

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

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

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

Tuesday, July 21, 2026
Commencing at 5:00 p.m.

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

WENDY A. GRULLON, COMMISSIONER
CELIN J. VALDIVIA, COMMISSIONER
BRIAN P. STACK, MAYOR

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

LUCIO P. FERNANDEZ, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER

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

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3
3

CONSENT AGENDA

4

CITIZENS ADDRESS THE BOARD

7

ADJOURNMENT

8

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 Meetings
9 Act. Adequate notice of the meeting was forwarded
10 to The Bergen Record and The Star Ledger, has been
11 posted on the bulletin board in City Hall and made
12 available to the public in the office of the
13 Municipal Clerk.
14

15 **ROLL CALL:**
16

17 MR. SCARINCI: Roll call. Commissioner
18 Fernandez, absent.

19 Commissioner Grullon.

20 COMMISSIONER GRULLON: Here.

21 MR. SCARINCI: Commissioner Valdivia.

22 COMMISSIONER VALDIVIA: Here.

23 MS. ROSARIO: Mayor Stack.

24 MAYOR STACK: Here.
25

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

CONSENT AGENDA:

- (1) Resolution Rescinding Resolution #6/30-20(2026) Awarding Contract to National Highway Products, Inc., For the 2026 Street Sign Replacement Project Pursuant to Morris Court Cooperative Pricing Council Contract No. 28
- (2) Resolution Rescinding Resolution #6/30-19(2026) Authorizing the City of Union City to Join With the Morris County Cooperative Pricing Council For the Period Between June 1, 2026 Through May 31, 2031
- (3) Resolution Authorizing Contract With National Highway Products, Inc., to Purchase Signage and Materials For the City of Union City 2026 Street Sign Replacement Project
- (4) Resolution Authorizing the Placement of a Lien on the Property Known As 324 24th Street, Union City, New Jersey 07087, Block 139, Lot 2, in the City of Union City For Emergency Repair Costs
- (5) Resolution Designating a Conditional Redeveloper For the Teamsters Redevelopment Area 707 Summit Avenue and 810-812 Kennedy Boulevard Block 32.01 Lots 4 and 9 and Block 43, Lots 6

1 and 7

2 (6) Resolution Authorizing Contract With A&J
3 Contractors Group, Inc., For Emergency Floor
4 Repairs At Bruce Walter Recreation Center

5 (7) Resolution Approving Federal Grant-Funded
6 Equipment Property Management System Policy

7 (8) Resolution Authorizing Contracts With
8 Certain Approved State Contract Vendors For
9 Contracting Units Pursuant to N.J.S.A. 40A:11-12a

10 (9) Resolution of the Board of Commissioners of
11 the City of Union City Approving the 2026-2027
12 Renewal of Liquor License No. 0910-33-051-006
13 Issued to Salvadorian Bar & Restaurant Inc. (T/a
14 El Centro Americano Bar & Restaurant).)

15
16 MR. SCARINCI: The consent agenda
17 consist of nine items. There are no recusals on
18 the consent agenda. Opportunity for citizens to
19 address the Board?

20 MAYOR STACK: Just before we do,
21 Commissioner Fernandez is on vacation with his
22 family and Commissioner Martinetti had a
23 scheduling conflict, that's why she's not here.

24 Anyone wishing to comment on the consent
25 agenda, please step forward, state your name and

1 address for the record.

2 MR. SCARINCI: Seeing none, motion to
3 close?

4 COMMISSIONER GRULLON: Motion.

5 MAYOR STACK: Second.

6 MR. SCARINCI: All those in favor?

7

8 (All Board Members indicate in the
9 affirmative.)

10

11 MR. SCARINCI: Okay. Motion to approve.

12 MAYOR STACK: Motion to approve all
13 items on the consent agenda.

14 COMMISSIONER VALDIVIA: Second.

15 MR. SCARINCI: Motion by Mayor Stack.
16 Second by Commissioner Valdivia.

17 Commissioner Grullon.

18 COMMISSIONER GRULLON: Yes.

19 MR. SCARINCI: Commissioner Valdivia.

20 COMMISSIONER VALDIVIA: Yes.

21 MR. SCARINCI: Mayor Stack.

22 MAYOR STACK: Yes.

23

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

25

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

3 MAYOR STACK: Anyone wishing to comment
4 at this time on any matter concerning municipal
5 government in the City of Union City, please step
6 forward, state your name and address for the
7 record.

8 Seeing none, I make a motion to close.

9 MR. SCARINCI: Motion made by Mayor
10 Stack.

11 COMMISSIONER VALDIVIA: Second.

12 MR. SCARINCI: Second by Commissioner
13 Valdivia. All those in favor?

14
15 (All Board Members indicate in the
16 affirmative.)

17
18 MAYOR STACK: Thank you very much to
19 Hilda and to Donald and to the Commissioners for
20 attending this very important meeting, some items
21 on this agenda, especially moving along the
22 affordable housing at the Teamster building.
23 Thank you very much, everyone. Have a good
24 evening.

25

ADJOURNMENT :

MR. SCARINCI: Motion to adjourn.

MAYOR STACK: Motion.

MR. SCARINCI: Motion by Mayor Stack.

COMMISSIONER VALDIVIA: Second.

MR. SCARINCI: All those in favor?

(All Board Members indicate in the
affirmative.)

(Whereupon the meeting was adjourned at
5:04 p.m.)

1

_____ Brian P. Stack

2

_____ Celin J. Valdivia

3

_____ Wendy A. Gullon

4

Board of Commissioners

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Attest:

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Donald Scarinci, Esq.,

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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