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

Minutes of Meeting
March 9, 2026

Present Members:

MARILEIDYS BALDEO, CHAIRWOMAN
JOHNNY RODRIGUEZ, MEMBER
MARIE PUMA, MEMBER
DERIK HERNANDEZ
AYLEN JOVER, MEMBER
MONICA CAPELLAN, MEMBER

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

CHAIRWOMAN BALDEO: All right. Meeting called to order.
Let's just stand to pledge the flag, please. (All rise for a recitation of the Pledge of Allegiance.

CHAIRWOMAN BALDEO: All right. Reading of notice of compliance with Open Public Meetings Act, Mr. Simone.

Mr. Simone read the notice on compliance.

CHAIRWOMAN BALDEO: Okay. I'm going to do the roll call because Ana is not in today.
All right. Roll call. Marileidys Baldeo, I'm here.
Johnny Rodriguez.
MR. RODRIGUEZ: Here.
CHAIRWOMAN BALDEO: Marie Puma.

MS. PUMA: Present.
CHAIRWOMAN BALDEO: All right. Brian
Velazquez is not going to be here because he's going to get replacement for Derek Hernandez. Okay?
Aylen Jover.
MS. JOVER: Present.
CHAIRWOMAN BALDEO: Monica Capellan.
MS. CAPELLAN: Present.
CHAIRWOMAN BALDEO: All right. Today's matters, to approve minutes of the meeting for December 8, 2025. Can I have a motion, please.
MS. PUMA: Motion.
MS. CAPELLAN: Second.
CHAIRWOMAN BALDEO: Motion by Marie Puma, second by Ms. Capellan.
MS. CAPELLAN: Yes.
CHAIRWOMAN BALDEO: All right.
All right. Johnny Rodriguez.
MR. RODRIGUEZ: Yes.
CHAIRWOMAN BALDEO: Marie Puma.
MS. PUMA: Yes.
CHAIRWOMAN BALDEO: Aylen Jover.
MS. JOVER: Yes.
CHAIRWOMAN BALDEO: Monica Capellan.
MS. CAPELLAN: Yes.
CHAIRWOMAN BALDEO: Okay. Motion pass, okay.
To SWEAR in a new Board member Derek Hernandez to replace Brian Velazquez.
MR. SIMONE: Okay. Hello, Derek. How are you today?
MR. HERNANDEZ: How are you?
MR. SIMONE: Doing very well. I'm going to ask that you repeat after me.
Mr. Hernandez was sworn in.
CHAIRWOMAN BALDEO: Thank you. All right. To swear in reappointed Board members Aylen Jover, Monica Capellan, Johnny Rodriguez and myself, Marileidys Baldeo.
MR. SIMONE: Okay. We're going to start with Aylen.

CHAIRWOMAN BALDEO: Aylen Jover.
MR. SIMONE: Aylen, please repeat after me. I, Aylen Jover.
Ms. Jover was sworn in.

MS. CAPELLAN: Yes.
MR. SIMONE: Okay. Please repeat after me. I, Monica Capellan
Ms. Capellan, was sworn in.

MR. RODRIGUEZ: Yes.
MR. SIMONE: Johnny, right? Okay. I, Johnny Rodriguez.
MR. RODRIGUEZ: I, Johnny Rodriguez.
Mr. Rodrigues was sworn in.

MR. SIMONE: Okay. Thank you.
And now just you, Marileidys.
CHAIRWOMAN BALDEO: Yes.
MR. SIMONE: I, Marileidys Baldeo.

Ms. Baldeo was sworn in.

CHAIRWOMAN BALDEO: All right. Open to the public for any comment or suggestion regarding any of the matters of this meeting.

CHAIRWOMAN BALDEO: Sammy.
MR. SIMONE: Thank you.
Okay. Sammy, you will be given three minutes if you request that -- I'm sorry, Sammy, can you –

CHAIRWOMAN BALDEO: He wants to know when is the tenant workshop.
MR. SIMONE: Tenant workshop?

CHAIRWOMAN BALDEO: Yes.
MR. SIMONE: I have no information about the tenant workshop. I'm not sure if anybody here does.

MS. MENDIOLA: I'm sorry, I missed it.
What was the question?

MR. SIMONE: When is the next tenant workshop?
MR. MENDIOLA: Who's asking the question, you are, or --

CHAIRWOMAN BALDEO: Sammy in the chat.
MS. MENDIOLA: Oh. Let Sammy know that I'll talk to the secretary next week and we'll try to see when we can have one.

MR. SIMONE: Okay. Thank you, Carmen.
Any further messages or comments from the public? Seeing that there are no further

messages or members of the public who would like to speak, we've now moved to closing statements.
CHAIRWOMAN BALDEO: Can we close the statement?
MR. SIMONE: Anybody?
MS. JOVER: Motion.
CHAIRWOMAN BALDEO: Motion to close the statement, please.
MS. JOVER: Motion.
MR. RODRIGUEZ: Second.
CHAIRWOMAN BALDEO: Johnny, second. Aylen, you're first?
MS. JOVER: Yes.
CHAIRWOMAN BALDEO: Okay. Johnny Rodriguez.
MR. RODRIGUEZ: Yes.
CHAIRWOMAN BALDEO: Marie Puma.
MS. PUMA: Yes.
CHAIRWOMAN BALDEO: Derek Hernandez.
MR. HERNANDEZ: Yes.
CHAIRWOMAN BALDEO: Aylen Jover.
MS. JOVER: Yes.
CHAIRWOMAN BALDEO: Monica Capellan.
MS. CAPELLAN: Yes.

CHAIRWOMAN BALDEO: Okay. Closing statement. Thank you very much for your time and I'll see you guys next time.
Matter adjourned