



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 21, 2025 at 7:00 PM** at the **Esther Salas Academy School, 516-36th Street, 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 Thursday, November 6, 2025 at the St. Anthony School, 700 Central Avenue, Union City, New Jersey at 7:00 p.m.

1. AN ORDINANCE AMENDING CHAPTER 4, ARTICLE XIII, SECTION 65, TO UPDATE THE TABLE OF ORGANIZATION FOR THE UNION CITY POLICE DEPARTMENT

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 09/27/2025-10/10/2025
5. Resolution Approving the Library Payroll 09/27/2025-10/10/2025
6. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
7. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
8. Resolution Authorizing Contracts for Additional Snow Removal & Post Storm Services for the 2025-2026 Winter Season
9. Resolution Authorizing Contract for Rent Control Attorney Services for 2025
10. Resolution Authorizing Payment for Emergency Sinkhole Repairs on 49th Street in the City of Union City
11. Resolution Rescinding Resolution #10/7-21
12. Resolution Designating Bergenline Avenue from 17th Street to 18th Street as “Luis A. Toledo Sr. Way”
13. Resolution Approving Right-of-Way Use to Pilot Fiber

- 14. Resolution of the City of Union City, County of Hudson, New Jersey Authorizing the Execution of an Interim Costs Agreement with Malas Builders Corporation
- 15. Resolution Authorizing Extension to License Agreement for the Real Property Located at Tax Block 19, Lots 1-3, 21-22 and Block 20, Lots 1-8, 10-14, and 20-21 for the Temporary Operation of the Union City Department of Public Works
- 16. Resolution Authorizing Settlement Between the City of Union City and Just Block 112, LLC and Hoboken Western Edge, LLC
- 17. Resolution Authorizing Settlement Between the City of Union City and the American Legion Hoboken Post 107, Hoboken World War Veterans Holding Corp. D/B/A Veterans Center of Hoboken

****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: _____

ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION

- 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 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 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 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: _____

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

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

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. 2216 Bergenline Avenue LLC
t/a Centro Bar
2216 Bergenline Avenue
0910-33-166-007

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. El Chapin Corp.
t/a El Cuscatleco Bar & Restaurant
2118 Bergenline Avenue
0910-33-075-010

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. Salvadorian Bar & Restaurant Inc.
t/a El Centro Americano Bar & Restaurant
4212 New York Avenue
0910-33-051-006

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 _____