

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

ROBERT WATERS ELEMENTARY SCHOOL
2800 Summit Avenue
Union City, New Jersey

Wednesday, August 6, 2025
Commencing at 7:00 PM

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

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 :

LUCIO P. FERNANDEZ, COMMISSIONER

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

SCARINCI HOLLENBECK
BY: SAMANTHA BLAKE, 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

A P P E A R A N C E S:

ROBERT MAYEROVIC, ESQ.
Attorney for El Idolo, Inc.

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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 Wednesday, August 6, 2025, at
8 7:00 PM at the Robert Waters School, 2800 Summit
9 Avenue, Union City. This meeting has been called
10 in accordance with the Open Public Meetings Act,
11 adequate notice was forwarded to The Bergen Record
12 and The Star Ledger and has been posted on the
13 bulletin board in City Hall and has been made
14 available to the public in the office of the
15 Municipal Clerk.

16
17 **ROLL CALL:**

18
19 MS. ROSARIO: Commissioner Grullon.

20 COMMISSIONER GRULLON: Here.

21 MS. ROSARIO: Commissioner Valdivia.

22 COMMISSIONER VALDIVIA: Here.

23 MS. ROSARIO: Commissioner Martinetti.

24 COMMISSIONER MARTINETTI: Here.

25 MS. ROSARIO: Mayor Stack.

1 MAYOR STACK: Here.

2 MS. ROSARIO: Commissioner Fernandez
3 will not be attending today, he has a family
4 obligation.

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

8 **APPROVING THE PREVIOUS MEETING MINUTES: July 22,**
9 **2025.)**

10

11 MS. ROSARIO: First item on the agenda
12 is approving the previous meeting minutes of
13 July 22, 2025. May I have a motion?

14 COMMISSIONER VALDIVIA: Motion.

15 COMMISSIONER MARTINETTI: Second.

16 MS. ROSARIO: Motion made by
17 Commissioner Valdivia, second by Commissioner
18 Martinetti.

19 Commissioner Grullon.

20 COMMISSIONER GRULLON: Abstain.

21 MS. ROSARIO: Commissioner Valdivia.

22 COMMISSIONER VALDIVIA: Yes.

23 MS. ROSARIO: Commissioner Martinetti.

24 COMMISSIONER MARTINETTI: Yes.

25 MS. ROSARIO: Mayor Stack.

1 MAYOR STACK: Yes.

2
3 (Whereupon, the Board discussed and took
4 action on the following items in total:

5 **CONSENT AGENDA:**

6 1. Resolution Approving the Payment of
7 Claims

8 2. Resolution Approving the Payment of
9 Concurring Claims

10 3. Resolution Approving the City
11 Payroll 07/19/2025 - 08/01/2025

12 4. Resolution Approving the Library
13 Payroll 07/19/2025 - 08/01/2025

14 5. Resolution Authorizing the Refund of
15 Premium Monies Collected At the Tax Sale

16 6. Resolution Authorizing the Refund of
17 Redemption Monies to Outside Lienholders

18 7. Resolution Authorizing Refund of
19 Payment (Firearm Permit)

20 8. Resolution Authorizing Refund of
21 Payment (Copy of Vital Statistics Record)

22 9. Resolution Authorizing the Refund of
23 Duplicate Payment

24 10. Resolution of the City of Union
25 City, County of Hudson, New Jersey Authorizing an

1 Agreement to Reimburse Carrying Costs to the Owner
2 of 4100 Palisade Avenue, Union City, New Jersey

3 11. Resolution Agreement For
4 Reimbursement of Holding Costs to Seller Essential
5 to Agreement For Purchase Green Acres Program

6 12. Resolution Amending Contract With
7 Parker McCay, PA For Bond Special Counsel Services
8 For 2025

9 13. Resolution Amending Contract For
10 Substitute Municipal Court Prosecutor Services
11 With Norman W. Albert, Esq. For 2025

12 14. Resolution Amending Contract For
13 Chief Municipal Court Prosecutor Services With the
14 Legg Law Firm, LLC For 2025

15 15. Resolution Amending Contract For
16 Tenant Advocacy Attorney Services For 2025

17 16. Resolution Rescinding Resolution
18 #7/22-11 Adopted By the Governing Body of the City
19 of Union City on July 22, 2025

20 17. Resolution to Increase the Bid and
21 Quote Thresholds For the Awarding of Contracts
22 Pursuant to the Local Public Contracts Law,
23 N.J.S.A. 40A:11-1 Et. Seq. Effective July 1, 2025

24 18. Resolution of the Governing Body of
25 the City of Union City Adopting the 2025 Hudson

1 County Hazard Mitigation Plan

2 19. Resolution to Authorize 5-Year
3 Lease Purchase Agreement With Leasing 2, Inc. To
4 Finance the Purchase of Two (2) Elgin Pelican
5 Street Sweeper Vehicles

6 20. Resolution Authorizing Contract For
7 the Lease/Purchase of Two (2) Elgin Pelican Street
8 Sweeper Vehicles Through the Educational Services
9 Commission of New Jersey

10 21. Resolution Authorizing Contract For
11 36th Street to 39th Street (Bergenline Avenue to
12 John F. Kennedy Boulevard) Improvements Project
13 (Phase II)

14 22. Resolution to Authorize Bidding For
15 Portable Bathroom Services Throughout the City of
16 Union City For 2025

17 23. Resolution Authorizing Contract For
18 Traffic Signal Pole Painting Project At Various
19 Locations Throughout the City of Union City (2025)

20 24. Resolution Authorizing Contract For
21 Rubber Surfacing Project At Peru Park in the City
22 of Union City Pursuant to NJ State Contract
23 #16-Fleet-00130 (2025)

24 25. Resolution to Authorize Bidding For
25 the City of Union City 2025 Sidewalk Repair

1 Program, Phase II

2 26. Resolution Authorizing Contract For
3 Parking Lot Improvements Project At 2700
4 Bergenline Avenue

5 27. Resolution to Reappoint Lucio
6 Fernandez As Chairman of the Union City
7 Redevelopment Agency 2025-2027

8 28. Resolution Reappointing Laura
9 Espinal to the Union City Public Library Board of
10 Trustees 2025-2030

11 29. Resolution Reappointing Lauren
12 Sosa-Herrera to the Union City Public Library
13 Board of Trustees 2025-2026.)

14

15 MS. ROSARIO: There are 29 items on the
16 consent agenda. Mayor and Commissioners, can you
17 please take a moment to review all items. If
18 someone has an item that they'd like to consider,
19 we can remove it from the consent agenda and put
20 it in the regular agenda. If no one has an
21 objection, we will continue. Mayor Stack will
22 recuse from Line Item Number 15.

23 MAYOR STACK: Yes.

24 MS. ROSARIO: Mayor abstains on payments
25 to Chasan, Lamparello and Mallon. Commissioner

1 Martinetti recuses on payment to Adolfo Lopez.

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

4 MAYOR STACK: Sure. Anyone wishing to
5 comment at this time on the consent please, step
6 forward, state your name, and address for the
7 record.

8 Seeing none, motion to close the public
9 comment period.

10 MS. ROSARIO: Motion by Mayor Stack.

11 COMMISSIONER VALDIVIA: Second.

12 MS. ROSARIO: Second by Commissioner
13 Valdivia.

14 Commissioner Grullon.

15 COMMISSIONER GRULLON: Yes.

16 MS. ROSARIO: Commissioner Valdivia.

17 COMMISSIONER VALDIVIA: Yes.

18 MS. ROSARIO: Commissioner Martinetti.

19 COMMISSIONER MARTINETTI: Yes.

20 MS. ROSARIO: Mayor Stack.

21 MAYOR STACK: Yes.

22 MS. ROSARIO: May I have a motion to
23 approval all items on the consent agenda?

24 COMMISSIONER VALDIVIA: Motion.

25 MS. ROSARIO: Motion by Commissioner

1 Valdivia.

2 COMMISSIONER GRULLON: Second.

3 MS. ROSARIO: Second, Commissioner
4 Grullon.

5 Commissioner Grullon.

6 COMMISSIONER GRULLON: Yes.

7 MS. ROSARIO: Commissioner Valdivia.

8 COMMISSIONER VALDIVIA: Yes.

9 MS. ROSARIO: Commissioner Martinetti.

10 COMMISSIONER MARTINETTI: Yes.

11 MS. ROSARIO: Mayor Stack.

12 MAYOR STACK: Yes.

13

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

15

16 MS. ROSARIO: The next item is we have
17 an ordinance for hearing and adoption.

18 MAYOR STACK: I want to hold that until
19 the next meeting just because I haven't had the
20 chance to really go over it and speak to Angelo
21 about it. So I'd like to hold that until the next
22 meeting.

23 MS. ROSARIO: So we'll table it?

24 MAYOR STACK: Please.

25 MS. ROSARIO: Okay.

1 MAYOR STACK: Samantha, if you could
2 just let Angelo know that I'll discuss it with him
3 further, maybe if he could call me on Friday
4 afternoon.

5 MS. BLAKE: Okay.

6 MAYOR STACK: I appreciate it. That was
7 my fault, I just haven't had a chance to really
8 digest it. And I want to expand it to others.

9 MS. ROSARIO: The next item is we have
10 liquor license hearing.

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1 **LIQUOR LICENSE HEARING:**

- 2 **1. El Idolo, LLC**
3 **T/a Coromoto**
4 **4215 Park Avenue**
5 **0910-33-111-008**
6 **(Robert Mayerovic, Esq.)**

7 MR. GONZALEZ: Good evening. For the
8 record, Ramon Gonzalez, Union City ABC prosecutor.
9 We have one matter that's on and I will be
10 requesting that this matter be carried for two
11 sessions, roughly 30 days. They have retained Mr.
12 Mayerovic to represent them in a transfer and he
13 will be addressing any of the violations. They
14 were previously represented by another attorney.
15 Mr. Mayerovic is here just to show that he's, in
16 fact, representing them.

17 MR. MAYEROVIC: Exactly as Mr. Gonzalez
18 said. I'll take over the file and get this
19 application in order. I understand what all the
20 issues are. I understand they're substantial and
21 we will resolve them.

22 MAYOR STACK: Absolutely.

23 MR. MAYEROVIC: I just need the 30 days.

24 MAYOR STACK: No problem. I make a
25 motion to approve.

 MS. ROSARIO: Motion to approve.

1 COMMISSIONER MARTINETTI: Second.

2 MS. ROSARIO: Second from Commissioner
3 Martinetti.

4 Commissioner Grullon.

5 COMMISSIONER GRULLON: Yes.

6 MS. ROSARIO: Commissioner Valdivia.

7 COMMISSIONER VALDIVIA: Yes.

8 MS. ROSARIO: Commissioner Martinetti.

9 COMMISSIONER MARTINETTI: Yes.

10 MS. ROSARIO: Mayor Stack.

11 MAYOR STACK: Yes.

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OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:

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

MAYOR STACK: Sure. Anyone wishing to comment on any matter concerning municipal government in the City of Union City, please step forward, state your name, and address for the record.

Once again, I'd like to thank the Commissioners for moving 100 percent of our meetings around the community. Seeing no one.

MS. ROSARIO: Motion made by Mayor Stack.

COMMISSIONER MARTINETTI: Second.

MS. ROSARIO: Second by Commissioner Commissioner Martinetti.

Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. ROSARIO: Mayor Stack.

1 MAYOR STACK: Yes.

2
3 **ADJOURNMENT:**

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

7 COMMISSIONER MARTINETTI: Motion.

8 COMMISSIONER VALDIVIA: Motion.

9 MS. ROSARIO: All in favor?

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11 (Whereupon, all Commissioners indicate
12 in the affirmative.)

13
14 (Whereupon the meeting was adjourned at
15 7:08 PM)

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Brian P. Stack

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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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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