



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, July 28, 2026 at 5:00 PM at the Jose Marti Stem Academy, 1800 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 June 30, 2026 Board of Commissioners’ Meeting

Motion to Approve Previous Meeting Minutes:

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 07/04/2026-07/17/2026
5. Resolution Approving the Library Payroll 07/04/2026-07/17/2026
6. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
7. Resolution Authorizing Tax Refund in Tax Appeal Decisions by the Tax Court of New Jersey
8. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
9. Resolution Authorizing a Contract with Realauction.Com, LLC for Electronic Tax Lien Certificate Sale Services for 2026
10. Resolution Authorizing Contract for the NJDOT Local Transportation Project Fund FY2026 – West Street Traffic Signal Improvements Project
11. Resolution Authorizing Contract for the NJDOT Local Transportation Project Fund 2026 – 34th Street and 35th Street Improvements Project
12. Resolution Approving the 2026-2027 Schedule of the Board of Commissioners

13. Resolution of the Board of Commissioners of the City of Union City Approving the 2026-2027 Renewal of Liquor License No. 0910-33-117-005 Issued to La Herradura Inc. (t/a La Herradura)

****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. Public Hearing on the CY2026 Budget

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 Approving Payments to the HCIA – Dart Charges

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 Payments to Grace Theater Workshop, Inc.

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 Payments to Union City Day Care Program

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 16 OF THE CODE OF THE CITY OF UNION CITY TO REVISE PARKING PERMIT FEES AND RESTRICITONS

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:
ROLL CALL: FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK
Motion made by _____ seconded by _____

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 §16-3.11 OF THE UNION CITY MUNICIPAL 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: _____

LIQUOR LICENSE HEARING

- 1. 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 1:
Motion made by _____ seconded by _____.
ROLL CALL: FERNANDEZ; GRULLON; VALDIVIA; MARTINETTI; MAYOR STACK

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

- 2. Jose Miguel Sanchez
t/a International Mini Market
425 8th Street
0910-43-023-013

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. Salvadorian Bar & Restaurant Inc.
t/a El Centro Americano Bar & Restaurant
4212 New York Avenue
0910-33-051-006

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. LAR Corp.
t/a La Roca Bar
2115 West Street
0910-33-182-005

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. **Transfer Application**
Person-to-person and place-to-place
0910-33-080-009
Mil Amores Inc.
t/a El Paso 2
4709-11 Bergenline Avenue

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 _____