



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 24, 2024 at 7:00 PM** at the **Washington School, 3905 New York Avenue, Union City, NJ 07087**

PLEDGE OF ALLEGIANCE

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

APPROVING OF MEETING MINUTES

Motion to approve meeting minutes for the September 10, 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, October 8, 2024 at Early Childhood Center, 2200 Kennedy Boulevard Avenue, Union City, New Jersey at 7:00 p.m.

1. AN ORDINANCE TO BAN POULTRY SHOPS AS A PRINCIPAL PERMITTED USE IN ANY ZONE DISTRICT 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: _____

**2. ORDINANCE AUTHORIZING LEASE AGREEMENT FOR
LIBERTY PLACE PLAYGROUND**

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 08/03/2024-08/16/2024
4. Resolution Approving the Library Payroll 08/03/2024-08/16/2024
5. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
6. Resolution Authorizing the Refund of Redemption Monies to Outside Lienholders
7. Resolution Authorizing the Refund of Duplicate Payment
8. Resolution Authorizing the City of Union City to Place a Lien on the Property Located at 316 10th Street
9. Resolution Authorizing the City of Union City to Apply for and Obtain a Grant from the New Jersey Department of Community Affairs
10. Resolution of the City of Union City, County of Hudson, New Jersey Authorizing Execution of the Interim Costs Agreement Between the City of Union City and AA Union Mill Investor, LLC
11. Resolution to Approve the Revocation of Business License and Certificate of Occupancy for 610 New York Avenue, 1F, Union City, NJ 07087
12. Resolution Authorizing Receipt of Bids for Additional Snow Removal Services -2024
13. Resolution Designating 14th Street from Morris Street to Bergenline Avenue as “William H. Shapiro Jr. Way”
14. Resolution Authorizing Contracts for Snow Removal & Post Storm Services for the 2024-2025 Winter Season

****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: _____

ORDINANCES FOR HEARING AND ADOPTION CONSIDERATION

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

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

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 Amending the CY2024 Budget

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: _____

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. RG Enterprise Entertainment Inc.
t/a Therapy Lounge
2803 Bergenline Avenue
0910-33-134-006

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. Ceviche Time LLC
t/a Ceviche Time by Marcelo
4538 Bergenline Avenue
0910-33-047-005

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. **Person-to-person and place-to-place transfer application**
0910-33-210-006
El Paso Restaurante Corp.
3715-17 Bergenline Avenue
(attorney Eike Paneque, Esq.)
0910-33-176-009

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. **Person-to-person transfer application**
910-44-132-009
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 4:
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 _____