



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, March 3, 2026 at 7:00 PM** at the **Jefferson Elementary School, 3400 Palisade 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 February 3, 2026, February 17, 2026 and February 20, 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: _____

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, March 17, 2026 at the Colin Powell Elementary School, 1500 New York Avenue, Union City, New Jersey at 7:00 p.m.

- 1. AN ORDINANCE AUTHORIZING THE ACQUISITION OF PROPERTY LOCATED AT 1501 NEW YORK AVENUE, LOT 1, IN BLOCK 76, CITY OF UNION CITY, NJ 07087, FOR PUBLIC PURPOSES**

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 16 ENTITLED “VEHICLES AND TRAFFIC” TO AUTHORIZE THE TOWING OF COMMERCIAL VEHICLES PARKED ON THE STREET IN VIOLATION OF CHAPTER 16-3.11 OF THE UNION CITY MUNICIPAL CODE

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 AMENDING CHAPTER 296, ARTICLE V ENTITLED ‘SHORT-TERM VACATION RENTALS’ TO REVISE PENALTIES

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 01/31/2026-02/13/2026
5. Resolution Approving the Library Payroll 01/31/2026-02/13/2026
6. Resolution Approving the City Payroll 02/14/2026 -02/27/2026
7. Resolution Approving the Library Payroll 02/14/2026-02/27/2026
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 to Cancel Tax Sale Certificate 25-00109 Block 182 Lot 6- 402 Mountain Road
11. Resolution to Authorize Bidding for the City of Union City 2026 Tree Planting Program
12. Resolution to Authorize Bidding for the NJDOT FY2026-23rd Street and 24th Street Improvements Project
13. Resolution to Authorize Bidding for the NJDOT LAIF Park Avenue and Pleasant Avenue Improvements Project
14. Resolution to Reappoint Vivian O’Dell as Regular Member of the Zoning Board of Adjustment for the City of Union City for 2026-2030
15. Resolution of the Board of Commissioners of the City of Union City County of Hudson State of New Jersey Adopting the “Affirmative Marketing Plan” for the City of Union City
16. Resolution Authorizing Contract for Electrical Services for Voting Trailers at Various Locations Throughout the City of Union City for 2026
17. Resolution Authorizing Contract with AlphaDog Solutions, LLC for Legal Notices Services for the City of Union City for 2026
18. Resolutions Authorizing Shared Services Agreement Between the City of Union City and the North Hudson Sewerage Authority for the Maintenance of Catch Basins Along the Stairway Between Palisade Avenue and Manhattan Avenue
19. Resolution Authorizing Contract for the NJDOT LTPF FY2025 Hudson Avenue Improvements Project (Section III)
20. Resolution Authorizing Contract for the City of Union City 2026 Pothole Repair Program
21. Resolution Appointing Yamirys Holguin to the Union City Rent Stabilization Board FOR 2026
22. Resolution Authorizing Contract for Health Insurance Broker Services
23. Resolution Authorizing Contract for Portable Restroom Rentals and Sanitation Services Throughout the City of Union City for the 2026 Elections
24. Resolution Authorizing Payment to Kathleen Garretson for DPW Consultant and Emergency Winter Storm Response Services
25. Resolution Authorizing the Use of Competitive Contracting for DPW Consultant Services for 2026
26. Resolution Approving Amended Affordable Housing Trust Fund Spending Plan for 2026

27. Resolution of the Board of Commissioners of the City of Union City, County of Hudson State of New Jersey Appointing Treicy Galvan as Municipal Housing Liaison for the City of Union City
28. Resolution of the Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey Appointing Peter Van Den Kooy as Administrative Agent for the City of Union City

****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. A MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

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 359 AND CHAPTER 234 OF THE UNION CITY MUNICIPAL CODE TO REQUIRE COMMERCIAL ESTABLISHMENTS TO OBTAIN PRIVATE VENDOR FOR THE COLLECTION OF GARBAGE AND RECYCLABLE MATERIALS

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. AN ORDINANCE AMENDING CHAPTER 386 OF THE CODE OF THE CITY OF UNION CITY ENTITLED “TAXICABS” TO REVISE THE LIMOUSINE LICENSE APPLICATION REQUIREMENTS

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: _____

4. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF \$1,260,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT FUND FOR THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS

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: _____

5. AN ORDINANCE REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 40 ENTITLED “AFFORDABLE HOUSING” OF THE CITY OF UNION CITY CODE TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC)

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. Azucar Club, Inc.
t/a Azucar Club
421 43rd Street
0910-33-003-007

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. Graciela’s Cactus LLC
t/a Graciela’s Cactus Restaurant
426 32nd Street
0910-33-227-006

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. Annual Expansion Permit Application
Griffin Concepts LLC
t/a Fork Hill Kitchen
201 16th Street
0910-33-128-007

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 _____

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 _____