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

Minutes of Meeting
October 20, 2025

Present Members:

MARILEIDYS BALDEO, Chairwoman
MARIE PUMA
JOHNNY RODRIGUEZ
MONICA CAPELLAN
AYLEN JOVER
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 October 20, 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.
MS. CAPELLAN: Present.
MS. LUNA: Brian Velazquez.
MR. VELAZQUEZ: Present.
MS. LUNA: Aylen Jover.
MS. JOVER: Present.
MS. LUNA: and that should be it. We have full quorum.

Chairwoman Baldeo: okay. today's matters to approve—can I have a motion to approve minutes for meeting from September 20, 2025 please.
MS. LUNA: Any motion?
Ms. Puma: Motion.
CHAIRWOMAN BALDEO: second.
Ms. Luna: Ms. Capellan
MS. CAPELLAN: Yes.
MS. LUNA: Marisledy Baldeo.
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Marie Puma.
Ms. Puma: yes.
Aylen Jover.
MS. JOVER: Yes.
MS. LUNA: Brian Velazquez.
MR. VELAZQUEZ: Yes.
MS. LUNA: Aylen Jover.
MS. JOVER: Yes.
Mr. Johnny Rodriguez: yes

MS. LUNA: Yes, thank you.
MS. LUNA: All right. Motion pass.

CHAIRWOMAN BALDEO: Okay. Now open to the public for any comment or suggestion regarding any of the matters of this meeting.
MR. GUTIERREZ: No members of the public at this time

CHAIRWOMAN BALDEO: Can I have a motion to close this meeting?
MS. JOVER: Motion.
MR. VELAZQUEZ: Second.
MS. LUNA: All right.
Marisledy Baldeo.
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Marie Puma.
MS. LUNA: Aylen Jover.
MS. JOVER: Yes.
MS. LUNA: Brian Velazquez.
MR. VELAZQUEZ: Yes.
MS. LUNA: Monica Capellan.
MS. CAPELLAN: Yes.
MS. LUNA: All right. The meeting is closed. Thank you.
CHAIRWOMAN BALDEO: Thank you, guys.
MR. SIMONE: Thank you, everybody.