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 22, 2026 at 7:00 PM** at the **Washington Elementary School, 3905 New York 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

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, October 6, 2026, at the Early Childhood Center, 2200 John F. Kennedy Boulevard, Union City, New Jersey at 7:00 pm

1. **AN ORDINANCE APPROVING A FINANCIAL AGREEMENT PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:20-1, ET SEQ., FOR PROPERTY DESIGNATED AS BLOCK 185, LOT 1.01 ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 1300 MANHATTAN AVENUE, UNION CITY, NEW JERSEY**

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 AMENDING CHAPTER 16 OF THE CODE OF THE CITY OF UNION CITY TO REVISE CERTAIN PARKING REGULATIONS TO AUTHORIZE PARKING ON THE WEST SIDE OF BERGENLINE AVENUE FROM 32ND STREET TO 47TH STREET**

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 REGULATING MOBILE FOOD TRUCK VENDORS**

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 08/29/2026-09/11/2026
5. Resolution Approving the Library Payroll 08/29/2026-09/11/2026
6. Resolution Authorizing the Placement of a Lien on the Property known as 306 43rd Street, Union City, New Jersey 07087, Block 251, Lot 12, in the City of Union City for Emergency Repair Costs
7. Resolution Authorizing the Placement of a Lien on the Property known as 243 46th Street, Union City, New Jersey 07087, Block 269.03, Lot 7 in the City of Union City for Emergency Repair Costs
8. Resolution Reappointing Ligia Marte to the Union City Parking Authority
9. Resolution Reappointing Elsa Leonard to the Union City Parking Authority
10. Resolution Reappointing Omar Chaquor to the Union City Parking Authority
11. Resolution of the City of Union City, County of Hudson, State of New Jersey Authorizing the Execution of a Redevelopment Agreement for Property Located at 1300 Manhattan Avenue
12. Resolution Adding Official Depository for the City of Union City
13. Resolution Rescinding Resolution #6/16-14 Designating 49th Street Between Hudson Avenue and Palisade Avenue as Jose Alberto Justiniano Way "El Canario"
14. Resolution Designating 32nd Street Between New York Avenue and Bergenline Avenue as "Fifita La Grande Way"
15. Resolution Designating New York Avenue from 38th Street to 39th Street as "Agustin Torres Way"
16. Resolution Designating 48th Street Between Hudson Avenue and Palisade Avenue as Jose "El Canario" Alberto Way
17. Resolution Authorizing Payment for Emergency Pothole Repairs at 1500 John F. Kennedy Boulevard (at Kerrigan Avenue & 15th Street)
18. Resolution Authorizing Extension to Contract with Affordable Cartage, LLC for Solid Waste and Recyclable Material Collection and Disposal Services
19. Resolution Authorizing Contract with S. Batata Construction Inc. for the Central Avenue Corridor Improvement Project
20. Resolution Authorizing Contract with Pennetta Industrial Automation, LLC for HVAC Repair Services
21. Resolution of the Board of Commissioners of the City of Union City Approving the 2026-2027 Renewal of Liquor License No. 0910-33-148-007 Issued to A & A Entertainment Corp. (t/a Lena Y Carbon)
22. Resolution of the Board of Commissioners of the City of Union City Approving the 2026-2027 Renewal of Liquor License No. 0910-43-079-009 Issued to Los Precios Corp. (t/a Los Precios)

****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 REGULATING PROTECTIVE STRUCTURES DURING CONSTRUCTION, DEMOLITION AND MAINTENANCE**

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. **A BOND ORDINANCE AUTHORIZING VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE CITY OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY; APPROPRIATING THE SUM OF $37,400,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO $37,400,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

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**:** _____

REGULAR AGENDA

1. Resolution Approving Payment of Claims to the HCIA – Dart Charges

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 to Amend the 2026 CY Budget

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**:** _____

LIQUOR LICENSE HEARING

1. Noches Union City LLC
   t/a Noches de Colombia
   2821 Bergenline Avenue
   0910-33-034-005
   (Marco Anzalone, 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. Juana Y Gloria Restaurant LLC
   t/a Juana & Gloria Restaurant
   1801 & 1803 Bergenline Avenue
   0910-33-055-006

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. A & A Entertainment Corp.
   t/a Lena Y Carbon
   4546 Bergenline Avenue
   0910-33-148-007
   (Lawrence Callegari, 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. La Placita Supermarket Inc.
   t/a La Placita Supermarket
   148 and 152 48th Street
   0910-43-131-003

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. Retirement of license
   Jose A. Paulino
   t/a Summit Grocery
   2714 Summit Avenue
   0910-43-002-005

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** _____