

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

SPECIAL MEETING

TRANSCRIPT OF
PROCEEDINGS

ESTHER SALAS ACADEMY SCHOOL
516 36th Street
Union City, New Jersey

Friday, February 20, 2026
Commencing at 2:50 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
BRIAN P. STACK, MAYOR

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

CELIN J. VALDIVIA, COMMISSIONER

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

SCARINCI HOLLENBECK
BY: ANGELO AUTERI, ESQ.
Corporation Counsel

HILDA ROSARIO, City Clerk

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

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1 MR. AUTERI: This is a special public
2 meeting of the Union City Board of Commissioners
3 being held on Friday, February 20, 2026, at
4 2:45 p.m. at the Esther Salas Academy, 516 36th
5 Street, Union City, New Jersey 07087.

6 Please stand for the Pledge of
7 Allegiance.

8
9 (Whereupon, the Pledge of Allegiance was
10 recited.)

11
12 MR. AUTERI: This meeting has been
13 called in accordance with the Open Public Meetings
14 Act. Adequate notice has been provided and has
15 been sent to The Bergen Record and The Star Ledger
16 and posted on the bulletin board in City Hall and
17 made available to the public in the office of the
18 Municipal Clerk.

19
20 **ROLL CALL:**

21
22 MR. AUTERI: Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Here.

24 MR. AUTERI: Commissioner Grullon.

25 COMMISSIONER GRULLON: Here.

1 MR. AUTERI: Commissioner Valdivia is
2 absent, on his way.

3 Commissioner Martinetti.

4 COMMISSIONER MARTINETTI: Here.

5 MR. AUTERI: Mayor Stack.

6 MAYOR STACK: Here.

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

10 **ORDINANCE FOR INTRODUCTION:**

11 **1. AN ORDINANCE REPEALING AND REPLACING**
12 **IN ITS ENTIRETY CHAPTER 40 ENTITLED "AFFORDABLE**
13 **HOUSING" OF THE CITY OF UNION CITY CODE TO ADDRESS**
14 **THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AND**
15 **THE UNIFORM HOUSING AFFORDABILITY CONTROLS**
16 **(UHAC).)**

17
18 MR. AUTERI: We have one item on the
19 agenda tonight. It is an ordinance for
20 introduction. Adoption on first reading
21 authorizes the Municipal Clerk to advertise the
22 ordinance with a notice of the introduction,
23 together with a notice of the time and place when
24 the ordinance will be considered for the final
25 passage. The ordinance will be further considered

1 at a meeting the Board of Commissioners to be held
2 on Tuesday, March 3, 2026, at the Jefferson
3 Elementary School, located at 3400 Palisade Avenue
4 in Union City, New Jersey, at 7:00 p.m.

5 The ordinance being introduced this
6 afternoon is an ordinance repealing and replaces
7 in its entirety Chapter 40, entitled "affordable
8 housing" of the City of Union City Code to address
9 the requirements of the Fair Housing Act and the
10 Uniform Housing Affordability Controls.

11 May I have a motion to introduce?

12 MAYOR STACK: Motion.

13 MR. AUTERI: Motion by Mayor Stack.

14 COMMISSIONER MARTINETTI: Second.

15 MR. AUTERI: Second by Commissioner
16 Martinetti.

17 Commissioner Fernandez.

18 COMMISSIONER FERNANDEZ: Yes.

19 MR. AUTERI: Commissioner Grullon.

20 COMMISSIONER GRULLON: Yes.

21 MR. AUTERI: Commissioner Valdivia is
22 absent.

23 Commissioner Martinetti.

24 COMMISSIONER MARTINETTI: Yes.

25 MR. AUTERI: Mayor Stack.

1 MAYOR STACK: Yes. Just for the
2 public's knowledge and information, this should
3 have been on the last meeting that we had, the
4 regularly scheduled meeting, but there was a
5 little bit of a hiccup there. That's why it
6 wasn't on, that's why we needed to do this. We
7 need to get it in before the deadline. That's why
8 we're meeting on just this item. I appreciate
9 everybody being here and everyone's time.

10 MR. AUTERI: Thank you, Mayor.

11

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

13

14 MAYOR STACK: Anyone wishing to address
15 the Board of Commissioners at this time, please
16 step forward, state your name and address for the
17 record.

18 Seeing none, motion to close.

19 COMMISSIONER MARTINETTI: Second.

20 MR. AUTERI: Motion made by Mayor Stack,
21 second by Commissioner Martinetti.

22 Commissioner Fernandez.

23 COMMISSIONER FERNANDEZ: Yes.

24 MR. AUTERI: Commissioner Grullon.

25 COMMISSIONER GRULLON: Yes.

1 MR. AUTERI: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Yes.

3 MR. AUTERI: Mayor Stack.

4 MAYOR STACK: Yes.

5

6 **ADJOURNMENT:**

7

8 MR. AUTERI: May I have a motion to
9 adjourn?

10 MAYOR STACK: Motion.

11 COMMISSIONER MARTINETTI: Second.

12 MR. AUTERI: Motion made by Mayor Stack,
13 second by Commissioner Martinetti.

14 All in favor?

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

17 MR. AUTERI: Thank you.

18 MAYOR STACK: Thank you, everyone.

19

20 (Whereupon, the meeting was adjourned at
21 2:54 p.m.)

22

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Brian P. Stack

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Lucio P. Fernandez

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Maryury A. Martinetti

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Wendy A. Grullon

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Board of Commissioners

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Attest:

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Angelo Auteri, Esq.,

10

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