

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

HOUSING AUTHORITY PAVILION
3911 Kennedy Boulevard
Union City, New Jersey

Friday, May 16, 2025
Commencing at 8:00 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

RAMON GONZALEZ, ESQ.
Attorney for the Union City
Alcohol Beverage Control Commission

HILDA ROSARIO, City Clerk

SUSAN BISCHOFF CCR CO.
201-390-0583 SBischoffccr@yahoo.com

I N D E XPAGE

CALL TO ORDER
SALUTE TO FLAG
ROLL CALL

3
3
3

MINUTES

4

CONSENT AGENDA

5

REGULAR AGENDA

11/12/13

ORDINANCE(S) FOR HEARING AND ADOPTION

14

CITIZENS ADDRESS THE BOARD

18

ADJOURNMENT

22

1 MS. ROSARIO: Please stand for the
2 pledge.

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 Friday, May 16, 2025, at 8:00 a.m.
10 at the Housing Authority Hillside Pavilion at 3911
11 Kennedy Boulevard in Union City. The meeting has
12 been called in accordance with the Open Public
13 Meeting Act. Adequate notice was forwarded to The
14 Bergen Record and The Star Ledger, has been posted
15 on the bulletin board in City Hall and has been
16 made available to the public in the office of the
17 Municipal Clerk.

18 AUDIENCE MEMBER: I can't hear.

19 MAYOR STACK: Keep your voice up.

20
21 **ROLL CALL:**

22
23 MS. ROSARIO: Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Here.

25 AUDIENCE MEMBER: Hello? I can't hear.

1 MS. ROSARIO: Commissioner Grullon.

2 COMMISSIONER GRULLON: Here.

3 AUDIENCE MEMBER: Yo --

4 MS. ROSARIO: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Here.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Here.

8 AUDIENCE MEMBER: Yo --

9

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

12 **APPROVAL OF MEETING MINUTES)**

13

14 MS. ROSARIO: May I have a motion to
15 approve meeting minutes --

16 (Indiscernible yelling from the
17 audience.)

18 MS. ROSARIO: -- from May 5, 2025, Board
19 of Commissioners meeting.

20 (Indiscernible yelling from the
21 audience.)

22 MAYOR STACK: If you stop yelling,
23 you'll hear her. Motion.

24 MS. ROSARIO: Motion made by Mayor
25 Stack. Second?

1 (Indiscernible yelling from the
2 audience.)

3 MAYOR STACK: Please keep your voice up.

4 COMMISSIONER FERNANDEZ: Second.

5 MS. ROSARIO: Commissioner Fernandez.

6 (Indiscernible yelling from the
7 audience.)

8 MAYOR STACK: If you stop yelling,
9 you'll hear her. Please keep your voice up,
10 Hilda.

11 MR. SCARINCI: Sit down, please.

12 MS. ROSARIO: Commissioner Fernandez.

13 COMMISSIONER FERNANDEZ: Yes.

14 MS. ROSARIO: Commissioner Gullon.

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 City Payroll From
- 5 4/26/2025, Through 5/9/2025.
- 6 (4) Resolution Approving the Library Payroll
- 7 From 4/26/2025, Through 5/9/2025.
- 8 (5) Resolution Authorizing Refund of Redemption
- 9 Monies to Outside Lienholders.
- 10 (6) Resolution Authorizing the Refund of Premium
- 11 Monies Collected At the Tax Sale.
- 12 (7) Resolution of the Board of Commissioners of
- 13 the City of Union City, County of Hudson, New
- 14 Jersey, authorizing the Issuance and Sale of Up to
- 15 \$6,747,000 of General Obligation Funds,
- 16 Series 2025, of the City of Union City,
- 17 Authorizing Such Further Actions and Making Such
- 18 Determinations As May Be Necessary Or Appropriate
- 19 to Effectuate the Issuance and Sale of the Bonds.
- 20 (8) Designating 33rd and 34th Street "El Indio
- 21 Araucano Way".
- 22 (9) Designating 43rd and 44th Street "Mario De
- 23 La Pena Way".
- 24 (10) Resolution Authorizing Contract For Pools
- 25 and Spray Grounds Opening, Maintenance and Closing

1 Services For 2025.

2 (11) Resolution Authorizing Contract For the 2025
3 Chlorine and Pool Chemicals Program For the City
4 of Union City.

5 (12) Resolution to Authorize Bidding (2nd
6 Occasion) For the Union City Hall Boiler
7 Improvement Project For 2025.

8 (13) Resolution Authorizing Award of Contract For
9 the NJDOT LIAF - 13th Street and 16th Street
10 Improvement Project.)

11

12 MS. ROSARIO: There are 13 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 City
19 Payroll From 4/26/2025, Through 5/9/2025.

20 Four, Resolution Approving the Library
21 Payroll From 4/26/2025, Through 5/9/2025.

22 Five, Resolution Authorizing Refund of
23 Redemption Monies to Outside Lienholders.

24 Six, Resolution Authorizing the Refund
25 of Premium Monies Collected At the Tax Sale.

1 Seven, Resolution of the Board of
2 Commissioners of the City of Union City, County of
3 Hudson, New Jersey, City of Union City -- Excuse
4 Me, I'm Sorry -- Authorizing the Issuance and Sale
5 of Up to \$6,747,000 of General Obligation Funds,
6 Series 2025, of the City of Union City,
7 Authorizing Such Further Actions and Making Such
8 Determinations As May Be Necessary Or Appropriate
9 to Effectuate the Issuance and Sale of the Bonds.

10 Eight, Designating 33rd and 34th Street
11 "El Indio Araucano Way".

12 Nine, Designating 43rd and 44th Street
13 "Mario De La Pena Way".

14 Ten, Resolution Authorizing Contract For
15 Pools and Spray Grounds Opening, Maintenance and
16 Closing Services For 2025.

17 Eleven, Resolution Authorizing Contract
18 For the 2025 Chlorine and Pool Chemicals Program
19 For the City of Union City.

20 Twelve, Resolution to Authorize Bidding
21 (2nd Occasion) For the Union City Hall Boiler
22 Improvement Project For 2025.

23 Thirteen, Resolution Authorizing Award
24 of Contract For the NJDOT LIAF - 13th Street and
25 16th Street Improvement Project.

1 Mayor recuses on payments to Chasan,
2 Lamporello and Mallon. Commissioner Martinetti
3 recuses on payments to Adolfo Lopez.

4 Mayor, would you like to take public
5 comment on the consent agenda?

6 MAYOR STACK: Sure. Anyone wishing to
7 comment on the consent agenda, please step forward
8 at the podium. Please state your name and address
9 for the record?

10 MR. TRUTH: Where's the agenda?

11 MR. SCARINCI: Seeing no comments.

12 (Indiscernible yelling from the
13 audience.)

14 MAYOR STACK: Seeing no comment, motion.

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

17 (Indiscernible yelling from the
18 audience.)

19 COMMISSIONER VALDIVIA: Second.

20 MS. ROSARIO: Second by Commissioner
21 Valdivia.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Yes.

24 MS. ROSARIO: Commissioner Grullon.

25 (Indiscernible yelling from the

1 audience.)

2 COMMISSIONER GRULLON: Yes.

3 MS. ROSARIO: Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: Yes.

5 (Indiscernible yelling from the

6 audience.)

7 MS. ROSARIO: Commissioner Martinetti.

8 COMMISSIONER MARTINETTI: Yes.

9 MS. ROSARIO: Mayor Stack.

10 MAYOR STACK: Yes.

11 (Indiscernible yelling from the

12 audience.)

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

15 (Indiscernible yelling from the

16 audience.)

17 MS. ROSARIO: Motion by Commissioner
18 Grullon. Second?

19 COMMISSIONER VALDIVIA: Second.

20 MS. ROSARIO: Second by Commissioner
21 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 **REGULAR AGENDA:**

11 1. Resolution approving payment to HCIA
12 - note sale debt payment.)

13

14 MS. ROSARIO: There are three items on
15 the regular agenda.

16 One, resolution approving payment to the
17 HCIA - note sale debt payment. Commissioner
18 Martinetti will recuse from this item.

19 May I have a motion to approve?

20 COMMISSIONER VALDIVIA: Motion.

21 MS. ROSARIO: Motion made by
22 Commissioner Valdivia.

23 COMMISSIONER GRULLON: Second.

24 MS. ROSARIO: Second, Commissioner
25 Grullon.

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: Mayor Stack.

8 MAYOR STACK: Yes.

9

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

12 **REGULAR AGENDA:**

13 2. Resolution approving payment of
14 claims to the Union City Board of Education.)

15

16 MS. ROSARIO: The next item is
17 resolution approving payment of claims to the
18 Union City Board of Education. The Board will
19 adopt the doctrine of necessity and Commissioner
20 Fernandez and Commissioner Martinetti will recuse.

21 May I have a motion to approve?

22 COMMISSIONER GRULLON: Motion.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Yes.

25 MS. ROSARIO: Mayor Stack.

1 MAYOR STACK: Yes.

2

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

5 **REGULAR AGENDA:**

6 3. Resolution approving payment of
7 claims to the Union City Board of Education.)

8

9 MS. ROSARIO: The third item on the
10 regular agenda is resolution approving the claims
11 to the Union City Board of Education.
12 Commissioner Fernandez and Commissioner Martinetti
13 will recuse. The Board will adopt the doctrine of
14 necessity.

15 May I have a motion to approve.

16 COMMISSIONER VALDIVIA: Motion.

17 MS. ROSARIO: Motion made by
18 Commissioner Valdivia.

19 COMMISSIONER GRULLON: Second.

20 MS. ROSARIO: Second, Commissioner
21 Grullon.

22 Commissioner Grullon.

23 COMMISSIONER GRULLON: Yes.

24 MS. ROSARIO: Commissioner Valdivia.

25 COMMISSIONER VALDIVIA: Yes.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Yes.

3

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

6 **ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION:**

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

13

14 MS. ROSARIO: The next item is an
15 ordinance for hearing and adoption consideration.
16 An ordinance of the City of Union City, County of
17 Hudson, New Jersey, amending ordinance 2025-ten to
18 appropriate the sum of \$600,000 in funding from
19 the capital improvement fund for the completion of
20 various lighting improvements.

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

23 MAYOR STACK: Sure. Anyone wishing to
24 comment on this ordinance, please step forward,
25 state your name and address for the record?

1 (Indiscernible yelling from the
2 audience.)

3 MAYOR STACK: Sir, please, this is on
4 the --

5 (Indiscernible yelling from the
6 audience.)

7 MAYOR STACK: This is on the
8 ordinance --

9 AUDIENCE MEMBER: -- you're saying.

10 MAYOR STACK: This is on the ordinance.

11 AUDIENCE MEMBER: What?

12 MR. SCARINCI: This is on the ordinance.
13 If you wanted to speak --

14 MAYOR STACK: Anyone wishing to comment
15 on the ordinance, do you have a comment on the
16 ordinance?

17 AUDIENCE MEMBER: Any ordinance?

18 MAYOR STACK: The ordinance that's on
19 the agenda.

20 AUDIENCE MEMBER: Mayor Stack,
21 (indiscernible) the specifically are you
22 referring to? There are a number of them.

23 MAYOR STACK: Any comments on this
24 ordinance?

25 AUDIENCE MEMBER: Which is this

1 ordinance? I couldn't hear what you're saying to
2 identify --

3 MAYOR STACK: It's on the written agenda
4 in front of you.

5 (Indiscernible yelling from the
6 audience.)

7 MAYOR STACK: Seeing no comment on this
8 ordinance, I'll close the public comment period.

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

11 (Indiscernible yelling from the
12 audience.)

13 COMMISSIONER GRULLON: Second.

14 (Indiscernible yelling from the
15 audience.)

16 MAYOR STACK: Please, you're out of
17 line.

18 (Indiscernible yelling from the
19 audience.)

20 MAYOR STACK: You're out of line.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Yes.

23 MS. ROSARIO: Commissioner Martinetti.

24 (Indiscernible yelling from the
25 audience.)

1 COMMISSIONER MARTINETTI: Yes.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes.

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

6 COMMISSIONER VALDIVIA: Motion.

7 (Indiscernible yelling from the
8 audience.)

9 MS. ROSARIO: Motion by Commissioner
10 Valdivia.

11 MAYOR STACK: Sir, please. Please, sit
12 down, please.

13 MS. ROSARIO: Second?

14 COMMISSIONER GRULLON: Second.

15 MS. ROSARIO: By Commissioner Grullon.
16 Commissioner Valdivia.

17 COMMISSIONER VALDIVIA: Yes.

18 MS. ROSARIO: Commissioner Grullon.

19 COMMISSIONER GRULLON: Yes.

20 MS. ROSARIO: Commissioner Valdivia.

21 COMMISSIONER VALDIVIA: Yes.

22 MS. ROSARIO: Commissioner Martinetti.

23 COMMISSIONER MARTINETTI: Yes.

24 MS. ROSARIO: Mayor Stack.

25 MAYOR STACK: Yes.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:

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

MAYOR STACK: Sure. Anyone wishing to comment on any matter concerning municipal government, please step forward?

AUDIENCE MEMBER: Can you say that again? I can't understand you. It's too echoey. Can you step forward --

MR. SCARINCI: Anyone wishing to --
(Indiscernible yelling from the audience.)

AUDIENCE MEMBER: This is --

MAYOR STACK: Anyone wishing to comment --

(Indiscernible yelling from the audience.)

MAYOR STACK: Anyone wishing to comment --

(Indiscernible yelling from the audience.)

MAYOR STACK: Anyone wishing to comment on any matter concerning municipal government in

1 the City of Union City, please step forward to the
2 podium and please comment.

3 MR. HECTOR: So this is general
4 comments, now?

5 MR. SCARINCI: Sir, do you have general
6 comments?

7 MR. HECTOR: Are these general comments?

8 MR. SCARINCI: Yes, you have
9 five minutes. You have five minutes.

10 Please state your name and address for
11 the record.

12 MR. HECTOR: So I'm here not -- I'm
13 running for assembly. I'm not here, I'm here as a
14 tax payer.

15 I'm here (indiscernible) ordinance in
16 Union City that's not allowing when people
17 regular -- I left the (indiscernible) many times,
18 the mayor and commissioners, (indiscernible) those
19 apartments can go to the housing authority and
20 then housing authority (indiscernible) -- I said
21 this many times and nobody listens to me -- have
22 been looking for apartments and they only got 90
23 days to find an apartment and then they can't find
24 an apartment.

25 By doing this, a lot of landlords

1 participate in such a program and you have
2 (indiscernible) a process you have (indiscernible)
3 to the building, no tax break. So eventually, as
4 time goes by, we were dependent on the state
5 financial.

6 So I'm here to oppose the ordinance.
7 (Indiscernible) to the commissioners so that
8 everybody in Union City can have access to better
9 apartments they move to. If they want to or the
10 people coming in have a certain waiting list
11 created by the housing authority that
12 (indiscernible) apartments that can be offered for
13 rent. That is not changing the vision of the
14 mayor and commissioners, okay, whatever that
15 vision might be. But it's helping people looking
16 for apartments in Union City. That's what I want
17 to do.

18 I really did not need to raise my voice,
19 but this is ridiculous. This is a big place.
20 This is a really big place and I cannot hear
21 nothing on what you guys said from here. Come on,
22 who's -- what's the threat I have? I'm
23 (indiscernible) it is at least ten feet forward.

24 MAYOR STACK: Thank you.

25 MR. HECTOR: Thank you very much.

1 MAYOR STACK: Thank you. Anyone else
2 wishing to comment at this time, please step
3 forward, state your name and address for the
4 record.

5 MR. TRUTH: Good morning, everyone. My
6 name is Leroy Truth from Leroy Truth
7 Investigations.

8 Mayor Brian Stack, while you shuffle
9 through the papers there, I'm calling you out
10 again because you have once again done a
11 rope-a-dope and switched the public meeting, which
12 was scheduled for a normal time May 20th, this
13 Tuesday, at 7:00 p.m. and you secretly suddenly
14 changed the meeting to 8:00 a.m. when no one --
15 almost no one can attend this. And the only
16 reason I found out about this one of the
17 subscribers emailing me at 1:41 a.m.

18 Now, I have one simple question, Brian.
19 What's your comment on the gentleman, Mr. Hector,
20 who just asked you a series of very important
21 questions, what is your comment to that, to Mr.
22 Hector, and we, the people? And while we, the
23 people, are waiting for your answer...

24 (Music playing from a cell phone.)

25 MR. TRUTH: Brian Stack, you are a

1 disgrace to the United States of America, a
2 disgrace to Union City, a disgrace
3 (indiscernible) dictator. Your time is coming.

4 MAYOR STACK: Thank you. Have a great
5 day.

6 (Indiscernible yelling from the
7 audience.)

8

9 **ADJOURNMENT:**

10

11 MS. ROSARIO: May I have a motion to --

12 MAYOR STACK: Motion.

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

15 (Indiscernible yelling from the
16 audience.)

17 COMMISSIONER GRULLON: Second.

18 MS. ROSARIO: Second by Commissioner
19 Grullon.

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: All in favor?

6 (Whereupon, all Commissioners indicated
7 in the affirmative.)

8
9 (Whereupon the meeting was adjourned at
10 8:19 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