



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, August 11, 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 July 14, 2026, July 21, 2026 and July 28, 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: _____

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, August 25, 2026 at the Hudson County Community College, 4800 John F. Kennedy Blvd., Union City, New Jersey at 7:00 pm

- 1. AN ORDINANCE AMENDING CHAPTER 16 “VEHICLES AND TRAFFIC” TO CHANGE THE HOURS IN WHICH PARKING IS PERMITTED IN BUS/COMMUTER VEHICLE STOPS**

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 07/18/2026-07/31/2026
5. Resolution Approving the Library Payroll 07/18/2026-07/31/2026
6. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
7. Resolution Authorizing Tax Refund in Tax Appeal Decisions by the Tax Court of New Jersey
8. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
9. Resolution Authorizing the Refund of Payment Made in Error
10. Resolution of the City of Union City, County of Hudson, New Jersey Accepting the Recommendation of the City of Union City Planning Board to Determine Block 22, Lot 1.01 as a Noncondemnation Area in Need of Redevelopment
11. Resolution Authorizing the Execution of the Memorandum of Understanding with the New Jersey Division of Local Government Services for Transitional Aid Funding for the 2026 Calendar Year
12. Resolution Authorizing the City of Union City to Apply for and Obtain a Grant from the State of New Jersey Department of Community Affairs
13. Resolution of the City of Union City, County of Hudson, State of New Jersey, Approving and Authorizing the Use of the Federal Grant Procurement Procedures Addendum
14. Resolution Authorizing Loan Agreement Between the City of Union City and The Division of Local Government Services
15. Resolution Reappointing Victor Grullon as Member of the Union City Zoning Board of Adjustment for 2026-2029
16. Resolution Authorizing Contract for the City of Union City 2026 Tree Trimming Program (Phase II)
17. Resolution Authorizing Contract with S. Brothers Inc. for the 20th Street Milling, Paving, and Striping Project
18. Resolution Authorizing Contract for the 2026 Traffic Signal Pole Painting Project
19. Resolution Authorizing Contract for the NJDOT LAIF 2025-Park Avenue and Pleasant Avenue Improvements Project (Phase 1)
20. Resolution to Authorize Bidding for 2026-2027 Snow Removal and Post-Storm Services for the City of Union City
21. Resolution Authorizing Contract for 25th Street Parking Lot Improvements Project
22. Resolution to Authorize Amendment to License Agreement with New Jersey Transit Corporation to Utilize 1801 and 2001 Tonnelles Avenue, North Bergen, New Jersey for Use by the Union City Department of Public Works

****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 Payment of Claims to the Union City Board of Education

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: _____

LIQUOR LICENSE HEARINGS

- 1. JAI Rancchod LLC
t/a Good Times Liquors
1314 New York Avenue
(0910-44-045-008)

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. Juanita’s II LLC
t/a Juanita’s Restaurant II
2904 Bergenline Avenue
0910-33-144-010

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. Agave Restaurant LLC
t/a Agave Restaurant
4317-19 Bergenline Avenue
0910-33-052-007

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. Wendy C. Diaz
t/a Tropical Restaurant & Bar
4100C Bergenline Avenue
0910-33-060-003

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 _____