



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 Tuesday, July 8, 2025 at 7:00 PM at the Jefferson Elementary School, 3400 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

APPROVING THE PREVIOUS MEETING MINUTES

Motion to approve previous meeting minutes for the June 27, 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 Claims
2. Resolution Approving the Payment of Concurring Claims
3. Resolution Approving the Escrow Refunds
4. Resolution Approving the City Payroll 05/24/2025-06/06/2025
5. Resolution Approving the Library Payroll 05/24/2025-06/06/2025
6. Resolution Approving the City Payroll 06/07/2025 -06/20/2025
7. Resolution Approving the Library Payroll 06/07/2025-06/20/2025
8. Resolution Approving the City Payroll 06/21/2025-07/03/2025
9. Resolution Approving the Library Payroll 06/21/2025-07/03/2025
10. Resolution Canceling Taxes and Overbills on Property Deemed Exempt
11. Resolution Canceling Overbills on Property Deemed Exempt
12. Resolution Authorizing the Refund of Duplicate Payment
13. Resolution Adjustment of Taxes
14. Resolution Canceling Overbill for 100% Disabled Veteran
15. Resolution Canceling Overbills on 3rd Quarter Taxes
16. Resolution Canceling Overbills on City-Owned Property
17. Resolution Canceling Taxes on Property Deemed Exempt for 100% Disabled Veteran
18. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
19. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
20. Resolution Authorizing Settlement for the City of Union City Closed Session –Pending Litigation for Block 284, Lot 20 (AKA) 4900 Bergenline Avenue

21. Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Agreements with the New Jersey Department of Transportation for the 30th Street and 31st Street Improvements Project
22. Resolution of the City of Union City, County of Hudson, New Jersey Accepting the Recommendation of the City of Union City Planning Board to Determine Block 185, Lot 1.01 and Block 187, Lot 2 as a Non-Condemnation Area in Need of Redevelopment
23. Resolution Authorizing Contract for Printing Services for the City of Union City for 2025
24. Resolution Approving Governing Body Extract of Minutes
25. Resolution Approving 2025-2026 Board of Commissioners Meeting Schedule
26. Resolution to Authorize 5 Year Lease Purchase Agreement with Leasing 2, Inc. to Finance the Purchase of Two Model 2024-4 Man Cab Refuse Trucks
27. Resolution to Authorize 5 Year Lease Purchase Agreement with Leasing 2, Inc. to Authorize the Purchase of Two Model 2024-4 Man Cab Refuse Trucks
28. Resolution Authorizing the City of Union City Annual Audit Report for the Year Ending December 31, 2024
29. Resolution Approving the Affidavit and Certification Audit
30. Resolution the Renewal of the Shared Services Agreement with Hudson County for the Maintenance of City Owned Traffic Signals (July 1, 2025-June 30, 2027)
31. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-32-195-003 Issued to Bergenline 2117 LLC (t/a Universal Liquors)
32. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-021-008 issued to California Café Corp (pocket license)
33. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-030-015 Issued to Maria Mentiras Bar & Grill, LLC (t/a Maria Mentiras Bar & Grill)
34. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-038-006 Issued to Roberto Bonilla (pocket License)
35. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-050-006 Issued to Israel Rodriguez
36. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-055-006 Issued to Juana & Gloria Restaurant LLC (t/a Juana & Gloria Restaurant)
37. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-060-003 Issued to Diaz Wendy C. (t/a Tropical Restaurant & Bar)
38. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-063-008 Issued to El Conuco Restaurant, Inc. (t/a El Conuco Restaurant)
39. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-134-006 Issued to RG Enterprise Entertainment, Inc. (t/a Therapy Lounge)
40. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-198-003 Issued to Casa Blanca Event Hall Inc.
41. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-44-019-004 Issued to Suhani SC LLC (t/a Wine Warehouse)
42. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-44-027-005 Issued to Sapan Spirit LLC (t/a International Liquors & Beverage Wholesalers)

****Opportunity for Citizens to Address the Board on Consent Agenda Items****

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. Resolution Approving Payment to Hudson County Improvement Authority –Note Sale Debt Payment

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: _____

2. Resolution Approving Payment to Hudson County Improvement Authority –Dart Charges

Motion to Approve Item 2 on the Regular Agenda:

Motion made by _____ seconded by _____.

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

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

3. Resolution Approving Payment to Grace Theater Workshop, Inc.

Motion to Approve Item 3 on the Regular Agenda:

Motion made by _____ seconded by _____.

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

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

4. Resolution Approving Payment of Claims to the Union City Board of Education

Motion to Approve Item 4 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: _____