

**CITY OF NEW BRUNSWICK**  
**RENT CONTROL BOARD**  
**July 23, 2013**  
**MINUTES**

**I. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)**

Meeting called to order at 7:05pm by Scott Elias, Rent Control Board Chair, read Public Announcement.

**II. ROLL CALL**

MEMBER:	PRESENT	ABSENT
Scott Elias	X	
Catherine Feaster		X
David Gomez	X	
Carmen Lopez		X
Wendy Stellatella	X	
Morris Kafka	X	

Ben Bucca, Board Attorney

**III. SALUTE TO THE FLAG**

**IV. APPROVAL OF MINUTES: February 26, 2013**

Wendy Stellatella makes a motion to approve minutes; David Gomez seconds motion, everyone in favor.

**V. REVIEW OF RENT CONTROL ACTIVITIES THRU: July 23, 2013**

Natalie Azcona, Rent Control Officer, provided everyone with a summary of the rent control activity up to the meeting day.

- As of 07/23/2013 there were \$259,500 Rent Control Registrations @ \$25/per unit
- 2012 Registrations with late fees = \$475.00
- YTD total fees collected are \$262,890 (includes \$2630 in late fees)
- Total number of properties registered for 2013 as of 03/26/2013 is 3410

**VI. OLD BUSINESS:**

**NO OLD BUSINESS AT THIS TIME**

**VII. NEW BUSINESS:**

- A. 79 THROOP AVE – (Francisco Rodriguez VS. Tenants {Luis Bustamante, Luis Cano, Cristalina Hernandez, Lino Blaires, Jesus Castillo & Francisco Ramos})**
- COMPLAINT # 10-021 – Illegal Rent Increase & Standard of Service as well as required refunds.

**Motion: To modify original Resolution (79 Throop Ave March 22, 2011) Wendy Stellatella made a motion to accept the \$5,000 currently in escrow from the landlord. The second \$5,000 to be paid in two months and the final \$5,040 payment would be required two months after the second payment. The tenants would then be refunded their proportion of the share collected.**

1<sup>st</sup> ADJOURNMENT –  
BOARD DECISION (Only the  
Tenant was present)

- B. 154 GEORGE ST. – (Fred Lherisson VS. Tenant {Michael Lewis})**
- COMPLAINT #13-003 Illegal Rent Increase, insufficient Notice of Increase and possible Mandatory Extra Charges.

**C. 2 SANDFORD ST. – (Sophie, Rotem, & Eli Naftalovich VS. Tenant {Eric Rohsler})**

- **COMPLAINT # 13-002 (Illegal Rent and possible Standard of Service)**



RESOLVED: Complaint has been mediated between landlord and tenant in the Rent Control Office

Motion for Adjournment: 7:38 P.M

**ADJOURNMENT**

- FUTURE MEETING SCHEDULE – TUESDAY, AUGUST 27, 2013