

**CITY OF NEW BRUNSWICK**  
**RENT CONTROL BOARD**  
**OCTOBER 27, 2015**  
**7:00 PM**  
**MINUTES**

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

Meeting called to order at 7:00 pm by Wendy Stelatella, Rent Control Chair Public Announcement read.

**II. ROLL CALL (Maria Cody)**

MEMBER:	PRESENT	ABSENT
Wendy Stelatella	X	
Carmen Lopez	X	
Catherine Feaster		X
Brian Kempf		X
Brendan Kaplan	X	
Ben Bucca <u>Board Attorney</u>	X	

**III. SALUTE TO THE FLAG**

**IV. APPROVAL OF MINUTES: APPROVED MINUTES FOR MAY 26, 2015**

**V. REVIEW OF RENT CONTROL ACTIVITIES THRU October 26, 2015**

- Maria Cody provided everyone with a summary of the rent control activity up to the meeting day.
- As of 10-26-2015, there were \$275,475.00 2015 Rent Control Registrations @ \$25/per unit: 11,019 units.
  - Total 2014 registrations fees are \$600.00.
- YTD total fees collected are \$282,245.00 (all monies that rent control has taken in, which includes late fees, rent certifications and occupancy exemptions.
- Total number of properties registered for 2015 as of 10-26-2015 is 3705.

**VI. OLD BUSINESS: None**

**VII. NEW BUSINESS:**

- Approved- 2016 Rent Control Base Increase 2.6% (according to C.P.I). Motion by Brendan Kaplan and Second Motion by Carmen Lopez.
- **Complaint #15-014- LANDLORD CEDRICK GOODMAN VS Tenant JENNIFER PINZON- STANDARD OF SERVICE AND ILLEGAL RENT INCREASE**

Tenant Jennifer Pinzon was present at meeting, and Cedrick Goodman the property owner was absent. Ben Bucca (Board Attorney) swore in Jennifer Pinzon and asked her a summary of questions regarding her tenancy and verifying her written complaint. For example, the property address and how much is the rent and payment method and how often, the condition of the unit. Maria Cody provided Mr. Bucca and board members a brief summary of the complaint and review of supporting documents. The tenant provided testimony about the conditions of the property and why she placed her rent in escrow. Ben Bucca and board members asked a series of questions.

The board discussed the ordinance as it applies to the tenant complaint and testimony.

The board made a unanimous vote to refund \$7,055 to be given to Jennifer Pinzon.

For a violation by landlord of the of Rent control Standard of Service Ordinance

There was a motion for an immediate refund of \$3,400 equal to the amount of rent currently in escrow and accessible after her Landlord Tenant Hearing. The remaining balance of \$3,655 to be refunded to tenant in 3 equal instalments (\$1,218.33ea month) within a three months period on or before the 30<sup>th</sup> day starting November 15<sup>th</sup>, 2015.

Motion for Adjournment: WENDY STELLATELLA at  
8:25pm  
ADJOURNMENT

FUTURE MEETING SCHEDULE – November 24, 2015