

**CITY OF NEW BRUNSWICK**  
**RENT CONTROL BOARD**  
**September 18, 2012**  
**MINUTES**

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

Meeting called to order at 3:00 pm by Wendy Stellatella, Alternate Chair, read Public Announcement.

**II. ROLL CALL**

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

Ben Bucca, Board Attorney  
 Ingé Schwarz, Secretary

**III. SALUTE TO THE FLAG**

**IV. APPROVAL OF MINUTES**

The Board approved the minutes for the May 22, 2012 meeting.

Motion to approve minutes by David Gomez and second motion by Scott Elias. (All in favor)

**V. COMMUNICATIONS & REPORTS**

**RESOLUTIONS OF MEMORIALIZATION OF APPROVAL FOR:**

**RESOLUTIONS WERE NOT INCLUDED IN PACKET – TO BE APPROVED AT OCTOBER 23, 2012 MEETING**

- 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 and second motion by

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

**VI. OLD BUSINESS:**

*NO OLD BUSINESS*

**VII. NEW BUSINESS:**

**A. COMPLAINT #12-001 109 LORETTO ST. 1<sup>ST</sup> FL. INES QUIROZ (TENANT) VS. ALAN HUANG (LANDLORD) 'ILLEGAL RENT INCREASE'**

Both tenant and landlord present. Tenant has a translator, Carman Figueroa.

Swear in translator

Swear in tenant

Tenant states that she has been paying \$1600/mo for the last 6 years and the new owner, Alan Huang increased rent to \$1800/mo as of July 2012. Tenant stated that the rent is paid in full and up to date and that 4 adults and 2 children reside in the unit. Also stated that they are required to pay for water and sewer as well, as well as cut the grass and remove snow.

Swear in owner

Owner states that there were a lot of problems with the house when he purchased it and that he upgraded the kitchen, bathroom and garage door.

***At this point, Ben Bucca stepped outside with Landlord and Tenant and complaint was mediated.***

Mediation agreement: The allowable rent at this unit is **\$1,640.00/ month** which includes the allowable 2.5% base rent increase.

**\$1,440.00 of overcharges**

The rent to be paid for the months of **October, November and December 2012 is \$1,480/mo.** As of January 2013, the rent will go back to **\$1,640.00/mo.** **Water and Sewer is to be included in the rent.**

**There is no rent freeze on this unit.**

**B. COMPLAINT #12-004 31 STONE ST. ~ MICHAEL BARAN, ALEXANDER PARK, SEAN QUINN, PATRICK VILLA JR., MAXWELL HIRSCH & TIMOTHY WALSH (TENANTS) VS. BRENDAN, RYAN & SEAN MURRAY (LANDLORDS) 'ILLEGAL RENT INCREASE'**

Tenants and Landlords mediated this complaint out throughout the meeting. Mediation had been attempted prior to the meeting. Our office supplied Illegal Rent Refund forms for each tenant to sign that they were refunded the proper amount.

**All tenants agreed to dismiss the complaint on the record**

**There is no rent freeze on this unit.**

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

**MEETING ADJOURNED 7:46 PM.**