



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 17, 2026 at 7:00 PM** at the **Colin Powell Elementary School, 1500 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 March 3, 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 Escrow Refunds
4. Resolution Approving the City Payroll 02/28/2026-03/13/2026
5. Resolution Approving the Library Payroll 02/28/2026-03/13/2026
6. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
7. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
8. Resolution Authorizing the Placement of a Lien on the Property Known as 412 4th Street, Union City, New Jersey 07087, Block 15, Lot 29, in the City of Union City for Emergency Repair Costs
9. Resolution Approving the Area in Need of Redevelopment of 500 Central Avenue in Union City, Block 22 Lot1.01
10. Resolution Authorizing Contract for Additional Special Hearing Officer Services for the City of Union City for 2026
11. Resolution Authorizing Contract for Electrical Repair Services for 2026
12. Resolution Authorizing Contract for Financial Consultant Services for the City of Union City for 2026
13. Resolution Authorizing Contract for Pools & Spray Grounds Opening, Maintenance & Closing Services for the City of Union City 2026/2027

- 14. Resolution Authorizing Contract for Chlorine and Pool Chemicals Program for the City of Union City 2026/2027
- 15. Resolution Authorizing Early Voting Sites for the City of Union City Municipal Election in May of 2026
- 16. Resolution Authorizing Contract for the Rental of Temporary Generators for the City of Union City 2026 Elections
- 17. Resolution Amending Contract for Rent Stabilization Board Counsel for 2025
- 18. Resolution Authorizing Contract for the City of Union City 2026 Sinkhole and Sanitary Sewer Service Lateral Repairs
- 19. Resolution Authorizing Contract for the 2026 Road Resurfacing Program for the City of Union City
- 20. Resolution Designating 48th Street from Bergenline Avenue to New York Avenue as “Maria Velez Lopez Esq. Way”
- 21. Resolution Designating Bergenline Avenue from 23rd Street to 24th Street as “La Bella Salumeria Way”
- 22. Resolution Designating Park Avenue from 42nd Street to 43rd Street as “Arty Valdes Way”
- 23. Resolution Designating Palisade Avenue from 35th Street to 36th Street as “Jose Salamanca Way”
- 24. Resolution Designating 47th Street from Hudson Avenue to Park Avenue as “Cordero Velasquez Tiny Seed Way”
- 25. Resolution Authorizing Contract Temporary Voting Trailers for the 2026 Elections Pursuant to OMNIA Partners Cooperative Pricing System Contract R21053 with Williams Scotsman, Inc.

****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 the Reserve Budget Transfer for 2025

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 Authorizing Emergency Temporary Appropriation for 2026

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. Resolution Approving the Payment of Claims to the Hudson County Improvement Authority-Dart Charges

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 Payment of Claims to the Hudson County Improvement Authority-Note Sale Debt Payment

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: _____

ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION

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

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. Pramukh Swami Krupa Inc.
t/a Payano Wines & Spirits
1411 Summit Avenue
0910-44-121-011

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. Bergenline 2117 LLC
t/a Universal Liquors
2117 Bergenline Avenue
0910-32-195-003

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. Jai Amba Inc.
t/a Union City Liquors
4122 Bergenline Avenue
0910-44-142-005

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 _____

4. Union City Liquors LLC
t/a Buy Rite Liquors
3196 Kennedy Boulevard
0910-32-171-013
(Anthony Sarsano, Esq.)

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. 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 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 _____