

**CITY OF NEW BRUNSWICK**  
**RENT CONTROL BOARD**  
**August 27, 2013**  
**MINUTES**

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

Meeting called to order at 7:02pm by Wendy Stellatella, Rent Control Board Chair, read Public Announcement.

**II. ROLL CALL**

MEMBER:	PRESENT	ABSENT
Wendy Stellatella	X	
David Gomez		X
Morris Kafka	X	
Carmen Lopez	X	
Moreo Rivera	X	
Catherine Feaster	X	
Mikaela Murphy	X	

Ben Bucca, Board Attorney

**III. SALUTE TO THE FLAG**

**IV. APPROVAL OF MINUTES: July 23, 2013**

Morris Kafka makes a motion to approve minutes; Catherine Feaster seconds motion, everyone in favor.

**V. REVIEW OF RENT CONTROL ACTIVITIES THRU: August 27, 2013**

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

- As of 08/27/2013 there were \$263,300 Rent Control Registrations @ \$25/per unit
- 2012 Registrations with late fees = \$550.00
- YTD total fees collected are \$267,345 (includes \$3470 in late fees)
- Total number of properties registered for 2013 as of 08/27/2013 is 3504

**VI. COMMUNICATIONS AND REPORTS**

**RESOLUTIONS OF MEMORIALIZATION OF APPROVAL FOR:**

Revised resolution for this complaint has been approved by the board members.



- 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.**
- B. **New member, Moreo Rivera, Landlord Representative, is sworn in by Ben Bucca (Expires December 31, 2014)**

**VII. OLD BUSINESS:**

**A. 154 GEORGE ST. – (Fred Lherisson VS. Tenant {Michael Lewis})**

- **COMPLAINT #13-003 Illegal Rent Increase, insufficient Notice of Increase and possible Mandatory Extra Charges.**

**Motion to: Set the rent at \$1100 for Michael Lewis to have access to the bedroom with the use of common areas of the house. The tenant will be credited a total of \$1600 in the form of \$400 credits to his monthly rent for four months to begin with his next rent payment. Following the credits the tenant's rent will remain at \$1100 for two years or until he voluntarily vacates.**

**VIII. NEW BUSINESS:**

**NO NEW BUSINESS AT THIS TIME**

Motion for Adjournment: 8:05 P.M

**ADJOURNMENT**

- FUTURE MEETING SCHEDULE – TUESDAY, SEPTEMBER 24, 2013