



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 18, 2025 at 7:00 PM at the Bruce D. Walter Recreation Center, 507 West Street, 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

MEETING MINUTES

Motion to approve meeting minutes for the February 4, 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, March 4, 2025 at Jefferson Elementary School, 3400 Palisade Avenue, Union City, New Jersey at 7:00 p.m.

- 1. AN ORDINANCE OF THE CITY OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING THE SUM OF \$750,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT FUND FOR THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS**

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 155 OF THE CODE OF THE CITY OF UNION CITY TO REVISE THE FEE SCHEDULE FOR BUSINESS LICENSES

Motion to Introduce:

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 273 ENTITLED “PAINT, LEAD-BASED” TO ESTABLISH LEAD-BASED PAINT INSPECTION FEES

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 02/01/2025-02/14/2025
5. Resolution Approving the Library Payroll 02/01/2025-02/14/2025
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 Tax Refund in Tax Appeal Decisions by the Tax Court of New Jersey
9. Resolution Authorizing the Execution of Ambulance Service Agreement Between the City of Union City and Robert Wood Johnson Health Network, Inc. and Jersey City Medical Center EMS
10. Resolution Authorizing the Purchase of One (1) Wheeled Coach Type III Ford E-350 Ambulance for the City of Union City
11. Resolution Authorizing Contract for 2025 Pothole Repair Program for the City of Union City
12. Resolution Authorizing Contract for 2025 Sinkhole and Sanitary Sewer Service Lateral Repair Program for the City of Union City
13. Resolution Authorizing Payment of Invoice 2024-10A to A&J Contractors Group, Inc. for the Repairs to Emergency Conditions at Various Conditions Throughout the City of Union City
14. Resolution to Support Publishing Legal Notices on Official Government Websites
15. Resolution Awarding Contract to Matera’s Nursery for the Purchase of Flowers and Related Items for 2025
16. Resolution Awarding Contract to IT Consultant Services 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: _____

ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION

- 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 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: _____

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 _____

4. Transfer Application

Person-to-person and place-to-place (to include basement ONLY for alcohol storage)

0910-33-136-020
Los Delfines LLC t/a El Sombrero
2506 Bergenline Avenue
(attorney Julio C. Piccirillo, Esq.)

Motion to be 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 _____

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 _____

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 _____