CITY OF NEW BRUNSWICK
RENT CONTROL BOARD
February 25, 2014
MINUTES

I. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)
   Meeting called to order at 7:04 pm by Wendy Stellatella, Rent Control Board Chair, read Public Announcement.

II. ROLL CALL

<table>
<thead>
<tr>
<th>MEMBER</th>
<th>PRESENT</th>
<th>ABSENT</th>
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<tbody>
<tr>
<td>Wendy Stellatella</td>
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<td>David Gomez</td>
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<td>Morris Kafka</td>
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<td>Carmen Lopez</td>
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<td>Moreo Rivera</td>
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<tr>
<td>Catherine Feaster</td>
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<td>X</td>
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<tr>
<td>Mikaela Murphy</td>
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<td>X</td>
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Ben Bucca, Board Attorney

III. SALUTE TO THE FLAG

IV. APPROVAL OF MINUTES: January 28, 2014
   a. Will be approved at next meeting

V. REVIEW OF RENT CONTROL ACTIVITIES THRU February 25, 2014
   Moreo Rivera provided everyone with a summary of the rent control activity up to the meeting day.
   - As of 02/21/2014 there were $25,900 Rent Control Registrations @ $25/per unit
   - 2013 Registrations with late fees = $600.00
   - 2012 Registration with late fees = $50.00
   - YTD total fees collected are $26,770.00 (includes $220.00 in late fees)

   Total number of properties registered for 2014 as of 02/21/2014 is 588

VI. OLD BUSINESS:
   A. 137 Townsend St 2nd fl. –Lucia Vasquez (tenant) VS. Jessica & Jakeline Aquino (landlord)
      o Complaint #13-004 ~ ‘Standard Of Service’ and Possible ‘Mandatory Extra Charges’

      Motion: To refund the tenant a total of $3,434.64,
      • $1,000 being a four (4) month refund for inadequate heat during the winter of 2012
      • And $2,434.64 would be a credit due to an overcharge of payment on PSE&G utility bills for the second floor apartment.

   Motion made by Catherine Feaster. Moreo Rivera second motion.

VII. NEW BUSINESS:

   NO NEW BUSINESS AT THIS TIME

Motion for Adjournment: 8:35PM

ADJOURNMENT

• FUTURE MEETING SCHEDULE – TUESDAY, MARCH 25, 2014