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

Minutes of Meeting
December 8, 2025

Present Members:

MARILEIDYS BALDEO, CHAIRWOMAN
JOHNNY RODRIGUEZ, MEMBER
MARIE PUMA, MEMBER
BRIAN VELAZQUEZ, MEMBER
AYLEN JOVER, MEMBER
MONICA CAPELLAN, MEMBER

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 could you 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 December 8, 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: thank you; Ana could you please do the Roll call.

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: here
MS. LUNA: Brian Velazquez.
MR. VELAZQUEZ: Present.
MS. LUNA: Aylen Jover.
Ms. Jover: here
MS. LUNA: All right we have full quorum.

Chairwoman Baldeo: okay. today's matters to approve—can I have a motion to approve minutes for meeting from November 17th, 2025 can we have a motion please.

MS. PUMA: Motion.
MR. Rodriguez: Second.
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.

motion to approve meeting dates for the calendar year 2026 please?
Everybody has a list of the dates and the month or you got to go one by one?
MS. LUNA: You checked the dates for the calendar? You guys are okay? No questions?
CHAIRWOMAN BALDEO: Everybody have a copy of the calendar for 2026?
MS. JOVER: Yes.
CHAIRWOMAN BALDEO: Everybody agree with the dates?
MR. RODRIGUEZ: Yes.
CHAIRWOMAN BALDEO: Can I have a motion to approval please?
MS. JOVER: Motion.
MR. VELAZQUEZ: Motion.
MS. LUNA: At the same time. Okay. And Brian, I guess you second it?
MR. VELAZQUEZ: Second, yes.
MS. LUNA: Okay. Marileidys Baldeo?
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Marie Puma?
MS. PUMA: Yes.
MS. LUNA: Johnny Rodriguez?
MR. RODRIGUEZ: Yes.
MS. LUNA: Monica Capellan?
MS. CAPELLAN: Yes.
MS. LUNA: Aylen Jover?
MS. JOVER: Yes.
MS. LUNA: Brian Velazquez?
MR. VELAZQUEZ: Yes.
CHAIRWOMAN BALDEO: All right. Meeting dates are approved.
Okay. To memorialize the resolution for the sewerage, pass along for property address: 327 61st Street. Can I have a motion please?
MR. SIMONE: First, I would like to just interrupt, mention that on this resolution I identified there is a minor spelling error. I'm sorry. Yes. There is a minor spelling error. This can be approved. There will just be a minor revision, the content will not bchanged. We can move forward with the motion to vote on this.
MS. LUNA: I'm conducting the meeting, sorry.
CHAIRWOMAN BALDEO: Ms. Ana?
MS. LUNA: Yes, I'm here. sorry.
CHAIRWOMAN BALDEO: Ms. Ana?
MS. LUNA: Yes, I'm here. Sorry.
CHAIRWOMAN BALDEO: It's going to be for C and D.
Mr. Simone?
MS. LUNA: I'm sorry. What was that?

MR. SIMONE: Yes, I'm sorry.
CHAIRWOMAN BALDEO: I asked for a motion to memorialize the resolution for Sewerage, pass along for property address 327 61st Street.
MS. LUNA: Okay.
CHAIRWOMAN BALDEO: Can I have a motion please?
MS. JOVER: Motion.
CHAIRWOMAN BALDEO: Second?
MS. JOVER: Can someone second please?
MS. PUMA: Second.
CHAIRWOMAN BALDEO: Marie second.
Now, Mr. Simone?
MS. LUNA: Marileidys Baldeo – give me one second.
Marileidys Baldeo?
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Give Marie Puma?
MS. PUMA: Yes.

MS. LUNA: Johnny Rodriguez?
MR. RODRIGUEZ: Yes.
MS. LUNA: Brian Velazquez?
MR. VELAZQUEZ: Yes.
MS. LUNA: All right.
So, Monica, I'm not sure I believe you have to abstain as same thing with Aylen Jover. Okay. So motion pass.
CHAIRWOMAN BALDEO: Okay. Now we have a sewerage utility pass along application for – in the different properties that I would like Mr. Simone to say something about these properties.
MR. SIMONE: Sure. So the administration has received information regarding these property addresses of 6120 Monroe Place, 6208 Palisade Ave., 6308-10 Broadway Ave., 508-10 67th Street, 5110-14 Bergenline Ave., 5801-07 Palisade Ave., 409 59th St., 235 56th St. Which is also known as 5518 Hudson, 400-52nd Street also known as 5201 Palisade Ave, 5608 Palisade Ave., 5008 Palisade Ave. As well as 330 50th Street. These are the properties on for agenda item number -- letter -- I'm sorry 5D. These applications are being pulled from this meeting.

They will not be reviewed or voted on at today's meeting. So we can actually move along to E to the public for any comments or suggestions.
CHAIRWOMAN BALDEO: Okay. At this time we open to the public for any comment or suggestion regarding any of the matters in this meeting.

MR. SIMONE: And once again if you are a member of the public who would like to speak you can press *9 if you are calling in or please comment your name in the chat at the bottom of the screen. (No Response.) IT MODERATOR: No one seems to be coming forward at this time.
MR. SIMONE: Okay. Seeing as there are no members of the public who would like to make any comments or suggestions on the matters of this meeting at this time we may proceed to closing statements for this meeting.
CHAIRWOMAN BALDEO: Anyone would like to say or make a comment? I see some on this Mr. Herna? MR. HERNA: I have no comment at this moment.

CHAIRWOMAN BALDEO: No comment at this time? All right.
I would like to have a motion to closing the statement.
MS. JOVER: Motion.
CHAIRWOMAN BALDEO: Second.
MR. VELAZQUEZ: Second.
MS. LUNA: Okay. Marie Puma?
MS. PUMA: Yes.
MS. LUNA: Johnny Rodriguez?
MR. RODRIGUEZ: Yes.
MS. LUNA: Monica Capellan?
MS. CAPELLAN: Yes.
MS. LUNA: Aylen Jover?
MS. JOVER: Yes.
MS. LUNA: Brian Velazquez?
MR. VELAZQUEZ: Yes.
MS. LUNA: Marileidys Baldeo?
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Okay. We are closed for tonight. Thank you very much for --
CHAIRWOMAN BALDEO: Thank you, guys.
MS. LUNA: -- for being part of the board and being here supporting the West New York Rent Control Board.
Thank you so much.
Have a goodnight.
MS. JOVER: Happy Holidays.
CHAIRWOMAN BALDEO: Thank you.