

**CITY OF PATERSON  
DEPARTMENT OF HEALTH & HUMAN SERVICES**

Joel D. Ramirez, MBA  
Director

Jahleel Monet  
Rent Leveling Administrator



**André Sayegh  
Mayor**

**125 ELLISON STREET, 1st FLOOR  
PATERSON, NJ 07505  
OFFICE: 973-321-1242  
FAX: 973-321-1224**

**Commissioners Present**

Anderson Reid  
Betty Simmons  
Charlotte Shepperson  
Ernest Rucker  
Jeyss Abreu  
Mohammed Hasan  
Sharrieff Bugg

**Rent Leveling Board Regular Meeting Minutes  
January 23rd, 2025**

**Commissioners Absent**

Carlos Alejo  
Emon Miah

**Counsel to the Board**

Asst. Corporation Counsel Zainab Awelenje

**Additional Attendee**

2<sup>nd</sup> Asst. Corporation Counsel Ben David Seligman

**Rent Leveling Board Secretary**

Jahleel Monet

**1. Commencement of Meeting**

**1<sup>st</sup> Motion - Commissioner Anderson Reid**

**2<sup>nd</sup> Motion- Commissioner Jeyss Abreu**

**2. Roll Call**

**3. Meeting called to order by Jahleel Monet, Secretary to the Board at 6:21pm**

**4. Statement of Compliance Was Read by Jahleel Monet, Secretary to the Board**

**5. Matters discussed & reviewed**

- a. RL Ordinance updates on the appointing of Chair & Vice Chair
- b. No updates were provided regarding the appointing of chair & vice chair as it was stated that this matter was no longer within the legal dept.
- c. Two Hardship applications were approved & no appeals filed.
- d. Applications, Increase in property registrations
- e. A review of the 2024 RL report of activities was read.
- f. Reminder of expiration of terms of service for commissioners was provided.
- g. Commissioner Bugg inquired about training & expressed concerns about amending the RL ordinance.
- h. Commissioner Ernest Rucker requested information as to why there was a police officer present at the board meeting as there was no officer at our previous RL board meetings. In addition, Mr. Rucker expressed concerns and requested comparisons be made to ordinances from Jersey City & Newark in order to amend & strengthen RL ordinance.

**Opening of Public Portion**

**1<sup>st</sup> Motion - Commissioner Ernest Rucker**  
**2<sup>nd</sup> Motion- Commissioner Anderson Reid**  
**Roll Call**

Attendee Waheeda Muhammad expressed serious concerns regarding case that is in litigation. Explanation of why this case could not be discussed publically was provided by counsel to the board Zainab Awelenje to Ms. Muhammad & to the board.

**Closing of Public Portion**

**1<sup>st</sup> Motion - Commissioner Anderson Reid**  
**2<sup>nd</sup> Motion- Commissioner Charlotte Shepperson**  
**Roll Call**

**Executive Session Requested by secretary to the board.**

**Opening of Executive Session 7:01pm**

**1<sup>st</sup> Motion - Commissioner Ernest Rucker**  
**2<sup>nd</sup> Motion- Commissioner Anderson Reid**  
**Roll Call**

**Closing of Executive Session 7:20pm**

**1<sup>st</sup> Motion - Commissioner Ernest Rucker**  
**2<sup>nd</sup> Motion- Commissioner Mohammad Hasan**  
**Roll Call**

**Closing of RL Board Meeting**

**1<sup>st</sup> Motion - Commissioner Anderson Reid**  
**2<sup>nd</sup> Motion- Commissioner Sharrieff Bugg**  
**Roll Call**

**Meeting Adjourned at 7:21pm**