



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, May 7, 2024 at 7:00 PM at the Washington 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 JERSEY JOURNAL, and THE RECORD, 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

PROCLAMATIONS

RECOGNIZING MAY 23RD AS RED, WHITE AND BLUE DAY
RECOGNIZING APRIL AS “SEXUAL ASSAULT AWARENEES MONTH”

APPROVING OF MEETING MINUTES

Motion to approve meeting minutes for the April 2, 2024 and April 16, 2024 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 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, May 21, 2024 at Union Hill Middle School, 3808 Hudson Avenue, Union City, New Jersey at 7:00 p.m.

- 1. A MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45-14)**

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 AMENDING CHAPTER 301 OF THE CODE OF THE CITY OF UNION CITY SETTING FORTH PERMITTED HOURS OF OPERATION FOR PEDDLERS, HAWKERS, AND 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 03/30/2024-04/12/2024
5. Resolution Approving the Library Payroll 03/30/2024-04/12/2024
6. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
7. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
8. Resolution Authorizing the Refund of Duplicate Payment
9. Resolution to Amend Resolution R#2/6-18 Authorizing Contracts for Municipal Public Defender Services for the City of Union City for 2024
10. Resolution Authorizing Receipt of Bids for Signs and Banners
11. Resolution Authorizing Contract for Bruce D. Walter Recreation Center Swimming Pool Improvement Project 2024
12. Resolution to Authorize Bidding for Safety Surface Improvements at Recreational Parks within the City of Union City
13. Resolution Authorizing Raffle License to St. Augustine Church
14. Resolution Reappointing Members to the Union City Board of Education
15. Resolution Authorizing Grant Application and Execution of Grant Agreement with the NJDOT for the 13th and 16th Street Improvements Project
16. 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 229, Lots 4, 5 and 6 as a Non-Condemnation Area in need for Redevelopment
17. Resolution Authorizing an Amendment to the Redevelopment Agreement between the City of Union City for the Property located at Block 42, Lot 9 commonly known as 720 8th Street in the City of Union City
18. Resolution Approving the Transfer of the Limited Partnership Interest for the Property located at Block 42, Lot 9 commonly known as 720 8th Street in the City of Union City
19. Resolution Authorizing a Subordination and Subordination Intercreditor Agreement for the Property located at Block 42, Lot 9 commonly known as 720 8th Street in the City of Union City
20. Resolution Authorizing Contract for IT Management and Computer Consulting Services for 2024
21. Resolution Authorizing Contract for the City of Union City 2024 Tree Planting Program
22. Resolution Authorizing Contract for Consulting Services to Prepare An Urban Enterprise Zone Five- Year Strategic Plan for the City of Union City
23. Resolution Authorizing the Placement of a Lien on the Property known as 2200 Bergenline Avenue, Union City, New Jersey 07087, Block 124, Lot 1 in the City of Union City for Emergency Repair Costs

****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 OF THE CITY OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF \$325,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT FUND FOR THE COMPLETION OF VARIOUS ROADWAY IMPROVEMENTS**

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. ORDINANCE AMENDING § 366-15 OF THE UNION CITY MUNICIPAL CODE TO ESTABLISH ADDITIONAL REQUIREMENTS FOR STREET AND SIDEWALK OPENINGS BY PUBLIC UTILITY COMPANIES**

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 16 OF THE CODE OF THE CITY OF UNION CITY TO REVISE THE PENALTIES FOR VEHICLE, PARKING, AND TRAFFIC VIOLATIONS**

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: _____

4. AN ORDINANCE AMENDING PROVISIONS OF THE UNION CITY MUNICIPAL CODE SETTING FORTH REQUIREMENTS FOR RESIDENTIAL LANDLORDS TO COMPLETE REPAIRS TO BOILERS, FURNACES, AND HEATING EQUIPMENT

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: _____

REGULAR AGENDA

1. Resolution Approving Payment to Grace Theater Workshop, Inc.

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 Approving Payment to HCIA

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: _____

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 HEARINGS

1. Quick Deli & Grocery Limited Liability Company
t/a Quick Deli & Grocery
201 40th Street
0910-43-053-010

Motion to 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. La Sorpresa Corp.
t/a La Sorpresa Supermarket
1317-1319 Summit Avenue
0910-43-042-006

Motion to 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. Jose A. Paulino
t/a Summit Grocery
2714 Summit Avenue
0910-43-002-005

Motion to 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. 2216 Bergenline Avenue, LLC
t/a Centro Bar
2216 Bergenline Avenue
0910-33-166-006

Motion to 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. Manchego Tapas Bar & Restaurant - UC, LLC
t/a Manchego Tapas Bar & Restaurant
1218 Kennedy Boulevard
0910-33-104-003

Motion to 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: _____

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 _____