENTS.)**

14
15 MS. ROSARIO: There's one ordinance for
16 introduction. Adoption on first reading
17 authorizes the Municipal Clerk to advertise the
18 ordinance with a notice of the introduction,
19 together with a notice of the time and place when
20 the ordinance will be considered for the final
21 passage. The ordinance will be further considered
22 at a meeting of the Board of Commissioners to be
23 held on May 20, 2025, at the Union Hill Middle
24 School, 3808 Hudson Avenue, Union City, at
25 7:00 p.m.

1 An ordinance of the City of Union City,
2 County of Hudson, New Jersey, amending ordinance
3 2025-10 to appropriate the sum of \$600,000 in
4 funding from the capital improvement fund for the
5 completion of various lighting improvements.

6 May I have a motion to introduce?

7 COMMISSIONER MARTINETTI: Motion.

8 MS. ROSARIO: Motion made by
9 Commissioner Martinetti.

10 MAYOR STACK: Second.

11 MS. ROSARIO: Second, Mayor Stack.

12 Commissioner Fernandez.

13 COMMISSIONER FERNANDEZ: Yes.

14 MS. ROSARIO: Commissioner Grullon.

15 COMMISSIONER GRULLON: Yes.

16 MS. ROSARIO: Commissioner Martinetti.

17 COMMISSIONER MARTINETTI: Yes.

18 MS. ROSARIO: Mayor Stack.

19 MAYOR STACK: Yes.

20
21 (Commissioner Valdivia arrived.)

22
23 (Whereupon, the Board discussed and took
24 action on the following items in total:

25 **CONSENT AGENDA:**

- 1 (1) Resolution Approving the Payment of Claims.
- 2 (2) Resolution Approving the Payment of
- 3 Concurring Claims.
- 4 (3) Resolution Approving the Escrow Refund.
- 5 (4) Resolution Approving the City Payroll From
- 6 April 12, 2025, Through April 25th, 2025.
- 7 (5) Resolution Approving the Library Payroll
- 8 From April 12, 2025, Through April 25, 2025.
- 9 (6) Resolution Authorizing the Refund of
- 10 Duplicate Payment.
- 11 (7) Resolution Authorizing the Refund of Premium
- 12 Monies Collected At the Tax Sale.
- 13 (8) Resolution Authorizing Refund of Redemption
- 14 Monies to Outside Lienholders.
- 15 (9) Resolution Cancelling Abatement.
- 16 (10) Resolution Authorizing Contracts With
- 17 Certain Approved State Contract Vendor For
- 18 Contracting Units Pursuant to N.J.S.A.
- 19 40:A-11-12a.
- 20 (11) Resolution Authorizing the Union City
- 21 Planning Board to Undertake a Preliminary
- 22 Investigation to Determine Whether Block 185, Lot
- 23 1.01 and Block 187, Lot 2 Qualifies As Area in
- 24 Need of Redevelopment.
- 25 (12) Resolution Authorizing the Reappointment of

1 the Chief Financial Officer For the City of Union
2 City For 2025 to 2028.

3 (13) Resolution Rescinding Resolution 04/15-19.

4 (14) Resolution Rescinding Resolution 04/15-20.

5 (15) Resolution Awarding Emergency Contract to
6 All State Technology, Inc., For 2025 Maintenance -
7 Emergency Pool Tile Repairs Project At
8 Firefighters Park (Large Pool Ramp).

9 (16) Resolution Appointing Kennedy Ng As Rent
10 Regulation Officer For the City of Union City.

11 (17) Resolution Reappointing Mindry Watley As a
12 Member of the Union City Zoning Board of
13 Adjustment 2025-202918.

14 (18) Resolution Appointing Celin Valdivia As
15 Class III Member of the Union City Planning Board.

16 (19) Resolution Reappointing Franklin Medina As
17 Class V Member of the City of Union City Planning
18 Board.

19 (20) Resolution Reappointing Jose Guareno
20 Class IV Member of the Union City Planning Board.

21 (21) Resolution Authorizing Contract For Election
22 Trailers and Generators For Election Day in the
23 City of Union City 2025.

24 (22) Resolution Awarding Contract For IT
25 Webmaster/Website Maintenance Services For the

1 City of Union City For 2025.

2 (23) Resolution Authorizing the Award of Contract
3 For 36th Street to 39th Street Phase 1 Improvement
4 Project.

5 (24) Resolution Reappointing Rosio Pena As the
6 Alternate Member of the Zoning Board of Adjustment
7 2025-2027.

8 (25) Resolution Authorizing Contract For the 2025
9 Road Resurfacing Program For the City of Union
10 City.)

11

12 MS. ROSARIO: There are 25 items on the
13 consent agenda.

14 One, Resolution Approving the Payment of
15 Claims.

16 Two, Resolution Approving the Payment of
17 Concurring Claims.

18 Three, Resolution Approving the Escrow
19 Refund.

20 Four, Resolution Approving the City
21 Payroll From April 12, 2025, Through April 25th,
22 2025.

23 Five, Resolution Approving the Library
24 Payroll From April 12, 2025, Through April 25,
25 2025.

1 Six, Resolution Authorizing the Refund
2 of Duplicate Payment.

3 Seven, Resolution Authorizing the Refund
4 of Premium Monies Collected At the Tax Sale.

5 Eight, Resolution Authorizing Refund of
6 Redemption Monies to Outside Lienholders.

7 Nine, Resolution Cancelling Abatement.

8 Ten, Resolution Authorizing Contracts
9 With Certain Approved State Contract Vendor For
10 Contracting Units Pursuant to N.J.S.A.
11 40:A-11-12a.

12 Eleven, Resolution Authorizing the Union
13 City Planning Board to Undertake a Preliminary
14 Investigation to Determine Whether Block 185, Lot
15 1.01 and Block 187, Lot 2 Qualifies As Area in
16 Need of Redevelopment.

17 Twelve, Resolution Authorizing the
18 Reappointment of the Chief Financial Officer For
19 the City of Union City For 2025 to 2028.

20 Thirteen, Resolution Rescinding
21 Resolution 04/15-19.

22 Fourteen, Resolution Rescinding
23 Resolution 04/15-20.

24 Fifteen, Resolution Awarding Emergency
25 Contract to All State Technology, Inc., For 2025

1 Maintenance - Emergency Pool Tile Repairs Project
2 At Firefighters Park (Large Pool Ramp).

3 Sixteen, Resolution Appointing Kennedy
4 Ng As Rent Regulation Officer For the City of
5 Union City.

6 Seventeen, Resolution Reappointing
7 Mindry Watley As a Member of the Union City Zoning
8 Board of Adjustment 2025-202918.

9 Eighteen, Resolution Appointing Celin
10 Valdivia As Class III Member of the Union City
11 Planning Board.

12 Nineteen, Resolution Reappointing
13 Franklin Medina As Class V Member of the City of
14 Union City Planning Board.

15 Twenty, Resolution Reappointing Jose
16 Guareno Class IV Member of the Union City Planning
17 Board.

18 Twenty-One, Resolution Authorizing
19 Contract For Election Trailers and Generators For
20 Election Day in the City of Union City 2025.

21 Twenty-Two, Resolution Awarding Contract
22 For IT Webmaster/Website Maintenance Services For
23 the City of Union City For 2025.

24 Twenty-Three, Resolution Authorizing the
25 Award of Contract For 36th Street to 39th Street

1 Phase 1 Improvement Project.

2 Twenty-Four, Resolution Reappointing
3 Rosio Pena As the Alternate Member of the Zoning
4 Board of Adjustment 2025-2027.

5 Twenty-Five, Resolution Authorizing
6 Contract For the 2025 Road Resurfacing Program For
7 the City of Union City.

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

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

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

16 COMMISSIONER FERNANDEZ: Second.

17 MS. ROSARIO: Commissioner Fernandez.
18 Commissioner Fernandez.

19 COMMISSIONER FERNANDEZ: Yes.

20 MS. ROSARIO: Commissioner Grullon.

21 COMMISSIONER GRULLON: Yes.

22 MS. ROSARIO: Commissioner Valdivia.

23 COMMISSIONER VALDIVIA: Yes.

24 MS. ROSARIO: Commissioner Martinetti.

25 COMMISSIONER MARTINETTI: Yes.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes.

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

5 MAYOR STACK: Motion.

6 MS. ROSARIO: Motion made by Mayor Stack.

7 COMMISSIONER FERNANDEZ: Second.

8 MS. ROSARIO: Second by Commissioner
9 Fernandez.

10 Commissioner Fernandez.

11 COMMISSIONER FERNANDEZ: Yes.

12 MS. ROSARIO: Commissioner Grullon.

13 COMMISSIONER GRULLON: Yes.

14 MS. ROSARIO: Commissioner Valdivia.

15 COMMISSIONER VALDIVIA: Yes.

16 MS. ROSARIO: Commissioner Martinetti.

17 COMMISSIONER MARTINETTI: Yes.

18 MS. ROSARIO: Mayor Stack.

19 MAYOR STACK: Yes.

20 MR. SCARINCI: With Commissioner
21 Valdivia abstaining on Item 18.

22 MS. ROSARIO: Thank you.

23

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

25

1 MS. ROSARIO: At this time, Mayor, would
2 you like to take public comment?

3 MAYOR STACK: Yes. Just before we do,
4 we decided that we're moving some of our meetings
5 around to different times of the day, just to give
6 all the members of the public an opportunity, not
7 only in the evening hours, but for those that may
8 be working at that time, to move them to alternate
9 times of the day. Once again, I thank the
10 Commissioners for this and for going along with
11 this.

12 Anyone wishing to comment at this time,
13 please step forward, state your name and address
14 for the record. Motion.

15 MS. ROSARIO: Motion made by Mayor
16 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

6 **ADJOURNMENT:**

7

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

10 MAYOR STACK: Motion.

11 COMMISSIONER MARTINETTI: Second.

12 MS. ROSARIO: All in favor?

13

14 (All Board Members indicate in the
15 affirmative.)

16

17 (Whereupon the meeting was adjourned at
18 8:08 a.m.)

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Brian P. Stack
Lucio P. Fernandez
Maryury A. Martinetti
Celin J. Valdivia
Wendy A. Gullon

Board of Commissioners

Attest:
Donald Scarinci, Esq.,
Corporation Counsel

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