

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

JEFFERSON ELEMENTARY SCHOOL
3400 Palisade Avenue
Union City, New Jersey

Tuesday, July 8, 2025
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
CELIN J. VALDIVIA, COMMISSIONER
BRIAN P. STACK, MAYOR

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

MARYURY A. MARTINETTI, COMMISSIONER

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

I N D E XPAGE

CALL TO ORDER
SALUTE TO FLAG
ROLL CALL

3
3
3

MINUTES

4

CONSENT AGENDA

5

REGULAR AGENDA

11/12/13/14

CITIZENS ADDRESS THE BOARD

15

ADJOURNMENT

21

1 MS. ROSARIO: Can we please stand for
2 the Pledge of Allegiance.

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

5 MS. ROSARIO: This is a regular public
6 meeting of the Union City Board of Commissioners
7 being held on Tuesday, July 8, 2025, at 7:00 p.m.
8 at the Jefferson Elementary School, 3400 Palisade
9 Avenue in Union City.

10 This meeting has been called in
11 accordance with the Open Public Meetings Act.
12 Adequate notice was forwarded to The Bergen Record
13 and The Star Ledger, has been posted on the
14 bulletin board in City Hall and has been made
15 available to the public in the office of the
16 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: Mayor Stack.

2 MAYOR STACK: Here.

3 MS. ROSARIO: Commissioner Martinetti
4 will not be attending the Board of Commissioners
5 meeting this evening.

6

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

9 **APPROVAL OF THE PREVIOUS MEETING MINUTES from June**
10 **27, 2025.)**

11

12 MS. ROSARIO: The first item is
13 approving the previous meeting minutes. May have
14 motion to approve --

15 MAYOR STACK: Motion.

16 MS. ROSARIO: -- the meeting minutes for
17 the June 27, 2025, Board of Commissioners meeting?

18 Motion by Mayor Stack. 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: Mayor Stack.

4 MAYOR STACK: Yes.

5

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

8 **CONSENT AGENDA:**

9 (1) Resolution Approving the Payment of Claims.

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

12 (3) Resolution Approving the Escrow Refunds

13 (4) Resolution Approving the City Payroll
14 05/24/2025 - 06/06/2025

15 (5) Resolution Approving the Library Payroll
16 05/24/2025 - 06/06/2025

17 (6) Resolution Approving the City Payroll
18 06/07/2025 - 06/20/2025.

19 (7) Resolution Approving the Library Payroll
20 06/07/2025 - 06/20/2025.

21 (8) Resolution Approving the City Payroll
22 06/21/2025 - 07/03/2025

23 (9) Resolution Approving the Library Payroll
24 06/21/2025 - 07/03/2025

25 (10) Resolution Canceling Taxes and Overbills on

- 1 Property Deemed Exempt
- 2 (11) Resolution Canceling Overbills on Property
- 3 Deemed Exempt
- 4 (12) Resolution Authorizing the Refund of
- 5 Duplicate Payment
- 6 (13) Resolution Adjustment of Taxes
- 7 (14) Resolution Canceling Overbill For 100%
- 8 Disabled Veteran
- 9 (15) Resolution Canceling Overbills on 3rd
- 10 Quarter Taxes
- 11 (16) Resolution Canceling Overbills on City-Owned
- 12 Property
- 13 (17) Resolution Canceling Taxes on Property
- 14 Deemed Exempt For 100% Disabled Veteran
- 15 (18) Resolution Authorizing the Refund of Premium
- 16 Monies Collected At the Tax Sale
- 17 (19) Resolution Authorizing Refund of Redemption
- 18 Monies to Outside Lienholders
- 19 (20) Resolution Authorizing Settlement For the
- 20 City of Union City Closed Session - Pending
- 21 Litigation For Block 284, Lot 202 (AKA) 4900
- 22 Bergenline Avenue
- 23 (21) Resolution Authorizing Approval to Submit a
- 24 Grant Application and Execute a Grant Agreements
- 25 With the New Jersey Department of Transportation

1 For the 30th Street and 31st Street Improvements
2 Project

3 (22) Resolution of the City of Union City, County
4 of Hudson, New Jersey, Accepting the
5 Recommendation of the City of Union City Planning
6 Board to Determine Block 185, Lot 1.01 and Block
7 187, Lot 2 As a Non-Condemnation Area in Need of
8 Redevelopment

9 (23) Resolution Authorizing Contract For Printing
10 Services For the City of Union City For 2025

11 (24) Resolution Approving Governing Body Extract
12 of Minutes

13 (25) Resolution Approving 2025-2026 Board of
14 Commissioners Meeting Schedule

15 (26) Resolution to Authorize 5 Year Lease
16 Purchase Agreement With Leasing 2, Inc. To Finance
17 the Purchase of Two Model 2024-4 Man Cab Refuse
18 Trucks

19 (27) Resolution to Authorize 5 Year Lease
20 Purchase Agreement With Leasing 2, Inc. To
21 Authorize the Purchase of Two Model 2025-4 Man Cab
22 Refuse Trucks

23 (28) Resolution Authorizing the City of Union
24 City Annual Audit Report For the Year Ending
25 December 31, 2024

1 (29) Resolution Approving the Affidavit and
2 Certification Audit

3 (30) Resolution the Renewal of the Shared
4 Services Agreement With Hudson County For the
5 Maintenance of City Owned Traffic Signals (July 1,
6 2025 - June 30, 2027)

7 (31) Resolution of the Board of Commissioners of
8 the City of Union City approving the 2025-2026
9 Renewal of Liquor License No. 0910-32-195-033
10 issued to Bergenline 2117 LLC (t/a Universal
11 Liquors)

12 (32) Resolution of the Board of Commissioners of
13 the City of Union City Approving the 2025-2026
14 Renewal of Liquor License No. 0910-33-021-008
15 issued to California Cafe Corp (pocket license)

16 (33) Resolution of the Board of Commissioners of
17 the City of Union City Approving the 2025-2026
18 Renewal of Liquor License No. 0910-33-03-015
19 issued to Maria Mentiras Bar & Grill LLC (t/a
20 Maria Mentiras Bar & Grill)

21 (34) Resolution of the Board of Commissioners of
22 the City of Union City Approving the 2025-2026
23 Renewal of Liquor License No. 0910-33-038-006
24 issued to Roberto Bonilla (pocket license)

25 (35) Resolution of the Board of Commissioners of

1 the City of Union City Approving the 2025-2026
2 Renewal of Liquor License No. 0910-33-050-006
3 issued to Israel Rodriguez

4 (36) Resolution of the Board of Commissioners of
5 the City of Union City Approving the 2025-2026
6 Renewal of Liquor License No. 0910-33-055-006
7 issued to Juana & Gloria Restaurant LLC (t/a Juana
8 & Gloria Restaurant)

9 (37) Resolution of the Board of Commissioners of
10 the City of Union City Approving the 2025-2026
11 Renewal of Liquor License No. 0910-33-060-003
12 issued to Diaz Wendy C. (T/a Tropical Restaurant &
13 Bar)

14 (38) Resolution of the Board of Commissioners of
15 the City of Union City Approving the 2025-2026
16 Renewal of Liquor License No. 0910-33-063-008
17 issued to EL Conuco Restaurant Inc. (T/a El Conuco
18 Restaurant)

19 (39) Resolution of the Board of Commissioners of
20 the City of Union City Approving the 2025-2026
21 Renewal of Liquor License No. 0910-33-134-006
22 issued to RG Enterprise Entertainment, Inc. (T/a
23 Therapy Lounge)

24 (40) Resolution of the Board of Commissioners of
25 the City of Union City Approving the 2025-2026

1 Renewal of Liquor License No. 0910-33-198-003
2 issued to Casa Blanca Event Hall Inc.

3 (41) Resolution of the Board of Commissioners of
4 the City of Union City Approving the 2025-2026
5 Renewal of Liquor License No. 0910-44-019-004
6 issued to Suhani SC LLC (t/a Wine Warehouse)

7 (42) Resolution of the Board of Commissioners of
8 the City of Union City Approving the 2025-2026
9 Renewal of Liquor License No. 0910-33-027-004
10 issued to Sapan Spirit LLC (T/a International
11 Liquors & Beverage Wholesalers)

12
13 MS. ROSARIO: There are 42 items on the
14 consent agenda. Mayor and Commissioners, can you
15 please take a moment to look at the consent
16 agenda. If anyone will consider any item to
17 recuse, please indicate.

18 MR. SCARINCI: Seeing no one.

19 MS. ROSARIO: Seeing no one.

20 MAYOR STACK: Motion.

21 COMMISSIONER GRULLON: Second.

22 MS. ROSARIO: Motion made by Mayor
23 Stack, second by Commissioner Grullon.

24 Commissioner Fernandez.

25 COMMISSIONER FERNANDEZ: Yes.

1 MS. ROSARIO: Commissioner Grullon.

2 COMMISSIONER GRULLON: Yes.

3 MS. ROSARIO: Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: Yes.

5 MS. ROSARIO: Mayor Stack.

6 MAYOR STACK: Yes.

7 MS. ROSARIO: Mayor Stack will recuse
8 from payments to Chasan, Lamporello and Mallon.

9 May I have a motion to approve all items
10 on the consent agenda?

11 MAYOR STACK: Motion.

12 COMMISSIONER VALDIVIA: Second.

13 MS. ROSARIO: Motion made by Mayor
14 Stack, second by Commissioner Valdivia.

15 Commissioner Fernandez.

16 COMMISSIONER FERNANDEZ: Yes.

17 MS. ROSARIO: Commissioner Grullon.

18 COMMISSIONER GRULLON: Yes.

19 MS. ROSARIO: Commissioner Valdivia.

20 COMMISSIONER VALDIVIA: Yes.

21 MS. ROSARIO: Mayor Stack.

22 MAYOR STACK: Yes.

23

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

REGULAR AGENDA:

1. Resolution approving payment to Hudson County Improvement Authority - note sale debt payment.)

MS. ROSARIO: There are four items on the regular agenda.

One resolution approving payment to the HCIA note sale debt payment. May I have motion to approve item one on the regular agenda?

COMMISSIONER GRULLON: Motion.

MAYOR STACK: Second.

MS. ROSARIO: Motion made by Commissioner Grullon. Second by Mayor Stack. Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

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

REGULAR AGENDA:

2. Resolution approving payment to Hudson County Improvement Authority - Dart Charges.)

MS. ROSARIO: The second item is resolution approving payment to the HCIA dart charges. May I have motion to approve?

COMMISSIONER VALDIVIA: Motion.

MS. ROSARIO: Motion made by Commissioner Valdivia.

COMMISSIONER GRULLON: Second.

MS. ROSARIO: Second by Commissioner Grullon.

Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

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

REGULAR AGENDA:

3. Resolution approving payment to Grace Theater Workshop.)

MS. ROSARIO: The third item is resolution approving payment to Grace Theatre Workshop. Commissioner Fernandez will recuse.

May I have a motion to approve?

MAYOR STACK: Motion.

COMMISSIONER VALDIVIA: Second.

MS. ROSARIO: Motion made by Mayor Stack. Second, Commissioner Valdivia.

Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Mayor Stack.

MAYOR STACK: Yes.

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

REGULAR AGENDA:

4. Resolution approving payment of claims to the Union City Board of Education.)

1 MS. ROSARIO: The fourth item is
2 resolution approving payment of claims to Union
3 City Board of Education. Commissioner Fernandez
4 will recuse.

5 May I have a motion to approve.

6 MAYOR STACK: Motion.

7 MS. ROSARIO: Motion made by Mayor
8 Stack. Second?

9 COMMISSIONER VALDIVIA: Second.

10 MS. ROSARIO: Commissioner Valdivia.
11 The Board will invoke the doctrine of
12 necessity.

13

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

15

16 MS. ROSARIO: Mayor, at this time would
17 you like to take public comment on any portion of
18 this meeting?

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

22 MR. TRUTH: Hello, comment on what?
23 Very hard to hear you, very loud here.

24 MR. SCARINCI: Please state your name
25 and --

1 MR. TRUTH: I want to know what we're
2 commenting on? We can't hear you.

3 MR. SCARINCI: You're commenting on the
4 agenda and your time --

5 MR. TRUTH: It's not picking up.

6 MR. SCARINCI: Please state your name
7 and address for the record, please.

8 MR. TRUTH: My name is Leroy Truth,
9 Leroy Truth Investigations. If this is on the
10 agenda, something that I have great concern about
11 is we searched, my colleague and good friend Full
12 Court Press, we searched online for the agenda so
13 we can prepare to do some research on agenda items
14 and we could find nothing, which of course breaks
15 the Open Public Meeting Act rules.

16 So looking at the consent agenda here --
17 where is the timer by the way? That little tiny
18 timer? Why don't you have a real timer like most
19 places now?

20 MR. SCARINCI: We forgot the controller.

21 MR. TRUTH: You have a phone, I don't
22 think that follow OPMA rules, I can't see --

23 MR. SCARINCI: I'll keep you informed.

24 MR. TRUTH: Now, looking at agenda items
25 and this 42 resolutions anyway on here, consent

1 agenda. The question is: Resolution approving
2 the city payroll and how much of that city payroll
3 is paid by Union City taxpayers? Mayor Stack, why
4 do you keep fiddling with your papers there? At
5 least, if you could do some art work or something
6 for us, I would love to see it. You're probably a
7 much better a drawer than I am. I can finally say
8 that, that's the one thing you're better than me
9 at, nothing else.

10 So what percentage, Brian -- you're way
11 better at corruption than I am -- I don't do
12 corruption, you do. I expose corruption. So what
13 percentage of the Union City payroll, Brian, is
14 paid by Union City taxpayers and what percentage
15 is constant bailout money you get from Governor
16 Phil Murphy and all the little minions and puppets
17 that you have in the senate and the assembly? How
18 come you're talking to her, I'm over here. Are
19 you confused? You think Wendy Grullon is Leroy
20 Truth? I think you got confused here. She's not,
21 Mayor, she's corrupt like you. I expose
22 corruption. So, Stack, this is something the
23 people want to know. What percentage of money
24 from the payroll of Union City comes from the
25 taxpayers and what percentage comes from your

1 state bailout money? And you're not answering
2 would mean you don't know.

3 MR. SCARINCI: You can look that up.
4 The budget is a public document and it's in the
5 budget. You can feel free to look that up.

6 MR. TRUTH: We can't hear you. Do the
7 same thing, we're all the way back here, we have a
8 loud air conditioner. Could you say that again?

9 MR. SCARINCI: It's in the budget, you
10 could look up the budget.

11 MR. TRUTH: I'm seeing if the Mayor is
12 competent or incompetent and knows his numbers.

13 MR. SCARINCI: The mayor is quite
14 competent.

15 MR. TRUTH: No, he's not because you're
16 talking for him. Unless the Mayor is a
17 ventriloquist and he's projecting his voice to you
18 and your mouth is moving somehow. I'm looking for
19 the Mayor, I'm not looking for the attorney to
20 talk to me. I came here to talk to the Board of
21 Commissioners, not the Board Attorney.

22 MR. SCARINCI: Well, you're getting an
23 answer.

24 MR. TRUTH: Mayor Stack, what's your
25 answer?

1 MR. SCARINCI: You're getting an answer,
2 you got your answer.

3 MR. TRUTH: I'm not talking to you.

4 MR. SCARINCI: Doesn't matter, that's
5 the answer.

6 MR. TRUTH: All --

7 MR. SCARINCI: The answer is look at the
8 budget, it's in the budget.

9 MR. TRUTH: What's the answer?

10 MR. SCARINCI: That is the answer.

11 What's the mystery? What's the question?

12 MR. TRUTH: So we have a ventriloquist
13 mayor, Mayor Brian Stack. How much does he pay
14 you to be his ventriloquist dummy, Scarinci? I
15 will ask you that. How much does he pay you --
16 how much is your attorney who's been accused of
17 sexual harassment, having a sex room, smush room
18 where people can hear in the lobby people having
19 sex. Does your wife know about that? How much
20 does Stack pay you to run cover for him?

21 MR. SCARINCI: Are you calling
22 yourself -- can I ask you a question?

23 MR. TRUTH: No. I asked you a question,
24 I'm looking for an answer.

25 MR. SCARINCI: I'd like to ask you a

1 question.

2 MR. TRUTH: No.

3 MR. SCARINCI: You're calling
4 yourself --

5 MR. TRUTH: You're here to answer our
6 questions. I'm here to ask the questions, that's
7 how it works here. You're on that side of the
8 barrier, I'm on this side of the barrier. I'm the
9 public, you're supposedly the public servants, so
10 you answer my questions.

11 MR. SCARINCI: You call yourself Leroy
12 Truth, I wonder why that is? Why is that?
13 Because you're very loose about the truth.

14 MR. TRUTH: Can you answer the question?
15 See how you're trying to divert from that, that's
16 what lawyers do, lawyers lie. So what's your
17 answer?

18 MR. SCARINCI: Lie? Did you use the
19 word lie?

20 MR. TRUTH: Is that --

21 MR. SCARINCI: You're using the word
22 lie? Leroy Truth?

23 MR. TRUTH: What's the answer?

24 MR. SCARINCI: Who takes liberties with
25 the truth?

1 MR. TRUTH: How much money do you get?
2 Because we know how much you give to Stack --

3 MS. ROSARIO: His time is up.

4 MR. TRUTH: What's known and what is --

5 MS. ROSARIO: It's five minutes.

6 MR. TRUTH: How much money --

7 MR. SCARINCI: You know, I'd love to ask
8 you a question about how much Tony Hector paid you
9 out of the \$500,000 of his own money, but you're
10 out of time. Sorry. You're out of time.

11 MAYOR STACK: Thank you very much.

12 Next?

13 MR. TRUTH: This is the --

14 MAYOR STACK: Any other comments at this
15 time? Seeing no other, I'll make a motion to
16 close.

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

19 COMMISSIONER FERNANDEZ: Second.

20 MS. ROSARIO: Commissioner Fernandez.

21

22 **ADJOURNMENT:**

23

24 MS. ROSARIO: May I have a motion to
25 adjourn?

1 COMMISSIONER GRULLON: Motion.

2 MAYOR STACK: Second.

3 MS. ROSARIO: Made by Commissioner

4 Grullon. Second by Mayor Stack.

5 All in favor?

6

7 (All Board Members indicate in the
8 affirmative.)

9

10

11 (Whereupon the meeting was adjourned at
12 7:08 p.m.)

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Brian P. Stack

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Lucio P. Fernandez

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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 transcript of the AUDIO RECORDED proceedings in their entirety, as taken stenographically by me, is a true and accurate transcript of the proceedings as recorded, and to the best of my ability.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700