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

Minutes of Meeting
November 17, 2025

Present Members:

MARILEIDYS BALDEO, Chairwoman
MARIE PUMA
JOHNNY RODRIGUEZ
BRIAN VELAZQUEZ

A L S O P R E S E N T:
Maurice Gutierrez- Zoom Coordinator
Ana Luna-Board Secretary
Carmen Mendiola, tenant advocate
MICHAEL SIMONE, ESQUIRE Counsel to the West New York Rent Board

CHAIRWOMAN BALDEO: Meeting called to order. Ok let's stand to pledge of the flag. (Pledge of Allegiance.)

CHAIRWOMAN BALDEO: Reading of notice
and compliance with the Open Public Meetings Act. Mr. Simone please.

MR. SIMONE: "Pursuant to the Open Public Meetings Act, be advised that a meeting of the Rent Control Board of the Town of West New York has been scheduled for November 17, 2025, at 5:30 p.m. and will be conducted virtually via Zoom. "Please take further notice that in accordance with the provisions of the Open Public Meetings Act, N.J.S.A 10:4-6 to 21, as well as all applicable regulations, guidelines for remote public meetings issued by the Division of Local Government Services and in further consideration of the ongoing COVID-19 pandemic, that board meetings are to be held remotely via Zoom web conference until further notice. "Members of the public are encouraged to participate and can access the

meeting via the Zoom link or by telephone. Participants opting to call in may participate and must raise their hand.

CHAIRWOMAN BALDEO: all right. Roll call, Ms. Ana please.

MS. LUNA: Sure. Marileidys Baldeo.
CHAIRWOMAN BALDEO: Here.
MS. LUNA: Marie Puma.
Ms. Puma: Here
MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Present.
MS. LUNA: Monica Capellan. She can't make it today
MS. LUNA: Brian Velazquez.
MR. VELAZQUEZ: Present.
MS. LUNA: Aylen Jover. She is also absent
MS. LUNA: and that should be it. We have quorum.

Chairwoman Baldeo: okay. today's matters to approve—can I have a motion to approve minutes for meeting from October 20, 2025 please.

MS. PUMA: Motion.
MR. VELAZQUEZ: Motion. Second.
MS. LUNA: Okay. Thank you
Marileidys Baldeo?
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Marie Puma?
MS. PUMA: Yes.
MS. LUNA: Brian Velazquez?
MR. VELAZQUEZ: Yes.
MS. LUNA: Johnny Rodriguez?
MR. RODRIGUEZ: Yes.
MS. LUNA: Okay. Minutes approved.

CHAIRWOMAN BALDEO: All right. Sewer utility pass along application for Property Address: 327-61st Street.
MS. LUNA: Do we have anybody from the landlord's side.
(No Response.)

CHAIRWOMAN BALDEO: Nobody from the --
MS. LUNA: It's some -- anybody?
IT MODERATOR: Someone in the chat --
MS. SANCHEZ: Just say you're here.
MR. SANCHEZ: I'm here. Present.
CHAIRWOMAN BALDEO: Okay.
MS. LUNA: I said the landlord side,

AIRWOMAN BALDEO: Okay.
MS. LUNA: Can you swear them in please? Michael, did you want to swear in --
MR. SIMONE: Yes, I will. Just one moment.
We're beginning with Mr. Sanchez. Is that correct?
MS. LUNA: No, I think the name is --hold on.
MS. SANCHEZ: Alcides Sanchez.
MS. LUNA: No, that's -- that's not the landlord, though.
MR. SUBEH: Say my name?
MS. SANCHEZ: Yes.
MR. SUBEH: It's Ibrahim Subeh.
MR. SIMONE: It's Ibrahim Subeh.
MS. LUNA: Yes.
MR. SIMONE: Okay.
MS. LUNA: That's the landlord, yes.
MR. SIMONE: All right.
You are the landlord.
MS. LUNA: Yes.
MR. SIMONE: Okay. All right.
MS. LUNA: He's presenting the

MS. LUNA: Could you explain your application for the sewer pass along.
MR. SUBEH: Sorry.
MS. LUNA: Can you explain your application for the sewer pass along?
MR. SUBEH: Sorry.
MS. LUNA: Mr. Subeh, can you explain your application for the sewers pass along?
MR. SUBEH: Yeah, I was getting a high bill of water and sewerage.
Somebody was running the water all night. My last sewerage bill was $2,505.00. I don't run a car wash.
MS. LUNA: So basically, you're presenting your application from the sewerage for 1998 it says $2,774.17. And then the difference in between last bill for 2024 was $5,739.00.
MR. SUBEH: Yes.
MS. LUNA: The difference in between

2,964. And you are basically assuming in your application to pass the utility pass along for your property 327-61st you have six units and the
surcharge for this amount it would be $41.20.
MR. SUBEH: Yes.
MS. LUNA: For every apartment that you have have two bedrooms?
MR. SUBEH: Three bedrooms.
MS. LUNA: Three bedrooms?
So that's three bedroom – three bedroom each, all right, okay, so that -- that is five rooms. Okay. That's why it's 41 and 20 cents, $41.28 per apartment. Correct?
MR. SUBEH: Yes.
MS. LUNA: Okay. So this is the application for 327-61st Street.
Members of the Board, do you have any questions?
MR. SUBEH: No.
MS. SANCHEZ: No, the board.
CHAIRWOMAN BALDEO: Is the apartment divided by room by 12? That's how it goes, right?
MS. LUNA: Yes.
CHAIRWOMAN BALDEO: So the --
MS. LUNA: Yes, if you see the application, yeah, there is -- there is the difference between those -- those bills divided by the number seven which is basically this is -- it's a -- it's very detailed the application, itself.
So by 12-month per room the surcharge $8.24 so three rooms -- three bedroom means five rooms, that's --
CHAIRWOMAN BALDEO: Yeah.
MS. LUNA: -- that's why it comes to
$41.20.
CHAIRWOMAN BALDEO: So you have a motion to pass the...
MS. LUNA: Do we have anybody from the -- I don't know is there any tenants from this property?
CHAIRWOMAN BALDEO: I was looking, but -- I don't know.
MS. LUNA: I'm sorry.
CHAIRWOMAN BALDEO: Somebody is breaking up I couldn't hear him.
I'm sorry I would like to know,
Mr. Sanchez, he's from this property and his wife?
MR. SANCHEZ: No.
MRS. SANCHEZ: No.
MR. SANCHEZ: No.
MS. LUNA: Okay.
CHAIRWOMAN BALDEO: Oh, okay. So anybody from the property 327-61st Street, please.

MS. LUNA: Nobody showed up.
MR. SUBEH: I -- I guess nobody showed up. I notified them.
CHAIRWOMAN BALDEO: I know we notified the --
MS. LUNA: Yeah, there -- there is a proof of -- of notice --
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: -- on this application.
MS. MENDIOLA: In Spanish and English and certified letters.
MS. LUNA: Uh-huh.
CHAIRWOMAN BALDEO: I just want to make sure then later they're not going to complain after this. All right. So we notified everybody. Nobody show up today. And I am going to ask for a motion to approve the -- the difference for the sewer bill on the property 327-61st Street.
MS. LUNA: Anybody motion?
MR. RODRIGUEZ: Motion.
MS. LUNA: Anybody second?
(No Response.)
MS. LUNA: Does anyone second the motion?
CHAIRWOMAN BALDEO: They are on mute.
So they don't -- they are all on mute.
Brian is on mute. John is on mute. I don't know.
MR. RODRIGUEZ: I unmute right now for the motion.
MS. LUNA: So Johnny motion and who seconded it?
(No Response.)
CHAIRWOMAN BALDEO: I don't know what's going on.
Brian, do you second it?
You're on mute.
MS. LUNA: They are -- and Maurice, can you unmute them please? I cannot hear anybody else.
IT MODERATOR: I can ask them to unmute but they have to unmute themselves.
MS. LUNA: Oh, okay.
MR. RODRIGUEZ: I have some problem with my computer, I had to change computers, you know, maybe I don't know something happen.
CHAIRWOMAN BALDEO: It seems to me because I couldn't -- sometimes the line is breaking up the phone. Brian?
MS. LUNA: He's frozen, I think.
Marie, are you -- can you unmute yourself?
MS. PUMA: I'm unmuted.
MS. LUNA: Okay.
MS. PUMA: I was just doing the numbers here.
MS. LUNA: Okay.

Do you have any questions?
MS. PUMA: It's 41.20 per unit?
MS. LUNA: Correct.
MS. PUMA: Six? Units.
MS. LUNA: Uh-huh.
CHAIRWOMAN BALDEO: So ir's 18 rooms.
MS. PUMA: Yeah, but each unit is going to pay 41.20 extra.
CHAIRWOMAN BALDEO: Exactly 41.20 that's the total of our -- a month the for --
MS. PUMA: Each unit.
CHAIRWOMAN BALDEO: Each -- each unit, yes.
MS. PUMA: And there's six units.
CHAIRWOMAN BALDEO: Yes.
MS. PUMA: It's 247. That's some $3,000.00.
CHAIRWOMAN BALDEO: It's 2864 with 63 cents divided by the rooms. How many rooms? Six property and --
MS. LUNA: Six unit, three bedrooms each which means it five rooms, per room $8.24.
Of MS. PUMA: Per room.
CHAIRWOMAN BALDEO: And six units, right?
MS. LUNA: Yes. Six units, five rooms.
Marie, you okay with the money?
MS. PUMA: Yeah. No, no, no, yeah, yeah. Makes sense.
CHAIRWOMAN BALDEO: Brian, can you hear me?
MR. VELAZQUEZ: Yes. I could hear you.
CHAIRWOMAN BALDEO: Okay.
We need a second, right? Motion and the --
MS. LUNA: Is -- does anybody second it?
MS. PUMA: I can second.
CHAIRWOMAN BALDEO: Who did first?
MS. PUMA: Oh, I don't know, somebody
seconded?
MS. LUNA: Johnny -- Johnny motioned somebody -- I don't know if Brian second it or you second it. I'm not sure.
MR. VELAZQUEZ: Marie seconded it.
MS. LUNA: Okay.
CHAIRWOMAN BALDEO: All right.
MS. LUNA: Okay.
Johnny Rodriguez?
MR. RODRIGUEZ: Yes.
MS. LUNA: Brian Velazquez?
MR. VELAZQUEZ: Yes.

MS. LUNA: Marie Puma?
MS. PUMA: Yes.
MS. LUNA: Marileidys Baldeo?
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Okay.
So we passing the sewer pass along for 327-61st for the amount of $41.20 per apartment.
MR. SUBEH: Thank you very much, guys.
MS. LUNA: Have a good night.
MR. SUBEH: What I have to do next before I...
MS. LUNA: Okay.
So, basically, the board -- you have to
the tenants 30 days notice for this increase so it will run to January 1st because right now we are in November 17th.
So for December there's not enough time.
MR. SUBEH: Is that going to be certified letter of regular letter or by phone or...
MS. LUNA: No, no, no, you have to give certified notice.
MR. SUBEH: Thank you very much.
MS. LUNA: You're welcome.
MR. SUBEH: Starting January 1st, 2026.
MS. LUNA: Correct.
MR. SUBEH: Thank you.
Thank you very much.
You all have a good night.
CHAIRWOMAN BALDEO: You too, sir.
MS. LUNA: Good night.
MR. SIMONE: Take care.
CHAIRWOMAN BALDEO: All right. So utility pass along application for property address is 61 6120 Monroe Place, 6208 Palisade Avenue, 6308

MS. LUNA: We can go one by one, if you want like...
CHAIRWOMAN BALDEO: All right. So we go with 6120 Monroe Place. Is anyone from the Monroe site present?
MR. QUINN: Yes, I'm here.
MS. LUNA: Can you put your -- yes.
Mr. Simone, can you please swear him in?
MR. SIMONE: Certainly. And I'm sorry representative for the landlord what is your name again?
MR. QUINN: Fred Quinn.
MR. SIMONE: Quinn, thank you very much.

Mr. Quinn, please repeat after me.
I, Fred Quinn, swear that the testimony
I'm about to give will be the truth, the whole truth to the best of my knowledge and ability.
MR. QUINN: I, Fred Quinn, swear that the testimony I'm about to give will be the truth, the whole truth to the best of my knowledge and ability.
F R E D Q U I N N, having been duly sworn, testifies as follows:
MR. SIMONE: And, Mr. Quinn, do you affirm that you understand this oath?

MR. QUINN: Yes.
MR. SIMONE: Thank you very much. You may proceed.
CHAIRWOMAN BALDEO: Okay. So this is 6120 Monroe Place.
MS. LUNA: Correct.
CHAIRWOMAN BALDEO: Ana, we go by apartment. If we do one --
MS. LUNA: If -- the application itself is basically -- Mr. Quinn, do you have the application in front of you?
MR. QUINN: Yes.
MS. LUNA: Can you explain to the board
with the sewer pass along for 1998 bill 12,132 and then 2024 bill for the whole year 16,309. So a difference of 4,177.
There are 65 units divided for that - for those -- for the amount.
The amount of the surcharge is for $536.00.
So per three rooms, which is a total $16.08 and for four room $21.44.
Mr. Quinn?
MR. QUINN: Yes, how many units did you say there is in the buildings.
CHAIRWOMAN BALDEO: 65.
MR. QUINN: No.
MS. LUNA: Number -- number of rooms, the rooms are 65.
MR. QUINN: Oh, yes, yes, yes, yes,yes. Correct.
CHAIRWOMAN BALDEO: 65 in total.
All right.
MS. LUNA: So, basically, the – the sewer pass along will be for three rooms, three bed-- I mean three rooms including one bedroom that will be $5.36 equal to 16.08. And two-bedroom $21.44.
MR. QUINN: Okay.
MS. LUNA: Members of the Board, do you have any questions?
CHAIRWOMAN BALDEO: Beside the landlord is there anybody from the property present?
18 (No Response.)
MS. LUNA: For this property is anybody present?

(No Response.)
CHAIRWOMAN BALDEO: 6120 Monroe Place.
(No Response.)
CHAIRWOMAN BALDEO: Nobody?
MR. VELAZQUEZ: How many units are in
the building?
CHAIRWOMAN BALDEO: 65 units.
MS. LUNA: No, 65 rooms.
This is a total of...
CHAIRWOMAN BALDEO: Mr. Fred, how many units on the property?
MR. QUINN: There is --
MS. LUNA: Hold on this one --
MR. QUINN: -- 17 units.
CHAIRWOMAN BALDEO: 17 units.
MR. VELAZQUEZ: This is for 6120
Monroe, correct?
MS. LUNA: Correct.
MR. QUINN: Correct.
MR. VELAZQUEZ: Yeah, because I'm looking at the application and it says 19 units.
MR. QUINN: There're 19 apartments, but there's missing number 8 and 17.
CHAIRWOMAN BALDEO: They're not occupied 8 and 17?
MR. QUINN: No.
CHAIRWOMAN BALDEO: They're not occupied, Ana.
Those two units are added to this?
MS. LUNA: It's basically in regards to
the -- amount of rooms, it goes divided by those.
It doesn't matter if they occupied or not, when they become occupied, yeah.
So it needs to be -- yeah.
CHAIRWOMAN BALDEO: All right. I just want to make sure because, you know, usually the math it's going to be 17 divided with all the rooms in some of the -- each apartment.
Anybody have a -- this is for the property 6120 Monroe Place.
IT MODERATOR: I don't -- I don't know if this is a person but someone in the chat wrote Carolina Chiquito, present.
MS. LUNA: She is from 6120 Monroe,
right?
IT MODERATOR: I'm not sure, but she wrote that in the text. She says present, Carolina Chiquito.
MS. LUNA: Carolina, can you unmute? IT MODERATOR: She's under Jose Enrique.
MR. ENRIQUE HOLGUIN CABEZAS: Yes. Present, Carolina Chiquito.
MS. LUNA: Are you from 6120 Monroe?

MR. ENRIQUE HOLGUIN CABEZAS: Present,
Carolina Chiquito. She, yes.
MS. LUNA: She.
Okay, do you want to swear him in, I don't see any cameras.
MR. ENRIQUE HOLGUIN CABEZAS: But we have --
MR. SIMONE: I'm sorry can you repeat
that, Mr. Cabezas?
Okay. Great. Now, thank you okay.
Okay. Mr. Cabezas, please repeat after me, I state your name.
MR. ENRIQUE HOLGUIN CABEZAS: (In
13 Spanish) Chiquito.
MR. SIMONE: I'm sorry.
Ms. Chiquito, please repeat after me.
MR. ENRIQUE HOLGUIN CABEZAS: (In Spanish.)
MS. MENDIOLA: We might need a translator --
MR. SIMONE: I'm sorry.
MS. MENDIOLA: -- guys.
MR. SIMONE: Yes, I think so.
MS. MENDIOLA: Ana, ask him if he needs an interpreter. (Whereupon, off-the-record discussion
in Spanish is held.)
MS. MENDIOLA: Do we have one or no?
Because we can put this one off. And he hasn't called the office to talk to me at all.
MS. LUNA: No.
MS. MENDIOLA: No.
CHAIRWOMAN BALDEO: And we don't have any...
MR. SIMONE: Yes, if we don't have an interpreter, I think we need to push this off till the next meeting.
MR. VELAZQUEZ: Yes, so let's get his info and then follow up with him.
CHAIRWOMAN BALDEO: So we basically, all we do is -- we're going to postpone.
MS. LUNA: This -- this -- this application we're going to need an interpreter.
Mr. -- what's the name?
Chiquito? (Whereupon, off-the-record discussion in Spanish is held.)
CHAIRWOMAN BALDEO: Okay.
MS. MENDIOLA: Ana, can you confirm whether he -- or I can do it, I speak Spanish, just

confirm that he's a tenant from that location, from
that same property and then -- the 6120 Monroe.
MS. LUNA: He mentioned the wife.
CHAIRWOMAN BALDEO: He's going to call his wife to try to get in --

MS. LUNA: Can we continue with another one in the list and then wait for this one for later maybe.
MS. MENDIOLA: Yes.
CHAIRWOMAN BALDEO: All right.
We can continue with the 6208 Palisade Avenue.
MS. LUNA: It's the same landlord so
Mr. Quinn, are you ready.
MR. QUINN: Yes.
MS. LUNA: Okay. So for this one is the application for 24 units from the bill of 1998 was 9,300 and then the 2024 was 23,208, with the difference -- with the 13,908.
Yeah. So basically the -- the per room is $13.80, meaning for the three rooms will be a total of -- three bedroom a total of 39 and two-bedroom 55.19, which is total of four rooms and three rooms.
CHAIRWOMAN BALDEO: It's 24 units,
right, in this building?
MS. LUNA: That's what the application -- yup.
CHAIRWOMAN BALDEO: Total of 84 rooms?
MS. LUNA: Correct.
CHAIRWOMAN BALDEO: It's divided by 12.
MS. LUNA: 165 divided by 12, 13.80.
CHAIRWOMAN BALDEO: For three.
And then for four, correct?
MS. LUNA: Correct.
CHAIRWOMAN BALDEO: Anybody from
6208 Palisades Avenue beside the landlord?
(No Response.)
MS. LUNA: Anybody else from the board
have any questions?
MR. VELAZQUEZ: On the bottom of the
application I see that one bedroom is going to have an increase of 41.39 a month. Is that right?
MS. LUNA: Correct, meaning the one bedroom is equal to three rooms.
CHAIRWOMAN BALDEO: So on the two bedroom is equal to five or.
MR. SIMONE:
MS. LUNA: Four rooms.
MR. VELAZQUEZ: Four?
MS. LUNA: Yes.
MR. VELAZQUEZ: Okay.
CHAIRWOMAN BALDEO: Okay.
MS. LUNA: Not counting the bathroom.

CHAIRWOMAN BALDEO: Yes, 13.80, each room for -- per room.
MS. LUNA: Uh-huh.
CHAIRWOMAN BALDEO: Brian, you understand the -- the division and the rooms and...
MR. VELAZQUEZ: Yes, I see it.
CHAIRWOMAN BALDEO: 13.80 each times three and times four, correct, Ana?
MS. LUNA: Correct.
CHAIRWOMAN BALDEO: Total 41.39.And four bedroom's is going to be 55.1 -- 55.19.
MS. LUNA: That's correct.Anybody present from this address from the tenant side?
(No Response.)
CHAIRWOMAN BALDEO: Ana, they were notified?
MS. LUNA: They were notified, yeah.
CHAIRWOMAN BALDEO: Which is unusual
let's ask again in case somebody just tried to log in late.
MS. LUNA: Yes.
CHAIRWOMAN BALDEO: 6208 Palisade Avenue.
Is anybody from that property available?
IT MODERATOR: No one.
MS. LUNA: Okay. So anybody motion?
CHAIRWOMAN BALDEO: Can I have a motion for 6208 Palisade Avenue sewer increase total per room 13.80 divided by four and three -- I mean divided by three and four, total of four --
MS. LUNA: You need to multiply.
CHAIRWOMAN BALDEO: Multiple, I'm sorry, multiply.
For so three bedrooms and multiply by four, a total of $41.39. And the four bedroom is $55.19.
Can I have a motion please?
MR. RODRIGUEZ: Motion.
MS. LUNA: Anybody second?
(No Response.)
MS. LUNA: Anybody second?
CHAIRWOMAN BALDEO: Brian, can you hear me? (No Response.)
CHAIRWOMAN BALDEO: They're on mute.
They're on mute.
MR. VELAZQUEZ: Yeah, I hear you.
MS. LUNA: Okay. Can anybody second?
(No Response.)
MS. LUNA: We are on the motion for the
6208 Palisade Avenue for the sewer pass along.
MS. PUMA: I have a question.
All these units are occupied? There's no vacancies?

CHAIRWOMAN BALDEO: Mr. Fred?
MR. QUINN: No, no vacancies.
CHAIRWOMAN BALDEO: They're all occupied.
MR. VELAZQUEZ: Are all the units well maintained?
MR. QUINN: Yes, 100 percent.
CHAIRWOMAN BALDEO: Ana?
MS. LUNA: Any other question?
CHAIRWOMAN BALDEO: Yes, I may -- I may
have just a simple question for you, we have all the -- the numbers from the sewer, because from 1998 from 9,300 went to 23,200 --
MS. LUNA: Yes. The bills are attached to the application.
Yes.
CHAIRWOMAN BALDEO: Okay.
MS. LUNA: That's part of the application, yes.
CHAIRWOMAN BALDEO: Okay.
MS. LUNA: They are attached.
CHAIRWOMAN BALDEO: Ana, I have another question, maybe you can answer or Mr. Fred.
This property is registered in rent control?
MS. LUNA: Yes, they are under rent control. That's why we're having the meeting, yes.
CHAIRWOMAN BALDEO: Okay.
Board Members, if you guys believe which is answered all your questions, we need the second -- a motion to approve this application. Ana, who motion on this property?
MS. LUNA: Mr. Rodriguez.
CHAIRWOMAN BALDEO: Mr. Rodriguez. Okay.
MS. PUMA: Were the tenants all notified of this meeting tonight?
MR. QUINN: Yes.
FEMALE AUDIENCE MEMBER: Hi, I'm sorry. I think I just got into the Zoom meeting.
CHAIRWOMAN BALDEO: You are from 6120 Monroe Place.
The one that we postponed before.
MS. LUNA: 62 --
FEMALE BOARD MEMBER: I'm sorry. Ican't -- I can't hear you.
MS. LUNA: What is your property at?
What is the address, your address?
Where do you live?
FEMALE AUDIENCE MEMBER: 5608 Palisade Avenue, Apartment 10.
MS. LUNA: No, not hearing that yet. You can wait a little bit.
FEMALE AUDIENCE MEMBER: Oh, okay.
Sorry.
MS. LUNA: So we have on 6208 Palisade Avenue, Johnny motion. Anybody second it?

MR. ENRIQUE HOLGUIN CABEZAS: (Speaking
MS. LUNA: Yes, that's a -- that's a different one.
MS. MENDIOLA: Michael, if you don't have a second what happens, on the motion?
CHAIRWOMAN BALDEO: It don't pass.
MR. SIMONE: Yes, it doesn't pass.
MS. MENDIOLA: Okay.
CHAIRWOMAN BALDEO: Then we got to postpone. What is -- made me a little -- made me a little, I would say, nervous is that so many units and nobody showed up.
MS. PUMA: Nobody showed up.
MR. QUINN: Yeah, I -- I sent proof to
14 the rent control that we -- that we sent it out to all the tenants. And you see that a resident from 6120 Monroe showed up and 5608 Palisade that's also our buildings.
MS. PUMA: Yeah, but this is a big building.
MR. QUINN: What -- MS. PUMA: It's quite 24 units.
MR. QUINN: That is correct.
So from a different, two of the buildings that we have on the agenda now, tenants showed up here.
The same letters went out to all the tenants from all the buildings that we have on the agenda.
MS. LUNA: Some of the ones that came in were seniors so the senior you can't pass the sewer pass along.
So we told them they don't qualify for this so no matter if they receive the notices they have to receive the notices, but that that doesn't pertain to them.
MS. MENDIOLA: Ana, I can just represent that none of the tenants have either called the office to speak with me.
MS. LUNA: If they -- yeah, if they did call they were clarified that as a senior they don't get a -- a pass along.
CHAIRWOMAN BALDEO: I'm a little concerned because there's a lot of units and all this property. And the problem is after we pass, there's no way we can go back. And we talking about $44.00 extra monthly.
MS. PUMA: That's -- yes.
CHAIRWOMAN BALDEO: And I don't know what was your -- what do you -- what do you think, Ana?
MS. LUNA: What do you guys want to do?
Because right now it's -- the application is complete. If we get anything -- I mean, Carmen, have you get any complaint or people questioning before?
That's the only thing, the records we have are for this specific unit, Ms. Pavela (phonetic) came forward. And we clarified she's a senior. She's not getting an increase. And I can't remember in my head the other tenant, but the seniors are the one more -- a little concerned with an increase.

I don't know about the other ones whythey didn't come in.
CHAIRWOMAN BALDEO: The seniors are not getting the increase.
MR. VELAZQUEZ: No.
MS. LUNA: They don't qualify for it.
MR. SIMONE: No.
MS. LUNA: No.
CHAIRWOMAN BALDEO: So that means --
MR. QUINN: We had -- we had some residents that called up our office as well and we clarified to them that seniors are not getting any increase.
CHAIRWOMAN BALDEO: So on 6208 Palisade Avenue?
MR. QUINN: Yes.
CHAIRWOMAN BALDEO: Out of 24 units how many are seniors?
How many tenants are seniors?
MR. QUINN: A few of them.
CHAIRWOMAN BALDEO: A few? That means let's say, like, four? You only divided this by 20 or there is still 24 and the rest are not going toget paid?
MS. LUNA: They have to -- they – all of them have to be included.
MR. QUINN: They -- we divided by 24 and the ones that are seniors do not have to pay, correct.
MS. LUNA: Right.
CHAIRWOMAN BALDEO: Okay. I just wanted to --
MR. QUINN: Nobody gets a -- it – it doesn't work that -- that the others get a larger increase.
The same amount is across the board and just the seniors don't have to pay.
CHAIRWOMAN BALDEO: They don't.
MR. QUINN: Yes.
Thank you for clarifying that.
CHAIRWOMAN BALDEO: Thank you for letting us all know.
All right. One more time, 6208 Palisades, we need a second for ae motion to pass the application.
Let me know if we can proceed or postpone?
MR. SIMONE: Yes, I see that the notices were sent.
I don't see deficiencies here this --this is perfectly acceptable to go ahead to a vote.
CHAIRWOMAN BALDEO: All right.
So this is between Brian and Marie.
MS. PUMA: So long as the seniors are not paying and everyone was notified of this meeting, I can second it.
CHAIRWOMAN BALDEO: Correct.
MS. LUNA: Johnny Rodriguez?
MR. RODRIGUEZ: Yes.

MS. LUNA: Maria Puma?
MS. PUMA: Yes.
MS. LUNA: Brian Velazquez?
MR. VELAZQUEZ: Yes.
MS. LUNA: Marileidys Baldeo?
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Okay.
This motion past.
Do we have the tenant from the prior applications by any chance log in, 6120 Monroe Place?
(No Response.)
MS. LUNA: No? She hasn't come back?
CHAIRWOMAN BALDEO: We still have that one pending, right, Ana?
MS. LUNA: Yes.
MR. VELAZQUEZ: That was the one with
Caroline, right?
MS. LUNA: Yeah, the husband said that she will sign in.
We can continue with the other one 6308 Broadway.
CHAIRWOMAN BALDEO: I'm sorry.6308 and 6310 Broadway Avenue.
MS. LUNA: For this one there is a difference in between 2020 -- 1998 and 2024, the difference is $1,273.00.
This one has 28 rooms and the amount per room is $3.78.
So they all two-bedroom apartment, the increase will be $15.15.
CHAIRWOMAN BALDEO: Seven unit, Ms.
Ana?
MS. LUNA: Yes.
Any questions?
MR. VELAZQUEZ: Do we have any residents from that building?
MS. LUNA: 6308 Broadway.
6308-10 Broadway, anybody present?
(No Response.)
MS. LUNA: Maurice, do you have anybody waiting in the room?
IT MODERATOR: I don't see anybody in chat saying anything, no.
CHAIRWOMAN BALDEO: Okay. And the landlord?
MS. LUNA: He's the same.
MR. QUINN: I'm here.
MS. LUNA: The same, yes.
CHAIRWOMAN BALDEO: Brian, Marie, Johnny, any questions that you guys need to...
MS. LUNA: Clarify.
CHAIRWOMAN BALDEO: Please.

MR. RODRIGUEZ: No questions.
CHAIRWOMAN BALDEO: So the units 28 3 rooms?
MS. PUMA: I'm under the assumption they've all been notified the same as the other buildings?
MS. LUNA: Correct.
MR. QUINN: Yes.
MS. PUMA: And no one's here from them? Is there any seniors in this building as well?
CHAIRWOMAN BALDEO: Mr. Fred?
MS. LUNA: Mr. Quinn.
MR QUINN: I believe there might be two or three. Two, I believe.
MS. PUMA: And the same goes, they will
not be charged this increase, correct?
MR. QUINN: Correct.
MS. PUMA: Okay. All units occupied?
MR. QUINN: Correct.
CHAIRWOMAN BALDEO: Brian?
MR. VELAZQUEZ: And the building's in good standing all units?
MR. QUINN: Yes. Yes.
MS. LUNA: We have also copies of the
DCA certificate for each application if you can see also.
MS. MENDIOLA: We didn't receive any --the tenant advocate, Carmen, we didn't receive any calls from the tenants either.
MS. LUNA: No, not on this building.
CHAIRWOMAN BALDEO: Mr. Johnny, you okay? No questions?
MR. RODRIGUEZ: No, just my only concern is the one that all of you have is that nobody show up.
CHAIRWOMAN BALDEO: Yes. That's my --my concern too, basically is same owner, different properties and...
MS. PUMA: Same situation.
CHAIRWOMAN BALDEO: And come and explain something, you know?
MR. RODRIGUEZ: I don't know if you would postpone this -- this meeting I don't know because really maybe they don't have too much time, the tenant didn't have too much time to come, I don't know when -- when they were notified.
CHAIRWOMAN BALDEO: Mr. Fred, when did you notify all the tenants and different properties?
MR. QUINN: Two weeks -- two weeks ago, more.
CHAIRWOMAN BALDEO: Two weeks.
MS. LUNA: I believe the notices were sent in a timely manner.
MR. SIMONE: The -- I looking at the 6308-10 Broadway application.
MS. LUNA: Well, these were postponedprior remember?

MR. SIMONE: Oh, I'm sorry. Which --which one are we on, 60 --
MS. LUNA: July -- all of them. In July we postpone all of them.
MS. PUMA: So tenants have been made aware prior --
MS. LUNA: Yes.
MS. PUMA: -- I would assume.
MS. LUNA: Correct.
MR. SIMONE: Yes, these were all dated-- their notices are dated June 27th, 2025.
MS. PUMA: And they were notified again of this meeting that's taking place today?
MS. LUNA: Yes.
MR. QUINN: Correct.
MR. SIMONE: Yes. Yes, there's two notices per address.
MS. PUMA: Okay.
That's a clearer understanding. Thank you.
CHAIRWOMAN BALDEO: At this point everybody was notified from the property 6308-10 Broadway Avenue, can I have a motion to pass the sewer pass through.
MS. PUMA: I will motion.
MS. LUNA: Anybody second?
(No Response.)
MS. LUNA: Anyone second it?
(No Response.)
MR. SIMONE: A lot of people are muted again, please double check make sure that you are not muted if you are voting.
CHAIRWOMAN BALDEO: Brian? Johnny?
MR. VALASQUEZ: I'm just checking the application because I -- I'm trying to see the notice for when they were -- they were sent about the meeting.
CHAIRWOMAN BALDEO: You see the notice, Mr. Brian.
MR. VELAZQUEZ: Yeah, I'm looking at the notice, but the two -- July 14th.
CHAIRWOMAN BALDEO: July 14th? No,
that was in the previous one, right?
MR. VELAZQUEZ: Yeah.
CHAIRWOMAN BALDEO: That's what we postponed.
MR. VELAZQUEZ: Yes.
CHAIRWOMAN BALDEO: And this is November.
Does any notice, Mr. Fred, sent like two weeks -- two weeks ago?
MR. VELAZQUEZ: Yeah, that's what I'm trying to find, but on the document that I have, I can't see that. I only see the three letters for July 14th.
MR. SIMONE: Yes. Correct. I should clarify that's what I see too only the notices for the July 14th meeting, not for today's meeting.
I have yet to see a notice for today's meeting.
MS. PUMA: So we don't have a notice for today's meeting?

MR. SIMONE: I see no notice for today's meeting.
MR. QUINN: I sent it over to the rent control, Ana.
MS. LUNA: Yes.
MR. QUINN: You should have it.
MS. PUMA: Can we confirm.
MS. LUNA: Let me double check if I put that in the -- in the new package.
CHAIRWOMAN BALDEO: It's -- I don't think it's in the package, Ms. Ana.
MS. LUNA: I'm sorry?
CHAIRWOMAN BALDEO: I don't think we have any notice over here.
MS. LUNA: The new notice for – I might have put the -- the package from the prior and then the new one...
Hold on.
CHAIRWOMAN BALDEO: Mr. Fred?
I couldn't hear anybody.
MS. LUNA: Mr. Quinn?
Mr. Quinn?
CHAIRWOMAN BALDEO: You're on mute.
MR. QUINN: Sorry, I was on mute. Yes, go ahead.
CHAIRWOMAN BALDEO: Okay. Sir, besides these three properties, how many more properties do you have today and in this -- in the --
MS. LUNA: I'm looking for the notices now.
MR. QUINN: In this meeting I have a total of two, three, four, five, six, seven, eight, nine...
CHAIRWOMAN BALDEO: Sir, all ten properties?
MR. QUINN: 13, yeah.
CHAIRWOMAN BALDEO: So we have – so today is 10.
MR. QUINN: Yes.
MS. LUNA: Correct.
CHAIRWOMAN BALDEO: And I know the – I think two property pass already? We have pending
6120 Monroe Place and then we have about seven more.
MR. QUINN: Okay.
MS. LUNA: I have -- you know, I have the notices.
CHAIRWOMAN BALDEO: You have the notices.
I don't feel this is, you know, I don't feel --
MR. VELAZQUEZ: Yes, I am looking through the other applications too and I see that all the other applications are dated with the old date on the packets.
MS. LUNA: It might be my -- I did not
include the new notices in the packages, I get upload the same packets.
MS. MENDIOLA: Ana, so do you have anything that shows current --

MS. LUNA: Notices, yes.
MS. MENDIOLA: Yes, notices.
MS. LUNA: Let me -- yeah. I can send them over.
The only thing is --
MS. MENDIOLA: I mean you could make the representation; I would think that --
MS. LUNA: Yeah.
MS. MENDIOLA: -- you received --
MS. LUNA: Is the -- yeah, I just need to forward them on the right -- each application for the notices for every tenant which would have...
MS. MENDIOLA: So, for example, 6308 you received a notice for -- that he sent to the tenants, when is that dated?
MS. LUNA: This one is dated on...
CHAIRWOMAN BALDEO: Mr. Fred said about two weeks ago.
MS. LUNA: Yeah. It's --
MR. JONES: That's when I gave it to the office to do it, correct.
MS. LUNA: No.
So the notice is for the -- hold on.
Let me find this one.
I am going to say for this meeting were sent to the tenant from Mr. Quinn -- hold on – on the 14th.
CHAIRWOMAN BALDEO: November 14th?
MS. LUNA: Correct.
MR. QUINN: No, no.
MS. LUNA: No, hold on.
MR. QUINN: No. No. No. No. No.
MS. LUNA: No.
MR. VELAZQUEZ: If it's November 14th that's only a three-day notice --
MR. QUINN: Oh.
MR. VELAZQUEZ: -- of a meeting.
MS. LUNA: November -- November 5th, I'm sorry.
That was the -- the agenda that I sent out.
CHAIRWOMAN BALDEO: Just a second.
MS. LUNA: The meeting notice is November 5th of 2025.
MR. VELAZQUEZ: I see in the comments
we get -- we got something saying my dad is a tenant of 400 52nd Street and received a notice on Thursday.
CHAIRWOMAN BALDEO: That's a -- we're not there.
MR. VELAZQUEZ: Is it fair that other tenants were given -- but it's from the same property owner.And they're saying that --
MS. LUNA: Thursday -- Thursday of last week.

MR. VELAZQUEZ: -- we received the notice on Thursday.
MS. LUNA: Thursday of last week.
MS. PUMA: Was it November 6th,
Thursday or November 13th, Thursday.
MR. VELAZQUEZ: Let's see it's just one of the residents that typed in the meeting chat.
MS. LUNA: Okay.
MR. SIMONE: Yes, the 13th.
MS. LUNA: The 13th. Some of them said the 13th.
CHAIRWOMAN BALDEO: Hold on.
MS. LUNA: Hold on.
CHAIRWOMAN BALDEO: The person who sent a message from 400 52d Street --
MS. LUNA: Yes.
CHAIRWOMAN BALDEO: Can they -- can you
MS. LUNA: Ask for the 13th.
MR. SIMONE: Yes, Mr. Sanchez who wrote the comment, if you're going to present that kind of testimony, we'll have to swear you in before we can,kind of, proceed with this.
MS. SANCHEZ: I'm -- I'm -- I'm with my dad, actually. I'm not for it and -- and it's not fair for -- my father came to my job, to my place --
MR. SIMONE: I'm sorry. I'm going to have to pause you. We will have to swear you in before any testimony is taken.
MS. SANCHEZ: Okay.
MR. SIMONE: And so I'm sorry, ma'am, what is your name?
MS. SANCHEZ: My name is Ana Sanchez.
MR. SIMONE: Ms. Sanchez? And are you a resident of the building?
MS. SANCHEZ: I don't live with my dad but I'm on the -- I'm on his lease.
MR. SIMONE: So you are on the lease --
MS. SANCHEZ: Yes.
MS. MENDIOLA: Michael? Michael, jus
so that we have clarity and that we have it all on –on the -- they're taking note of this, we're skipping from property to property so why don't we finish this
MR. SIMONE: Yes.
MS. MENDIOLA: -- 6308 and then we can take her's next. I mean I'm not understanding if -- this tenant has not called the rent control office so it would be new to me as well.
MR. SIMONE: Yes, and --
MS. MENDIOLA: So to keep this in order, keep it with the application and not go all over the place -- all over the place.
MR. SIMONE: Yes, I agree. I'm sorry.
I'm getting confused with the properties too.
So, yeah, we'll stick with the current one that we're talking about, sorry all these numbers flying around has me a little confused so...

MS. LUNA: So, yeah, basically we wanted to find out exactly the notices to clarify if they got notices on time.
CHAIRWOMAN BALDEO: If they received a notice about a week ago or two weeks, I don't think it's fair for us to proceed with all these ten different properties.
MS. PUMA: I agree. I will like to see
them, more have received it in a little more ample time.
CHAIRWOMAN BALDEO: The numbers and --and I would like to clarify and, you know, and give the details different units of properties, how much it's going to cost or the reason it is going to be increased starting from now. We're not talking about pennies over here. We're talking about 40, $50.00 and up, you know, a month. That's my -- that's --that's how I -- I think is -- top be fair either with
Mr. Fred the owner and the residents. You guys let me know if I'm wrong.
MR. VELAZQUEZ: No, I agree.
MS. PUMA: I agree as well.
MR. VELAZQUEZ: I was going to ask the same thing.
MS. PUMA: I was going to ask the
question that they have more than ample time for this meeting.
MR. QUINN: What is called ample time? Is a week ample time? Two weeks ample time.
MS. LUNA: Ten days prior to the meeting they have to receive that.
MS. PUMA: Enough time for them to either contact the rent control board, come to the meeting, be present.
CHAIRWOMAN BALDEO: I believe to be fair, Mr. Fred, at least a month because it's a lot of -- there's ten property, there's a lot of people, we have to explain one by one to make this, you know, true the way it is.
MS. LUNA: So -- I'm sorry.
CHAIRWOMAN BALDEO: -- make sure the attorney --
MS. LUNA: I just need -- sorry, Mrs. Chairman.
CHAIRWOMAN BALDEO: Go ahead. Go ahead.
MS. LUNA: Sorry, the ordinance says ten days prior to the meeting it needs to be notified.
MS. MENDIOLA: Right.
MS. PUMA: Is that ten business days or ten calendar days.
MS. LUNA: Business -- business days.
MS. PUMA: So what -- you said you had it for the 6th that they got notified?
MS. LUNA: Yes, that was sent.
MS. PUMA: It's not ten business days.
MR. VELAZQUEZ: Yes, Marie is correct
if the notice is dated the 6th, that's not ten business days.
CHAIRWOMAN BALDEO: It's seven days actually and it was a holiday in between so...

MR. QUINN: I could just add -- I don't mean to be at all difficult, but just it's the second time we're pushing off this meeting and I just listened to the first one with the other landlord that was on here and nobody asked if we gave ample time to the residents there. I just feel like if we're --
CHAIRWOMAN BALDEO: I believe we --
MR. QUINN: -- if we're concerned about the ample time we should just make sure that we're doing this across the board to all the landlords.
CHAIRWOMAN BALDEO: I believe we asked the same question that we did.
MS. PUMA: I believe the question was asked prior to going forward with it, if I'm not mistaken.
MR. QUINN: I was on the -- I was on the meeting the whole time and the question was asked if the tenants were notified that was -- that was the only tenant -- that was the only question.
MS. MENDIOLA: Michael, why don't you over what the procedure is and how long in advance he has to get the information in.
MR. SIMONE: Yeah, that's what I'm looking -- and it's -- for these increases --
MS. MENDIOLA: Pursuant to the ordinance.
MR. SIMONE: I'm sorry, what was that?
MS. MENDIOLA: Pursuant to the ordinance.
MR. SIMONE: Yeah, that's what I'm looking at and it does say ten business days. We have a number of ordinances here this is specifically for sewage. I'm trying to see if there's anything in relation to notice for sewer increases. (Brief Pause.) I see none so far. I believe we're just sticking with the ten-day business notice here as -- to the best of my familiarity with this right now.(Brief Pause.)
Yeah, I'm seeing ten days. And I'm not seeing anything regarding calculation of days with regard to anything else, so I think we got to stick with the ten-day notice here.
MS. MENDIOLA: Okay. Well, I just saw something that came in through the text and I hope it reads, I can't -- it disappeared but if it relates to
this property they said it -- they received it on the 11th and posted on the door on the 13th, so that's not enough -- that's not adequate so...
MR. SIMONE: No. Well that's -- that's for a separate property, though, correct?
MS. MENDIOLA: I -- I don't -- I can't -- I don't know who can read the message, I don't know where the messages go to. Let me see, hold on.
MR. VELAZQUEZ: It says notice is dated
November 11th and posted on my -- on my dad's door --
MS. PUMA: I saw that --
MR. VELAZQUEZ: -- on 11/13.
MS. MENDIOLA: I know, but they're jumping, that's why I want to keep it, right, to the property that we're talking about. I don't know what property that is.
MS. PUMA: I thought they were getting certified notices. Is that not the case?

CHAIRWOMAN BALDEO: Should – they should --
MR. SIMONE: Got it. Okay. Here we go.
The notice has to include a statement to the effect the tenants have the right to object to the Board Secretary indicating the reason of the objection within ten days of receipt of the notice.
As for sewer utility pass-along charges, I'm not actually seeing anything on specific dates of notices for these types of pass-alongs.
So seeing there's no specific notice requirement for sewer utility pass-along charges, we got to default to the standard ten days and while this notice requirement also does require the statement that they tenants have the right to object in writing.
MS. MENDIOLA: I could tell you,
Commissioners, I didn't receive any calls or any --any -- any word from any of the tenants.
However because it's procedurally defective then I think we just have to -- to have the gentleman coming back.
Nevertheless, Michael, I'm not – I don't have the statute up or the ordinance.
What does it say, certified mail or is it hand delivered?
MR. SIMONE: For general notices, it
does say certified mail, but, yes, you are correct because this is procedurally deficient because I'm not seeing any statement that the tenants have a right to object in writing. So these are just deficient on their face.
MS. MENDIOLA: And then back to the notice, it's certified. Is it posted? Is it e-mailed, what -- what's the form of communication for -- for the notice.
CHAIRWOMAN BALDEO: I think the certified.
MS. PUMA: I thought it had to be certified too.
I don't know what that ordinance says.
MS. MENDIOLA: Where's Michael?
MR. SIMONE: Yes, but I -- I noticed, certified mail return receipt requested or any other form of receipted delivery.
MS. PUMA: Okay. So --MS. MENDIOLA: Well, that's -- that's broad. Okay. But I don't think we need to get to that second issue because it's defective so therefore we can have the landlord come back at some point in
time, once he -- I guess he needs to confirm, Michael, or you can let him know which -- which form of communication? It does say certified, but it says something else.So --
MR. SIMONE: Yes.
MS. MENDIOLA: -- as I see here that you posted something. Okay. She's lacking.
So withdraw, Madam Chair, I guess just have the applications withdrawn.
I'm assuming they're -- that there may be questions as to the other ones with the -- with the notice. And then we'll carry it to the next meeting.

CHAIRWOMAN BALDEO: I believe that's the right way, Ms. Carmen I think it's fair for landlord and for the residents as well.
MR. QUINN: I just want to make it a point that I -- I sent the first time certified letters and we postponed the first meeting.
Now I'm on the second time, can you please me exact instructions what we have to do to get this past?
CHAIRWOMAN BALDEO: Mr. Fred, I understand but the letter was only notified six days ago. I don't think it's fair. There's a lot of units. There's a lot of buildings.
I would like to postpone for the next month and send it at least three weeks before the meeting notifying each individual resident from each property.
MS. PUMA: Absolutely.
CHAIRWOMAN BALDEO: And I think it's fair for us and for the residents also.
MR. SIMONE: And --MR. QUINN: I hear you, I just don't think that it's fair that the previous – the landlord that got approved first was not questioned by this whatsoever if it was sent certified, if it was adequate, enough time.
MS. PUMA: I believe that we determined it was certified.
MR. VELAZQUEZ: Looking at the application -- yeah, looking at his application --
MS. PUMA: It was certified.
MR. VELAZQUEZ: Yup, there's six certified notices on the back.
MR. QUINN: It wasn't requested if it was adequate enough time. I just want to make sure that we're treating everybody fairly.
MR. SIMONE: I'm sorry. I'm going to step in, Mr. Quinn, frankly it's not really appropriate to be question in whether or not the board was reading other notices appropriately. We are only talking about your notices here that's really all that is at issue. But we can review the transcript to confirm that everything was handled appropriately the first time.
Now what I will mention is, Mr. Quinn, you may feel free to send an e-mail to the Chairwoman, Ms. Baldeo, and she can forward your questions along to me. I'd be happy to, you know, provide these answers of course because I'm counsel for the Board I can only re4ally provide legal advice to the board and not directly to you. So we'll have to go through them.
But for now what I will say is if you would care to take a look there's a website called eCode360.com that has every town -- many towns in New ersey's ordinances. I will direct you to, of course, Town of West New York, Chapter 312, Rent Control. And there are sections which I posted here in the chat 312-2 had to do with services of –service of notices. And Section, I'll type it here,
312-13, this pertains to the sewer – sewerage utility pass-along charge.
MR. QUINN: Understood.
I just want to clarify that we sent out certified notices the first time and it costed [sic]us a lot of money. So --

MR. SIMONE: And I understand that --
MR. QUINN: -- I just want it to be very clear exactly what we're doing exactly --
MR. SIMONE: Perfectly reasonable --(Simultaneous Speaking.)
MR. QUINN: -- not right over here is it that we have a lot of buildings? I just want to make sure that's not the case.
MR. SIMONE: That's perfectly
reasonable, it costs time, your money, your attention to send these things out and, of course, if the meeting gets cancelled that is, you know, just a negative for you.
So what I will say is I think going forward, yeah, if you can just kind of reach out to Chairwoman Baldeo, we can certainly, you know, kind of do our best to be proactive to make sure that, you
know, if you send these notices out that the corresponding meeting does occur. What I guess, you know, I can't really make any representations to you at this time but I am sure we can work out some kind of way to kind of just give you a head's up, you know, if it's a, you know, ten-day notice maybe we'll reach out to you on Day 11, let you know, hey, this meeting is definitely going forward but that -- you know, that's a little -- a little more informal, but I'm sure we can work something out in that way.
MR. QUINN: Can we post it on the door since we spent so much money already on this?
MR. SIMONE: You know I'm not entirely sure if that is an option, but if you send the e-mail to Chairwoman Baldeo I actually may be able to --I'll be able to give you an answer in a day or two.
CHAIRWOMAN BALDEO: So it has to be notified certified?
MR. SIMONE: I will have to, kind of, dig into this a little bit further there -- you know there is multiple chapters here and I'm not entirely sure as to the procedure for when notice has been given and there's been a cancelled meeting so that --that is -- it is a possibility. I will have to and confirm whether or not that's permitted.
MS. LUNA: Just making you aware the next meeting scheduled for December is December 8th.
CHAIRWOMAN BALDEO: December 8th.
MS. LUNA: Correct.
CHAIRWOMAN BALDEO: So I mean --
MS. LUNA: So notices need to be --
MR. QUINN: Is that adequate enough time if we send it out now for December 8th.
CHAIRWOMAN BALDEO: Yes.
MR. QUINN: But --
CHAIRWOMAN BALDEO: So by the -- three-- more than three --
MS. PUMA: Three weeks.
CHAIRWOMAN BALDEO: Almost four weeks so I think it's, you know, it's the best way for us to have a conclusion and all this properties and --and sewer bill.
MR. QUINN: And do we have to send it out certified?

CHAIRWOMAN BALDEO: I asked the same question to Mr. Simone, he's still looking for the answer.
MR. SIMONE: Yes.
My understanding is, yes, just from --based on Section 312-2. I will go -- go through the remaining chapters to see if there are any exemptions or exceptions, I can speak with my partners here to see if they have any familiarity with that as well, because I do understand this is a massive inconvenience for you, Mr. Quinn, and, of course, it's not our job here the inconvenience you.
So I can say that -- actually,
Mr. Quinn, yeah, because I can't speak to you directly it has to go through the Board. At this time the most I can really say is kind of reach out to Chairwoman Baldeo just so she can, kind of, create an open line of communication between you and myself.
MR. QUINN: Okay.
This is the third time and each certified notice costs us over $8.00 send it out. So just to keep in mind, it's the third time we're postponing it and it's just becoming quite frustrating because I'm watching other people get passed and a --
CHAIRWOMAN BALDEO: Another --
MR. QUINN: -- I just -- just feel like it's getting prolonged because I'm coming here with a few buildings at once.
CHAIRWOMAN BALDEO: Mr. Fred?
MR. SIMONE: Understood.
CHAIRWOMAN BALDEO: Mr. Fred?
MR. QUINN: Yes.
CHAIRWOMAN BALDEO: Okay. Make sure the notification is in Spanish and English due to there's a lot of residents that are not familiar with the language.
So make sure that if we do it at this
time we are doing it the -- the proper way so everybody going to be aware.
MR. QUINN: Okay.
Can we get a concrete date on the next meeting?
MS. LUNA: December 8th.
MR. QUINN: Okay.
CHAIRWOMAN BALDEO: That's the next meeting.
One second let me double check today is the 17th so four -- it's going to be 13 business days, bot including weekends. That's not counting today of course.
MR. QUINN: I'll get it out by the end of the week.
CHAIRWOMAN BALDEO: All right.
And you're going to notify Ana as well or...
MS. MENDIOLA: He has to.
CHAIRWOMAN BALDEO: Please so everybody can be on the same --

MR. QUINN: I'll notify whoever you want me to notify just give me every dir – every instruction possible to make sure that it doesn't get postponed again. That's all I'm requesting.
CHAIRWOMAN BALDEO: Okay. You got three --
MR. QUINN: I spent thousands of
dollars on this already. The certified mail cost me about 9 -- almost $9.00 each time I have to send the certified mail.
CHAIRWOMAN BALDEO: I understand, but I just want to make sure be fair with the owner, the landlord and the residents as well.
So today -- tomorrow is the 18th, November 18th so you got until the 8th, 12 days, business days.
So if you started doing it tomorrow, I think we got enough, three weeks, and we can proceed with all this property the right way. Just make sure --
MR. QUINN: I could have it out by the tenants on the 20th I -- if I start tomorrow, I have to send it certified it won't be out till the end of the week.
CHAIRWOMAN BALDEO: So by the 20th, you think they're going to have it? Are they going to receive it?
MR. QUINN: No, I'll have it sent out by the 20th. Certified mail will take some time to get there. Mail -- it's not up to me. Once I send it out it's not up to me. If you want me to post it on the door, I don't -- if I don't have to go certified I could have it done in two days no problem.

CHAIRWOMAN BALDEO: If you do it by the 20th, it's only about eight, nine days. What do you think, Ana?
MS. LUNA: For -- for certified ones you're saying or what is the -- Mr. Simone needs to verify, okay, certified is different, yes.
MS. PUMA: It's not, isn't it when it's stamped, marked. I think --
MS. LUNA: Yes.
MS. PUMA: -- -- that's what counts not when they receive it in hand.
MS. MENDIOLA: Correct.
I mean I don't know if the landlord has -- he should get a lawyer if there's so many questions. We can't advise him.
I can't advise him. And Michael can't advise him.
So if he needs a lawyer, he should get a lawyer.
If not, he needs to read the statute.
I mean it will just go on to an hour into the conversation, a half hour. And he's asking questions and then it turns around and we're advising him.
We can't do that.
I think Michael was -- was very generous.

So, Madam Chair, what are we doing with these? Are we going to put them off, is it all the applications that are left?
CHAIRWOMAN BALDEO: Yes, I believe that's the right way.
MS. MENDIOLA: Well, it's procedurally defective so I guess -- yes, it's the only way.
CHAIRWOMAN BALDEO: My question is, we passed three properties already. What is the next procedure? Are we --
MS. LUNA: No, we only passed one from his application.
CHAIRWOMAN BALDEO: 6308 and 6208 Palisades. Correct?
MS. LUNA: 62 --
CHAIRWOMAN BALDEO: We have two.
MS. LUNA: 6208.
CHAIRWOMAN BALDEO: 6208.
MS. MENDIOLA: And that's it.
MS. LUNA: That's the only one.
CHAIRWOMAN BALDEO: Okay.
1MS. PUMA: 6308 didn't pass.
MS. LUNA: No, they -- nobody vote on that, the only one was done.
CHAIRWOMAN BALDEO: But we have to notify to 6208 as well to be fair.
MS. MENDIOLA: Madame Chair, I think as
opposed to going back and redoing I can review this with Ana again and that's the one with the six units, is that the one with the six apartments? I can't remember.
MS. LUNA: This one if 24 units, the one that passed.
CHAIRWOMAN BALDEO: It's 84 rooms.
MS. LUNA: The one with six units didn't pass.
MS. MENDIOLA: It did not pass? Okay.
That's the -- this is the one, I got to keep it one at a time.
I can review it with -- with Ana and see if it's -- if it's procedurally correct. If it is then -- then -- I mean it's up to the board what the board wants to do because I could -- we could reach out to the tenants and ask them if they received the notice or you can – you can -- right, Michael, I think hey could make another motion to -- to withdraw that application?
MR. SIMONE: I'm sorry can you repeat the question?
MS. MENDIOLA: Can they make a motion to withdraw the application that was approved. I thought that was six units so that's why it would have been easier but call it 24 units, it's technically a little bit too much.
MR. SIMONE: Yes. Yes. Yes, that --you are correct. Yes, I see that. Yes, if this is 6208, right, this is not the -- yes, so, yes, a motion to withdraw would be required.
MS. MENDIOLA: Yes, a motion to withdraw the prior approval of the application.
MR. SIMONE: Correct.
CHAIRWOMAN BALDEO: Right.

All right. Can we have a motion to withdraw the application for 6208 Palisade Avenue please. (No Response.)
MS. LUNA: Anybody, motion?
MR. RODRIGUEZ: Yes. Motion. Yes, please.
MS. PUMA: Second.
MR. VELAZQUEZ: Second.
CHAIRWOMAN BALDEO: All right.
MS. LUNA: Marileidys Baldeo?
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Johnny Rodriguez?
MR. RODRIGUEZ: Yes.
MS. LUNA: Brian Velazquez?
MR. VELAZQUEZ: Yes.
MS. LUNA: Marie Puma?
MS. PUMA: Yes.
MS. LUNA: Okay. Motion passed withdrawing application 6208 Palisade Avenue until he next meeting.

MS. LUNA: Any motion?
MCHAIRWOMAN BALDEO: Mr. Fred? (No Response.)
CHAIRWOMAN BALDEO: He left?
MR. QUINN: Yes.
MR. SIMONE: He's still here.
CHAIRWOMAN BALDEO: I apologize to you.
This is something that we learn every month it's something different and I just want to make sure too be fair either with the residents and you as a owner, let's just do the right way and I'll see you on December 8th.
MR. QUINN: Okay.
CHAIRWOMAN BALDEO: I think it's fair.
And I just want to -- if I -- we did something wrong to apologize to you for, you know, the time that you've been here with no we result.
MR. QUINN: I don't mind waiting for the next meeting, I just want to make sure I'm not wasting money again. That's it. Because I spent a lot of money on sending the certified mail the first time.
CHAIRWOMAN BALDEO: I understand.
So, Ana, just to be all on the same page he got about nine -- eight to twelve days more to get the mail certified to each resident before the 8th.
MS. LUNA: Yes. Post -- post it on the exact date ten business days prior to the meeting.
CHAIRWOMAN BALDEO: And notify us as well.

MS. LUNA: Yes.
CHAIRWOMAN BALDEO: So every member can have a copy and we can proceed.
MS. LUNA: Correct.
CHAIRWOMAN BALDEO: All right.
MS. LUNA: Now we have to open to the public.
CHAIRWOMAN BALDEO: Yes.
Open to the public for any comment or suggestion regarding any of the matters in this meeting, please.
MR. VELAZQUEZ: Motion to open to the public.
MS. LUNA: Anybody second?
MR. RODRIGUEZ: Second.
MS. PUMA: Second.
MS. LUNA: Okay. So we open to thepublic.
Maurice, do we have anybody that would like to have any questions?
MR. SIMONE: I'll just remind everybody present, if you are calling in please dial *9. If you are in the Zoom and would like to speak -- I'm sorry, I misspoke before I said there was a hand, there's no hand just type your name and your address in the chat and we request that you have the camera on as well. IT MODERATOR: I'm not seeing anybody coming forward.
MR. SIMONE: Ana Sanchez?
CHAIRWOMAN BALDEO: Oh, there is one.
MS. SANCHEZ: I don't like to type. I want to speak up. I'm here with my dad.
So I would like to --
MR. SIMONE: Okay.
MS. SANCHEZ: -- to speak up, but I could give my input please?
MR. SIMONE: Certainly.
Ms. Sanchez, please repeat after me.
I, Ana Sanchez, swear to tell the truth, the whole truth to the best of my ability.
MS. SANCHEZ: I swear to tell the truth-- the truth to the best of the knowledge.
MR. SIMONE: And do you affirm that the oath that you just gave that -- I'm sorry, do you affirm that you understand the oath you just gave?
MS. SANCHEZ: Yes, I do.
MR. SIMONE: Okay.
Go ahead. You have three minutes.
MS. SANCHEZ: I don't live with my dad, it's very upsetting that my father came to me -- first of all I live on 6108 Broadway, I don't live with my dad. I'm on the lease. My father got the notice on Thursday, he brought it to my attention.
It was -- the notice was not in Spanish. The notice was not certified. The notice was posted in my dad's door. It was not hand delivered to him. And I said -- and I said to him how come it was given -- have you noticed if it was posted to other tenants in the

building. He didn't know because he -- he works and he got home late. I don't think it's fair for the other tenants in the building that were sent through Zoom. I -- I understand that not everybody is very IT. And it was not noticed in Spanish. It was not noticed in Spanish and I have the letter here hat I could show you proof that it was dated November 11th.
MR. SANCHEZ: And requesting –
MS. SANCHEZ: I know, that's what I said.
CHAIRWOMAN BALDEO: I think that's --
Ms. Sanchez, I think that's one of the reason why we drop all the application and postpone for the next month --
MS. SANCHEZ: I don't know if the tenants -- if the owner or the representative was from the same property owner for -- that it was for my dad so I want to clarify I didn't know, you know,
I don't know if it's the same company or tenant or property owner.
CHAIRWOMAN BALDEO: I believe he is.
MR. VELAZQUEZ: Can we check if it is, and if it was one of the one for this meeting?
CHAIRWOMAN BALDEO: What was the address for Mr. Sanchez?
MS. SANCHEZ: Uh-huh.
MS. LUNA: What's the address?
MS. SANCHEZ: 400 52nd Street.
CHAIRWOMAN BALDEO: I believe that's --
MS. LUNA: The next meeting.
CHAIRWOMAN BALDEO: Right, it's -- it's-- yeah, it's Mr. Fred, he owns the property.
MS. SANCHEZ: Same owner? Same property representative?
CHAIRWOMAN BALDEO: Yes.
MR. VELAZQUEZ: That's the same one for all of them.
CHAIRWOMAN BALDEO: Actually he owns nine properties out of the ten.
MS. SANCHEZ: Yeah. So I want to clarify I have pictures that I could show you. I could zoom it so you could see dated November 11th. It was hand posted. It was left on my dad's apartment door on Thursday. And my father is a senior too.
MS. LUNA: Okay. So he doesn't qualify for the...MS. SANCHEZ: Oh.
MS. LUNA: He doesn't.
CHAIRWOMAN BALDEO: Seniors is on the
PAAD low which it does not -- he's not going to receive increase.
MS. SANCHEZ: Okay. But I'm sure that everybody who has --I hope all the other tenants in the building, they have someone like me that cares in the apartments and their relatives because it's not fair to the non-speaking, you know, they don't speak English.
CHAIRWOMAN BALDEO: As a matter of fact I asked the landlord to send certified mail in Spanish and English.
MS. SANCHEZ: Yeah, I -- I wrote a --the note on --

CHAIRWOMAN BALDEO: To be fair with all the residents.
MS. SANCHEZ: Okay. (Whereupon, Mr. Sanchez and Ms. Sanchez are speaking in Spanish.)
MS. MENDIOLA: Madam Chair?
MS. SANCHEZ: That's it. Thank you.
MR. SIMONE: Thank you.
CHAIRWOMAN BALDEO: Thank you, everyone, which is we just learned today something new for us. I would really appreciate for you guys always coming.
At this point I would like to have a motion to adjourn the meeting.
Can I have a motion please.
MS. LUNA: To adjourn the meeting. Anybody motion?
MR. VELAZQUEZ: Motion.
MS. PUMA: Motion. Second.
MS. LUNA: Second. Okay.
Marileidys Baldeo?
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Johnny Rodriguez?
MR. RODRIGUEZ: Yes.
MS. LUNA: Brian Velazquez?
MR. VELAZQUEZ: Yes.
MS. LUNA: Marie Puma?
MS. PUMA: Yes.
MS. LUNA: Okay. So the meeting is closed.The next one on December 8th, 2025.
Thank you so much everyone for attending.
MS. PUMA: Have a good night, everyone.
MR. VELAZQUEZ: Have a good night, everyone.
MR. RODRIGUEZ: Good night