



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 **Monday, October 5, 2026 at 3:30 PM at the Early Childhood Center, 2200 Kennedy Blvd., 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 August 11, 2026, August 25, 2026 and September 8, 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, October 20, 2026, at the Jose Marti Stem Academy, 1800 Summit Avenue, Union City, New Jersey at 7:00 pm

1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF HUDSON, STATE OF NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR 500 CENTRAL AVENUE, BLOCK 22 LOT 1.01

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 08/29/2026-09/11/2026
4. Resolution Approving the Library Payroll 08/29/2026-09/11/2026
5. Resolution Authorizing the Refund of Tax Appeals Issued by the Hudson County Board of Taxation
6. Resolution Authorizing the Refund of a Veteran Exemption
7. Resolution Cancelling Billboard Taxes on Block 120, Lot 14 B01, B02, & B03
8. Resolution Authorizing the Refund of a Veteran Deduction 50% Ownership
9. Resolution Authorizing the Refund of a Veteran Exemption
10. Resolution Cancelling Taxes on Property Deemed Exempt for 100% Disabled Veteran
11. Resolution Canceling Cell Tower OverBill
12. Resolution Cancelling Taxes on City-Managed Property
13. Resolution Canceling OverBill on Property Deemed Exempt
14. Resolution Cancelling Overbills on 4th Quarter Taxes
15. Resolution Cancelling Overbill on New Subdivision
16. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
17. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
18. Resolution to Appoint Lisette Castelo-Valentin as Municipal Court Judge for the City of Union City through December 31, 2026
19. Resolution Authorizing a Shared Services Agreement Between the City of Union City and the Union City Board of Education for Crossing Guard Services for the School Year September 1, 2026 to June 30, 2027
20. Resolution Amending Contract for Corporation Counsel Services for the City of Union City for 2026
21. Resolution Authorizing the Placement of a Lien on the Property known as 904 West Street, Union City, New Jersey 07087, block 40.02, Lot 18, in the City of Union City for Emergency Repair Costs
22. Resolution Approving Ch. 159 NJ Division of Highway Traffic Safety, FY27 Pedestrian Safety Grant.
23. Resolution Approving Ch. 159 for US Department of Homeland Security, FEMA FY25 Assistance to Firefighters
24. Resolution Approving Ch. 159 FY25 Edward Byrne Memorial Justice Assistance Grant
25. Resolution Approving Ch. 159 FY26 Cops Technology and Equipment Program
26. Resolution Approving Ch. 159 FY25 Bulletproof Vest Partnership Program
27. Resolution Authorizing Award of Contract for 4100 Palisade Avenue Demolition Services
28. Resolution Amending the Shared Services Agreement Between the City of Union City and the Union City Board of Education for School Resource Officers (Including Special Law Enforcement, Class III Officers)
29. Resolution Amending Contract with Cardella Trucking Co., Inc. for Transfer Station Disposal Services for Type 13 Solid Waste for 2026
30. Resolution Accepting 2025 Byrne Justice Assistance Grant (JAG) Program Award
31. Resolution Amending Resolution #9/22-6 Authorizing a Lien on the Property Located at 306 43rd Street, Block: 251 Lot: 12, Union City, NJ 07087

****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: _____

ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION

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 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 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 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: _____

3. ORDINANCE REGULATING MOBILE FOOD TRUCK VENDORS

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. NOTE - Lt. Dunlay to re-inspect

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 1:

Motion made by _____ seconded by _____

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

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

1. 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 2:

Motion made by _____ seconded by _____

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

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

2. El Conuco Restaurant Inc.

t/a El Conuco Restaurant
715-717 Summit Avenue
0910-33-063-006

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 _____

3. Shriji 11 LLC

t/a La Esperanza Grocery Store
800 New York Avenue
0910-43-203-005

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 _____

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 _____