

**Town of West New York
Hudson County, N.J.
Rent Control Board**

Minutes of Meeting
October 15, 2018

Meeting is called to order.

Pledge to the Flag

Open Public Meeting Act Notice was read by Chairwomen Lizzett Cuervo

Roll Call board secretary:

	Present	Absent
Lizzett Cuervo	<input checked="" type="checkbox"/>	
Marileidys Baldeo	<input checked="" type="checkbox"/>	
Carlos Barros	<input checked="" type="checkbox"/>	
Cindy Trejo	<input checked="" type="checkbox"/>	
Andrea S. Pena	<input checked="" type="checkbox"/>	
Maria E. Reina	<input checked="" type="checkbox"/>	

Also present:

Irene Asbury- Acting Counsel for the Board

Jose Gonzalez Interpreter

Ana Luna - Board Secretary

Gary Motanaro - Court Security
(Metropolitan Court Reporter)

There is quorum and the meeting continued

- (Lizzett Cuervo) we will like to begin with the approval of the minutes from meeting 9/17/2018, A motion was made by Cindy Trejo, it was seconded by Marileidys Baldeo. Andrea S. Pena abstain and all other members voted in favor.

- (Lizzett Cuervo) next I'd like to memorialize the resolution for the Capital improvement for the property address 5601 Blvd East. A motion was made by Marileidys Baldeo, it was seconded by Maria E. Reyna. All members voted in favor, motion passes.

(Chairwomen Cuervo) Next matter for 401 52nd street.

Both Counsels Ms. Walrod and Mr. Pojanowski have submitted their paperwork. Ms. Walrod speaks out some information that it's later noticed by Mr. Pojanowski (attorney for the landlord) that it was new information never heard before, that Walrod (attorney for the tenants) already closed the hearing back in September 17th and this is putting in a new testimony. After a brief discussion, Gustavo Martinez, a tenant of the building (Apt 11) is brought up. He is asked a few questions by Chairwoman Cuervo until he's eventually asked if he has a lease. He says yes and is later asked, when was, the last time he got a new lease. To this he says they haven't made one. Walrod proceeds to intervene by saying Martinez was not offered one. Pojanowski argues that Walrod shouldn't be testifying, that she's an attorney, not a fact witness. Walrod after a brief discussion explains that if the Tenant does not has a lease, it's because it's under appeal. Chairwoman Cuervo interviews more of the tenants and after a couple of them are later introduced to Javier Arrollo. He says he was happy until this man became the owner, that he is being accused every month, every week, that he's always being told "I'm going to kick you" "You have to pay me \$907 to stay if you wish to stay" Javier claims he was taken to court four times for nothing; he describes the new owner as abusive. He says every month, the owner says he doesn't pay and takes him to court. The last tenant *Ms. Giron* only complains about the lack of security, dust being a facto and how it affects her lungs. Pojanowski says that what the tenants are asking would be very inequitable and cruel if they were to be given what they wanted. Pojanowski gives out many examples of why this is it. He argues the rents are low even the way they are now, and lowering them wouldn't be very wise. Pojanowsky keeps on going and describes Walrod as a very aggressive tenant advocate, since

she shouldn't be testifying at all, that she has nothing in the record, no calculations to support anything.

Chairwoman Cuervo proceeds and the board to come to a conclusion. The first thing needed according to Chairwoman Cuervo is an accurate rent registration to be filled within 10 days. From the harassed tenants wanting a \$1000 penalty on each of the 12 units, Cuervo agrees with only \$250 per unit that is occupied; this has to be paid within 10 days. Lastly, she refers to the three-year debate for overpayment of rent, but it's outside of jurisdiction, meaning they don't have any authority over it to determine anything. Chairwoman proceeds to go over the rents for the occupied apartments, based on all the information that has been set inside of our rent registration filed at the rent leveling board; for apartment #2: \$258.75, apartment#3: 300.60, apartment #4: \$301.48, apartment #5: \$296.32, apartment #6: \$407.86, Apartment #9: \$273.91, apartment #10: \$421.93, apartment #11: \$299.73.

After discussing the prices, the meeting is set next for November 19th. The meeting concludes at 7:33pm.

Motion to open the floor for any questions from the public. No one came forward.

- Motion to close the meeting, all agreed. The Floor is closed for the night; the meeting is adjourned.