



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, April 7, 2026 at 7:00 PM** at the **Robert Waters School, 2800 Summit 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 17, 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, April 21, 2026 at the Union Hill Middle School, 3808 Hudson Avenue, Union City, New Jersey at 7:00 p.m.

- 1. REFUNDING BOND ORDINANCE PROVIDING FUNDS TO PAY AN EMERGENCY APPROPRIATION; AUTHORIZING THE ISSUANCE OF UP TO \$6,000,000 OF REFUNDING BONDS AND/OR NOTES OF THE CITY OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY, TO FINANCE THE COSTS THEREOF; MAKING CERTAIN DETERMINATIONS AND COVENANTS IN CONNECTION THEREWITH; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

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 AMEDNING CHAPTER 329, ARTICLE IV, “REGISTRATION OF TENANTS” TO ESTABLISH ADDITONAL REQUIREMENTS FOR MULTIUNIT RESIDENTIAL RENTAL PROPERTIES WITHIN THE CITY OF UNION CITY 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. ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY, CANCELLING AND RE-APPROPRIATING CERTAIN FUNDED APPROPRIATION BALANCES HERETOFORE PROVIDED FOR IN ORDINANCE 2022-04**

Motion to Introduce:

Motion made by _____ seconded by _____.

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

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

- 4. ORDINANCE TO AUTHROIZE EARLY VOTING PERIOD FOR THE CITY OF UNION CITY REGULAR MUNICIPAL ELECTION 2026**

Motion to Introduce:

Motion made by _____ seconded by _____.

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

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

- 5. AN ORDINANCE AMENDING CHAPTER 311 ENTITLED “PROPERTY MAINTENANCE” TO AMEND SUBSECTIONS 6 AND 7 “VIOLATION OF HEAT REQUIREMENT” AND “HOT WATER REQUIREMENTS”**

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 03/14/2026-03/27/2026
5. Resolution Approving the Library Payroll 03/14/2026-03/27/2026
6. Resolution Cancelling First and Second Quarter Taxes
7. Resolution Canceling Unclaimed Tax Credit/Debts for Property 603 Central Avenue (aka Block 30 Lot 21
8. Resolution Authorizing the Refund of Payment for Property 134 35th Street (aka Block 212 Lot 7
9. Resolution Cancelling Taxes on Property Deemed Exempt for 100% Disabled Veteran
10. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale

11. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
12. Resolution Authorizing Tax Refund in Tax Appeal Decisions by the Tax Court of New Jersey
13. Resolution Cancelling Bill Board Bill
14. Resolution Cancelling Cell Tower Bill
15. Resolution Authorizing Contract for Additional Special Counsel Services for 2026
16. Resolution of the Board of Commissioners of the City of Union City, County of Hudson, New Jersey Authorizing the Submission of an Application to the New Jersey Local Finance Board Pursuant to N.J.S.A. 40A:2-51 & N.J.S.A. 40A:3-1 et seq
17. Resolution to Obtain a Grant Funding Through the Department of Environmental Protection Green Acres Program for the Ellsworth Park Phase 2 Improvements
18. Resolution Authorizing Contract for the NJDOT FY026-23RD Street and 24th Street Improvements Project
19. Resolution Awarding Contract to Adamo Brothers Construction, Inc. for the 37th Street - Generator Pad & Retaining Wall Improvements Project (2026)
20. Resolution Authorizing Contract for Rubber Surfacing-Replacement & Patching Services Project at Columbia Park & at Various Other Parks in the City of Union City Pursuant to NJ State Contract #24-FOOD-118184 (2026)
21. Resolution Awarding Contract to Adamo Brothers Construction for 2026 Park Maintenance – Concrete Repairs Project
22. Resolution Awarding Contract to Lino’s Construction for the 2026 Park Maintenance – Masonry Painting Project
23. Resolution Authorizing Contract with Adamo Brothers Construction for 2026 Park Maintenance – Masonry & Capstone Repairs
24. Resolution Awarding Contract to Adamo Brothers Construction for 2026 Park Maintenance – Paving Stone Repairs
25. Resolution Awarding Contract to Balanikas Painting for the 2026 Park Maintenance – Miscellaneous Painting Project
26. Resolution Awarding Contract to Balanikas Painting for the 2026 Park Maintenance – Fence Painting Project
27. Resolution Awarding Contract to Tidal Soft Solutions for Cleaning & Sanitizing Services Project for Various Parks Throughout the City of Union City for 2026
28. Resolution Authorizing the Retention on Licensed Site Remediation Professional for Peru Park
29. Resolution Rejecting Bids for 2026 Sidewalk Repair Program and Authorizing the Advertisement for the Receipt of Bids (2nd Occasion)
30. Resolution Authorizing Payment to A&J Contractors Group, Inc. For Emergency Snow Removal and Post-Storm Services for February 2026 Winter Blizzard
31. Resolution Authorizing Payment to S. Batata Construction Inc. for Emergency Snow Removal and Post-Storm Services for February 2026 Winter Blizzard
32. Resolution Authorizing Renewal of Interlocal Services Agreement Between the City of Union City and the Union City Board of Education for the Operation of the Youth Sports Program 2026-2027
33. Resolution Authorizing Contract for Planning and Zoning Board Consultant Services for 2026
34. Resolution Awarding Contract for Substitute Public Defender Services for 2026
35. Resolution Authorizing Shared Services Agreement Between the City of Union City and the County of Hudson for Construction Observation and Administration Services for the 32nd Street Improvements Project
36. Resolution Authorizing Shared Services Agreement Between the City of Union City and the Township of Weehawken for the NJDOT LAIF Park Avenue & Pleasant Avenue Improvements Project
37. Resolution Authorizing Contract with KeyTech Laboratories for Core Sampling and Testing Services for the NJDOT 2025-45TH Street, 44th Street and 39th Street Improvements Project
38. Resolution Authorizing Raffle License to St. Augustine Church

****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: _____

LIQUOR LICENSE HEARING

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

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. 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 2:

Motion made by _____ seconded by _____

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

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

3. Sapan Spirit LLC
t/a International Liquors & Beverage Wholesalers
126 43rd Street
0910-44-027-005

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. Crave 43 LLC
t/a Crave 43 Lounge
120 43rd Street
0910-33-029-010

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. El Cobre Lounge LLC
t/a El Cobre Lounge Restaurant
4413-4415 Bergenline Avenue
0910-33-208-011

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 _____