

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

COLIN POWELL ELEMENTARY SCHOOL
1500 New York Avenue
Union City, New Jersey

Tuesday, March 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.
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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 MR. SCARINCI: This meeting has been
8 called in accordance with the Open Public Meeting
9 Act. Adequate notice of this meeting was
10 forwarded to The Bergen Record and The Star Ledger
11 and has been posted on the bulletin board in City
12 Hall and has been made available to the public in
13 the office of the Municipal Clerk.
14

15 **ROLL CALL:**
16

17 MR. SCARINCI: Roll call.

18 MS. ROSARIO: Commissioner Fernandez.

19 COMMISSIONER FERNANDEZ: Here.

20 MS. ROSARIO: Commissioner Grullon.

21 COMMISSIONER GRULLON: Here.

22 MS. ROSARIO: Commissioner Valdivia.

23 COMMISSIONER VALDIVIA: Here.

24 MS. ROSARIO: Commissioner Martinetti.

25 COMMISSIONER MARTINETTI: Here.

1 MS. ROSARIO: Mayor Stack.

2 MAYOR STACK: Here.

3

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

6 **APPROVING PREVIOUS MEETING MINUTES - MARCH 3,**
7 **2026.)**

8

9 MR. SCARINCI: Motion to approve the
10 previous minutes for the March 3, 2026 Board of
11 Commissioners meeting.

12 COMMISSIONER FERNANDEZ: Motion.

13 COMMISSIONER MARTINETTI: Second.

14 MS. ROSARIO: Motion made by
15 Commissioner Fernandez, second by Commissioner
16 Martinetti.

17 Commissioner Fernandez.

18 COMMISSIONER FERNANDEZ: Yes.

19 MS. ROSARIO: Commissioner Grullon.

20 COMMISSIONER GRULLON: Yes.

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 Claims

7 (2) Resolution Approving the Payment of
8 Concurring Claims

9 (3) Resolution Approving the Escrow Refunds

10 (4) Resolution Approving the City Payroll

11 02/28/26 - 03/13/26

12 (5) Resolution Approving the Library Payroll

13 02/28/26 - 03/13/26

14 (6) Resolution Authorizing the Refund of Premium
15 Monies Collect At the Tax Sale

16 (7) Resolution Authorizing Refund of Redemption
17 Monies to Outside Lienholders

18 (8) Resolution Authorizing the Placement of a
19 Lien on the Property Known As 412 4th Street,
20 Union City, New Jersey 07087, Block 15, Lot 29, in
21 the City of Union City For Emergency Repair Costs

22 (9) Resolution Approving the Area in Need of
23 Redevelopment of 500 Central Avenue in Union City,
24 Block 22, Lot 1.01

25 (10) Resolution Authorizing Contract For

- 1 Additional Special Hearing Officer Services For
- 2 the City of Union City For 2026
- 3 (11) Resolution Authorizing Contract For
- 4 Electrical Repair Services For 2026
- 5 (12) Resolution Authorizing Contract For
- 6 Financial Consultant Services For the City of
- 7 Union City For 2026
- 8 (13) Resolution Authorizing Contract For Pools &
- 9 Spray Grounds Opening, Maintenance and Closing
- 10 Services For the City of Union City 2026/2027
- 11 (14) Resolution Authorizing Contract For Chlorine
- 12 and Pool Chemicals Program For the City of Union
- 13 City 2026/2027
- 14 (15) Resolution Authorizing Early Voting Sites
- 15 For the City of Union City Municipal Election in
- 16 May of 2026
- 17 (16) Resolution Authorizing Contract For the
- 18 Rental of Temporary Generators For the City of
- 19 Union City 2026 Elections
- 20 (17) Resolution Amending Contract For Rent
- 21 Stabilization Board Counsel For 2025
- 22 (18) Resolution Authorizing Contract For the City
- 23 of Union City 2026 Sinkhole and Sanitary Sewer
- 24 Service Lateral Repairs
- 25 (19) Resolution Authorizing Contract For the 2026

1 Road Resurfacing Program For the City of Union
2 City

3 (20) Resolution Designating 48th Street From
4 Bergenline Avenue to New York Avenue As "Maria
5 Velez Lopez Esq. Way"

6 (21) Resolution Designating Bergenline Avenue
7 From 23rd Street to 24th Street As "La Bella
8 Salumeria Way"

9 (22) Resolution Designating Park Avenue From 42nd
10 Street to 43rd Street As "Arty Valdes Way"

11 (23) Resolution Designating Palisade Avenue From
12 35th Street to 36th Street "Jose Salamanca Way"

13 (24) Resolution Designating 47th Street From
14 Hudson Avenue to Park Avenue As "Cordero Velasquez
15 Tiny Seed Way"

16 (25) Resolution Authorizing Contract Temporary
17 Voting Trailers For the 2026 Elections Pursuant to
18 OMNIA Partners Cooperative Pricing System Contract
19 R21053 With Williams Scotsman, Inc.)
20

21 MR. SCARINCI: Consent agenda consists
22 of items 1 through 25, is there any objections to
23 that? Is there any comment on that, any
24 objections to that?

25 MS. ROSARIO: There's no payments.

1 MR. SCARINCI: There's no payments, no
2 recusals necessary.

3 MAYOR STACK: Anyone wishing to comment
4 on the consent agenda, please step forward, state
5 your name and address for the record. This is on
6 the consent agenda.

7 MR. SCARINCI: Seeing none, motion to
8 close the public?

9 MAYOR STACK: Motion.

10 MS. ROSARIO: Motion made by Mayor
11 Stack.

12 MR. SCARINCI: Seconded?

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 MR. SCARINCI: Motion to approve all

1 items on the consent agenda?

2 COMMISSIONER VALDIVIA: Motion.

3 MS. ROSARIO: Motion by Commissioner
4 Valdivia.

5 MR. SCARINCI: Second?

6 COMMISSIONER MARTINETTI: Second.

7 MS. ROSARIO: Commissioner Martinetti.
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 item:

21 **REGULAR AGENDA:**

22 1. Resolution approving the reserve
23 budget transfer for 2025.)

24

25 MR. SCARINCI: Resolution on the regular

1 agenda. Resolution approving the reserve budget
2 transfer for 2025. Motion to approve item one on
3 the regular agenda?

4 MAYOR STACK: Motion.

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

7 COMMISSIONER VALDIVIA: Second.

8 MS. ROSARIO: Commissioner Valdivia.
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 **REGULAR AGENDA:**

23 2. Resolution authorizing emergency
24 temporary appropriation for 2026.)
25

1 MR. SCARINCI: Resolution authorizing
2 temporary emergency appropriation for 2026.
3 Motion to approve item two on the regular agenda?

4 MAYOR STACK: Motion.

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

7 COMMISSIONER FERNANDEZ: Second.

8 MS. ROSARIO: Commissioner 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 **REGULAR AGENDA:**

23 3. Resolution approving the payment of
24 claims to the Hudson County Improvement Authority
25 - Dart charges.)

1
2 MR. SCARINCI: On item three,
3 Commissioner Martinetti will recuse. Resolution
4 approving the payment of claims to the Hudson
5 County Improvement Authority - Dart charges.

6 COMMISSIONER VALDIVIA: Motion.

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

9 COMMISSIONER GRULLON: Second.

10 MS. ROSARIO: Second, Commissioner
11 Grullon.

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: Mayor Stack.

19 MAYOR STACK: Yes.

20 MR. SCARINCI: Note that Commissioner
21 Martinetti has abstained.

22
23 (Whereupon, the Board discussed and took
24 action on the following item:

25 **REGULAR AGENDA:**

1 4. Resolution approving the payment of
2 claims to the Hudson County Improvement Authority
3 - note sale debt payment.)

4
5 MR. SCARINCI: Item number four,
6 resolution approving the payment of claims to the
7 Hudson County Improvement Authority note sale debt
8 payment. Motion to approve item number four?

9 MAYOR STACK: Motion.

10 MS. ROSARIO: Motion made by Mayor
11 Stack.

12 COMMISSIONER VALDIVIA: Second.

13 MS. ROSARIO: Second by Commissioner
14 Valdivia.

15 Commissioner Fernandez.

16 COMMISSIONER FERNANDEZ: Yes.

17 MS. ROSARIO: Commissioner Grullon.

18 COMMISSIONER GRULLON: Yes.

19 MS. ROSARIO: Commissioner Valdivia.

20 COMMISSIONER VALDIVIA: Yes.

21 MS. ROSARIO: Mayor Stack.

22 MAYOR STACK: Yes.

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

1 **ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION**
2 **1. AN ORDINANCE AMENDING CHAPTER 296,**
3 **ARTICLE V ENTITLED "SHORT-TERM VACATION RENTALS"**
4 **TO REVISE PENALTIES.)**

5
6 MR. SCARINCI: Ordinance for hearing and
7 adoption. An ordinance amending Chapter 296,
8 Article V, entitled "short-term vacation rentals"
9 to revise penalties. Is there any public comment?

10 MAYOR STACK: Anyone wishing to comment
11 on this ordinance entitled "short-term vacation
12 rentals", known as Airbnb? Anyone wishing to
13 comment on this ordinance at this time, please
14 step forward, state your name and address for the
15 record.

16 MR. SCARINCI: Motion to close public
17 comment.

18 MAYOR STACK: Motion.

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

21 COMMISSIONER GRULLON: Second.

22 MS. ROSARIO: Second by Commissioner
23 Grullon.

24 Commissioner Fernandez.

25 COMMISSIONER FERNANDEZ: Yes.

1 MS. ROSARIO: Commissioner Grullon.

2 COMMISSIONER GRULLON: Yes.

3 MS. ROSARIO: Commissioner Valdivia.

4 COMMISSIONER VALDIVIA: Yes.

5 MS. ROSARIO: Commissioner Martinetti.

6 COMMISSIONER MARTINETTI: Yes.

7 MS. ROSARIO: Mayor Stack.

8 MAYOR STACK: Yes.

9 MR. SCARINCI: Motion to adopt the
10 ordinance.

11 COMMISSIONER MARTINETTI: Motion.

12 MAYOR STACK: Motion.

13 MS. ROSARIO: Motion made by
14 Commissioner Martinetti. Second by Mayor Stack.
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

LIQUOR LICENSE HEARINGS:

1. Pramukh Swami Krupa Inc.
T/a Payano Wines & Spirits
1411 Summit Avenue
0910-44-121-011.
2. Bergenline 2117 LLC
T/a Universal Liquors
2117 Bergenline Avenue
0910-32-195-003
3. Jai Amba Inc.
T/a Union City Liquors
4122 Bergenline Avenue
0910-44-142-005
4. Union City Liquors LLC
T/a Buy Rite Liquors
3196 Kennedy Boulevard
0910-32-171-013
(Anthony Sarsano, Esq.)
5. Annual Expansion Permit Application
Griffin Concepts LLC
T/a Fork Hill Kitchen
201 16th Street
0910-33-128-007

1 1. Pramukh Swami Krupa Inc.
2 T/a Payano Wines & Spirits
3 1411 Summit Avenue
4 0910-44-121-011.

5 MR. SCARINCI: Liquor license hearings.

6 MR. GONZALEZ: Thank you. Good evening,
7 Mayor, Commissioners. For the record, Ramon
8 Gonzalez, G-O-N-Z-A-L-E-Z, on behalf of Union City
9 ABC. Present today, I have Lieutenant Zeron and
10 Lieutenant Dunlay, who are also present. We have
11 five matters on the calendar, I'd like to address
12 the first one, which is Payano Wines and Liquors.
13 I'm requesting that be adjourned. They've
14 retained an attorney, Mr. Williams, who asked that
15 I provide him with discovery. I would do that.
16 So I'm asking that that matter be adjourned.

17 MAYOR STACK: Absolutely. Motion to
18 adjourn.

19 MS. ROSARIO: Motion to adjourn, Mayor
20 Stack.

21 COMMISSIONER FERNANDEZ: Second.

22 MS. ROSARIO: Second, Commissioner
23 Fernandez.

24 Commissioner Fernandez.

25 COMMISSIONER FERNANDEZ: Yes.

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.
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1 2. Bergenline 2117 LLC
2 T/a Universal Liquors
3 2117 Bergenline Avenue
4 0910-32-195-003

5 MR. GONZALEZ: Thank you. The next
6 matter is Universal Liquors, they're present.
7 Could you just please state your name for the
8 record?

9 MR. SHEN: Dominick Shen.

10 MR. GONZALEZ: This matter comes before
11 the Board during an investigation that we've been
12 actively seeking, actually doing through the
13 police department, ensuring the quality of life is
14 preserved and that liquor is not being sold after
15 hours. To do that, we inspect to make sure that
16 the cameras are operational. In this particular
17 matter, there was a camera that was not
18 operational, but he did comply, he did have
19 everything operational at the time of the
20 re-inspection.

21 Based on that, with the consent of the
22 police department, I am dismissing this matter and
23 just warning him that although he had 57 days, the
24 camera ordinance does request that it be 60 days.
25 But it would be my recommendation that it be
dismissed.

1 MAYOR STACK: Okay. Upon Mr. Gonzalez's
2 recommendation, I'll make a motion to dismiss.

3 COMMISSIONER FERNANDEZ: Second.

4 MS. ROSARIO: Motion to dismiss by Mayor
5 Stack. Second by Commissioner Fernandez.

6 Commissioner Fernandez.

7 COMMISSIONER FERNANDEZ: Yes.

8 MS. ROSARIO: Commissioner Grullon.

9 COMMISSIONER GRULLON: Yes.

10 MS. ROSARIO: Commissioner Valdivia.

11 COMMISSIONER VALDIVIA: Yes.

12 MS. ROSARIO: Commissioner Martinetti.

13 COMMISSIONER MARTINETTI: Yes.

14 MS. ROSARIO: Mayor Stack.

15 MAYOR STACK: Yes.

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1 3. Jai Amba Inc.
2 T/a Union City Liquors
3 4122 Bergenline Avenue
4 0910-44-142-005

5 MR. GONZALEZ: The next matter we have
6 is Union City Liquors, they're present here, that
7 they're located at 4122 Bergenline Avenue.
8 Likewise, this is an enforcement that we're doing
9 through the police department to ensure that the
10 cameras are operational for the quality of life
11 for our residents in Union City. Based on the
12 inspection that we had, it looks like the cameras
13 were somewhat sporadic, but he has just come today
14 and shown us on his phone, which is linked to his
15 cameras, that it appears that he is in compliance.

16 What I'd like to do is just to adjourn
17 it to have it re-inspected before I make a
18 recommendation on it.

19 MR. SCARINCI: Motion to adjourn?

20 MAYOR STACK: Motion.

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

23 COMMISSIONER FERNANDEZ: Second.

24 MS. ROSARIO: Second by Commissioner
25 Fernandez.

 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 MR. GONZALEZ: Thank you.

1 4. Union City Liquors LLC
2 T/a Buy Rite Liquors
3 3196 Kennedy Boulevard
4 0910-32-171-013
5 (Anthony Sarsano, Esq.)

6 MR. GONZALEZ: The next matter we have
7 is Buy Rite Liquors, located at 3196 Kennedy
8 Boulevard. Likewise that is camera enforcement
9 that we've been doing. They have just retained
10 Mr. Sarsano. I spoke to Mr. Sarsano, he's
11 actually sick, he was in the hospital. But I did
12 send him discovery, I would just request under
13 those circumstances that this matter be adjourned.
14 I'll let the Board know when the next -- when it
15 should be put on next for hearing.

16 MAYOR STACK: Motion to adjourn.

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

19 COMMISSIONER MARTINETTI: Second.

20 MS. ROSARIO: Commissioner Martinetti.
21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Yes.

25 MS. ROSARIO: Commissioner Valdivia.

 COMMISSIONER VALDIVIA: Yes.

 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.
2 MS. ROSARIO: Mayor Stack.
3 MAYOR STACK: Yes.
4 MR. GONZALEZ: Thank you.
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1 5. Annual Expansion Permit Application
2 Griffin Concepts LLC
3 T/a Fork Hill Kitchen
4 201 16th Street
5 0910-33-128-007

6 MR. GONZALEZ: The last matter is Fork
7 Hill Kitchen, located at 201 16th Street. This is
8 an actual renewal, an annual expansion of
9 permitted use application. Since I'm familiar
10 with him, and he was here present, he's a former
11 client, I will recuse myself on this matter. And
12 I believe that the police department has their
13 recommendation that they would like to make to the
14 Board.

15 MAYOR STACK: Sure. Thank you very
16 much, Mr. Gonzalez. Lieutenant? Both
17 lieutenants, you could step forward, maybe if you
18 could go first and then Mr. McBride can go after.

19 Maybe we can have Mr. McBride go first
20 and then the police department.

21 MR. McBRIDE: Edward McBride, 1620
22 Manhattan Avenue, Union City.

23 MAYOR STACK: Thank you very much. Do
24 you want to make a statement, Mr. McBride?

25 MR. McBRIDE: No.

 MAYOR STACK: Okay, okay. Maybe then if

1 we could hear from the police department at this
2 time. Lieutenant Dunlay and Lieutenant Zeron.

3 LIEUTENANT DUNLAY: The concern that the
4 police department has regarding this is that the
5 Covid 19 expansion permit, which was during the
6 pandemic was issued citywide, to everyone who had
7 a liquor license had the ability to utilize the
8 streets. And we did that along Bergenline Avenue,
9 Park Avenue, Broadway, if you guys remember, where
10 they build their little houses because they
11 couldn't go inside or there was limited amount of
12 seating available.

13 Covid has come and gone at this time.
14 And during that time, we removed those -- the
15 permit for people to use the public roadways as we
16 allowed them to. Certain -- through Governor
17 Murphy, he did allow that Covid expansion permit
18 to continue and that was done on people's
19 properties. So, for example, if they had a
20 driveway, if they had some type of space that
21 wasn't part of the public roadways, that was
22 allowed. And we have not contested that with any,
23 I believe we have two establishments that tried --
24 that did the expansion permit and they were
25 automatically granted permission.

1 In this matter, the police department
2 does have a concern being that it is on 16th
3 Street right in front of a loading zone where the
4 expansion permit is being sought and it is on the
5 public roadway. So I don't think it would be fair
6 to allow one establishment to have this permitted,
7 while we denied it to everyone else throughout the
8 City to utilize the public roadway.

9 MAYOR STACK: That's our concern also.
10 Lieutenant, did you have any further you wanted to
11 add? Lieutenant Zeron?

12 LIEUTENANT ZERON: No.

13 MAYOR STACK: That's the concern that we
14 have also. I'm all for supporting business, but
15 this is on a public space. It's hard enough for
16 me to help anyone to expand their business if it's
17 on their own property, IT'S something we would
18 consider. But I can't even give everyone in the
19 community right now, and Lieutenant Dunlay, you
20 know this better than anyone, a loading zone. I
21 can't even give a loading zone because if I did, I
22 would take away hundreds of spaces throughout the
23 City. And to allow a business to expand in on a
24 public street, after all this time, you know, it
25 would be tough for to us do that.

1 If it's on the property, if there was a
2 backyard or something, it's not a guarantee. It
3 would be something we would consider. We also
4 have noise complaints and stuff like that, not at
5 your establishment, but throughout the community.
6 But it's hard to allow it on a public street and
7 it's not being allowed anywhere else in Union
8 City. And again it's not on your property, it's
9 on a public street and it's on the corner. So I
10 would be inclined not to allow that at this time.
11 I support your business. I support businesses
12 thriving, but I can't have it on a public street.

13 It was allowed up until this point
14 during the Covid pandemic and a little bit beyond
15 that, but to go further from here and not to grant
16 that every other business in the City would be
17 wrong.

18 MR. SCARINCI: Motion to deny item five?

19 COMMISSIONER FERNANDEZ: Motion.

20 MS. ROSARIO: Motion made by
21 Commissioner Fernandez.

22 MAYOR STACK: Second.

23 MS. ROSARIO: Second, Mayor Stack.
24 Commissioner Fernandez.

25 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.

* * * *

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

2

3 MR. SCARINCI: Opportunity for citizens
4 to address the Board. Name and addresses need to
5 be provided for the record.

6 MR. PORTES: Thank you for the
7 opportunity, Fernando Portes, the cat guy. I may
8 have seen you before, sorry I have to bug you
9 again. But this is my passion. 25 years Union
10 City resident, during those 25 years working for
11 the cat. I don't have time to explain what I need
12 to explain you in five minutes. What I ask the
13 commissioners, including Mayor Stack, that at the
14 end of five minute, you allow me to give you what
15 I have sent to Mayor Stack on Friday so that at
16 your convenience you can read it, not now of
17 course, but that you can read it. May I have
18 these copies?

19 MAYOR STACK: Sure. You can give it to
20 Lieutenant Dunlay, he'll hand it up.

21 MR. PORTES: I wouldn't like you to read
22 it here because it's heavy stuff. Last time that
23 I had the luxury of speaking to you, Mayor Stack
24 kindly told me send me what you're proposing, I
25 send him six points and sadly he disagree with

1 five of the six points. And I'm here to beg to
2 you look at what I sent to Mayor Stack, read it.
3 I'm sure that all of you think on your own two
4 feet, even though you support Mayor Stack in most
5 things that he does, and I am too, but I do not
6 support him in everything. And those five things
7 that we disagree with, I do not support him.

8 And just I'm going explain to you one
9 thing. I beg that one of you read is an animal
10 lover. And who say something more important than
11 what has been said, being an animal lover you
12 could maybe get on good side of Mayor Stack and
13 maybe persuade him, charm him on the thing that he
14 told me no already.

15 Say something more important than what's
16 being said mostly likely he'll be able to listen
17 to you, he didn't listen to me. Only thing I want
18 to explain, let's say that you are a poor homeless
19 sick cold cat in Union City, in any part of Union
20 City, and you are sick and you're saying meow,
21 meow to everyone, so that's the one question. No
22 one is going to rescue you in Union City, no one.
23 According to Mayor Stack, that is supposed to be
24 done only by volunteers. In my humble opinion, we
25 are not selfish people, we are working class

1 people, but we should be able to find \$30,000 of
2 Union City fund and tell someone in Union City
3 those \$30,000 is our whenever someone find a poor
4 homeless, hungry cat that is sick, we're going to
5 pay for their vet bill. Union City are going to
6 pay for the vet bill. We not selfish, we're not
7 going to allow cat breaking someone's heart
8 because no one is going to rescue it. How much is
9 it going to cost? We are seeking 6,000 residents,
10 out of the budget of 102 million dollars, you
11 know, where the poorest residents of Union City
12 live and ask them are you willing to give 50 cents
13 per year, not per month, are you willing to give
14 50 cent per year so that whenever you see one poor
15 homeless cat, the City can pay the vet bill of
16 that boy or girl.

17 And I beg you that most people are going
18 to say absolutely. I'm going to give you 50 cent
19 year. So while we respectfully ask you, I'm sure
20 you out of your budget of 102 millions, you can
21 come up with 50 cents that you're going to ask
22 65,000 -- 66,000 Union City resident, everybody
23 give 50 cents, that will take care of \$30,000 fund
24 that Union City will manage. You pick the vet,
25 you pick who's going to control, and use those

1 funds, we don't want to do anything, just beg you
2 to do it.

3 There's no time for the other point, but
4 the other point doesn't cost anything. Please
5 call me on something that I forgot is that --
6 Mayor Stack know my number, but please, my email
7 is there. If you like more information, I would
8 like very much the opportunity to speak to any of
9 you and provide you more details. Thank you for
10 your time.

11 MAYOR STACK: Thank you, Mr. Portes.
12 Just for the record, I love animals, I love cats,
13 I love dogs. I have two dogs of my own. And we
14 support a thousand percent helping the animals.
15 The City spends quite a bit of money every year on
16 the TNR program, about 150,000 a year. I've taken
17 money out of my own pocket, not to go out there
18 and pat myself on the back because I look at a cat
19 or a dog as something with a beating heart, just
20 like a human. And I put money out of my pocket,
21 thousands of dollars on my credit card to help a
22 sick cat in my neighborhood. And I would do it
23 again. It's just that we try our best to do as
24 much as we possibly can to help the animals and
25 we'll continue doing so.

1 As opposed to differing an opinion, the
2 one thing where I differed on is you wanted me to
3 allow people to go on private property to feed
4 cats. I can't tell people that they have to like
5 dogs and cats as much as I do or allow them on
6 their property to be fed. Private property is
7 private property. I mean the Lieutenant Dunlay,
8 Lieutenant Zeron could tell you or any police
9 officer, entering on somebody's private property,
10 not only to feed a cat, for any purpose without
11 express permission is problematic. That I
12 couldn't do. But I've offered you, given you keys
13 to public parks in Union City, to go into the
14 parks, feed the animals. I've explained many
15 times that the way you feed cats feral cats, and I
16 know a lot about this because I fed cats, too. I
17 fed it when I lived on 6th and New York Avenue.
18 It's that you have to feed the cat, but put the
19 food down and pick it up in an hour or two.
20 There's people who put trays of food down all over
21 the City and leave them there the entire day. And
22 then you get rats, you get mice, you get raccoons,
23 skunks, everything else, feeding off this stuff.
24 And it's problematic because we live in a dense
25 area, number one, very densely populated. Number

1 two, we have a proper with people keeping garbage
2 in front of their property as it is that brings
3 rats and mic. We try very hard, I bait the catch
4 basins, I bait all the sewers four times a year
5 for rats, where it's buried into the sewer, they
6 call it brick bait, where it's out of the reach of
7 a child or a cat or dog to touch it. But we can't
8 leave food on the streets.

9 I support a thousand percent doing as
10 much as we can for the cats and dogs. Fernando, I
11 always say this: If you hurt a cat or a dog or an
12 animal or bird, you'll hurt a baby. I'm a firm
13 believer in that, I really am. I believe that.
14 If you can see a cat that's injured and leave it
15 laying there, I would never do that, that's not
16 who I am.

17 But I can't require people to allow cats
18 to be fed on their property, number one. Number
19 two, I offered you -- I said you could set up
20 feeding colonies about all the parks, I gave
21 public parking lots outside the schools, as long
22 as it's put down and picked up, whether that be in
23 the early morning, or late in the evening or
24 whenever you can feed them. As long as it's put
25 down and somebody is responsible and goes back and

1 picks it up.

2 Thank God that there's people out there
3 like you, thank God that there's people out there
4 like many others that go around feeding the cats.
5 And I know a woman, I think she passed away, she
6 was from Jersey City. She used to have a van, she
7 used to spend I think like eight or \$900 a week
8 feeding stray cats, I mean that's a beautiful
9 thing that she is out there feeding cats that no
10 one is taking care of. How somebody can take a
11 cat and throw it on the street after owning it, I
12 don't know. I thought about the cats during the
13 freezing cold weather that we just went through
14 this winter, it's terrible. You can't treat
15 anyone like that, not an animal. I even say in my
16 all my posts, not only to not throw rock salt on
17 your sidewalk to damage the sidewalk, but think
18 about the animals, think about the cats, the dogs
19 that walk on the sidewalks and get the salt in
20 their paws.

21 There's certain things we can do and we
22 can't do. I'm more than happy to offer my name to
23 raise money for the cats, to do whatever we can,
24 to raise money for when the cats are sick, I have
25 no problem doing that. But I can't solve the

1 problem of every cat in the City. I'll try my
2 best with the volunteer groups to do as much as we
3 can, but I want to be honest about what we can do
4 and can't do. I don't disagree with you on your
5 goal to help the animals, I think it's a great
6 goal. I think that all the different groups that
7 out there for the feral cats should come together.
8 I've offered to help, I've held meetings with
9 them. I'll do as much I can to help. I think we
10 do more than most towns in the State of New Jersey
11 when it comes to the animals. We try our best to
12 help everyone. It's just that I can't say to
13 people you have to allow somebody on your property
14 to feed them.

15 Again, my offer stands. I know I gave
16 you keys to some of the parks, I'm willing to help
17 you with the other parks, to feed them in the
18 evening hours. You want to set up wherever you
19 want to set up little houses for them. As long as
20 it's out of the way and they're not in harm's way,
21 I'd be willing to work with you.

22 MR. PORTES: Could I reply for
23 15 seconds?

24 MAYOR STACK: Sure.

25 MR. PORTES: Thank you. Sorry to

1 correct you, but we initially made a proposal that
2 including feeding on -- persuading someone who in
3 order to feed on private property. The honorable
4 commissioner who reading our proposal, that was
5 dropped a long time ago. No one -- you objected
6 it, we're not going to be crazy to be proposing
7 things that you already rejected. We drop it. So
8 what we suggest is the group of people that feed
9 the cat on the street, only on the street, not on
10 private property, that there should be some middle
11 ground, so that someone doesn't have to be
12 involving the police so many times. Because
13 either the homeowner or ourselves have to call the
14 police and those conflict happen regularly.

15 So our humble suggestion for an
16 ordinance for the City to issue is to find common
17 ground between the thousands of homeowners and
18 hundreds of cat lovers. I think there's some
19 legal language or there's some language that
20 doesn't ask anyone to go into anyone's property,
21 so that was dropped along.

22 MAYOR STACK: If you're going to put
23 down food, Fernando, not to interrupt you. But if
24 you're going to put down food, somebody has to go
25 back and pick up the plates and pick up the cans.

1 The other thing I can't allow is posting notices
2 on the decorative poles in the City. When you put
3 tape on those poles and you pull it off, it pulls
4 the paint off. I try to maintain a good quality
5 of life in the community. And it looks the way it
6 looks because we keep the streets clean, the parks
7 are kept clean, the streets are kept clean. The
8 commissioners take a lot of pride in that, I can't
9 allow that. I offered you, though, I said you can
10 leave fliers at all the schools, we'll disseminate
11 them to the schools. You can post in all the
12 public buildings, the public libraries. I'm more
13 than happy to help you with that. I even offered
14 if you want to do a flier, you remember I offered
15 you this? I said I'll pay for the printing for a
16 citywide flier, and it's not cheap. I'll pay for
17 it on my own, I'll pay it out of my account --

18 MR. PORTES: I beg the commissioner
19 because we already agree, I don't want to waste
20 your time when we agree -- I beg the
21 commissioner to read the --

22 MAYOR STACK: They will, they will.

23 MR. PORTES: And I'll meet you the next
24 meeting.

25 MAYOR STACK: You got it. Thank you

1 very much, Fernando. Anyone else wishing to comment.
2 at this time? Seeing no other, motion to close.

3 MS. ROSARIO: Motion made by Mayor Stack.

4 COMMISSIONER FERNANDEZ: Second.

5 MS. ROSARIO: Second, Commissioner
6 Fernandez.

7 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 **ADJOURNMENT:**

19

20 COMMISSIONER MARTINETTI: Motion to adjourn.

21 COMMISSIONER VALDIVIA: Second.

22 MS. ROSARIO: All in favor?

23 (All Board Members indicate in the
24 affirmative.)

25 (Whereupon the meeting was adjourned at 7:28 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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