



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, September 8, 2026 at 7:00 PM at the Roosevelt Elementary School, 4507 Hudson School, 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

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, September 22, 2026 at the Washington School, 3905 New York Avenue, Union City, New Jersey at 7:00 pm

1. AN ORDINANCE REGULATING PROTECTIVE STRUCTURES DURING CONSTRUCTION, DEMOLITION AND MAINTENANCE

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 City Payroll 08/15/2026-08/28/2026
4. Resolution Approving the Library Payroll 08/15/2026-08/28/2026
5. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
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 Contract with Windsor Mechanical, LLC for Boiler Repair Services 2026-2027
- 9. Resolution Authorizing Contract with Windsor Mechanical, LLC for Plumbing Repair Services 2026-2027
- 10. Resolution to Authorize the City of Union City to Enter into a Shared Services Agreement with the Town of Kearny, the City of Bayonne, the City of Hoboken, and the County of Hudson to Assist the Town of Kearny in Litigating a Summary Action Related to Helicopters Affecting the Communities Within Hudson County, New Jersey
- 11. Resolution Rejecting All Bids and Authorizing Re-Bid (2nd Occasion) for Solid Waste and Recyclable Materials Collection and Disposal Services for Total Period Not Exceeding Five (5) Years

****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. AN ORDINANCE AMENDING CHAPTER 16 OF THE CODE OF THE CITY OF UNION CITY TO REVISE CERTAIN PARKING REGULATIONS

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 TO BAN DATA CENTERS AS A PRINCIPAL, PERMITTED USE IN ANY ZONE DISTRICT IN THE CITY OF UNON CITY

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: _____

LIQUOR LICENSE HEARING

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

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. Dirve Corporation
t/a The Hub Again
807 7th Street
0910-33-049-002

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. R & J Supermarket Corp.
t/a La Roca Supermarket
4416-4424 Bergenline Avenue
0910-43-005-003
(Adolfo Lopez, Esq.)

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. Los Delfines LLC
t/a El Sombrero
2506 Bergenline Avenue
0910-33-136-022
(Julio Piccirillo, 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 _____

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 _____