



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, February 4, 2025 at 7:00 PM at the Jose Marti Stem Academy, 1800 Summit 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 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

PUBLIC HEARING PRESENTATION: DAVID SPATZ

MEETING MINUTES

Motion to approve meeting minutes for the January 21, 2025 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, February 18, 2025 at Bruce D. Walter Recreation Center, 507 West Street, Union City, New Jersey at 7:00 p.m.

- 1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF HUDSON, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN FOR THE TEAMSTERS BUILDING AND PARKING, BLOCK 32.01, LOTS 4 AND 9 AND BLOCK 43, LOTS 6 AND 7**

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 01/18/2025-01/31/2025
5. Resolution Approving the Library Payroll 01/18/2025-01/31/2025
6. Resolution Authorizing the Refund of Premium Monies Collected at the Tax Sale
7. Resolution Authorizing Refund of Redemption Monies to Outside Lienholders
8. Resolution Authorizing the Placement of a Lien on the Property known as 408 35th Street, Union City, New Jersey 07087, Block 209, Lot 10, in the City of Union City for Emergency Repair Costs
9. Resolution to Obtain a Grant from the State Green Acres Program to fund the Improvements to Ellsworth Park
10. Resolution to Obtain a Grant from the State Urban Parks Program to fund the Improvements to Ellsworth Park
11. Resolution Authorizing Colliers Engineering & Design to Advertise for the Receipt of Bids for the “2025 Landscape Maintenance Program – A”
12. Resolution Authorizing Colliers Engineering & Design to Advertise for the Receipt of Bids for the “2025 Landscape Maintenance Program – B”
13. Resolution Authorizing Contract with PRS Consultants, Inc. for the 2025 Opioid Remediation Project for the City of Union City
14. Resolution Authorizing the Appointment of Kevin Verdugo to Service as the Fire Official for Union City Fire Prevention Bureau (2025-2026)
15. Resolution of the Board of Commissioners of the City of Union City, in the County of Hudson, New Jersey Authorizing the Issuance and Sale of its Special Emergency Notes, and Series A of 2025 (Federally Taxable) in the Principal Amount of up to \$484,000; and Authorizing Such Further Actions and Making Such Determinations as may be Necessary or Appropriate to Effectuate the Issuance and Sale of Said Special Emergency Notes
16. Resolution Authorizing the Reappointment of Geraldine Perez to Serve as Regular Member of Union City Zoning Board of Adjustment 2025-2028
17. Resolution Reappointing Carlos Vallejo to the Union City Redevelopment Agency 2025-2027
18. Resolution Reappointing Eva Festa to the Union City Redevelopment Agency 2025-2027
19. Resolution to Reappoint Alternate #2 Member to the Union City Zoning Board of Adjustment for 2025-2027
20. Resolution Reappointing Daisy Rivera to the Union City Parking Authority (UCPA) 2025—2030
21. Resolution Authorizing Payment to Reliable Tree Service Inc. for the City of Union City’s 2024 Tree Trimming Program
22. Resolution Authorizing Contract with Lino’s Construction Kitchen and Locker Room Renovation Project for the 16th Street EMS Building
23. Resolution Authorizing Extension of Contract for Animal Control Officer, Animal Shelter Services and Animal Cruelty Investigations for the City of Union City for 2025
24. Resolution Authorizing Extension of Contract for Feral Cat Trapping, Spaying and Neutering Services for the City of Union City for 2025
25. Resolution Amending Contract with Ramon M. Gonzalez Esq. for Alcoholic Beverage Control Prosecutor Services for 2024
26. Resolution Amending Contract for Rent Stabilization Board Counsel for 2024
27. Resolution Authorizing Newspaper Publications Utilized by the City of Union City for 2025

****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 of 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: _____

ORDINANCES FOR HEARING AND ADOPTION CONSIDERATION

1. **AN ORDINANCE AMENDING CHAPTER 40, “AFFORDABLE HOUSING” OF THE CODE OF THE CITY OF UNION CITY, COUNTY OF HUDSON**

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 LICENCE HEARING:

1. 2216 Bergenline Avenue LLC
t/a Centro Bar
2216 Bergenline Avenue
0910-33-166-007

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: _____

2. Agave Restaurant LLC
t/a Agave Restaurant
4317 Bergenline Avenue
0910-33-052-008

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 _____

- 3. Four Amigos Restaurant LLC
t/a Carro Café NJ
518 32nd Street
0910-33-001-012

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 _____

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 _____