

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

BRUCE D. WALTER RECREATION CENTER
507 West Street
Union City, New Jersey

Tuesday, February 17, 2026
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

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

ANNA NORIS, ESQ.
Attorney for Jor Per Corp., t/a Cucalambe

IVAN PANEQUE, ESQ.
Attorney for Ceviche Time, LLC t/a
Ceviche Time by Marcelo

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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 the regular public
8 meeting the Union City Board of Commissioners
9 being held on Tuesday, February 17, 2026, at
10 7:00 p.m. at the Bruce D. Walter Recreation
11 Center, 507 West Street, Union City.

12 This meeting has been called in
13 accordance with the Open Public Meetings Act.
14 Adequate notice of this meeting was forwarded to
15 The Bergen Record and The Star Ledger, has been
16 posted on the bulletin board in City Hall and has
17 been made available to the public in the office of
18 the Municipal Clerk.
19

20 **ROLL CALL:**
21

22 MS. ROSARIO: Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Here.

24 MS. ROSARIO: Commissioner Grullon.

25 COMMISSIONER GRULLON: Here.

1 MS. ROSARIO: Commissioner Valdivia.

2 COMMISSIONER VALDIVIA: Here.

3 MS. ROSARIO: Commissioner Martinetti.

4 COMMISSIONER MARTINETTI: Here.

5 MS. ROSARIO: Mayor Stack.

6 MAYOR STACK: Here.

7

8 **PRESENTATION OF CITATIONS:**

9 (2026 Girls Swimming Champions: Hudson
10 County Interscholastic Athletic League)

11

12 MS. ROSARIO: The first item on the
13 agenda will be the presentation of the citations.
14 Commissioner Fernandez.

15 COMMISSIONER FERNANDEZ: On behalf of
16 the Mayor and the Board of Commissioners, the
17 Mayor State Senator, we would like to present
18 citations to the Union City High School for the
19 HCIAL girls swim team champions. Congratulations,
20 girls.

21 We're going to ask the coach to please
22 come up here and we'll give them one at a time.

23

24 (Whereupon, the citations were given to
25 the swim team.)

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

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

4 1. AN ORDINANCE TO EXCEED THE MUNICIPAL
5 BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP
6 BANK (N.J.S.A. 41A:4-45.14.)

7
8 MS. ROSARIO: The second item is the
9 presentation of the Ellsworth Park improvements.

10 MAYOR STACK: Why don't we get through
11 the agenda and then we'll come back to that.
12 Let's get through that first. Let's go through
13 the consent and the ordinances and then right
14 before the end, we'll come back to it.

15 MS. ROSARIO: Okay. So the next item is
16 the ordinances for introduction. Adoption on
17 first reading authorizes the Municipal Clerk to
18 advertise the ordinance with a notice of the
19 introduction, together with a notice of the time
20 and place when the ordinance will be considered
21 for the final passage. The ordinance will be
22 further considered at a meeting of the Board of
23 Commissioners to be held on Tuesday, March 3,
24 2026, at the Jefferson Elementary School at 3400
25 Palisade Avenue in Union City at 7:00 p.m.

1 The first ordinance is a model ordinance
2 to exceed the municipal budget appropriation
3 limits and to establish a cap, N.J.S.A.
4 40A:4-45.14.

5 May I have a motion to introduce?

6 MAYOR STACK: Motion.

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

9 COMMISSIONER VALDIVIA: Second.

10 MS. ROSARIO: Second, Commissioner
11 Valdivia.

12 Commissioner Fernandez.

13 COMMISSIONER FERNANDEZ: Yes.

14 MS. ROSARIO: 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

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

25 **ORDINANCE FOR INTRODUCTION:**

1 2. AN ORDINANCE AMENDING CHAPTER 359
2 AND CHAPTER 234 OF THE UNION CITY MUNICIPAL CODE
3 TO REQUIRE COMMERCIAL ESTABLISHMENTS TO OBTAIN
4 PRIVATE VENDOR FOR THE COLLECTION OF GARBAGE AND
5 RECYCLABLE MATERIALS.)

6
7 MS. ROSARIO: The second ordinance is an
8 ordinance amending Chapter 359 and Chapter 234 of
9 the Union City Municipal Code to require
10 commercial establishments to obtain private vendor
11 for the collection of garbage and recyclable
12 materials.

13 May I have motion to introduce?

14 MAYOR STACK: Motion.

15 COMMISSIONER FERNANDEZ: Second.

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

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

6 **ORDINANCE FOR INTRODUCTION:**

7 **3. AN ORDINANCE AMENDING CHAPTER 386 OF**
8 **THE CODE OF THE CITY OF UNION CITY ENTITLED**
9 **"TAXICABS" TO REVISE THE LIMOUSINE LICENSE**
10 **APPLICATION REQUIREMENTS.)**

11

12 MR. SCARINCI: And ordinance number
13 three, an ordinance amending Chapter 386 of the
14 Code of the City of Union City entitled "taxicabs"
15 to revise the limousine license application
16 requirements.

17 MS. ROSARIO: May I have a motion to
18 introduce?

19 MAYOR STACK: Motion.

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

22 COMMISSIONER MARTINETTI: Second.

23 MS. ROSARIO: Second, Commissioner
24 Martinetti.

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 **4. AN ORDINANCE OF THE CITY OF UNION**
15 **CITY, COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING**
16 **THE SUM OF \$1,260,000 IN FUNDING FROM THE CAPITAL**
17 **IMPROVEMENT FUND FOR THE COMPLETION OF VARIOUS**
18 **CAPITAL IMPROVEMENTS.)**

19

20 MR. SCARINCI: An ordinance of the City
21 of Union City, County of Hudson, New Jersey,
22 appropriating the sum of \$1,260,000 in funding
23 from the capital improvement fund for the
24 completion of various capital improvements.

25 MS. ROSARIO: May I have a motion to

1 introduce?

2 MAYOR STACK: Motion.

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

5 COMMISSIONER MARTINETTI: Second.

6 MS. ROSARIO: Second by Commissioner
7 Martinetti. Commissioner Fernandez.

8 COMMISSIONER FERNANDEZ: Yes.

9 MS. ROSARIO: Commissioner Grullon.

10 COMMISSIONER GRULLON: Yes.

11 MS. ROSARIO: Commissioner Valdivia.

12 COMMISSIONER VALDIVIA: Yes.

13 MS. ROSARIO: Commissioner Martinetti.

14 COMMISSIONER MARTINETTI: Yes.

15 MS. ROSARIO: Mayor Stack.

16 MAYOR STACK: Yes.

17

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

20 **CONSENT AGENDA:**

21 (1) Resolution Approving the Payment of Claims

22 (2) Resolution Approving the Payment of
23 Concurring Claims

24 (3) Resolution Approving the Escrow Refunds

25 (4) Resolution Approving the City Payroll

- 1 01/03/2026-01/16/2026
- 2 (5) Resolution Approving the Library Payroll
- 3 01/03/2026-01/16/2026
- 4 (6) Resolution Authorizing the Refund of Premium
- 5 Monies Collected At the Tax Sale
- 6 (7) Resolution Authorizing the Refund of
- 7 Duplicate Payments For Block 117 Lot 12 Aka 2110
- 8 Kerrigan Avenue & Block 117 Lot 9 Aka 819 22nd
- 9 Street & Block 113 Lot 20 Aka 402 21st Street
- 10 (8) Resolution Authorizing the Refund of
- 11 Duplicate Payment For Block 260 Lot 26 Aka 608
- 12 37th Street
- 13 (9) Resolution Authorizing Refund of Redemption
- 14 Monies to Outside Lienholders
- 15 (10) Resolution Opposing the Unlawful Enforcement
- 16 Tactics Employed By the U.S. Federal Government in
- 17 Conducting Civil Immigration Enforcement
- 18 Activities in the City of Union City and County of
- 19 Hudson
- 20 (11) Resolution Enabling Supplemental Funding
- 21 Request For Project Ellsworth Park Improvements
- 22 (12) Resolution Authorizing One-Year Extension to
- 23 the Shared Services Agreement Between the City of
- 24 Union City and the Union City Board of Education
- 25 For the Provision of Solid Waste Collection and

- 1 Disposal Services For 2025-2026
- 2 (13) Resolution Awarding Contract For 2026
- 3 Landscape Maintenance Program (A) For the City of
- 4 Union City
- 5 (14) Resolution Awarding Contract For 2026
- 6 Landscape Maintenance Program (B) For the City of
- 7 Union City
- 8 (15) Resolution Authorizing Contract For the City
- 9 of Union City 2026 Street Tree Trimming Program
- 10 (16) Resolution to Authorize Bidding For
- 11 Generators For 2026 Election Services
- 12 (17) Resolution to Authorize Bidding For the City
- 13 of Union City's 2026 Road Resurfacing Program
- 14 (18) Resolution Authorizing Grant Application For
- 15 the NJDOT Local Transportation Project Fund 2026 -
- 16 West Street Improvements Project
- 17 (19) Resolution Authorizing Grant Application For
- 18 the NJDOT Local Transportation Project Fund 2026 -
- 19 West Street Traffic Signal Improvements Project
- 20 (20) Resolution Authorizing Grant Application For
- 21 the NJDOT Local Transportation Project Fund 2026 -
- 22 Central Avenue Improvements Project
- 23 (21) Resolution Authorizing Grant Application For
- 24 the NJDOT Local Transportation Project Fund 2026 -
- 25 34th Street and 35th Street Improvements Project

1 (22) Resolution Authorizing Contract With Matera's
2 Nursery For the Purchase of Flowers and Related
3 Items For 2026

4 (23) Resolution Amending Resolution R#2/3-13
5 Appointing Craig Kojac As Municipal Court Judge
6 For the City of Union City

7 (24) Resolution Appointing Andres Garcia to the
8 North Hudson Sewerage Authority

9 (25) Resolution Amending Contract For Parker
10 McCay P.A. For Bond Special Counsel Services For
11 2025

12 (26) Resolution Amending Contract With Chasan
13 Lamparello, Mallon & Capuzzo, PC For Special Tax
14 Appeal Counsel Services For 2025

15 (27) Resolution Authorizing Contract For Pool
16 Repairs At Bruce D. Walter Recreation Center, 507
17 West Street in Union City

18 (28) Resolution Authorizing Contract For Opioid
19 Program Consultant Services For 2026

20 (29) Resolution Reappointing Celin Valdivia As
21 Class III Member of the Union City Planning Board

22 (30) Resolution Reappointing Kennedy Ng At Rent
23 Regulation Officer For the City of Union City

24 (31) Resolution to Authorize Bidding For the
25 Election Voting Trailers For the 2026 Election

1 Services

2 (32) Resolution to Authorize Bidding For
3 WebMaster/Website Maintenance Services For the
4 City of Union City 2026

5 (33) Resolution Authorizing the City of Union
6 City to Place a Lien on the Property Located At
7 306 43rd Street, Block: 251, Lot 12

8 (34) Resolution Authorizing Payment to S. Batata
9 Construction, Inc., For Emergency Snow Removal and
10 Post-Storm Services

11 (35) Resolution Authorizing Payment to A&J
12 Contractors Group, Inc., For Emergency Snow
13 Removal and Post-Storm Services

14 (36) Resolution Amending Contract For Printing
15 Services For the City of Union City 2024-2026.)
16

17 MR. SCARINCI: Are there any questions
18 about the consent agenda, items 1 through 36?

19 MAYOR STACK: Anyone wishing to comment
20 on the consent agenda, please step forward, state
21 your name and address for the record. This is on
22 the consent agenda.

23 MR. SCARINCI: Seeing no public
24 comments, time for public comment period is
25 closed. Motion?

1 COMMISSIONER MARTINETTI: Motion.

2 MAYOR STACK: Second.

3 MS. ROSARIO: Motion made by
4 Commissioner Martinetti, second by Mayor Stack.
5 Commissioner Fernandez.

6 COMMISSIONER FERNANDEZ: Yes.

7 MS. ROSARIO: Commissioner Grullon.

8 COMMISSIONER GRULLON: Yes.

9 MS. ROSARIO: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes.

11 MS. ROSARIO: Commissioner Martinetti.

12 COMMISSIONER MARTINETTI: Yes.

13 MS. ROSARIO: Mayor Stack.

14 MAYOR STACK: Yes.

15 MR. SCARINCI: There are recusals on the
16 consent agenda.

17 MS. ROSARIO: On line 26, Mayor recuses
18 on resolution amending contract to Chasan,
19 Lamparello. On line 29, Commissioner Valdivia
20 will recuse for the planning board. Mayor recuses
21 on payments to Chasan, Lamparello, and Mallon.
22 And Commissioner Martinetti recuses on payments to
23 Adolfo Lopez.

24 MR. SCARINCI: With those exceptions --

25 COMMISSIONER FERNANDEZ: I recuse on

1 number 12.

2 MS. ROSARIO: Commissioner Fernandez
3 recuses on number 12. And Commissioner Martinetti
4 as well on number 12.

5 Motion to approve all items on the
6 consent agenda?

7 COMMISSIONER VALDIVIA: Motion.

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

10 Second?

11 COMMISSIONER GRULLON: Second.

12 MS. ROSARIO: Commissioner Grullon.
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 MR. SCARINCI: All of those votes being
24 subject to the recusals.

25

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

3 **REGULAR AGENDA:**

4 1. Resolution approving the payment of
5 claims to the Hudson County Improvement Authority
6 - Dart Charges.)

7
8 MR. SCARINCI: Regular agenda,
9 resolution approving payment of claims to the
10 Hudson County Improvement Authority - dart
11 charges.

12 MS. ROSARIO: Commissioner Martinetti
13 recuses. May I have a motion to approve?

14 COMMISSIONER GRULLON: Motion.

15 MS. ROSARIO: Motion made by
16 Commissioner Grullon. Second?

17 COMMISSIONER VALDIVIA: Second.

18 MS. ROSARIO: Commissioner Valdivia.
19 Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: Yes.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Yes.

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 2. Resolution approving payment to
7 Grace Theatre Workshop, Inc.)

8

9 MR. SCARINCI: Resolution approving
10 payment to Grace Theatre Workshop, Inc.

11 COMMISSIONER MARTINETTI: Motion.

12 MS. ROSARIO: Commissioner Fernandez
13 will recuse from the payment to Grace Theatre.
14 Motion made by Commissioner Martinetti. Second?

15 COMMISSIONER VALDIVIA: Second.

16 MS. ROSARIO: Second, Commissioner
17 Valdivia.

18 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.

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

4 **ORDINANCE(S) FOR HEARING AND ADOPTION**

5 **CONSIDERATION:**

6 **1. AN ORDINANCE AMENDING CHAPTER 137 OF**
7 **THE CODE OF THE CITY OF UNION CITY TO REVISE**
8 **CURFEW HOURS FOR MINORS.)**

9
10 MR. SCARINCI: Ordinances for hearing
11 and adoption. First, an ordinance amending
12 Chapter 137 of the Code of the City of Union City
13 to revise curfew hours for minors.

14 MS. ROSARIO: Mayor, would you like to
15 take public comment on this?

16 MAYOR STACK: Yes. Anyone wishing to
17 comment on this ordinance, please step forward,
18 state your name and address for the record. And
19 this would be the ordinance, ordinance number one.

20 MR. SCARINCI: Seeing no one, motion to
21 close public comment?

22 COMMISSIONER MARTINETTI: Motion.

23 MS. ROSARIO: Motion made by
24 Commissioner Martinetti.

25 MAYOR STACK: Second.

1 MS. ROSARIO: Second, Mayor Stack.

2 May I have a motion to adopt?

3 MAYOR STACK: Motion.

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

6 COMMISSIONER FERNANDEZ: Second.

7 MS. ROSARIO: Second, Commissioner
8 Fernandez.

9 Commissioner Fernandez.

10 COMMISSIONER FERNANDEZ: Yes.

11 MS. ROSARIO: Commissioner Grullon.

12 COMMISSIONER GRULLON: Yes.

13 MS. ROSARIO: Commissioner Valdivia.

14 COMMISSIONER VALDIVIA: Yes.

15 MS. ROSARIO: Commissioner Martinetti.

16 COMMISSIONER MARTINETTI: Yes.

17 MS. ROSARIO: Mayor Stack.

18 MAYOR STACK: Yes.

19

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

22 **ORDINANCE(S) FOR HEARING AND ADOPTION**

23 **CONSIDERATION:**

24 **2. AN ORDINANCE AMENDING CHAPTER 366**

25 **ENTITLED "STREETS AND SIDEWALKS" TO ESTABLISH**

ENGINEER REVIEW DEPOSITS FOR UTILITY COMPANIES.)

MR. SCARINCI: Ordinance number two for hearing and adoption. An ordinance amending Chapter 366 entitled "Streets and Sidewalks" to establish engineer review deposits for utility companies.

Any member of the public having any comments on this ordinance, please?

MAYOR STACK: Anyone wishing to comment on this ordinance requiring deposits by utility companies when they cut open sidewalks and streets in the City, so we can preserve our newer sidewalks and newer streets?

Seeing none, motion to close public comment period.

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

COMMISSIONER VALDIVIA: Second.

MS. ROSARIO: Commissioner Valdivia.
Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MS. ROSARIO: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MS. ROSARIO: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Yes.

4 MS. ROSARIO: Mayor Stack.

5 MAYOR STACK: Yes.

6 MS. ROSARIO: May I have a motion to
7 adopt?

8 MAYOR STACK: Motion.

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

11 COMMISSIONER GRULLON: Second.

12 MS. ROSARIO: By Commissioner Grullon.
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

25

LIQUOR LICENSE HEARINGS:

1. **Jor Per Corp.**
T/a CucaTambe
4418 Bergenline Avenue
0910-33-110-010
(Anna Noris, Esq.)
2. **El Cobre Lounge, LLC**
T/a El Cobre Lounge Restaurant
4413-4415 Bergenline Avenue
0910-33-208-011
3. **Ceviche Time, LLC**
T/a Ceviche Time by Marcelo
4538 Bergenline Avenue
0910-33-047-005
(Ivan Paneque, Esq.)

1 1. **Jor Per Corp.**
2 **T/a Cucalambe**
3 **4418 Bergenline Avenue**
 0910-33-110-010
 (Anna Noris, Esq.)

4
5 MS. ROSARIO: Now, we have our liquor
6 license hearings. Mr. Gonzalez?

7 MAYOR STACK: We'll do that now, then
8 the presentation.

9 MR. GONZALEZ: Good evening, Mayor. We
10 have three matters that are before the Board
11 today. These matters were originally on a plea
12 negotiation hearing that we had last week, we have
13 a resolution of all three.

14 The first matter is Cucalambe, located
15 at 4418 Bergenline Avenue, they're represented by
16 Ms. Noris and they're present here. I believe the
17 individual will need the interpreter, we do have
18 one, if we could have him sworn in, please.

19
20 J O S E G O N Z A L E Z, an interpreter of the
21 SPANISH language, after having been duly sworn,
22 did interpret the following testimony:

23
24 MR. GONZALEZ: Put your appearance on
25 the record, please.

1 MS. NORIS: Absolutely, Anna Noris, 6120
2 Bergenline Avenue, on behalf of the respondent.

3 MR. GONZALEZ: If we could have his
4 name, please?

5 MR. PEREZ: Mauricio Perez.

6 MR. GONZALEZ: We're here before the
7 Board on a matter that involved police involvement
8 as a result of a brawl that occurred on May 18,
9 2025. We investigated and took some time because
10 we wanted to ensure that the victims were properly
11 informed of the resolution of the criminal matter,
12 I believe that has been disposed. That still
13 doesn't relieve the licensee from liability for
14 this occurring in the establishment. Based on his
15 prior history and what happened at this location,
16 we've negotiated a 25-day continuous closing that
17 they have been willing to accept. That would be
18 my recommendation, based on the investigation of
19 the police department, and what we think is
20 appropriate.

21 MS. NORIS: That's correct, that is
22 correct. And when we've selected the dates, we
23 will provide them to Mr. Gonzalez.

24 MR. GONZALEZ: It would be a 25-day
25 suspension that will be continuous.

1 MAYOR STACK: Great. I'll make the --
2 anyone wishing to comment on this at this time?
3 Any Commissioners? Seeing none, I'll make a
4 motion to approve on the recommendation.

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

7 COMMISSIONER FERNANDEZ: Second.

8 MS. ROSARIO: By Commissioner Fernandez.
9 Commissioner Martinetti recuses from this item.

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: Mayor Stack.

17 MAYOR STACK: Yes.

18 MR. GONZALEZ: Thank you.

19 MS. NORIS: Thank you very much.

20 MAYOR STACK: Have a good evening.

21 * * * *

22

23

24

25

1 **2. El Cobre Lounge, LLC**
2 **T/a El Cobre Lounge Restaurant**
3 **4413-4415 Bergenline Avenue**
4 **0910-33-208-011**

5 MR. GONZALEZ: The next matter we have
6 is El Cobre, located at 4413-4415 Bergenline
7 Avenue. They're present here. Please state your
8 name.

9 MR. TORRES: Luis Torres.

10 MR. GONZALEZ: Mr. Torres, you're the
11 owner of this establishment, El Cobre Lounge?

12 MR. TORRES: Yes.

13 MR. GONZALEZ: And we're here as a
14 result of an incident that occurred on October 3,
15 2025. It was a brawl which involved police
16 responding. Luckily, this gentleman has had
17 cameras in the establishment and hasn't had any
18 violations for probably three and a half years.
19 The cameras save him because the cameras show that
20 the incident did not occur inside. What I want to
21 stress is that he should have called the police
22 because the incident happened outside.
23 Irrespective, they had been inside, they took the
24 proper action. There was no fight outside, but I
25 think the cameras actually save him.

 So based on that, we would be willing to

1 dismiss this with a warning that if there's a
2 subsequent situation, please call the police. We
3 don't want an incident where people may be arguing
4 inside and they're told to leave and they leave
5 and there's no incident that they have a fight
6 outside. We want to prevent that. So if there's
7 an incident that occurs inside, we really want you
8 to you call the police. It's to your benefit.
9 Because you had the cameras, it reflected exactly
10 what you told us.

11 Based on that, I would move to dismiss
12 this with the warning that you should call the
13 police.

14 MAYOR STACK: Upon the recommendation of
15 Mr. Gonzalez, I make a motion to dismiss.

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

18 COMMISSIONER FERNANDEZ: Second.

19 MS. ROSARIO: Second, Commissioner
20 Fernandez.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Yes.

25 MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MS. ROSARIO: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Yes.

4 MS. ROSARIO: Mayor Stack.

5 MAYOR STACK: Yes.

6 MR. GONZALEZ: Thank you.

7 MAYOR STACK: Thank you very much.

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1 **3. Ceviche Time, LLC**
2 **T/a Ceviche Time by Marcelo**
3 **4538 Bergenline Avenue**
4 **0910-33-047-005**
5 **(Ivan Paneque, Esq.)**

6 MR. GONZALEZ: The next matter we have
7 is Ceviche Time, located at 4538 Bergenline
8 Avenue. They're present here with their, attorney
9 Mr. Paneque. Please put your appearance on the
10 record.

11 MR. PANEQUE: Yes, good evening. Ivan
12 Paneque on behalf of Ceviche Time.

13 MR. GONZALEZ: We're here because they
14 have not been wearing their bar cards. They had
15 prior incident where they didn't come, we had here
16 a trial, they had a ten day suspension. We
17 subsequently went two other times and in those two
18 occasions, there were individuals, some that had
19 the bar card, some that didn't. But some were not
20 even wearing it.

21 Based on the two incidents that occurred
22 there, it's our recommendation that it would be a
23 20-day continuous suspension. We want individuals
24 that touch alcohol in any way to be properly
25 licensed. If you're somebody that works in the

1 kitchen, if you clean up, you don't need it. We
2 have explained that to them. This was a
3 negotiated plea that we were able to do, when we
4 did our plea hearings. That would be my
5 recommendation. I believe they're accepting if
6 the Board would accept the 20-day suspension.

7 MR. PANEQUE: That is correct.

8 MAYOR STACK: Mr. Paneque?

9 MR. PANEQUE: Yes, we are accepting.

10 MAYOR STACK: Upon the recommendation,
11 I'll make a motion to approve.

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

14 COMMISSIONER MARTINETTI: Second.

15 MS. ROSARIO: Commissioner Martinetti.
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.

1 MR. GONZALEZ: And just one note, it
2 doesn't change anything. They're going to start
3 the suspension on February 19th, midnight. I'll
4 have that in the resolution. That concludes all
5 ABC matters.

6 MAYOR STACK: Mr. Gonzalez, you've done
7 an excellent job with this. Thank you very much.

8 MR. GONZALEZ: Thank you. Have a good
9 evening.

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

2

3 MAYOR STACK: At this time, anyone
4 wishing to comment before the Board of
5 Commissioners, please step forward, state your
6 name and address for the record. You could step
7 forward, right up in the front over here, sir.

8 Sir, if you could state your name and
9 address for the record.

10 MR. SALINAS: Yes, my name is Randy
11 Salinas, I live in 1313 New York Avenue, Union
12 City, New Jersey. I am here because I am a first
13 generation Hispanic American, (indiscernible) New
14 Jersey Republic, standing here today once again,
15 compelled by an unwavering commitment to the
16 foundational principals of our Constitutional
17 Republic, both in New Jersey and the United
18 States.

19 Tonight, I raise profound
20 (indiscernible) and demand public scrutiny, rather
21 than dismissal or evasion. With federal
22 immigration and enforcement, ICE operations
23 continuing in our state, it is imperative that
24 citizens understand the critical distinction
25 between state citizenship, a sovereign domain of

1 we the people, where unalienable rights are
2 absolute and U.S. citizenship a construct equal to
3 corporate entities, artificial persons, and legal
4 fictions that enjoy mere privileges, not inherent
5 rights.

6 Judicial and historical records confirm
7 that the 14th Amendment was primarily enacted to
8 secure citizenship and voting rights for formerly
9 enslaved Black Americans following the Civil War.
10 In the infamous *Dred Scott versus Sanford* case,
11 Chief Justice Roger B. Taney declared that Black
12 people, even when free, possess no rights that
13 white citizens were bound to respect, prompting
14 the Amendment's adoption as a corrective measure
15 to remedy that great injustice and extend
16 citizenship to those denied them. Yet the
17 Amendment's proposal and ratification brought the
18 dangerous turning point. Rather than solely
19 addressing racial injustice, it established an
20 inferior social class, the U.S. citizen, in which
21 people were reclassified as persons and inherent
22 God given rights were reduced to mere governmental
23 privileges.

24 This shift did not abolish slavery. It
25 transformed it into a subtler form of subjugation

1 under federal citizenship.

2 Furthermore, under the doctrine of
3 personhood, people are presumed dead and lost at
4 sea under admiralty jurisdiction and government
5 law. In government, law enforcement agencies and
6 courts falsely positioned as administrators over
7 the estates of the presumed deceased. This
8 explains by modern courts today refused to
9 confront the 14th Amendment's profound flaws, even
10 though previous courts openly questioned and
11 criticized its legitimacy. The ratification
12 process itself was tainted by profound
13 irregularities.

14 The Reconstruction Act's imposed
15 military occupation on southern states, a
16 worsening ratification under duress and violating
17 Article 5's procedural requirements. This is not
18 conjecture. It is documented congressional
19 overreach that fatally compromised the 14th
20 Amendment's legitimacy.

21 The inescapable truth is that a genuine
22 core examination and acknowledgment of the 14th
23 Amendment's unconstitutional ratification, the
24 entire system would collapse because it is the
25 foundation of this system.

1 President Trump, in his Supreme Court
2 case, openly admitted in his argument that the
3 14th Amendment applied to Black people and it did
4 not apply to him.

5 I have personally witnessed the profound
6 corruption and dysfunction within our court system
7 through my own direct interactions and experiences
8 that have exposed how judicial challenges are
9 routinely ignored. Due process is undermined and
10 Constitutional arguments are dismissed without
11 merit. This is not isolated. It reflects a
12 systemic failure that permeates the entire
13 government.

14 The government as a whole requires
15 massive correction to restore our original
16 Constitutional republic. Since courts refuse to
17 the address the unconstitutionality of the 14th
18 Amendment, then it falls on the politicians to
19 address this matter and correct state and federal
20 laws, when and where it's needed.

21 In view of these irrefutable historical
22 and personal defects, I pose this direct and
23 solemn question to you: Will you appear and
24 publicly acknowledge and address the
25 unconstitutional ratification and inherent

1 illegitimacy of 14th Amendment? The survival of
2 our republic demands no less, dismissal or silence
3 only perpetuates this foundational violation.

4 I also wish to bring up my exercise of
5 rights to travel under common law, under *Murdock*
6 *v. Pennsylvania* and *Shuttlesworth v. Birmingham*,
7 that a license is not needed and it is a
8 constitutional violation of my rights.

9 MAYOR STACK: Thank you very much, Mr.
10 Salinas. Have a good evening. At this time,
11 we'll go to the presentation by Colliers
12 Engineering and Mr. Spatz.

13 I'll make a motion to close the public
14 portion of the meeting.

15 MS. ROSARIO: Thank you, Mayor Stack.

16 COMMISSIONER VALDIVIA: Second.

17 MS. ROSARIO: Motion by Mayor Stack,
18 second by Commissioner Valdivia.

19 Commissioner Fernandez.

20 COMMISSIONER FERNANDEZ: Yes.

21 MS. ROSARIO: Commissioner Grullon.

22 COMMISSIONER GRULLON: Yes.

23 MS. ROSARIO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Yes.

25 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes.

4 I just also want to make a quick
5 comment. I just wanted to thank Liliana Guerrera
6 from Commissioner Fernandez's department, who has
7 run the warming center for us since December 5th.
8 It's almost been nonstop -- well, it's been every
9 day, but most of the time, it's been 24 hours a
10 day where we had up to 75 occupants at the warming
11 center.

12 And I just wanted to thank her and her
13 small group of volunteers that she has that really
14 run the whole operation, from cooking three meals
15 a day to providing for the people that don't have
16 a place to live. And it's sad that we even have
17 that in today's society, where people don't have a
18 place to live, but especially during the coldest
19 temperatures. I just wanted to thank Liliana and
20 really recognize her at a future meeting,
21 Commissioner Fernandez and Commissioners, for the
22 work that she's done.

23 I was there last Friday and I brought
24 some donuts and stuff to the people staying there.
25 And it really gives you a perspective on just how

1 tough people have it. And I see people every day
2 of the weeks in my role as the Mayor and State
3 Senator, but to go there and to see how many
4 people were staying there at the time. And
5 Liliana and the others just trying to do the best
6 they can to help them.

7 I mean we really need to recognize
8 somebody like that. Yes, she's a city employee,
9 but it's definitely not within her job scope to do
10 what she's doing. I think she needs to be
11 recognized at a future meeting. I wanted to thank
12 Liliana on behalf of the Commissioners and myself.

13 COMMISSIONER FERNANDEZ: I want to
14 reiterate what the Mayor just said. Just so you
15 know, Liliana was cooking eggs for those people
16 6:30 this morning, then she was going back there
17 tonight until God knows what time.

18 She spends all day there, runs in and
19 out to City hall, to take care of city business.
20 She spends a lot of hours there, seven days a
21 week. So thank you, Mayor, for recognizing her
22 work.

23 MAYOR STACK: Thank you. Thank you to
24 the Commissioners. David?

25

1 (Whereupon, there was a presentation of
2 the Ellsworth Park Improvements Project.)

3
4 MR. SPATZ: Certainly. Good evening,
5 everyone. Last year, we submitted a number of
6 applications for improvements to Ellsworth Park,
7 they were all successful. We received
8 \$1.4 million from the Green Acres program,
9 \$500,000 from the Urban Parks program, which comes
10 from DEP. We received \$750,000 from the Hudson
11 County Open Space program, and then an additional
12 \$93,000 from the DCA's program, Local Recreation
13 Improvement grant.

14 Gone back, Colliers has taken a look at
15 the project, made some changes, some additional
16 work needs to be done, some things that we thought
17 were good needed to be corrected. So we're going
18 to be applying again this year to the Hudson
19 County Open Space Program for an additional
20 \$750,000, to the Urban Parks Program for \$500,000,
21 and then the balance from Green Acres.

22 So as part of this presentation, Ryan
23 Duffy from Colliers will explain the project, the
24 improvements that we're going to make. He'll go
25 into the environmental assessment that we're

1 required to do. And then the applications will be
2 submitted by the end of the month.

3 MAYOR STACK: Thank you very much,
4 David.

5 MR. DUFFY: So today, I'm going to be
6 presenting for Ellsworth Park improvements, which
7 is located between 23rd and 24th Street between
8 Palisade and New York Avenue in Union City.

9 COMMISSIONER FERNANDEZ: Can I recommend
10 you stand on the other side?

11 MAYOR STACK: Maybe if, Dave, you and
12 Michelle want to move to this side. Any members
13 of the public that are here could just slide over
14 a little bit.

15 MR. DUFFY: So the existing condition of
16 Ellsworth Park is essentially similar to how it
17 was when it was first constructed in the '90s, I
18 believe. The current existing landscaping is
19 beautiful, but the other features, such as the
20 pavers and the landscaping beds are unfortunately
21 showing age. As part of that, we're going to be
22 revamping that and doing improvements to overall
23 improve the park and make better use of it for the
24 entire community.

25 So the proposal is going to include

1 several items, which we'll elaborate further on in
2 the presentation. Big items would be the
3 replacement of all of the pavers throughout the
4 park, which are currently uneven, the inclusion of
5 new park furniture, the expansion of this section
6 of the park. You'll notice that currently
7 proposed there's a landscape bed here. Walking
8 through the park, it could be a little
9 claustrophobic at times, so what this will do is
10 provide an area for more public open gatherings,
11 including the installation of some monument trees,
12 here and here, as well as the replacement of the
13 playground surface here. The other items, I'll
14 elaborate in future slides.

15 So an environmental impact assessment
16 was prepared for this site in January of 2025, as
17 a requirement of the Green Acres grant that we did
18 last year. The conclusions are listed here.
19 Essentially, it's proposed to have -- expected to
20 have minimal impact on the environment,
21 essentially just short-term environmental impacts
22 in relation to construction, you know, noise, dust
23 during construction. But best management
24 practices are going to be utilized to minimize all
25 of those short-term environmental impacts, so that

1 it goes smoothly and there's little negative
2 impact to the project as a whole.

3 This is a color rendering of what I
4 showed previously. The next slides are going to
5 show some 3D renderings from inside the park. You
6 can go to the next slide. So this is an aerial
7 view, kind of the center west side of the park.
8 You can see the proposed tree that's going to be
9 installed, the expanded plaza, the new pavers
10 throughout. This is a seat which goes around the
11 tree, it's a custom piece, which we'll show a
12 close up of further. And then the fountain, it's
13 just another angle, another angle.

14 This shows the proposed water fountain.
15 Currently, this is -- as all of you have gone into
16 the site, currently, this is where you'll see a
17 landscape wall. So what this will be instead is a
18 kind of a waterfall feature, which will also
19 include lights, so it could be colored up for any
20 of the holidays you may have. It could be red,
21 white, and blue, anything you want really.

22 Then here's some of the proposed items.
23 So we have proposed a few different colors and
24 paver types, this includes mostly Cambridge
25 products. And then they'll essentially be used at

1 different locations throughout the park to kind of
2 differentiate the area and give it a nice modern
3 feel as opposed to what's there currently, which
4 is all one paver.

5 MAYOR STACK: As everyone knows, it's a
6 beautiful park now, but this is really going to
7 take it to the next level where you're going to be
8 putting a lot more plantings in and a lot more
9 space for people to use the park and enjoy it.

10 MR. DUFFY: Exactly.

11 COMMISSIONER MARTINETTI: Where's the
12 Christmas tree?

13 MR. DUFFY: So there's two trees. One
14 is proposed currently where the Covid memorial is.
15 The Covid memorial will be relocated, I believe it
16 will be here. And it will be proposed here. And
17 then there will be another tree of a different
18 species, but a very large tree here as well.

19 As the Mayor said, the park is
20 currently, you know, it's beautiful. If you go
21 through during the spring or the summer, the
22 landscaping, the parks department does a fantastic
23 job of maintaining everything. And the goal with
24 this project is to accentuate that. So the
25 removals in terms of landscaping is going to be

1 minimized only to what's required for construction
2 feasibly, but the goal is to keep as much as
3 possible in place.

4 MAYOR STACK: Ryan, you also mentioned,
5 right, like on the trees, uplighting and stuff
6 like that to illuminate them at night?

7 MR. DUFFY: Yes, yes. So I'll show in a
8 future slide some of the lighting locations.
9 What's shown here is the only tree removals that
10 are proposed on-site are here, these are all pear
11 trees, which are considered to be invasive. So
12 where needed, they're going to be removed or
13 potentially transplanted somewhere else on-site or
14 somewhere else in the City, if necessary. But all
15 of the old growth trees, you know, that are
16 greater than a foot in diameter are essentially
17 going to be maintained and kept in place and
18 utilized, which I'll show later in this
19 presentation, as a part of the new arboretum
20 that's being proposed, but we'll get to that
21 later.

22 So this is just kind of an idea of the
23 landscaping. It's going to be going along the
24 perimeter to make the park look even greener than
25 it currently is. These are just some examples of

1 some proposed landscaping, some trees, some
2 perennials, shrubs --

3 MAYOR STACK: You're going to be
4 planting different species of trees and stuff like
5 that, right, Ryan?

6 MR. DUFFY: Yes, absolutely.

7 MAYOR STACK: A lot of plantings
8 throughout the whole park?

9 MR. DUFFY: Yes, yes. And this is just
10 more, some native grasses and ferns.

11 MAYOR STACK: It's a nice place now for
12 people if they want to read a book, if they want
13 to take their children, we have the smaller area
14 on the Palisade Avenue side where they have the
15 children's play toys and stuff like that, where
16 they can take them, and the parents can sit and
17 read while they're in the park while others can
18 enjoy the park and read. Just, you know, you're
19 in a nice green area of the City that's a pretty
20 decent size for a green area in the middle of the
21 City.

22 MR. DUFFY: So part of this Phase 2
23 submission is going to be working to classify the
24 park as an arboretum. We had -- going through the
25 design for Phase 1, we had our landscape architect

1 who's also an arborist walk through the site and
2 essentially what he was impressed with was, you
3 know, for such an urban place, the variety of
4 trees that were in the park. He was surprised to
5 see some of what he saw. And, you know, what that
6 kind of inspired was and what he noticed was we
7 were only a little bit away from classifying for
8 what is a level one arboretum. So as part of the
9 project scope, we would be including the
10 installation of signs, which would serve to notify
11 what the different species are throughout the
12 park. And then also educate anyone that goes
13 through, whether that be, you know, schools can
14 have classes come through and learn about the
15 different species. And these would also be
16 bilingual signs as well. This is an example of it
17 would look like, it would be located along the
18 paths within the pavers areas with the trees
19 located behind scalloped fencing, which would be
20 uplit, so you can use it throughout the day, you
21 know, even into the evening in the winter. And
22 these are some of the locations of the proposed
23 arboretum signages. These are the trees that are
24 going to be called out.

25 Included as well in this is the

1 replacement and installation of new light poles.
2 This would be in the existing locations and then
3 also additional light poles to further illuminate
4 the site as necessary. This is a picture of
5 what's proposed existing and we'll go over options
6 with you with regards to whether we want to keep
7 something similar or some other options we may
8 have.

9 So included proposals for new furnishing
10 throughout, so new benches and included new tree
11 grates for some of the trees, new garbage cans as
12 necessary, as some of the existing furnishings are
13 a little old. And we will be proposing new
14 essentially.

15 MAYOR STACK: And drainage will be added
16 in the park and stuff like that, Ryan?

17 MR. DUFFY: Yes, yes. So I think that
18 will be one of the next slides, water fountains
19 will be proposed as well. Currently there's no
20 water fountains in the park, two new water
21 fountains would be installed as part of this. And
22 then I think the next slide will show.

23 So this is the installation of a new
24 smart bathroom. It will be proposed on the
25 Palisade Avenue side, so this is Palisade Avenue,

1 and this is 23rd. The proposed location is
2 currently right here, this is eco-friendly smart
3 bathroom. This is a picture of it right here.
4 These are actually self-cleaning bathrooms, that's
5 what makes them smart. So they're single use. We
6 can either -- it's either single or double unit,
7 but both would be single bathrooms. And when you
8 leave, it will automatically sanitize.

9 MAYOR STACK: I saw a demo of it. The
10 whole entire bathroom was washed down and
11 everything, it's incredible and sanitized. It's
12 not that big, too, like it's not that large of a
13 piece in the park?

14 MR. DUFFY: No, it's not a very large
15 area, you know, from here it's maybe 15 feet by 20
16 something, I believe. But it's not a very large
17 area at all.

18 MAYOR STACK: Right now, we have
19 port-a-johns on both sides of the park. It's not
20 the best thing to do, but we do it right now just
21 to have something for people in the area to use
22 because it's a large park. We do that now in most
23 of our parks. As time goes on and we renovate,
24 where we can do it with space, this is something
25 we'll look to do in the parks. This will be part

1 of several phases that the park is done over
2 several years.

3 MR. DUFFY: Yes. As David mentioned,
4 the City's been fortunate enough to receive
5 approximately 2.7 million for the improvements
6 already. What I'm presenting is the total scope,
7 so aspects of this will be completed -- most
8 likely slated for completion this year, we're
9 going through design right now. And then if
10 additional funding is received from the County and
11 Green Acres, we would go and complete a Phase 2
12 for any remaining improvement.

13 MAYOR STACK: What does it cost, Ryan,
14 for the bathroom for the double, is it 300 or
15 400,000?

16 MR. DUFFY: Yeah. For a single, I
17 believe it's in the 300s and a double, I believe
18 it's 400 to 450.

19 MAYOR STACK: That's what I thought.

20 MR. DUFFY: From my memory. These are
21 some of the custom items. This is a proposed
22 fountain, it will be a circulating fountain. So
23 this is a circular bench around the proposed
24 trees. You know, this would also have LED
25 underlighting, you could see under the bench, so

1 that it really pops.

2 Also proposed throughout are going to be
3 rain gardens to improve the stormwater and
4 drainage throughout the site. Essentially what
5 we're going to be doing is extending -- maybe you
6 can go back. So here, currently, throughout the
7 site, there's maybe some smaller square shaped
8 trees throughout, what we're going to be doing is
9 expanding those and creating pathways throughout
10 the park. What that will allow is for us to drain
11 the pathways into those with flush curb and create
12 rain gardens with low lying native grasses that
13 will essentially absorb the stormwater and make
14 sure that the site is improving the whole area's
15 drainage as a whole.

16 MAYOR STACK: And also cameras within
17 the park, right? All the parks we're doing,
18 putting in cameras and connecting them to Union
19 City police.

20 MR. DUFFY: Yes, included in this Phase
21 2 would be the installation of security cameras
22 throughout the park. The conduit would be
23 installed as part of Phase 1 and then once -- if
24 additional funding is received, we would pull the
25 wire and then install the cameras.

1 MAYOR STACK: In every park we do,
2 whether it's this one, do a camera, New York
3 Avenue, camera the streets also outside, Palisade
4 Avenue, 23rd Street, 24th Street, so we not only
5 have the park, but we have the neighbor done. And
6 wherever we do, next park, if it's 11th Street,
7 we'll do West Street from 10th to 11th or even up
8 to 12th and we'll do 11th Street from Bergenline
9 to West and West to Central, this way we're giving
10 the police the most coverage in that area.

11 MR. DUFFY: Absolutely.

12 COMMISSIONER FERNANDEZ: In terms of
13 drainage, Ryan, in the main courtyard, where the
14 retaining and the waterfall is going to be,
15 there's usually a problem with water and in this
16 corner over here. Is that going to be addressed
17 throughout the park, the drainage or just back
18 high?

19 MR. DUFFY: Yes, so --

20 MAYOR STACK: Because on rainy days, if
21 you go in, you'll see what Commissioner Fernandez
22 just pointed out is correct. You'll see an
23 accumulation of water.

24 MR. DUFFY: Yes. So what the issue is
25 currently is because of the age of the pavers and

1 because they were done -- you know, on Bergenline
2 Avenue, we've done a cement bed that helps keep it
3 rigid. This was likely done on a sand bed, which
4 over time, has resulted in some unevenness. And
5 when it becomes uneven, what happens is the water
6 can't travel its dedicated path because it gets
7 stuck at the low points and that will exacerbate
8 the issue over time. As the water sits, it will
9 keep sinking it and you'll deal with that. What
10 we'll be doing is grading it so that the water
11 does not stay localized and we'll be including
12 also a cement bed so that the pavers stay rigid
13 forever. And all the stormwater is properly
14 pushed away and runs off into all the designated
15 areas that are going to have landscaping that's
16 able to utilize the stormwater effectively for
17 their own growth.

18 COMMISSIONER FERNANDEZ: I have a couple
19 questions. Regarding the water component, how
20 deep is that going to be because you have kids
21 that go in there, you have people that sneak in
22 their pets and God forbid a child decides to go
23 swimming there.

24 MR. DUFFY: So the fountain, it's going
25 to be -- it's not going to be very deep, it's

1 going to be maybe a couple inches. Essentially,
2 you know, not deeper than maybe 4, 5 inches, 6
3 inches. Something that somebody can't necessarily
4 swim in. It's kind of like an infinity pool
5 effect, where you're going to be able to see the
6 bottom and that's going to be a nice textured
7 layer as well. It's more about the movement of
8 the water, there's going to be, obviously, a
9 circulating drain at the bottom that's going to
10 pump it back to the top. And then we'll also be
11 designing it with that in mind, to mitigate to
12 make sure that it's not -- it's not accessible if
13 there is concerns about depth the water. But
14 that's not anticipated.

15 COMMISSIONER FERNANDEZ: My other thing,
16 right now, we have scalloped fencing throughout
17 the park to keep people in the path, so they don't
18 play in the grass or climb and trample the trees
19 or plantings. Is there plans for scalloped
20 fences?

21 MR. DUFFY: Yes. So as part of this, as
22 you mentioned, scalloped fencing currently exists
23 along essentially all the perimeters as well as
24 along all the interior. Currently, they're --
25 currently, they serve as smaller rain gardens, but

1 they're mostly tree wells. That scalloped
2 fencing, as some of it has been installed in the
3 last ten years, it's all cast iron. And in order
4 to save costs, we're actually proposing to reuse
5 what we can and it's going to be installed
6 essentially the same way that it is right now,
7 along the perimeters for exactly what you said, to
8 make sure people that aren't walking in and
9 disrupting the landscaping that the City worked so
10 hard to install there for everybody to look at.
11 So that's the plan there as well.

12 COMMISSIONER FERNANDEZ: One final
13 question, I'm sorry. Right in the center, we have
14 a lot of performances in the summer and throughout
15 Christmas, they decorate all the trees and light
16 them up. In terms of electric, access to
17 electric, we usually set up here for the
18 performances, for but now with the beautiful
19 plaza, we're going to set up here. Are there
20 going to be outlets where we can set up the sound
21 equipment instead of running cables?

22 MR. DUFFY: Yes. So included in the
23 scope, we're going to be doing new light poles
24 throughout, but we're also going to be doing
25 further electrical improvements and we're going to

1 be adding in new outlet locations throughout.
2 Some of them potentially in, like, the landscaping
3 wall -- going off memory, there may be one here
4 proposed. And if you've ever seen, there's
5 outlets that can be dug into like behind within
6 the beds on certain like mountable things, so that
7 they'll be accessible here as well.

8 COMMISSIONER FERNANDEZ: That would be
9 perfect.

10 MR. DUFFY: We know that the City's
11 struggles that they've had, especially with the
12 elaborate Christmas lights they have. And our
13 goal is to definitely make that a lot easier going
14 forward, so that's --

15 MAYOR STACK: By every tree, there will
16 be something?

17 MR. BAZELA: Yes.

18 MAYOR STACK: By every tree, that's
19 important, good point.

20 MR. DUFFY: If you want to go for the --

21 COMMISSIONER FERNANDEZ: I'm sorry, to
22 be such a stickler, by the retaining wall where
23 you have the waterfall feature, historically,
24 there's been a problem with water seeping through
25 when there's rain. I'm concerned, again, about

1 the proper drainage right there because
2 throughout, since I've been around here with the
3 Mayor, we see that retaining wall having problems
4 with the water seeping through the stones and
5 creating a river. Right where you have the
6 fountain, that's where the water accumulate.

7 MAYOR STACK: I don't believe -- what
8 Commissioner Fernandez is saying is true. I don't
9 care what contractor tells you, oh, you don't
10 worry, it will drain in, you need drains
11 everywhere, whether it's residential, commercial,
12 parks, you need drains everywhere. Call me
13 old-fashioned, you need drains all over that park.
14 When they say it will seep through, yeah, it will
15 seep through, and then you have pavers that are
16 like this. And the pavers have to be set in
17 cement.

18 MR. DUFFY: Yes.

19 MAYOR STACK: If you're not setting them
20 in cement -- like we do on Bergenline, Paul.

21
22 MR. BAZELA: That's exactly --

23 MAYOR STACK: -- we do it so much.
24 You've got to do it in cement, if not, they sink.
25 The best pavers we had done, I think over the

1 years was done when we did Duarte Park, remember?
2 And Adamo did a great job and it lasted for a long
3 time. But once they start going, they all go.
4 They all go. That's why lot of drainage in the
5 park.

6 MR. BAZELA: So, Mayor, the other thing
7 that's going to happen in that park, I don't know
8 if you notice people scraping weeds out of the
9 pavers, that won't be happening anymore because
10 the concrete and the dust. And then we finish
11 with a polymeric sand on top, which is like a
12 grout. So it not only locks the pavers from
13 moving, it also -- weed growth will be
14 uninhabitable.

15 MAYOR STACK: Like you did on Bergenline
16 Avenue, how nice it came out and how nice it is.
17 And they stay steady, where you don't have people
18 getting their heels caught and lawsuits that come
19 out over the years. You know, it's done that way,
20 but please make sure of that.

21 MR. DUFFY: Yes, absolutely.

22 MAYOR STACK: That way we're not
23 dealing, like Paul said, with the weeds coming
24 out.

25 MR. DUFFY: And as necessary, drains

1 will be added to make sure that the stormwater is
2 addressed and properly sloped away from all the
3 paver areas, especially the expanded plaza area.

4 COMMISSIONER FERNANDEZ: One final
5 question, I promise. The columns around the park
6 that the gates are attached to, are they going to
7 redressed or are you going to take them down?

8 MR. DUFFY: Yes. So if you could go to
9 the last slide.

10 MAYOR STACK: Even if you did
11 something -- I know I mentioned this to you. And
12 maybe we talked about it or maybe I mentioned it
13 to Lucio, we should do something on top of the
14 columns, to put like a light up there or something
15 and redo the column in like, you know, whether we
16 match the outside with whatever we're doing on the
17 inside or we match the bluestone that we've done
18 along Palisade Avenue, something nicer than that
19 horrible material that they put on there.

20 MR. DUFFY: Yes, so included in the
21 estimate as well is for the installation of and
22 the replacement of that perimeter wall. And with
23 that, we would remove the existing perimeter wall
24 and we would install, as you said, new columns
25 potentially with lights on the columns. And then

1 either similar fencing with a kind of a half wall
2 with fence embedded with bluestone.

3 MAYOR STACK: I think the half wall with
4 the fence on top is nice, if the Commissioners
5 agree. A full fence didn't doesn't do that park
6 justice. You need to have some type of a wall. I
7 don't think the concept is bad of the wall that's
8 there. It's just the material of the wall and
9 what they used. I think that concept is a nice
10 concept.

11 MR. DUFFY: Yes, yes. So that's
12 included as well, so the --

13 MAYOR STACK: That park was originally
14 done in the '80s, it was done by Addie Galvin,
15 remember, David?

16 MR. SPATZ: Yes, yes.

17 MAYOR STACK: I'm not as old as David,
18 but I remember.

19 MR. SPATZ: Not quite as old.

20 MAYOR STACK: Getting there.

21 MR. DUFFY: So the total estimated cost
22 with all of the items previously mentioned,
23 including the bathrooms, the site security
24 upgrades, the replacement of the exterior wall was
25 estimated at a total cost of approximately

1 6.8 million. Again, funding has already been
2 received last year for 2.7 million and we're going
3 to be submitting for an additional 750 from the
4 County and then 3.3 million from Green Acres.

5 MAYOR STACK: And we'll work hard to
6 secure that.

7 MR. DUFFY: And that's all I have,
8 unless there's any other comments?

9 MAYOR STACK: Just for the Commissioners
10 and for the public's knowledge, Ryan has done a
11 great job with this park, along with Karl and
12 Paul. I mean Paul is the guy that's here every
13 day in the City, Commissioners. Paul's here
14 during the snow storms for us around the clock,
15 he's been tremendous in helping me and giving me a
16 little less pressure than I already have,
17 seriously. Paul's done a terrific job working for
18 us, not only on the park with Ryan, but on all
19 municipal projects. He's in the City every day,
20 seven days a week. During the snow storms, he was
21 here 24 hours a day. Thank you, Paul, for your
22 work. Thank you, Paul.

23 MR. BAZELA: You're welcome, it's our
24 pleasure.

25 MR. DUFFY: Our pleasure.

1 MAYOR STACK: Maybe, Ryan, if you
2 wanted -- each of the Commissioners have the copy,
3 maybe if you wanted to reach out to them. If
4 Margie or Wendy or Celin or Lucio want to meet
5 with you to add different things in or give their
6 suggestions, please do that. I know Lucio may
7 want to meet with you, please do that sooner
8 rather than later. So whatever they want to
9 incorporate, I'm all for it.

10 MR. DUFFY: Of course. If you don't
11 already have my cell --

12 MAYOR STACK: Just try to get to him
13 within the next couple weeks so he can incorporate
14 whatever you're looking to do.

15 COMMISSIONER MARTINETTI: I just want
16 the Christmas tree.

17 MAYOR STACK: Ryan, maybe you said this
18 and I missed it. Did you talk about how you told
19 me about -- and maybe you did when Commissioner
20 Fernandez asked, I might have missed it. But did
21 you talk about how that little area where you
22 would have the water, that that would be covered
23 in the off season?

24 MR. DUFFY: Yes, so included -- we
25 discussed it previously, but I didn't mention it

1 now. We would get a custom cover for it for the
2 off seasons, so that it could be fully covered.
3 It wouldn't be -- you know, we've seen other parks
4 where there's a fountain and it looks great during
5 the season, but then it's the off season and you
6 just see what's left and it's an empty pool, and
7 it's got twigs and stuff in it. We would have a
8 custom cover that would go on top of it for the
9 full L-shape, so that you wouldn't have to deal
10 with that.

11 MAYOR STACK: No fish in the pond, like
12 Paul wanted. I know he's frustrated fishing, I
13 don't want to catch him fishing there.

14 MR. BAZELA: It's not going to be deep,
15 Mayor, I know you can't swim now.

16 MAYOR STACK: David, thank you for all
17 your work in helping us. David's been around a
18 lot longer than I've been with Donald. And David
19 never ages, that's for sure. He still looks the
20 same.

21 MR. SPATZ: Amazingly.

22 MAYOR STACK: Thank you very much, guys,
23 I appreciate it. Any further comment on the
24 presentation that was given by any members of the
25 public? Anyone here? Seeing none, thank you very

1 much, everyone. Thank you for the presentation,
2 guys.

3

4 **ADJOURNMENT:**

5

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

8 COMMISSIONER VALDIVIA: Motion.

9 COMMISSIONER MARTINETTI: Second.

10 MS. ROSARIO: Motion made by
11 Commissioner Valdivia, second by Commissioner
12 Martinetti.

13 All in favor?

14

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

17

18 (Whereupon the meeting was adjourned at
19 8:08 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
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