



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, January 20, 2026 at 7:00 PM at the St Anthony School, 700 Central 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 January 6, 2026 Board of Commissioners’ Meeting

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 City Payroll 12/20/2025-01/02/2026
4. Resolution Approving the Library Payroll 12/20/2025-01/02/2026
5. Resolution Cancelling Taxes on City-Owned Property
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 the Refund of Payment
9. Resolution Awarding Contracts for Architectural Services for the City of Union City for 2026
10. Resolution Awarding Contract for Architectural Services-CDA for the City of Union City for 2026
11. Resolution Authorizing Contract for Auditing Services for 2026
12. Resolution Authorizing Contracts for Bond-Special Counsel Services for 2026
13. Resolution Authorizing Contracts for Tenant Advocacy Attorney Services for 2026
14. Resolution Authorizing Contract for Alcoholic Beverage Control Prosecutor Services for the City of Union City for 2026
15. Resolution Authorizing Contract for Chief Municipal Court Prosecutor Services to the Legg Law Firm LLC for 2026

16. Resolution Authorizing Contract for Labor Counsel Services for the City of Union City for 2026
17. Resolution Authorizing Contract for Corporation Counsel Services for the City of Union City for 2026
18. Resolution Authorizing Contract for Planning Board Counsel Services for the City of Union City for 2026
19. Resolution Authorizing Contract for General Engineering Services for the City of Union City for 2026
20. Resolution Authorizing Contract for General Counsel for the City of Union City Community Development Agency for 2026
21. Resolution Authorizing Contract for Rent Stabilization Board Counsel for 2026
22. Resolution Awarding Contract for Interpreter Services for 2026
23. Resolution Awarding Contract for Library Board Counsel for the City of Union City for 2026
24. Resolution Authorizing Contracts for Special Tax Appeal Counsel Services for the City of Union City for 2026
25. Resolution Authorizing Contract for Green Acres Open Space Grant Consultation Services 2026
26. Resolution Authorizing Contract for Special Hearing Officer Services for the City of Union City for 2026
27. Resolution Authorizing Contract for Zoning Board of Adjustment Counsel Services for the City of Union City for 2026
28. Resolution Authorizing Contracts for Substitute Municipal Court Prosecutor Services for 2026
29. Resolution Reappointing Member to the Union City Library Board Trustees for 2026-2028
30. Resolution Authorizing Submission of Grant Application for the NJDOT 2026 Local Freight Infrastructure Fund Program for the 30th Street and 31st Street Improvements Project
31. Resolutions Awarding Contract for Special Projects Planner Services for the City of Union City for 2026
32. Resolution Authorizing the Award of Contract for Public Defender Services for 2026
33. Resolution Authorizing Contract for Special Counsel Services for 2026
34. Resolution Reappointing Member to Union City Redevelopment Agency (2026-2031)
35. Resolution Acknowledging the Public Notice Publication Reform Pursuant to Senate Bill No:4654
36. Resolution Authorizing the Execution of a Shared Services Agreement Between the City of Union City and the North Hudson Sewerage Authority for the Maintenance of Catch Basins Along the Stairway Located Between Palisade Avenue and Manhattan Avenue
37. Resolution Enabling Electronic Procurement Agent and Contracting for Energy Supply
38. Resolution Authorizing a Green Acres Grant from the NJDEP
39. Resolution of the Board of Commissioners of the City of Union City, in the County of Hudson, New Jersey Authorizing the Issuance and Sale of Tax Anticipation Notes of the City of Union City in the Principal Amount of Up to \$27,000,000; Making Certain Covenants to Effect and Maintain the Exemption of Interest on Said Notes from Federal Income Taxation; and such Determinations as May be Necessary or Appropriate to Effectuate the Issuance and Sale of the Notes
40. Resolution of the Board of Commissioners of the City of Union City, County of Hudson, New Jersey, Authorizing the Issuance and Sale of up to \$4,952,000 of General Obligation Bonds, Series 2026, of the City of Union City, County of Hudson, New Jersey; Authorizing Such Further Actions and Making Such Determinations as May be Necessary or Appropriate to Effectuate the Issuance and Sale of the Bonds
41. Resolution Authorizing Contract to Marotta & Garvey LLP for Special Tax Appeal Counsel Services for the City of Union City for 2026
42. Resolution Awarding Contract for Real Estate & Tax Appraisal Services to Hallmark Real Estate Services, Inc. for 2026
43. Resolution Authorizing the Purchase of Elevator Installation, Maintenance, Repair, Testing and Inspection Services Pursuant to New Jersey State contract #20-GNSV2-01119

****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 STAYING ENFORCEMENT OF PROHIBITION ON THE SALE OF DOGS AND CATS BY RETAIL PET STORES UNTIL MAY 1, 2026

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 OF THE CITY OF UNION CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, GUARANTYING A PORTION OF BONDS AND/OR NOTES OF THE HUDSON COUNTY IMPROVEMENT AUTHORITY AND AUTHORIZING A GUARANTY AGREEMENT IN CONNECTION WITH THE FINANCING BY THE AUTHORITY OF COSTS RELATING TO CERTAIN FIRE AND RESCUE SERVICES PROVIDED BY THE NORTH HUDSON REGIONAL FIRE AND RESCUE

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. 2216 Bergenline Avenue, LLC
t/a Centro Bar
2216 Bergenline Avenue
0910-33-166-007
(Scott D. Finckenauer, 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. El Chapin Corp.
t/a El Cuscatleco Bar & Restaurant
2118 Bergenline Avenue
0910-33-075-010
(Christopher Campos, 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. Pramukh Varni LLC
t/a Los Laureles Liquors
4625 Broadway
0910-44-026-014

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 _____

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 _____