



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 23, 2025 at 7:00 PM at the Washington School, 3905 New York 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 PREVIOUS MEETING MINUTES

Motion to approve previous meeting minutes for the August 26, 2025 and September 9, 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, October 7, 2025 at the Early Childhood Center, 2200 Kennedy Blvd., Union City, New Jersey at 7:00 p.m.

- 1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF HUDSON, STATE OF NEW JERSEY ADOPTING THE REDEVLOPEMNT PLAN FOR 1300 MANHATTEN AVENUE, BLOCK 185, 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 08/30/2025-09/12/2025
5. Resolution Approving the Library Payroll 08/30/2025-09/12/2025
6. Resolution Cancelling Taxes on City-Managed Property
7. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
8. Resolution Authorizing Refund of Premium Monies Collected at the Tax Sale
9. Resolution Cancelling Unclaimed Tax Credits
10. Resolution to Correct Tax Assessment to Block 260, Lot 30.01 Qualifier CO312
11. Resolution to Correct Tax Assessment to Block 260, Lot 30.01 Qualifier CO405
12. Resolution to Correct Tax Assessment to Block 260, Lot 30.01 Qualifier CO206
13. Resolution Supporting the 707 Summit Avenue Urban Renewal LLC Grant Application to the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Fund Program
14. 2025-2026 Amended Schedule of the Board of Commissioners Meetings
15. Resolution Authorizing Renewal of the Prohibition on Condominium or Cooperative Conversions in the City of Union City for 2025-2026
16. Resolution Authorizing Submission of Grant Application for the NJDOT 2026 Local Aid Infrastructure Fund for the 34th Street and 35th Street Improvements Project
17. Resolution Authorizing Contracts for Snow Removal & Post Storm Services for the 2025-2026 Winter Season
18. Resolution Authorizing Receipt of Bids for Additional Snow Removal and Post-Storm Services for the 2025-2026 Winter Season
19. Resolution Authorizing Contract for William V. Musto Cultural Center - Front Step Repair Project
20. Resolution Amending Contract for Alcoholic Beverage Control Prosecutor Services for the City of Union City for 2025
21. Resolution Authorizing a Shared Services Agreement Between the City of Union City and the Union City Board of Education for Special Law Enforcement III (Retired) Police Officers (Term: September 1, 2025-June 30, 2026)
22. Resolution Authorizing A Shared Services Agreement Between the City of Union City and the Union City Board of Education for School Resource Officers September 1, 2025 to June 30, 2026
23. Resolution Designating 13th Street from Bergenline Avenue to New York Avenue “Bonito – Zuccaro Way”
24. Resolution Designating 6th Street Between Central Avenue and Paterson Plank Road as “Mario Alberto Builes Way”
25. Resolution Designating New York Avenue from 9th Street to 10th Street as “Mayor Robert C. Botti Way”
26. Resolution Appointing Jose Pedraza as Member of the Union City Rent Stabilization Board for 2025-2030

****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 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: _____

3. Public Hearing on 2025 Budget Amendment

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 the Adoption of the 2025 Budget

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: _____

5. Resolution Approving the Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission’s Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decision Under Title VII of the Civil Rights Act of 1964”

Motion to Approve Item 5 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 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 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: _____

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 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. Azucar Club, Inc.
t/a Azucar Club
421 43rd Street
0910-33-003-007
(Mario Blanch, 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. Bambinas Bar & Restaurant LLC
t/a Milagros Bar & Restaurant
2906 Bergenline Avenue
0910-33-040-009

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 _____

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 _____