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

Minutes of Meeting
May 11, 2026

Present Members:

MARILEIDYS BALDEO, Chairwoman
DEREK HERNANDEZ, Vice Chairman
MARIE PUMA
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

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

CHAIRWOMAN BALDEO: Reading in compliance with the Open Public Meetings Act. Ms. Carmen.
MS. MENDIOLA: It's actually Ms. Ana.

CHAIRWOMAN BALDEO: Ms. Ana, could you
please.
Ms. Ana, sure, reading of the notice in compliance was read.

CHAIRWOMAN BALDEO: Ms. Ana, can you do the roll call, please.
MS. LUNA: Sure.
Marie Puma.
MS. PUMA: Present.

MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Present.
MS. LUNA: Aylen Jover.
MS. JOVER: Present.
MS. LUNA: Monica Capellan.
MS. CAPELLAN: Present.
MS. LUNA: Derek Hernandez.
VICE CHAIRMAN HERNANDEZ: Present.
MS. LUNA: Marileidys Baldeo.
CHAIRWOMAN BALDEO: Present.
MS. LUNA: Okay. We have full quorum.

CHAIRWOMAN BALDEO: Okay. To approve minutes of meeting of April 13th, 2026. Can I have a motion, please.

MS. CAPELLAN: Motion.
MS. JOVER: Second.

CHAIRWOMAN BALDEO: Motion by Aylen or Monica?
MS. JOVER: Monica and I second.
CHAIRWOMAN BALDEO: Okay.
MS. LUNA: Marileidys Baldeo.
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Marie Puma. Were you absent?
MS. PUMA: I think I was absent on the last one, yeah.
MS. LUNA: Okay. Johnny Rodriguez.
MR. RODRIGUEZ: Yes.
MS. LUNA: Monica Capellan.
MS. CAPELLAN: Yes.
MS. LUNA: Aylen Jover.
MS. JOVER: Yes.
MS. LUNA: Derek Hernandez.
VICE CHAIRMAN HERNANDEZ: Yes.
MS. LUNA: All right. Motion passed

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

MR. GUTIERREZ: No member of the public is present.

CHAIRWOMAN BALDEO: Thank you very much.
Can I have a motion to close the statement, please.

MS. PUMA: Motion.
VICE CHAIRMAN HERNANDEZ: Second.
MS. LUNA: That was quick.
Okay. Marileidys Baldeo.
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Marie Puma.
MS. PUMA: Yes.
MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Yes.
MS. LUNA: Aylen Jover.
MS. JOVER: Yes.
MS. LUNA: Monica Capellan.
MS. CAPELLAN: Yes.
MS. LUNA: Derek Hernandez.
VICE CHAIRMAN HERNANDEZ: Yes.
MS. LUNA: Did I call everyone?

CHAIRWOMAN BALDEO: Did you call Aylen
Jover?

MS. LUNA: Yes, she said yes.
All right. We are officially closed for the night. Thank you so much for attending.