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I N D E X

PAGE

CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	3
ORDINANCE(S) FOR INTRODUCTION	4
CONSENT AGENDA	5
REGULAR AGENDA	8
CITIZENS ADDRESS THE BOARD	9
ADJOURNMENT	10

1 MS. ROSARIO: Please rise for the Pledge
2 of Allegiance.

3

4 (Whereupon, the Pledge of Allegiance was
5 recited.)

6

7 MS. ROSARIO: This is a special public
8 meeting of the Union City Board of Commissioners
9 being held on Wednesday, May 27, 2026, at 3:30
10 p.m. at the Esther Salas Academy School, 516 36th
11 Street in Union City.

12 This special 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: Yes.

3 MS. ROSARIO: Commissioner Martinetti.

4 COMMISSIONER MARTINETTI: Yes.

5 MS. ROSARIO: 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. ORDINANCE ACCEPTING THE DEED OF**
12 **DEDICATION FROM HUDSON YARDS WEST, LLC TO THE CITY**
13 **OF UNION CITY.)**

14

15 MS. ROSARIO: There's one ordinance for
16 introduction. Adoption on first reading
17 authorizes the Municipal Clerk to advertise the
18 ordinance with a notice of the introduction,
19 together with a notice of the time and place when
20 the ordinance will be considered for the final
21 passage.

22 The ordinance will be further considered
23 at a meeting of the Board of Commissioners to be
24 held on Tuesday, June 16, 2026, at the Colin
25 Powell Elementary School, 1500 New York Avenue,

1 Union City, New Jersey, at 7:00 p.m.

2 The ordinance accepting the deed of
3 dedication from Hudson Yards West, LLC, to the
4 City of Union City.

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 items in total:

25 **CONSENT AGENDA:**

1 (1) Resolution Awarding Construction For Pool
2 Repairs At Firefighters' Memorial Park in the City
3 of Union City

4 (2) Resolution of the City of Union City, County
5 of Hudson, New Jersey Authorizing the Execution of
6 an Interim Costs Agreement With St. Mark
7 Redevelopment, LLC

8 (3) Resolution Amending the 2025-2026 Schedule
9 of the Board of Commissioners

10 (4) Resolution Authorizing Raffle License to
11 Holy Family Church.)

12

13 MS. ROSARIO: There are four items on
14 the consent agenda. Can you please review all
15 four items. If there's no objections to the four
16 items on the consent agenda, may I have a motion?

17 COMMISSIONER MARTINETTI: Motion.

18 MAYOR STACK: Let's first do this.

19 Anyone wishing to comment on the consent agenda,
20 please step forward, state your name and address
21 for the record. And this again is one of our
22 meetings that we had the introduction on tonight,
23 but that we're moving around the City at various
24 times to see if we can get more members of the
25 public, as residents have requested.

1 Anyone wishing to comment on the consent
2 agenda, please step forward, state your name and
3 address for the record.

4 Seeing none, make a motion to close.

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

7 COMMISSIONER FERNANDEZ: Second.

8 MS. ROSARIO: Motion made by Mayor
9 Stack, second Commissioner Fernandez.

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: Commissioner Martinetti.

17 COMMISSIONER MARTINETTI: Yes.

18 MS. ROSARIO: Mayor Stack.

19 MAYOR STACK: Yes.

20 MS. BLAKE: Motion to approve all items
21 on the consent agenda?

22 MAYOR STACK: Motion.

23 MS. BLAKE: Motion made by Mayor Stack.

24 COMMISSIONER FERNANDEZ: Second.

25 MS. BLAKE: Second Commissioner

1 Fernandez.

2 Commissioner Fernandez.

3 COMMISSIONER FERNANDEZ: Yes.

4 MS. BLAKE: Commissioner Grullon.

5 COMMISSIONER GRULLON: Yes.

6 MS. BLAKE: Commissioner Valdivia.

7 COMMISSIONER VALDIVIA: Yes.

8 MS. BLAKE: Commissioner Martinetti.

9 COMMISSIONER MARTINETTI: Yes.

10 MS. BLAKE: Mayor Stack.

11 MAYOR STACK: Yes.

12

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

15 **REGULAR AGENDA:**

16 1. Resolution approving the
17 introduction of the 2026 CY budget.)

18

19 MS. BLAKE: There's one item on the
20 regular agenda. Resolution approving the
21 introduction of the 2026 calendar year budget.

22 May I have a motion to approve item 1 on
23 the regular agenda?

24 MAYOR STACK: I'll make the motion.

25 MS. BLAKE: Motion made by Mayor Stack.

1 COMMISSIONER VALDIVIA: Second.

2 MS. BLAKE: Seconded by Commissioner
3 Valdivia.

4 MS. ROSARIO: Commissioner Fernandez.

5 COMMISSIONER FERNANDEZ: Yes.

6 MS. ROSARIO: Commissioner Grullon.

7 COMMISSIONER GRULLON: Yes.

8 MS. ROSARIO: Commissioner Valdivia.

9 COMMISSIONER VALDIVIA: Yes.

10 MS. ROSARIO: Commissioner Martinetti.

11 COMMISSIONER MARTINETTI: Yes.

12 MS. ROSARIO: Mayor Stack.

13 MAYOR STACK: Yes.

14

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

16

17 MS. ROSARIO: Mayor, at this time, would
18 you like to take public comment on any portion of
19 this meeting?

20 MAYOR STACK: Yes, thank you, Clerk.

21 Anyone wishing to comment on any matter
22 concerning municipal government in the City of
23 Union City, please step forward, state your name
24 and address for the record. Seeing none, motion
25 to close.

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

3 COMMISSIONER MARTINETTI: Second.

4 MS. ROSARIO: Second, Commissioner
5 Martinetti.

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.

16

17 **ADJOURNMENT:**

18

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

21 COMMISSIONER MARTINETTI: Motion.

22 MS. ROSARIO: Motion made by

23 Commissioner Martinetti.

24 COMMISSIONER FERNANDEZ: Second.

25 MS. ROSARIO: Second by Commissioner

1 Fernandez. All in favor?

2

3 (All Commissioners indicate in the
4 affirmative.)

5

6 (Whereupon the meeting was adjourned at
7 3:34 p.m.)

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

Board of Commissioners

Attest:
Samantha Blake, Esq.,
Corporation Counsel

C E R T I F I C A T E

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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