



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, September 9, 2025 at 7:00 PM at the Roosevelt School, 4507 Hudson 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

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 23, 2025 at the Washington School, 3905 New York Avenue, Union City, New Jersey at 7:00 p.m.

1. AN ORDINANCE AMENDING CHAPTER 70 OF THE CODE OF THE CITY OF UNION CITY ENTITLED “ANIMALS” TO PROHIBIT THE SALE OF DOGS AND CATS BY RETAIL PET STORES

Motion to Introduce:

Motion made by _____ seconded by _____.

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

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

2. AN ORDINANCE AMENDING CHAPTER 366 OF THE CODE OF THE CITY OF UNION CITY TO PROHIBIT OBSTRUCTIONS IN THE PUBLIC RIGHT OF WAY

Motion to Introduce:

Motion made by _____ seconded by _____.

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

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

**3. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF HUDSON,
STATE OF NEW JERSEY ADOPTING THE REDEVLOPEMNT PLAN FOR
1300 MANHATTEN AVENUE, BLOCK 181, LOT 1.01 AND BLOCK 187, LOT
2**

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 08/16/2025-08/29/2025
5. Resolution Approving the Library Payroll 08/16/2025-08/29/2025
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 the Execution of the Memorandum of Understanding with the New Jersey Division of Local Government Services for Transitional Aid Funding for the 2025 Calendar Year
9. Resolution Amending Contract for Labor Counsel Services for the City of Union City for 2025
10. Resolution to Revise Resolution #8/6-13 Amending Contract for Substitute Municipal Court Prosecutor Services with Norman W. Albert, Esq for 2025
11. Resolution to Revise Resolution #8/6-14 Amending Contract for Chief Municipal Court Prosecutor Services with Legg Law Firm, LLC for 2025
12. Resolution Amending Contract for Public Defender Services with Dario, Albert, Metz, Canda, Concannon, & Ortiz, LLC for 2025
13. Resolution Authorizing Contract with Dario, Albert, Metz, Canda, Concannon & Ortiz, LLC for Special Counsel Services for 2025
14. Resolution Amending Resolution #8/26-19 Authorizing the City of Union City to Apply for and Obtain a Grant from New Jersey Department of Community Affairs
15. Resolution Amending Resolution R#12/17-51 Authorizing Contract for Zoning Board Adjustment Counsel Services for the City of Union City for 2025
16. Resolution to Authorize one (1) Year Extension to Contract with Affordable Cartage, LLC for Municipal Solid Waste and Recyclable Collection Services 2025-2026
17. Resolution Authorizing Contract with William J. Guarini, Inc. for City Hall Boiler Improvements Project
18. Resolution of the City of Union City, County of Hudson, State of New Jersey Authorizing the Execution of a Redevelopment Agreement for Property Located at 707 Summit Avenue
19. Resolution Rejecting Bids for 2025 Sidewalk Repair Program (Phase II) and Authorizing the Advertisement for the Receipt of Bids (2nd Occasion)
20. Resolution Authorizing the Receipt of Bids for the NJDOT LAIF 2025 45th Street, 44th Street and 39th Street Improvements Project
21. Resolution Authorizing Submission of Grant Application for the 2026 NJDOT Local Transportation Projects Fund for the Union City Construction Management Project
22. Resolution Authorizing Submission of Grant Application for the NJDEP 2025 Natural Climate Solutions Gran Program for 2026 Tree Planting Improvements Project
23. Resolution to Accept the City of Union City Urban Enterprise Zone Five-Year Strategic Zone Development Plan and Zone Boundaries Modifications
24. Resolution Appointing Karen Lazo to the Union City Rent Stabilization Board 2024-2029
25. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-176-011 Issued to Hamilton Fork & Knife LLC (t/a Arre Sinaloa)
26. Resolution of the Board of Commissioners of the City of Union City Approving the 2025-2026 Renewal of Liquor License No. 0910-33-047-005 Issued to Ceviche Time, LLC (t/a Ceviche Time by Marcelo)

****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 Amending Municipal Budget CY2025

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 of Claims to the Union City Board of Education

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: _____

ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION

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 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 Adopt:

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 Idolo LLC
t/a Coromoto
4215 Park Avenue
0910-33-111-008
Robert Mayerovic, 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. Azucar Club, Inc.
t/a Azucar Club
421 43rd Street
0910-33-003-007
(Mario Blanch, Esq.)

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

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

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

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 _____

6. 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 6:
Motion made by_____seconded by_____
ROLL CALL: FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK

Vote on the motion: AYES: _____NAYS _____ABSENT _____

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

Motion to be Approve or Deny Item 7:
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 _____