



CITY OF UNION CITY
County of Hudson, State of New Jersey

Board of Commissioners Meeting Agenda

REGULAR PUBLIC MEETING of the Union City Board of Commissioners being held on **Friday, June 27, 2025 at 8:00 AM** at the **Union City Municipal Court, 3715 Palisade Avenue. Union City, NJ 07087**

PLEDGE OF ALLEGIANCE

OPENING STATEMENT

This meeting has been called in accordance with Chapter 231, Public Law of 1975, the “Open Public Meetings Act.” Adequate notice of this Meeting has been provided as follows: Notice of this meeting setting forth the time, date, location, and the agenda, to the extent known, was forwarded to THE BERGEN RECORD, and THE STAR LEDGER, has been posted on the bulletin board in City Hall and has been made available to the public in the Office of the Municipal Clerk.

ROLL CALL: COMMISSIONERS FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK

APPROVAL OF PREVIOUS MEETING MINUTES

Motion to approve previous meeting minutes for the May 16, 2025, June 12, 2025 and June 17, 2025 Board of Commissioners’ Meeting

Motion made by _____ seconded by _____.

ROLL CALL: FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK

Vote on the motion: AYES: _____ NAYS: _____ ABSENT: _____

CONSENT AGENDA

1. Resolution Approving the Payment of Concurring Claims
2. Resolution Approving the Escrow Refunds
3. Resolution Requesting Permission for the Dedication by Rider for Donation to Feral Cat Program (N.J.S.A. 40A:5-29)
4. Resolution Requesting Permission for the Dedication by Rider for Disposal of Forfeitted Property- Special Federal Law Enforcement Trust (N.J.S.A. 2C:64-1 et seq.)
5. Resolution Requesting Permission for the Dedication by Rider for Donation to Police Department (N.J.S.A.40a:5-29)
6. Resolution Authorizing Raffle License to Holy Cross Armenian Church
7. Resolution Authorizing the Temporary Appointment of Substitute Municipal Court Judge for the City of Union City
8. Resolution Authorizing Approval to Submit and Execute the 2026 Municipal Aid Grant Application for the 23rd Street & 24th Street Improvements Project
9. Resolution to Appoint Hilda I. Rosario as Municipal Clerk for the City of Union City (2025-2028)
10. Resolution Endorsing the Housing Element and Fair Share Plan Addressing the Fourth Round Affordable Housing Obligations for the City of Union City
11. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-32-171-013 Issued to Union City Liquors LLC (t/a Buyrite of Union City)
12. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-32-194-006 Issued to Topps Tavern LLC (t/a Topps Tavern)
13. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-011-009 Issued to El Salvadoreno Restaurant 2, Inc.

14. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-034-005 Issued to Noches Union City LLC (t/a Noches de Colombia)
15. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-040-009 Issued to Bambinas Bar & Restaurant (t/a Bambinas Bar & Restaurant)
16. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-119-008 Issued to Chandni and Madhu LLC (t/a The Cuban)
17. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-128-007 Issued to Griffin Concepts LLC (t/a Fork Hill Kitchen)
18. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-137-005 Issued to JRV Restaurant Inc. (t/a EL Papaturro)
19. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-144-010 Issued to Juanita's II LLC (t/a Juanita's Restaurant II)
20. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-148-007 Issued to 92 Bowers Street Enterprises, Inc. (pocket license)
21. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-149-006 Issued to A&C 2004 Corp. (t/a Rojo Mexican Restaurant & Bar)
22. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-167-007 Issued to El Artesano Restaurant Corp.
23. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0.0910-33-182-005 Issued to Lar Corp. (t/a La Roca Bar)
24. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-188-005 Issued to Manhattan Bar & Grill Inc. (t/a Manhattan Bar & Grill Restaurant)
25. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-190-008 Issued to Mayen Corp. (t/a El Trebol Restaurant)
26. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-227-006 Issued to Graciela's Cactus LLC (t/a Graciela's Cactus Restaurant)
27. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-43-002-005 Issued to Paulino Jose A. (t/a Summit Grocery)
28. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-43-005-003 Issued to R&J Supermarket Corp. (t/a La Roca Supermarket)
29. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-43-042-005 Issued to La Sorpresa Corp. (t/a La Sorpresa Supermarket)
30. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-44-070-005 Issued to Jay Mataji, Inc. (t/a Power Liquors)
31. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-44-170-007 Issued to P & V Inc. (t/a Kraemer's Liquors)
32. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-32-082-012 Issued to OM Sai Ram Liquors Store Inc. (t/a Fiji Wine & Liquors)
33. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-32-178-007 Issued to Niel Akshar Inc. (t/a Reuben Liquors)
34. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-001-012 Issued to Four Amigos Restaurant, LLC (t/a Carro Café NJ)
35. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-003-007 Issued to Azucar Club Inc. (t/a Azucar Club)
36. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-031-013 Issued to El Tequilazo Bar Corp. (t/a El Tequilazo Bar)

37. Resolution of the Board of Commissioners of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-051-006 Issued to Salvadorian Bar & Restaurant Inc. (t/a El Centro Americano Bar & Restaurant)
38. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-068-005 Issued to the Cousins Restaurant Inc. (t/a La Gran Via)
39. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-072-007 Issued to Lee Entertainment, LLC (t/a Bandolera)
40. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-103-002 Issued to Il Paridiso Corp. (t/a Il Paridiso Restaurant Bar)
41. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-110-010 Issued to Jor Per Corp. (t/a Cucalambe Club)
42. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-115-010 Issued to LBC1 LLC (t/a Las Brisas Café)
43. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-117-005 Issued to La Herradura Inc. (t/a La Herradura)
44. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-136-020 Issued to Los Delfines LLC (t/a El Sombrero)
45. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-164-005 Issued to Luna Inc. (t/a Las Estrellas de Mexico)
46. Resolution of the Board of Commissioners of the City Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-174-008 Issued to Pupusa N0.2 Restaurant (t/a La Pupusa Loca 2 Restaurant)
47. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-185-003 Issued to Strike It Rich LLC (t/a Bowl- Rite Lanes)
48. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-33-208-011 Issued to El Cobre Lounge, LLC
49. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-43-023-013 Issued to Jose Miguel Sanchez (t/a International Mini Market)
50. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-43-053-010 Issued to Quick Deli & Grocery Limited Liability Company (inactive license)
51. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-43-131-003 Issued to La Placita Supermarket Inc. (t/a La Placita Supermarket)
52. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-44-026-014 Issued to Pramukh Varni LLC
53. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-44-037-007 Issued to Jay Chehar Maa, LLC (t/a Crown Liquors)
54. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-44-045-008 Issued to Jai Rancchod, LLC (t/a Good Time Liquors)
55. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-44-121-011 Issued to Pramukh Swami Krupa, Inc. (t/a Payano Wines & Spirits)
56. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-44-124-006 Issued to Downtown Liquors Store Inc, (t/a Downtown Liquor Store)
57. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License N0. 0910-44-169-008 Issued to Fuerte Liquors Inc. (t/a Fuerte Liquors)
58. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 renewal of Liquor License No.0910-33-029-010 issued to Crave 43, LLC
59. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 renewal of Liquor License No.0910-33-049-002 issued to Dirve Corporation (t/a The Hub Again Bar)

60. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 renewal of Liquor License No.0910-33-177-006 issued to Margyru, LLC (pocket License)
61. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 renewal of Liquor License No.0910-43-079-009 issued to Los Precios Corp. (t/a Los Precios)
62. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 renewal of Liquor License No.0910-43-203-005 issued to Shriji 11, LLC (t/a La Esperanza Grocery Store)
63. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 renewal of Liquor License No.0910-44-032-006 issued to Pranam USA LLC (t/a Central Wine & Liquors)
64. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 renewal of Liquor License No.0910-44-033-005 issued to M & M Liquor Store Inc. (t/a Kikos Liquors)
65. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 renewal of Liquor License No.0910-44-057-003 issued to Henry & Larry Inc. (t/a Twin City Liquors)
66. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 renewal of Liquor License No.0910-44-142-005 issued to Jai Amba Inc. (t/a Union City Liquor Store)
67. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License no. 0910-32-066-004 Issued to Sai Prasad Inc. t/a Bergenline Liquors
68. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-007-011 Issued to Chrisam Corporation (pocket license)
69. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-075-010 Issued to El Chapin Corp. (t/a El Cuscatleco Bar & Restaurant)
70. Resolution of the Board of Commissioners of the City of Union City Approving 2025-2026 Renewal of Liquor License No. 0910-33-104-004 Issued to Manchego Tapas Bar & Restaurant -UC LLC (t/a Maracaibo Venezuelan Flair)
71. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-106-006 Issued to Breezi's Bar & Chill, LLC
72. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-166-006 Issued to 2216 Bergenline Avenue LLC (t/a Centro Bar)
73. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-44-132-009 Issued to Ganesh Swami Inc. (t/a Union Liquors)
74. Resolution of the Board of Commissioners of the City of Union City Approving the 2020-2021 Renewal of Liquor License No. 0910-33-163-009 Issued to Pollos Don Mario Corporation (inactive license)
75. Resolution of the Board of Commissioners of the City of Union City Approving the 2021-2022 Renewal of Liquor License No. 0910-33-163-009 Issued to Pollos Don Mario Corporation (inactive license)
76. Resolution of the Board of Commissioners of the City of Union City Approving the 2022-2023 Renewal of Liquor License No. 0910-33-163-009 Issued to Pollos Don Mario Corporation (inactive license)
77. Resolution of the Board of Commissioners of the City of Union City Approving the 2023-2024 Renewal of Liquor License No. 0910-33-163-009 Issued to Pollos Don Mario Corporation (inactive license)
78. Resolution of the Board of Commissioners of the City of Union City Approving the 2024-2025 Renewal of Liquor License No. 0910-33-163-009 Issued to Pollos Don Mario Corporation (inactive license)
79. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-163-009 Issued to Pollos Don Mario Corporation (inactive license)
80. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-32-069-003 Issued to M&M Liquor Store Inc. (t/a Fragroso Liquors)
81. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-052-007 Issued to Agave Restaurant LLC (t/a Agave Restaurant LLC)

Motion to Close Public Comment:
Motion made by _____ seconded by _____.
ROLL CALL: FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK

Vote on the motion: AYES: _____ NAYS: _____ ABSENT: _____

Motion to Approve All Items on the Consent Agenda:
Motion made by _____ seconded by _____.
ROLL CALL: FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK

Vote on the motion: AYES: _____ NAYS: _____ ABSENT: _____

REGULAR AGENDA

1. Public Hearing on the 2025 Municipal Budget

Motion to Approve Item 1 on the Regular Agenda:
Motion made by _____ seconded by _____.
ROLL CALL: FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK

Vote on the motion: AYES: _____ NAYS: _____ ABSENT: _____

OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD
Names and addresses need to be provided for the record.

Motion to Close the Public Comment Portion of the Meeting:
Motion made by _____ seconded by _____.
ROLL CALL: FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK

Vote on the motion: AYES: _____ NAYS: _____ ABSENT: _____

ADJOURNMENT

Motion must be duly made and seconded
Motion made by _____ seconded by _____.
ROLL CALL: FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK

Vote on the motion: AYES: _____ NAYS: _____ ABSENT: _____