

**Town of West New York
Hudson County, N.J.
Rent Control Board**

Minutes of Meeting
June 18, 2018

Meeting is called to order.

Pledge to the Flag
Open Public Meeting Act Notice
Roll Call:

	Present	Absent
Lizzett Cuervo	<input checked="" type="checkbox"/>	
Marileidys Baldeo	<input checked="" type="checkbox"/>	
Lizzett Cuervo	<input checked="" type="checkbox"/>	
Carlos Barros	<input checked="" type="checkbox"/>	
Cindy Trejo	<input checked="" type="checkbox"/>	
Andrea S. Pena	<input checked="" type="checkbox"/>	
Maria E. Reina	<input checked="" type="checkbox"/>	
Cary Paret		<input checked="" type="checkbox"/>

Also present:

Regina Rodriguez - Board Attorney
Scott Bullock - Board Accountant
Sol Villon - Board Translator
Ana Luna - Board Secretary
Gary Motanaro - Court Security
(Metropolitan Court Reporter)

There is quorum and the meeting continued

- (Ana Luna) The overcharge application for 401-52nd is adjourned as a request of the counsel.

- (Lisette Cuervo) The meeting moves along to the capital improvement application for 6001 Harrison Pl.

-The Landlord Mr. Justin Castle is sworn in and comes forward to discuss the improvements to the building (He does not have an accountant representing him)

- (Justin Castle) explains that they had made several improvements to the building, one of them being a replacement of the entire roof (60,000-80,000). In addition, both boilers replaced brand new, provides centralized heat to the building.

- (Regina Rodriguez) asks if there were any new tenants that moved in the building within a year. All tenants are not new and the capital improvement increase applies to all of the apartments.

- (Justin Castle) explains that he did not do his yearly increase yet (due in December of last year) to avoid any complications with the application

- A Tenant Mrs. Maria Robles is called to state her name and ask a question. He question refers to a pipe that collapsed and is now dripping after they made the repairs to the roof.

- (Justin Castle) says that Maria is referring to a downspout that is unrelated to the roof and is planning to have it fixed within 30-45 days

- (Scott Bullock) explains that the maximum rate that is allowed is 6.06 percent on the total amount spent (\$91,232). In this case the amount per room is \$13.50, there is one four-room apartment and the rest are five-room. The four-room apartment will be \$54.01 and the five-room apartments will be \$67.51. This increase will be affective for 15 years (180 months) from the time it starts. Tenants will still receive a 30 day notice for their annual increase starting August 1st

- Motion made by Marileidys Baldeo to approve the Capital Improvement for 6001 Harrison PL. It was seconded by Carlos Barros. The rest voted in favor. Motion was passed.

- (Lisette Cuervo) - Motion to open the floor for any questions from the public. No one came forward.

- Motion to close the meeting, all agreed. The Floor is closed for the night; the meeting is adjourned.