

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

ST. ANTHONY SCHOOL
700 Central Avenue
Union City, New Jersey

Monday, May 4, 2026
Commencing at 7:30 a.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

HILDA ROSARIO, City Clerk

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

I N D E XPAGE

CALL TO ORDER
SALUTE TO FLAG
ROLL CALL

3
3
3

MINUTES

4

CONSENT AGENDA

5

REGULAR AGENDA

8/9

CITIZENS ADDRESS THE BOARD

10

ADJOURNMENT

11

1 (Whereupon, the Pledge of Allegiance was
2 recited.)
3

4 MR. SCARINCI: This meeting called in
5 accordance with Chapter 231, Public Law 1975, the
6 Open Public Meetings Act. Adequate notice of this
7 meeting has been provided, the agenda to the
8 extent known, was forwarded to the Bergen Record,
9 The Star Ledger, has been posted on the bulletin
10 board in City Hall and was made available to the
11 public in the office of the municipal clerk.
12

13 **ROLL CALL:**
14

15 MR. SCARINCI: Roll call. Commissioner
16 Fernandez.

17 COMMISSIONER FERNANDEZ: Here.

18 MR. SCARINCI: Commissioner Grullon.

19 COMMISSIONER GRULLON: Here.

20 MR. SCARINCI: Commissioner Valdivia.

21 COMMISSIONER VALDIVIA: Here.

22 MR. SCARINCI: Commissioner Martinetti.

23 COMMISSIONER MARTINETTI: Here.

24 MR. SCARINCI: Mayor Stack.

25 MAYOR STACK: Here.

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

4 **APPROVING PREVIOUS MEETING MINUTES:** April 21,
5 2026 Board meeting.)
6

7 MR. SCARINCI: Motion to approve the
8 previous meeting minutes for the April 21, 2026,
9 Board of Commissioners meeting. Motion made by?

10 COMMISSIONER MARTINETTI: Motion.

11 MR. SCARINCI: Second?

12 COMMISSIONER VALDIVIA: Second.

13 MR. SCARINCI: Role call.

14 Commissioner Fernandez.

15 COMMISSIONER FERNANDEZ: Yes.

16 MR. SCARINCI: Commissioner Grullon.

17 COMMISSIONER GRULLON: Yes.

18 MR. SCARINCI: Commissioner Valdivia.

19 COMMISSIONER VALDIVIA: Yes.

20 MR. SCARINCI: Commissioner Martinetti.

21 COMMISSIONER MARTINETTI: Yes.

22 MR. SCARINCI: Mayor Stack.

23 MAYOR STACK: Yes.
24

25 (Whereupon, the Board discussed and took

1 action on the following items in total:

2 **CONSENT AGENDA:**

3 (1) Resolution Approving the Payment of Claims

4 (2) Resolution Approving the Payment of
5 Concurring Claims

6 (3) Resolution Approving the City Payroll
7 04/11/2026-04/24/2026

8 (4) Resolution Approving the Library Payroll
9 04/11/2026-04/24/2026

10 (5) Resolution to Cancel Tax Sale Certificate
11 25-00083 Block 120 Lot 14 - 2207 Summit Avenue

12 (6) Resolution Authorizing Tax Refund in Tax
13 Appeal Decisions By the Tax Court of New Jersey

14 (7) Resolution Authorizing Refund of Redemption
15 Monies to Outside Lienholders

16 (8) Resolution Authorizing Contract For 2026
17 Sidewalk Repair Program For the City of Union City

18 (9) Resolution Amending Contract For Labor
19 Counsel Services For the City of Union City For
20 2026

21 (10) Resolution to Obtain a Grant Funding Through
22 the Hudson County Open Space, Recreation and
23 Historic Preservation Trust Fund (County Trust
24 Fund) to Fund the Washington Park Ballfield Turf
25 Improvements

1 (11) Resolution of the City of Union City, County
2 of Hudson, New Jersey Authorizing the
3 De-Designation of 707 Summit Ave. Urban Renewal,
4 LLC, As Redeveloper For Property Located At 707
5 Summit Avenue, Union City, New Jersey

6 (12) Resolution to Authorize Bidding For the
7 Ellsworth Park (Phase 1) Project.)
8

9 MR. SCARINCI: On the consent agenda,
10 there's a recusal from Mayor Stack on Item
11 Number 1. Otherwise, unless there's a question on
12 items 1 through 12, I'd like to entertain a -- is
13 there a question?

14 MAYOR STACK: Anyone wishing to comment
15 on the consent agenda, please step forward.
16 Seeing none.

17 MR. SCARINCI: Seeing none, motion to
18 close public comment.

19 MAYOR STACK: Motion.

20 MR. SCARINCI: Motion made. Seconded?

21 COMMISSIONER VALDIVIA: Second.

22 MR. SCARINCI: Roll call.

23 Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Yes.

25 MR. SCARINCI: Commissioner Grullon.

1 COMMISSIONER GRULLON: Yes.

2 MR. SCARINCI: Commissioner Valdivia.

3 COMMISSIONER VALDIVIA: Yes.

4 MR. SCARINCI: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MR. SCARINCI: Mayor Stack.

7 MAYOR STACK: Yes.

8 MR. SCARINCI: Motion to approve all 12
9 items on the consent agenda, subject to recusal by
10 Mayor Stack on Item 1. Motion?

11 COMMISSIONER VALDIVIA: Motion.

12 COMMISSIONER MARTINETTI: Second.

13 MR. SCARINCI: Roll call.

14 Commissioner Fernandez.

15 COMMISSIONER FERNANDEZ: Yes.

16 MR. SCARINCI: Commissioner Grullon.

17 COMMISSIONER GRULLON: Yes.

18 MR. SCARINCI: Commissioner Valdivia.

19 COMMISSIONER VALDIVIA: Yes.

20 MR. SCARINCI: Commissioner Martinetti.

21 COMMISSIONER MARTINETTI: Yes.

22 MR. SCARINCI: Mayor Stack.

23 MAYOR STACK: Yes.

24

25 (Whereupon, the Board discussed and took

1 action on the following item:

2 **REGULAR AGENDA:**

3 1. Resolution approving the payment of
4 claims to the Hudson County Improvement
5 Authority - (part charges.)

6
7 MR. SCARINCI: First resolution
8 approving the payment of claims to the Hudson
9 County Improvement Authority with Commissioner
10 Martinetti recusing. Motion?

11 MAYOR STACK: Motion.

12 MR. SCARINCI: Second.

13 COMMISSIONER FERNANDEZ: Second.

14 MR. SCARINCI: Roll call.

15 Commissioner Fernandez.

16 COMMISSIONER FERNANDEZ: Yes.

17 MR. SCARINCI: Commissioner Grullon.

18 COMMISSIONER GRULLON: Yes.

19 MR. SCARINCI: Commissioner Valdivia.

20 COMMISSIONER VALDIVIA: Yes.

21 MR. SCARINCI: Abstention from
22 Commissioner Martinetti.

23 Mayor Stack.

24 MAYOR STACK: Yes.

25

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

3 **REGULAR AGENDA:**

4 2. Resolution approving the payment of
5 claims to Grace Theater Workshop, Inc.)
6

7 MR. SCARINCI: Resolution approving the
8 payment of claims to Grace Theatre Workshop and
9 Commissioner Fernandez will be recusing.

10 MAYOR STACK: Motion.

11 MR. SCARINCI: Motion made by Mayor
12 Stack.

13 COMMISSIONER VALDIVIA: Second.

14 MR. SCARINCI: Okay.

15 Roll call.

16 Fernandez is recusing.

17 Commissioner Grullon.

18 COMMISSIONER GRULLON: Yes.

19 MR. SCARINCI: Commissioner Valdivia.

20 COMMISSIONER VALDIVIA: Yes.

21 MR. SCARINCI: Commissioner Martinetti.

22 COMMISSIONER MARTINETTI: Yes.

23 MR. SCARINCI: Mayor Stack.

24 MAYOR STACK: Yes.
25

OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:

MR. SCARINCI: Opportunity for citizens to address the Board.

MAYOR STACK: Anyone wishing to comment at this time, please step forward, state your name and address for the record. We move our meetings around at different times of day and night. We try to do this at different times of the day, not only the evening hours, just to accommodate all residents.

Anyone wishing to comment at this time, please step forward. Seeing none.

MR. SCARINCI: Motion to close public comment portion of the meeting?

COMMISSIONER MARTINETTI: Motion.

COMMISSIONER VALDIVIA: Second.

MR. SCARINCI: Commissioner Fernandez.

COMMISSIONER FERNANDEZ: Yes.

MR. SCARINCI: Commissioner Grullon.

COMMISSIONER GRULLON: Yes.

MR. SCARINCI: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MR. SCARINCI: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

1 MR. SCARINCI: Mayor Stack.

2 MAYOR STACK: Yes.

3

4 **ADJOURNMENT:**

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6 MR. SCARINCI: Adjournment. Motion to
7 adjourn?

8 MAYOR STACK: Motion.

9 COMMISSIONER MARTINETTI: Second.

10 MR. SCARINCI: Roll call.

11 Commissioner Fernandez.

12 COMMISSIONER FERNANDEZ: Yes.

13 MR. SCARINCI: Commissioner Grullon.

14 COMMISSIONER GRULLON: Yes.

15 MR. SCARINCI: Commissioner Valdivia.

16 COMMISSIONER VALDIVIA: Yes.

17 MR. SCARINCI: Commissioner Martinetti.

18 COMMISSIONER MARTINETTI: Yes.

19 MR. SCARINCI: Mayor Stack.

20 MAYOR STACK: Yes.

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22 (Whereupon the meeting was adjourned at
23 7:34 a.m.)

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Brian P. Stack
Lucio P. Fernandez
Maryury A. Martinetti
Celin J. Valdivia
Wendy A. Gullon

Board of Commissioners

Attest:
Donald Scarinci, Esq.,
Corporation Counsel

C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing is a true and accurate transcript of the testimony and proceedings as taken stenographically by me at the time, place, and on the date hereinbefore set forth.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700