



CITY OF UNION CITY
County of Hudson, State of New Jersey

Board of Commissioners Meeting Agenda

PUBLIC MEETING of the Union City Board of Commissioners being held on **Tuesday, September 10, 2024 at 7:00 PM** at the, **Roosevelt School, 4507 Hudson 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

PRESENTATION

YSABEL FABRE DE MOREL – POET LAUREATE OF THE CITY OF UNION CITY

APPROVING OF MEETING MINUTES

Motion to approve meeting minutes for the August 12, 2024 and August 29, 2024 Board of Commissioners’ Meeting

Motion to Introduce:

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, September 24, 2024 at the Washington School, 3905 New York Avenue, Union City, New Jersey at 7:00 p.m.

1. AN ORDINANCE AMENDING CHAPTER 334 “RENT STABILIZATION” PROHIBITING OVER MARKET PARKING FEES FOR ON SITE PARKING

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 40 TO REQUIRE ANNUAL RENEWALS FOR THE PROHIBITION OF CONVERSIONS OF AFFORDABLE HOUSING UNITS TO CONDOMINIUM OR COOPERATIVE FORMS OF OWNERSHIP

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 7/19/2024-08/02/2024
5. Resolution Approving the Library Payroll 7/19/2024-08/02/2024
6. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
7. Resolution Cancelling Taxes and Creating Taxes on a Subdivision
8. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
9. Resolution Authorizing the Refund of Duplicate Payment
10. Resolution Authorizing Tax Refund in a Tax Appeal Decision by the Tax Court of New Jersey
11. Resolution Authorizing the City of Union City to Apply for the New Jersey Department of Human Services Age-Friendly Grant Program
12. Resolution Authorizing Agreement with New Jersey Intergovernmental Insurance Fund commencing January 1, 2025 through December 31, 2027
13. Resolution Authorizing the City of Union City to Enter into the New Jersey Cooperative Purchasing Alliance Cooperative Pricing Agreement
14. Resolution Amending Contract for Labor Counsel Services for the City of Union City for 2024
15. Resolution Authorizing The City Of Union City To Place A Lien On The Property Located At 604 11th Street
16. Resolution Re-Appointing Lauren Sosa Herrera to the Union City Library's Board of Trustees
17. Resolution Authorizing Progress Payment 5 to A& J Contractors Group, Inc. for 2023 CDA Roads 17th Street and 8th Street Improvements Project
18. Resolution Authorizing the Placement of a Lien on the Property known as 1312 Bergenline Avenue, Union City, New Jersey 07087, Block 64 Lot 18, in the City of Union City for Emergency Repair Costs
19. Resolution to Authorize the Assignment of Municipal Solid Waste and Recyclable Collection Contract to Affordable Cartage, LLC
20. Resolution to Authorize Bidding for Fuel Services for Oversized Vehicles for the City of Union City
21. Resolution Authorizing Payment to A&J Contractors Group, Inc. for Emergency Sidewalk Repairs at Various Locations Throughout the City of Union City (Invoice 2024-14)
22. Resolution Designation Hudson Avenue Between 42nd Street and 43rd Street "Eddie Padron Way"
23. Resolution Designating West Street Between 16th and 18th Street "Weis Way"
24. Resolution of the Board of Commissioners of the City of Union City Approving the 2024-2025 Renewal of Liquor License No. 0910-33-210-006 Issued to Arturo Tepetitla Popoca (Pocket License)
25. Resolution of the Board of Commissioners of the City of Union City Approving the 2024-2025 Renewal of Liquor License No. 0910-33-111-008 Issued to El Idolo, LLC (t/a Coromoto)

****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 Payments to HCIA

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 Authorizing the Acting City Clerk to Complete the Certification for the TWA Application for the Union City Grade 7-9 School

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. **Person-to-person and place-to-place transfer application**

0910-33-176-009

Hamilton Fork & Knife LLC

t/a Arre Sinaloa

Proposed licensed premises: 4605 Park Avenue

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. **Person-to-person transfer application**

0910-44-132-009

Om Sai 710 Inc.

t/a Union Liquors

Proposed licensed premises: 710 Summit Avenue

(attorney Mitesh M. Patel, Esq.)

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: _____

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 _____