

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

EARLY CHILDHOOD CENTER
2200 Kennedy Boulevard
Union City, New Jersey

Tuesday, October 7, 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
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	3
SALUTE TO FLAG	3
ROLL CALL	3
ORDINANCE(S) FOR INTRODUCTION	4/5/7
CONSENT AGENDA	8
ORDINANCE(S) FOR HEARING AND ADOPTION	13
CITIZENS ADDRESS THE BOARD	15
LIQUOR LICENSE PUBLIC HEARINGS	17
Sai Prasad, Inc.	18
M & M Liquor Store, Inc.	20
La Herradura, Inc.	22
ADJOURNMENT	24

1 MS. ROSARIO: Can we please stand for
2 the Pledge 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 Tuesday, October 7, 2025, at
10 7:00 p.m. at the Early Childhood Center, 2200
11 Kennedy Boulevard in Union City. This meeting has
12 been called in accordance with the Open Public
13 Meeting Act. Adequate notice of the meeting was
14 forwarded to The Bergen Record, The Star Ledger,
15 and has been posted on the bulletin board in City
16 Hall and has been made available to the public in
17 the 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 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 item:

9 **ORDINANCE FOR INTRODUCTION:**

10 **1. AN ORDINANCE OF THE CITY OF UNION**
11 **CITY, COUNTY OF HUDSON, STATE OF NEW JERSEY**
12 **CANCELLING CERTAIN APPROPRIATION BALANCES**
13 **HERETOFORE PROVIDED FOR IN ORDINANCE 2017-18.)**

14

15 MS. ROSARIO: There are three ordinances
16 for 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 Tuesday, October 22, 2025, at the Esther
24 Salas Academy School, 516 36th Street, Union City,
25 at 7:00 p.m.

1 The first ordinance is an ordinance of
2 the City of Union City, County of Hudson, State of
3 New Jersey, cancelling certain appropriation
4 balances heretofore provided for in ordinance
5 2017-18.

6 May I have a motion to introduce?

7 MAYOR STACK: Motion.

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

10 COMMISSIONER MARTINETTI: Second.

11 MS. ROSARIO: Second, Commissioner
12 Martinetti.

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

1 **ORDINANCE FOR INTRODUCTION:**

2 **2. ORDINANCE AUTHORIZING THE SALE OF**
3 **CERTAIN REAL PROPERTY LOCATED WITHIN THE TEAMSTERS**
4 **REDEVELOPMENT DISTRICT DESIGNATED AS BLOCK 32.01,**
5 **LOTS 4 AND 9 AND BLOCK 43, LOTS 6 AND 7 ON THE**
6 **OFFICIAL TAX MAP OF THE CITY OF UNION CITY (THE**
7 **"PROPERTY") TO 707 SUMMIT AVENUE URBAN RENEWAL,**
8 **LLC.)**

9
10 MS. ROSARIO: The second ordinance is
11 ordinance authorizing the sale of certain real
12 property located within The Teamsters
13 Redevelopment district designated as Block 32.01,
14 Lots 4 and 9 and Block 43, Lots 6 and 7 on the
15 official tax map of the City of Union City (the
16 "Property") to 707 Summit Avenue Urban Renewal,
17 LLC.

18 May I have a motion to introduce?

19 MAYOR STACK: Motion.

20 MS. ROSARIO: Motion made by Mayor
21 Stack. Second?

22 COMMISSIONER FERNANDEZ: Second.

23 MS. ROSARIO: Second by Commissioner
24 Fernandez.

25 Commissioner Fernandez.

1 COMMISSIONER FERNANDEZ: Yes.

2 MS. ROSARIO: Commissioner Grullon.

3 COMMISSIONER GRULLON: Yes.

4 MS. ROSARIO: Commissioner Valdivia.

5 COMMISSIONER VALDIVIA: Yes.

6 MS. ROSARIO: Commissioner Martinetti.

7 COMMISSIONER MARTINETTI: Yes.

8 MS. ROSARIO: Mayor Stack.

9 MAYOR STACK: Yes.

10

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

13 **ORDINANCE FOR INTRODUCTION:**

14 **3. ORDINANCE AMENDING CHAPTER 366 OF**
15 **THE CITY'S MUNICIPAL CODE TO ESTABLISH AND CLARIFY**
16 **ADDITIONAL REQUIREMENTS FOR REPAIRS AND DAMAGE TO**
17 **ROADS, STREETS, AND SIDEWALKS LESS THAN 10 YEARS**
18 **OLD LOCATED WITHIN THE MUNICIPALITY.)**

19

20 MS. ROSARIO: The third ordinance is
21 ordinance amending Chapter 366 of the City's
22 municipal code to establish and clarify additional
23 requirements for repairs and damage to roads,
24 streets and sidewalks less than ten years old
25 located within the municipality.

1 May I have a motion?

2 MAYOR STACK: Motion.

3 MS. ROSARIO: Motion made by Mayor
4 Stack.

5 COMMISSIONER GRULLON: Second.

6 MS. ROSARIO: Second, Commissioner
7 Grullon.

8 Commissioner Fernandez.

9 COMMISSIONER FERNANDEZ: Yes.

10 MS. ROSARIO: Commissioner Grullon.

11 COMMISSIONER GRULLON: Yes.

12 MS. ROSARIO: Commissioner Valdivia.

13 COMMISSIONER VALDIVIA: Yes.

14 MS. ROSARIO: Commissioner Martinetti.

15 COMMISSIONER MARTINETTI: Yes.

16 MS. ROSARIO: Mayor Stack.

17 MAYOR STACK: Yes.

18

19 (Whereupon, the Board discussed and took
20 action on the following items in total:

21 **CONSENT AGENDA:**

22 (1) Resolution Approving the Payment of Claims.

23 (2) Resolution Approving the Payment of
24 Concurring Claims.

25 (3) Resolution Approving the Escrow Refunds

- 1 (4) Resolution Approving the City Payroll For
- 2 09/13/2025 - 09/26/2025
- 3 (5) Resolution Approving the Library Payroll
- 4 09/13/2025 - 09/26/2025
- 5 (6) Resolution Cancelling Overbill For 100%
- 6 Disabled Veteran
- 7 (7) Resolution Cancelling Overbills on 4th
- 8 Quarter Taxes
- 9 (8) Resolution Authorizing Refund of Redemption
- 10 Monies to Outside Lienholders
- 11 (9) Resolution Authorizing the Refund of Premium
- 12 Monies Collected At the Tax Sale
- 13 (10) Resolution Authorizing the Refund of Tax
- 14 Appeals Issued By the Hudson County Board of
- 15 Taxation
- 16 (11) Resolution Cancelling Taxes on Property
- 17 Erroneously Assessed
- 18 (12) Resolution Adjustment of Taxes
- 19 (13) Resolution Cancelling Taxes on City-Managed
- 20 Property
- 21 (14) Resolution Cancelling Taxes on Property
- 22 Deemed Exempt For 100% Disabled Veteran
- 23 (15) Resolution Cancelling Overbills on Property
- 24 Deemed Exempt - 513 Monastery Place
- 25 (16) Resolution Cancelling Overbills on City

1 Owned Property

2 (17) Resolution Cancelling Overbill on Property

3 Deemed Exempt - 130 32nd Street

4 (18) Resolution Authorizing Award of Contract For
5 the NJDOT FY2025 LAIF - 45th Street, and 39th

6 Street Improvements Project

7 (19) Resolution Authorizing Payment For Emergency
8 Sinkhole Repairs on New York Avenue (Between 41st
9 Street and 42nd Street) in the City of Union City

10 (20) Resolution Authorizing Contract For 2025
11 Sidewalk Repair Program (Phase II) For the City of
12 Union City

13 (21) Resolution Designating Bergenline Ave From
14 16th Street to 17th Street As "Luis A. Toledo St.
15 Way"

16 (22) Resolution Approving Ch. 159 For Hudson
17 County Open Space - Ellsworth Park Improvements
18 Other Expenses

19 (23) Resolution Approving Ch. 159 For Hudson
20 County Open Space - Peru Improvements Other
21 Expenses

22 (24) Resolution Authorizing the City of Union
23 City to Apply For and Obtain a Grant From the New
24 Jersey Department of Community Affairs

25 (25) Resolution Authorizing the City of Unio City

1 to Place a Lien on the Property Located At 4409
2 Palisade Avenue, Block: 257; Lot: 31.)

3

4 MS. ROSARIO: There are 25 items on the
5 consent agenda. Can you please take a moment to
6 review all the items. If someone has an item
7 they'd like to consider, please, we'll remove it
8 and add it to the regular agenda.

9 COMMISSIONER VALDIVIA: I think the date
10 is wrong, it's the 21st.

11 MAYOR STACK: On ordinances for
12 introduction, it should be Tuesday, the 21st. The
13 22nd is a Wednesday.

14 MS. ROSARIO: Thank you.

15 MAYOR STACK: Anyone wishing to comment
16 on the consent agenda, step forward, state your
17 name and address. Seeing none, motion to close
18 public comment on --

19 COMMISSIONER MARTINETTI: Second.

20 MAYOR STACK: -- the consent agenda.

21 MS. ROSARIO: Motion by Mayor Stack,
22 second by Commissioner Martinetti.

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

10 MAYOR STACK: Motion.

11 MS. ROSARIO: Motion made by Mayor
12 Stack. Second?

13 COMMISSIONER FERNANDEZ: Second.

14 MS. ROSARIO: Commissioner Fernandez.
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: Commissioner Martinetti.

22 COMMISSIONER MARTINETTI: Yes.

23 MS. ROSARIO: Mayor Stack.

24 MAYOR STACK: Yes.

25

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

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

4 1. AN ORDINANCE OF THE CITY OF UNION
5 CITY, COUNTY OF HUDSON, STATE OF NEW JERSEY,
6 ADOPTING THE REDEVELOPMENT PLAN FOR 1300 MANHATTAN
7 AVENUE, BLOCK 185, LOT 1.01 AND BLOCK 187, LOT 2.)

8
9 MS. ROSARIO: There's one ordinance for
10 hearing and adoption consideration. It's an
11 ordinance of the City of Union City, County of
12 Hudson, State of New Jersey, adopting the
13 redevelopment plan for 1300 Manhattan Avenue,
14 Block 185, Lot 1.01 and Block 187, Lot 2.

15 Mayor, would you like to take public
16 comment?

17 MAYOR STACK: Sure. Anyone wishing to
18 comment on this ordinance at this time, please
19 step forward, state your name and address for the
20 record? Seeing none, motion to close.

21 COMMISSIONER MARTINETTI: Second.

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

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: Commissioner Martinetti.

6 COMMISSIONER MARTINETTI: Yes.

7 MS. ROSARIO: Mayor Stack.

8 MAYOR STACK: Yes.

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

11 MAYOR STACK: Motion.

12 MS. ROSARIO: Motion made by Mayor
13 Stack. Second?

14 COMMISSIONER FERNANDEZ: Second.

15 MS. ROSARIO: Commissioner Fernandez.
16 Commissioner Fernandez.

17 COMMISSIONER FERNANDEZ: 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:

MAYOR STACK: Before we get into the liquor license hearings, let's see if any member of the public would like to comment? Anyone wishing to comment at this time, please step forward, on any matter concerning municipal government in the City of Union City.

Once again, I thank the Commissioners for moving 100 percent of the meetings throughout the community. Anyone wishing to comment at this time, please step forward, state your name and address for the record? Seeing none, I'll close the public comment period.

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

COMMISSIONER FERNANDEZ: Second.

MS. ROSARIO: Commissioner Fernandez.
Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes.

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LIQUOR LICENSE HEARINGS:

1. **Sai Prasad, Inc.**
T/a Bergenline Avenue
3819 Bergenline Avenue
0910-32-066-004
2. **M & M Liquor Store, Inc.**
T/a Fragroso Wine & Liquors
2613 Bergenline Avenue
0910-32-069-003
3. **La Herradura, Inc.**
T/a La Herradura Bar
414 24th Street
0910-33-117-005

- 1 1. Sai Prasad, Inc.
2 T/a Bergenline Avenue
3 3819 Bergenline Avenue
4 0910-32-066-004

5 MAYOR STACK: At this point, we'll go to
6 liquor license hearings. Mr. Gonzalez.

7 MR. GONZALEZ: Thank you. Good evening,
8 Mayor and Council. For the record, Ramon
9 Gonzalez, G-O-N-Z-A-L-E-Z, on behalf of the Union
10 City ABC board. We have three matters that are
11 listed on the agenda for today. I'd like to
12 address the first one, Sai Prasad, Inc., trading
13 as Bergenline Avenue Liquors.

14 This is a paper violation, I had been
15 contacted by him earlier during the week and I
16 would respectfully request that this matter be
17 adjourned since he's going to provide certain
18 documents that I want to review before we enter
19 into plea negotiations.

20 MAYOR STACK: Sure. Motion.

21 MS. ROSARIO: Motion made by Mayor
22 Stack. Second?

23 COMMISSIONER VALDIVIA: Second.

24 MS. ROSARIO: Commissioner Valdivia.
25 Commissioner Fernandez.

 COMMISSIONER FERNANDEZ: Yes.

1 MS. ROSARIO: Commissioner Grullon.

2 COMMISSIONER GRULLON: Yes.

3 MS. ROSARIO: Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: Yes.

5 MS. ROSARIO: Commissioner Martinetti.

6 COMMISSIONER MARTINETTI: Yes.

7 MS. ROSARIO: Mayor Stack.

8 MAYOR STACK: Yes.

9 MR. GONZALEZ: Thank you.

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1 2. M & M Liquor Store, Inc.
2 T/a Fragroso Wine & Liquor
3 2613 Bergenline Avenue
4 0910-32-069-003

5 MR. GONZALEZ: The second matter is M &
6 M Liquor Store, Inc., trading as Fragroso Wine and
7 Liquors. With the benefit and help of Sergeant
8 Zeron and Lieutenant Dunlay, I've had the
9 opportunity to review discovery, which basically
10 is the video. In reviewing the video, it does
11 reflect the gentleman who was working, who is
12 actually the owner, was wearing his bar card. If
13 it was being worn higher, it could be seen. It
14 was low on his waist, but I had the chance to
15 actually see it. That's his only violation is
16 that he wasn't wearing a bar card.

17 Based on my review of that, I would just
18 ask that this matter be dismissed.

19 MAYOR STACK: On Mr. Gonzalez's
20 recommendation, I'll make a motion to dismiss.

21 MS. ROSARIO: Motion made by Mayor
22 Stack. Second?

23 COMMISSIONER MARTINETTI: Second.

24 MS. ROSARIO: Commissioner Martinetti.
25 Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

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MS. ROSARIO: Commissioner Grullon.
COMMISSIONER GRULLON: Yes.
MS. ROSARIO: Commissioner Valdivia.
COMMISSIONER VALDIVIA: Yes.
MS. ROSARIO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. ROSARIO: Mayor Stack.
MAYOR STACK: Yes.
MR. GONZALEZ: Thank you.

* * * *

1 3. La Herradura, Inc.
2 T/a La Herradura Bar
3 414 24th Street
 0910-33-117-005

4 MR. GONZALEZ: The last matter is La
5 Herradura. Mr. Juan Diaz, the owner, is here and
6 he's provided to me certain information. The
7 violations are individuals that are employed that
8 were not wearing the bar cards. He's going to
9 provide me copies of the bar card, which makes a
10 big difference. If it was someone who didn't have
11 a bar card or somebody who wasn't wearing the bar
12 card. So I would like to adjourn this to the next
13 commissioner meeting.

14 MAYOR STACK: Absolutely. Motion --

15 COMMISSIONER MARTINETTI: Second.

16 MAYOR STACK: -- to adjourn to the next
17 meeting as per Mr. Gonzalez's recommendation.

18 MS. ROSARIO: Motion made by Mayor
19 Stack, second by Commissioner Martinetti.

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. Mr. Gonzalez, thank
5 you for the great job you do with the liquor
6 establishments. Sergeant, thank you very much,
7 also. Captain, thank you.

8 MR. GONZALEZ: That concludes the liquor
9 hearings.

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ADJOURNMENT :

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

COMMISSIONER MARTINETTI: Motion.

COMMISSIONER VALDIVIA: Second.

MS. ROSARIO: Motion by Commissioner Martinetti, second by Commissioner Valdivia.

All in favor?

(All Board Members indicate in the affirmative.)

MS. ROSARIO: Thank you. Have a good night.

(Whereupon the meeting was adjourned at 7:10 p.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