



**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, January 24, 2023 at 7:00 PM at Bella Vista Apartments 522-22<sup>nd</sup> Street, Union City, New Jersey**

**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 JERSEY JOURNAL, THE RECORD, and THE HUDSON REPORTER, 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**

**APPROVAL OF MINUTES**

Motion to approve meeting minutes for the January 10, 2023 Board of Commissioners' Meeting

**Motion to Approve**

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 Ordinances will be considered for final passage. The ordinance(s) will be further considered at a meeting of the Board of Commissioners to be held on Tuesday, February 7, 2023 at Jose Marti Freshman Academy, 1800 Summit Avenue, Union City, New Jersey

- 1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY APPROPRIATING THE SUM OF \$533,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT FUND FOR THE ACQUISITION AND INSTALLATION OF STREET LIGHTING FOR CENTRAL AVENUE**

**Motion to Introduce**

Motion made by \_\_\_\_\_ seconded by \_\_\_\_\_.

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

Vote on the motion: AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_

**2. AN ORDINANCE AUTHORIZING THE EXERCISE OF EMINENT DOMAIN, IF ADVISABLE TO ACQUIRE EASEMENT RIGHTS IN BLOCK 242, LOT 1: ADDITIONAL LOTS 2, 3, 4, & 11, BLOCK 242, LOT 5: ADDITIONAL LOT 6, AND BLOCK 242, LOT 7 AKA 4100 PALISADE AVENUE IN THE CITY OF UNION CITY**

**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 12/03/2022-12/16/2022
5. Resolution Approving the Library Payroll 12/03/2022-12/16/2022
6. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
7. Resolution Authorizing the Refund of a Veteran Deduction
8. Resolution Authorizing the Refund of Overpayments
9. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
10. Resolution Authorizing Tax Refund in a Tax Appeal Decision by the Tax Court of New Jersey
11. Resolution Authorizing the Refund of Tax Appeals Issued by the Hudson County Board of Taxation
12. Resolution Cancelling Taxes on Property Deemed Exempt for 100% Disabled Veteran
13. Resolution Authorizing the Tax Collector to Prepare, Complete and Mail as soon as Practicable Estimated Tax Bills in Accordance with the Procedures Set Forth in N.J.S.A. 54:4-66.2 and Authorizing an Estimated Annual Tax Levy Pursuant to N.J.S.A. Pursuant to N.J.S.A. 54:4-66.2
14. Resolution Rescinding Lien Imposed on the Property known as 500 16<sup>th</sup> Street A/K/A 1601 Bergenline Avenue, Union City, New Jersey 07087, Block 86, Lot 1, for Tenant Relocation Costs
15. Resolution Rescinding Lien Imposed on the Property known as 1100-111 0 Palisade Avenue, Union City, New Jersey 07087, Block 186, Lot 45, for Emergency Police Detail Costs
16. Resolution Authorizing the Placement of a Lien on the Property known as 1607 Kerrigan Avenue, Union City, New Jersey 07087, Block 82, Lot 29, in the City of Union City for Emergency Repair Cost
17. Resolution Authorizing the Placement of a Lien on the Property known as 644-646 38<sup>th</sup> Street, Union City, New Jersey 07087, Block 261, Lot 7, in the City of Union City for Emergency Repair Cost
18. Resolution to Apply for and Obtain a Grant from the New Jersey Department of Community Affairs to Carry out a Project to Make Improvements to the Indoor Swimming Pool at the Bruce Walter Recreation Center
19. Resolution to Authorize License Agreement with New Jersey Transit Corporation to Utilize 1801 and 2001 Tonnelle Avenue, North Bergen, New Jersey for use by the Union City Department of Public Works
20. Resolution Awarding Contract for Architectural Services to Grace Space Architects, for the City of Union City
21. Resolution of the Board of Commissioners of the City of Union City Approving the 2016-2017 Renewal of Liquor License No. 0910-33-176-008 Issued to Dos Hija, LLC (pocket license)
22. Resolution of the Board of Commissioners of the City of Union City Approving the 2017-2018 Renewal of Liquor License No. 0910-33-176-008 Issued to Dos Hija, LLC (pocket license)
23. Resolution of the Board of Commissioners of the City of Union City Approving the 2018-2019 Renewal of Liquor License No. 0910-33-176-008 Issued to Dos Hija, LLC (pocket license)
24. Resolution of the Board of Commissioners of the City of Union City Approving the 2019-2020 Renewal of Liquor License No. 0910-33-176-008 Issued to Dos Hija, LLC (pocket license)
25. Resolution of the Board of Commissioners of the City of Union City Approving the 2020-2021 Renewal of Liquor License No. 0910-33-176-008 Issued to Dos Hija, LLC (pocket license)
26. Resolution of the Board of Commissioners of the City of Union City Approving the 2021-2022 Renewal of Liquor License No. 0910-33-176-008 Issued to Dos Hija, LLC (pocket license)
27. Resolution of the Board of Commissioners of the City of Union City Approving the 2022-2023 Renewal of Liquor License No. 0910-33-176-008 Issued to Dos Hija, LLC (pocket license)

28. Resolution of the Board of Commissioners of the City of Union City Approving the Licensee's Trade Name Pursuant to the Application to Amend the Application on File Dated December 30, 2022 for Liquor License No. 0910-33-075-010 Issued to El Chapin Corp (t/a El Cuscatleco Bar & Restaurant)

**\*\*Opportunity for Citizens to Address the Board of 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 Claim to the Hudson County Improvement Authority

**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(S) FOR HEARING AND ADOPTION CONSIDERATION**

1. **AN ORDINANCE ESTABLISHING A NEW CHAPTER 220 (BUSINESS, RENTAL PROPERTY, AND MULTI-FAMILY PROPERTY INSURANCE REGISTRATION) OF THE CITY CODE GOVERNING INSURANCE CERTIFICATE REGISTRATION FOR CERTAIN BUSINESSES AND RENTAL AND MULTI-FAMILY PROPERTIES PURSUANT TO P.L. 2022, C.92**

**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: \_\_\_\_\_

2. **AN ORDINANCE AMENDING ARTICLE III SECTION 92 REQUIRING SURVEILLANCE CAMERAS FOR SENIOR CITIZEN FACILITIES**

**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: \_\_\_\_\_

**3. AN ORDINANCE AMENDING CHAPTER 311 “PROPERTY 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**

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: \_\_\_\_\_

**LIQUOR LICENSE**

Disciplinary charges (see attach)

Plaza Espana, Inc.  
2506 Bergenline Avenue  
0910-33-136-030

**NOTE – License has not been properly renewed for 2021-2022 or 2022-2023 license terms.**

**NOTE – License has been inactive since June 14, 2019**

**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: \_\_\_\_\_