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

Minutes of Meeting
April 13, 2026

Present Members:

MARILEIDYS BALDEO, Chairwoman
DEREK HERNANDEZ, Vice Chairman
MARIE PUMA (Absent.)
JOHNNY RODRIGUEZ
MONICA CAPELLAN
AYLEN JOVER

A L S O P R E S E N T:
Maurice Gutierrez- Zoom Coordinator
Carmen Mendiola, tenant advocate
ANA LUNA, Board Secretary

MS. MENDIOLA: So notice for the meeting was sent out and scheduled for today; it was published where, Ana?
MS. LUNA: We're just we need to open.
CHAIRWOMAN BALDEO: We still have a lot of members that are on mute.
MS. LUNA: Marileidys, you want to open the meeting?
CHAIRWOMAN BALDEO: I did already.
MS. LUNA: We haven't done the Pledge of Allegiance.
MS. MENDIOLA: The Pledge of Allegiance, let's go.
CHAIRWOMAN BALDEO: Wait. Wait.
Wait. Wait. Wait. We have Aylen, Derek, a lot of
members on mute. So let's just meeting called to order. Please stand to pledge the flag.
(All rise for a recitation of the Pledge of Allegiance.)

CHAIRWOMAN BALDEO: Thank you. All right. Reading the notice in compliance with the Open Public Meetings Act.
MS. MENDIOLA: There you go. Wonderful.
CHAIRWOMAN BALDEO: Ms. Carmen.MS. PUMA: Present.

MS. MENDIOLA: Oh, so you have it in front of you. Okay.
So notice has been given today for tonight's meeting published in the -- Ana, can you just jump in and tell us where it was published?
MS. LUNA: Pursuant to the Open Public
Meetings Act, be advised that a meeting of the Rent Control Board of Town of West New York has been scheduled for the Rent Control Board Monday,10 April 13th, 2026, at 5:30 p.m. It will be conducted virtually.
Please take further notice in accordance with the provisions of the Open Public Meetings Act, as well as the applicable regulations guided for public meetings, remote public meetings issued by the Division of Local Government Services and in further consideration of the ongoing COVID-19 pandemic, the Board meetings are to be held remotely via Zoom web conference call. I believe the members of the public are encouraged to participate and may access the
meeting as follows: Join the meeting, meeting ID, passcode, on top mobile with the number and also will be allowed to participate for three minutes.
Participants will be asked to provide their name and address for the record.

CHAIRWOMAN BALDEO: Thank you very much, Ms. Ana.
MS. MENDIOLA: Madam Chair just to further it up, if you're going to join the meeting, any members of the public, please put your name on the iPhone or the phone that you're communicating with so you know -- so we know who you are.

CHAIRWOMAN BALDEO: Thank you very much, Ms. Carmen and Ms. Ana.
Okay. Now roll call, Ms. Ana, could you, please.
MS. LUNA: Sure.
Marileidys Baldeo.
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Derek Hernandez.
MR. HERNANDEZ: Here.
MS. LUNA: Monica Capellan.
MS. CAPELLAN: Yes.
MS. LUNA: Aylen Jover.
MS. JOVER: Here.
MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Yes.

MS. LUNA: Marie Puma is absent; she couldn't join us today. So we have quorum. We may continue.

CHAIRWOMAN BALDEO: All right. To appoint a new Vice Chairperson Derek Hernandez in replacement of Brian Velazquez.
Can I have a motion, please.
MS. JOVER: Motion.
MS. LUNA: Motion to appoint Derek
Hernandez to vice chair position.
MS. CAPELLAN: Second.

CHAIRWOMAN BALDEO: Aylen first, Monica second.

MS. LUNA: Okay. Marileidys Baldeo.
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Monica Capellan.
MS. CAPELLAN: Yes.
MS. LUNA: Aylen Jover.
MS. JOVER: Yes.
MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Yes.
MS. LUNA: Okay. So Derek, you've been appointed as a vice chairperson.
MS. MENDIOLA: Congratulations.

CHAIRWOMAN BALDEO: Thank you, Derek.
MS. LUNA: So we need to now approve the minutes from the last meeting.

CHAIRWOMAN BALDEO: Yes, you're right, to approve minutes of meeting from March 9th, 2026, please. Can I have a motion?
MR. RODRIGUEZ: Motion. Second.
MS. LUNA: Who second it?
MS. JOVER: I motion, Johnny second.

CHAIRWOMAN BALDEO: Aylen first, Johnny second.
MS. LUNA: Okay. Marileidys Baldeo.
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Derek Hernandez.
VICE CHAIRMAN HERNANDEZ: Yes.
MS. LUNA: Monica Capellan.
MS. CAPELLAN: Yes.
MS. LUNA: Aylen Jover.
MS. JOVER: Yes.

MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Yes.
MS. LUNA: Okay. So motion approving the minutes from last meeting March 9, 2026, has been approved.

CHAIRWOMAN BALDEO: All right. Thank you.
Open to the public for any comments or suggestions regarding any of the matters on this meeting.

MR. GUTIERREZ: No one from the public is present.

CHAIRWOMAN BALDEO: Thank you very much.
Can I have a motion to close the statement, please.
VICE CHAIRMAN HERNANDEZ: Motion.
MS. JOVER: Second.

CHAIRWOMAN BALDEO: Derek First, Aylen second.
MS. LUNA: Okay. Marileidys Baldeo.
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Derek Hernandez.
VICE CHAIRMAN HERNANDEZ: Yes.
MS. LUNA: Monica Capellan.

CHAIRWOMAN BALDEO: She's on mute.
MS. LUNA: Monica.
MS. CAPELLAN: Yes.
MS. LUNA: Okay. Aylen Jover.
MS. JOVER: Yes.
MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Yes.
MS. LUNA: Okay. So, the meeting is officially closed. I thank you, everyone.
CHAIRWOMAN BALDEO: Thank you very much.