

CITY OF NEW BRUNSWICK

RENT CONTROL BOARD

May 22, 2012

MINUTES

- Phone Conference Meeting-

I. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

Meeting called to order at 3:00 pm by Morris Kafka, Chair, and read Public Announcement.

II. ROLL CALL

MEMBER:	PRESENT	ABSENT
Scott Elias	X	
Catherin Feaster		X
David Gomez	X	
Carmen Lopez		X
Wendy Stelatella	X	
Morris Kafka	X	

Ingé Schwarz, Secretary

III. SALUTE TO THE FLAG

IV. APPROVAL OF MINUTES

The Board approved the minutes for the February 28, 2012 meeting.

Motion to approve minutes by **David Gomez** and second motion by **Morris Kafka**. (All in favor)

V. COMMUNICATIONS & REPORTS

RESOLUTIONS OF MEMORIALIZATION OF APPROVAL FOR:

- Complaint #11-010– **64 Remsen Ave.**; *Constantino Garcia & Luisa Torres (tenants) vs. Qian Wang (landlord)* ‘**Illegal Rent Increase**’ Illegal Rent Increase; board determined an illegal rent increase and the allowable rent that the landlord should have charged was **\$1,921.47/mo.** An Overcharge of \$178.55 per month, for the past 12 months or total overcharge of \$2,142.36. Credit back to tenant in the amount of **\$357.06** on rent from 3/1/2012 – 8/31/2012. Rent to be paid for these months is in the amount of **\$1,564.41** Landlord to withdraw eviction proceedings, tenants agree to vacate by August 31, 2012. 2 year rent freeze in effect from 3/1/2012 – 1/31/2012

Motion to Approve made by **Scott Elias** and second motion by **David Gomez**

MEMBER:	YES	NO	ABSTAIN	ABSENT
Scott Elias	X			
Catherine Feaster				X
David Gomez	X			
Carmen Lopez				X
Wendy Stelatella			X	
Morris Kafka	X			

VI. OLD BUSINESS:

NO OLD BUSINESS

VII. NEW BUSINESS

NO NEW BUSINESS

Motion to adjourn meeting made by Scott Elias and second motion was made by Wendy Stelatella.
(*All in favor*)

MEETING ADJOURNED 3:05 PM.