



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, August 26, 2025 at 7:00 PM at the Hudson County Community College, 4800 John F. Kennedy Blvd., 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 PREVIOUS MEETING MINUTES

Motion to approve previous meeting minutes for the August 6, 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 Tuesday, September 9, 2025 at the Roosevelt School, 4507 Hudson 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 08/02/2025-08/15/2025
5. Resolution Approving the Library Payroll 08/02/2025-08/15/2025
6. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
7. Resolution Authorizing Tax Refund in Tax Appeal Decisions by the Tax Court of New Jersey
8. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
9. Resolution Authorizing Tax Sale Fees
10. Resolution Authorizing the Refund of Payment
11. Resolution Authorizing the Tax Collector to Hold an Accelerated Tax Sale
12. Resolution Authorizing the Refund of Duplicate Payment
13. Resolution Authorizing the Payment of Late Fees Associated with 2025 Third Quarter Property Taxes Post-Marked by the Due Date but Improperly Returned to Sender as Undeliverable by the Postmaster
14. Resolution Authorizing a Contract with RealAuction.Com, LLC for Electronic Tax Lien Certificate Sale Services
15. Resolution Authorizing the Placement of a Lien on the Property known as 309 4th Street, Union City, New Jersey 07087, Block 13, Lot 9, in the City of Union City for Tenant Relocation Costs
16. Resolution Authorizing the Placement of a Lien on the Property known as 649 38th Street, Union City, New Jersey 07087, Block 260, Lot 30.01 in the City of Union City for Emergency Police Detail Costs
17. Resolution Approving the Notice of Proposed FY 2025 Action Plan, Public Comment Period & Public Meeting Announcement
18. Resolution Approving the FY 2025 Budget for the Community Development Block Grant Program
19. Resolution Authorizing the City of Union City to Apply for and Obtain a Grant from the New Jersey Department of Community Affairs for Approximately \$3,000,000 to Reimburse Costs incurred by Union City (Health Insurance Claims Costs, Municipal Electricity for Street Lights, Signage and Municipal Facilities)
20. Resolution Authorizing the City of Union City to Apply for and Obtain a Grant from the New Jersey Department of Community Affairs for Approximately \$5,000,000 to Support the City's Homeless Prevention Programs
21. Resolution of the City of Union City Declaring Support for the New Jersey Climate Superfund Act
22. Resolution Authorizing Contract with Windsor Mechanical, LLC for Boiler Repairs at Union City Hall
23. Resolution Authorizing Contract with Windsor Mechanical, LLC for Plumbing Repairs at Union City Hall
24. Resolution Authorizing Contract with Envirocon LLC for HVAC Repairs at Union City Hall
25. Resolution Authorizing Contract for 2025 Sidewalk Opening Permit Restoration Program (Phase 1) for the City of Union City
26. Resolution Amending Contract for Substitute Municipal Public Defender Services with Yacker Glatt, LLC for 2025
27. Resolution Authorizing Contract for Parking Lot Improvements Project at 2700 Bergenline Avenue
28. Resolution Authorizing Contract with all NJ Power-Washing & Shrink Wrapping for Annual Shrink-Wrapping Services at Juan Pablo Duarte Park for 2025-2026
29. Resolution Authorizing Contract for Speed Hump Installation Services at 5th Street, 10th Street & 18th Street in the City of Union City
30. Resolution Authorizing Receipt of Bids for Snow Removal and Post-Storm Services for the 2025-2026 Winter Season
31. Resolution of the Board of Commissioners of the City of Union City Approving the Application for Extension of License to Executor for Las Canas Café Inc. (pocket license) Liquor License No. 0910-33-129-012

32. Resolution of the Board of Commissioners of the City of Union City Approving the Application for Extension of License to Executor for Don Luis Restaurant Corp. (t/a La Churreria) Liquor License No. 0910-33-114-006

****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 of HCIA Claims- Dart Charges

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 Union City Day Care Program

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: _____

LIQUOR LICENCE HEARING

1. El Paso Restaurante Corp.
t/a Taqueria El Paso
3715-17 Bergenline Avenue
0910-33-210-006

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. Hamilton Fork & Knife LLC
t/a Arre Sinaloa
4605 Park Avenue
0910-33-176-010

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. Shriji II, LLC
t/a La Esperanza Grocery
800 New York Avenue
0910-43-203-005

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 _____

4. Manhattan Bar & Grill Restaurant LLC
t/a Manhattan Bar & Grill Restaurant
1711 Manhattan Avenue
0910-33-188-005

Motion to be Approve or Deny Item 4:
Motion made by_____seconded by _____
ROLL CALL: FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK

Vote on the motion: AYES: _____NAYS _____ABSENT _____

5. Bambinas Bar & Restaurant LLC
t/a Milagros Bar & Restaurant
2906 Bergenline Avenue
0910-33-040-009

Motion to be Approve or Deny Item 5:
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 _____