



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, October 7, 2025 at 7:00 PM at the Early Childhood Center, 2200 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

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 21, 2025 at the Esther Salas Academy School, 516 36th Street, 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 CANCELLING CERTAIN APPROPRIATION BALANCES HERETOFORE PROVIDED FOR IN ORDANANCE 2017-18**

Motion to Introduce:

Motion made by _____ seconded by _____.

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

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

- 2. ORDINANCE AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY LOCATED WITHIN THE TEAMSTERS REDEVELOPMENT DISTRICT DESIGNATED AS BLOCK 32.01, LOTS 4 AND 9 AND BLOCK 43, LOTS 6 AND 7 ON THE OFFICIAL TAX MAP OF THE CITY OF UNION CITY (THE “PROPERTY”) TO 707 SUMMIT AVENUE URBAN RENEWAL, LLC**

Motion to Introduce:

Motion made by _____ seconded by _____.

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

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

3. ORDINANCE AMENDING CHAPETER 366 OF THE CITY’S MUNICIPAL CODE TO ESTABLISH AND CLARIFY ADDITIONAL REQUIREMENTS FOR REPIARS AND DAMAGE TO ROADS, STREETS, AND SIDEWALKS LESS THATN 10 YEARS OLD LOCATED WITHIN THE MUNICIPALITY

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 09/13/2025-09/26/2025
5. Resolution Approving the Library Payroll 09/13/2025-09/26/2025
6. Resolution Cancelling Overbill for 100% Disabled Veteran
7. Resolution Cancelling Overbills on 4th Quarter Taxes
8. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
9. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
10. Resolution Authorizing the Refund of Tax Appeals Issued by the Hudson County Board of Taxation
11. Resolution Cancelling Taxes on Property Erroneously Assessed
12. Resolution Adjustment of Taxes
13. Resolution Cancelling Taxes on City-Managed Property
14. Resolution Cancelling Taxes on Property Deemed Exempt for 100% Disabled Veteran
15. Resolution Cancelling Overbills on Property Deemed Exempt -513 Monastery Place
16. Resolution Cancelling Overbills on City Owned Property
17. Resolution Canceling Overbill on Property Deemed Exempt – 130 32nd Street
18. Resolution Authorizing Award of Contract for the NJDOT FY2025 LAIF-45th Street, and 39th Street Improvements Project
19. Resolution Authorizing Payment for Emergency Sinkhole Repairs on New York Avenue (Between 41st Street and 42nd Street) in the City of Union City
20. Resolution Authorizing Contract for 2025 Sidewalk Repair Program (Phase II) for the City of Union City
21. Resolution Designating Bergenline Ave from 16th Street to 17th Street as “Luis A. Toledo Sr. Way
22. Resolution Approving Ch. 159 for Hudson County Open Space-Ellsworth Park Improvements Other Expenses
23. Resolution Approving Ch. 159 for Hudson County Open Space-Peru Improvements Other Expenses
24. Resolution Authorizing the City of Union City to Apply for and Obtain a Grant from the New Jersey Department of Community Affairs
25. Resolution Authorizing the City of Union City to Place a Lien on the Property Located at 4409 Palisade Avenue, Block: 257 Lot:31

****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: _____

ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION

**1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF HUDSON,
STATE OF NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR
1300 MANHATTAN AVENUE, BLOCK 185, LOT 1.01 AND BLOCK 187, LOT 2**

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. Sai Prasad Inc.
t/a Bergenline Avenue
3819 Bergenline Avenue
0910-32-066-004

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. M & M Liquor Store Inc.
t/a Fragroso Wine & Liquors
2613 Bergenline Avenue
0910-32-069-003

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. La Herradira Inc.
t/a La Herradura Bar
414 24th Street
0910-33-117-005

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 _____