

CITY OF NEW BRUNSWICK
RENT CONTROL BOARD
APRIL 28, 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	
David Gomez		X
Morris Kafka	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 February 24, 2015*

V. REVIEW OF RENT CONTROL ACTIVITIES THRU APRIL 23, 2015

- o *Maria Cody provided everyone with a summary of the rent control activity up to the meeting day.*
- o *As of 04-23-2015, there were \$207,575.00 2015 Rent Control Registrations @ \$25/per unit: 8303 units.*
- o *Total 2014 registrations fees are \$425.00.*
- o *YTD total fees collected are \$208,825.00 (all monies that rent control has taken in, which includes late fees, rent certifications and occupancy exemptions.)*
- o *Total number of properties registered for 2015 as of 04/23/2015 is 2488.*

VI. OLD BUSINESS:

- o *NO OLD BUSINESS*

VII. NEW BUSINESS:

- .44 REMSEN AVE- Hoff, Ninette VS Tenants (Brendan Brito & Anthony Porto)-**COMPLAINT #15-002 A&B** -Illegal rent increase.*
- o *Tenants (Brendan Brito & Anthony Porto) were present at meeting, and Ninette Hoff the property owner was absent. Board gave the property owner a 2.5-minute wait period to arrive before starting the complaint. At 7:10pm, Ben Bucca (Board Attorney) swears in tenants. Maria Cody provided a brief summary of the complaint. The tenants provided testimony and the board questioned.*

- *The board discussed the ordinance as it applies to the tenants complaint and testimony. The board made a unanimous vote to refund \$2,658.96 to be split between Brendan Brito & Anthony Porto within 30 days. There was a motion to freeze the rent for a period of two years in the amount of \$1,154.30 as determined by Landlord & Tenant Court as of April 1st, 2015 and per the Rent Control Ordinance.*

Motion for Adjournment: Morris Kafka at 7:47pm

ADJOURNMENT

FUTURE MEETING SCHEDULE – TUESDAY, May 26, 2015