



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 21, 2026 at 7:00 PM** at the **Union Hill Middle School, 3808 Hudson 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

PRESENTATIONS OF CITATIONS:

Soaring Eagles Girls Bowling Team - Hudson County Champions

Soaring Eagles Freshman Soccer Team - Hudson County League Champions

Soaring Eagles Junior Varsity Soccer Team - JV Hudson County Interscholastic Athletic League Champions

APPROVING PREVIOUS MEETING MINUTES

Motion to approve previous meeting minutes for the April 7, 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 03/28/2026-04/10/2026
5. Resolution Approving the Library Payroll 03/28/2026-04/10/2026
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 Awarding Contract for Medical Director Services for 2026
9. Resolution Authorizing One (1) year Extension to Contract for Third-Party EMS Billing Services for 2026-2027

- 10. Resolution Authorizing Contract for Planning Consultant Services for Affordable Housing Matters for 2026
- 11. Resolution Authorizing Contract for DPW Consultant Services for 2026
- 12. Resolution Authorizing Contracts with Certain Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A. 40A:11-12a
- 13. Resolution to Authorize Bidding for the 2026 CDA Roads-4th Street, 9th Street, and 13th Street Improvements Project
- 14. Resolution to Authorize Bidding for the Bergenline Avenue Streetscape Improvements Project (Phase V)
- 15. Resolution Amending Contract with Chasan Lamparello Mallon & Capuzzo, PC for Special Tax Appeal Counsel Services for 2025
- 16. Resolution Authorizing Contract for Substitute Engineering Services for the City of Union City for 2026
- 17. Resolution Designating 32nd Street from Central Avenue to Summit Avenue “Casa De Napoli Way”

****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. **ORDINANCE AMENDING 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 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. **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 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 TO AUTHROIZE EARLY VOTING PERIOD FOR THE CITY OF UNION CITY REGULAR MUNICIPAL ELECTION 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: _____

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

LIQUOR LICENSE HEARING

1. 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 1:

Motion made by _____ seconded by _____

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

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

2. El Cobre Lounge LLC
t/a El Cobre Lounge Restaurant
4413-4415 Bergenline Avenue
0910-33-208-011
(Ciro Mederos, 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. Pranam USA LLC
t/a Central Wines & Liquors
601 Central Avenue
0910-44-032-006

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. Noches Union City LLC
t/a Noches de Colombia
2821 Bergenline Avenue
0910-33-034-005
(Albert Buzzetti, 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. 2216 Bergenline Avenue LLC
t/a Centro Bar
2216 Bergenline Avenue
0910-33-166-007

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 _____