



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 22, 2025 at 7:00 PM** at the **Jose Mart Stem Academy, 1800 Summit 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 July 8, 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: _____

ORDINANCE(S) FOR INTRODUCTION

Adoption on first reading authorizes the Municipal Clerk to advertise the Ordinance(s) with a notice of the introduction, together with a notice of the time and place when the Ordinance(s) will be considered for the final passage. The Ordinance(s) will be further considered at a meeting of the Board of Commissioners to be held on Wednesday, August 6, 2025 at Robert Waters School, 2800 Summit Avenue, Union City, New Jersey at 7:00 p.m.

1. AN ORDINANCE AMENDING CHAPTER 244 OF THE CODE OF THE CITY OF UNION CITY TO REVISE THE REGISTRATION REQUIREMENTS FOR VACANT LOTS

Motion to Introduce:

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 07/05/2025-07/18/2025
5. Resolution Approving the Library Payroll 07/05/2025-07/18/2025
6. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
7. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
8. Resolution Authorizing Veolia Water New Jersey Inc. to Install One (1) Fire Hydrant at 516 36th Street, Union City, NJ 07087
9. Resolution Authorizing Assessor and Special Counsel to Correct Errors in Tax Assessments, Sign Stipulations to Correct Said Errors, Settle Certain Appeals, and File Municipal Tax Appeals on Behalf of the City of Union City for the Period January 1, 2025 Through and Including December 31, 2025
10. Resolution Approving the Accepting the 2024 Corrective Action Plan
11. Resolution Authorizing the City of Union City to Place a Lien on the Property Located at 316 10th Street
12. Resolution Authorizing Raffle License to Holy Family Church
13. Resolution Authorizing Contract for Tenant Advocacy Attorney Services for 2025
14. Resolution Amending Contract for Tenant Advocacy Attorney Services for 2025
15. Resolution to Authorize Bidding for the 2025 Sidewalk Opening Permit Restoration Program for the City of Union City
16. Resolution to Authorize Bidding for HVAC Repairs Services for the City of Union City for 2026
17. Resolution to Authorize Bidding for Plumbing Services for the City of Union City for 2026
18. Resolution to Authorize Bidding for Boiler Repair Services for the City of Union City for 2026
19. Resolution to Authorize Bidding for the 30th Street to 39th Street (Bergenline Avenue to John F. Kennedy Boulevard) Improvements Project, Phase II
20. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-080-009 Issued to Mi Otra Casita Bar & Liquor Inc. (t/a Mi Otra Casita Bar & Restaurant) (inactive license)
21. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-111-008 Issued to El Idolo, LLC (t/a Coromoto)
22. Resolution of the Board of Commissioners of the City of Union City Approving the 2022-2023 Renewal of Liquor License No. 0910-33-129-012 Issued to Las Canas Café Inc. (pocket license)
23. Resolution of the Board of Commissioners of the City of Union City Approving the 2023-2024 Renewal of Liquor License No. 0910-33-129-012 Issued to Las Canas Café Inc. (pocket license)
24. Resolution of the Board of Commissioners of the City of Union City Approving the 2024-2025 Renewal of Liquor License No. 0910-33-129-012 Issued to Las Canas Café Inc. (pocket license)
25. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-129-012 Issued to Las Canas Café Inc. (pocket license)
26. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-210-006 Issued to El Paso Restaurant Corp.
27. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-114-006 Issued to Don Luis Restaurant Corp. (t/a La Churreria)

****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 Grace Theater Workshop, Inc.

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: _____

LIQUOR LICENCE HEARING

1. Maria Mentiras Bar & Grill LLC
t/a Maria Mentiras Bar & Grill
328 32nd Street
0910-33-030-015
(attorney David L. Epstein, Esq.)

Motion to be Approve or Deny Item 1:

Motion made by _____ seconded by _____

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

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

2. El Idolo LLC
t/a Coromoto
4215 Park Avenue
0910-33-111-008

Motion to be Approve or Deny Item 2:

Motion made by _____ seconded by _____

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

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

3. JRV Restaurant Inc.
t/a El Papaturre
1018mit Avenue
0910-33-137-005

Motion to be Approve or Deny Item 3:

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 _____