

CITY OF PASSAIC  
COUNTY OF PASSAIC, NEW JERSEY



RENT LEVELING BOARD

REGULAR MEETING  
APRIL 08, 2025  
7:00 P.M.

CITY COUNCIL CHAMBERS – CITY HALL  
330 PASSAIC STREET, PASSAIC, NEW JERSEY

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**Pursuant to the Open Public Meetings Act, Chapter 231, Public Laws of 1975 adequate notice of this meeting were provided via fax to the Herald news, published on March 27, 2025, posted on the City of Passaic website at: [www.cityofpassaic.com](http://www.cityofpassaic.com) (rent leveling board), and placed on the City Hall bulletin board by the office of the City Clerk.**

**Pursuant to the Open Public Meetings act, be advised that the Rent Leveling Board of the City of Passaic has re-scheduled their April 3, 2025, meeting to Tuesday, April 8, 2025, at 7:00 pm to be held in the Council Chambers, 330 Passaic Street, Passaic, New Jersey in person.**

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**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. MINUTES**

1. March 3, 2025 Rent Leveling Board Special Meeting.

**IV. PUBLIC COMMENT**

***In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.), the Board opens every public meeting for comments from the public. However, pursuant to N.J.S.A. 10:4-12, the Board retains the discretion to regulate participation at meetings. Each speaker will be limited to five (5) minutes. The Board will not entertain comments from individuals who communicate obscene material, make statements deemed as bias intimidation or harassment, or use offensive language. Any individual violating these guidelines will forfeit their speaking time.***

**V. COMMUNICATIONS**

2. Chris Rodriguez, R&R Legal Advisors, LLC, submitting the following:
  - a. Revised Bylaws for the Rent Leveling Board

**VI. OLD BUSINESS**

3. 59-61 5th Street, Passaic, NJ Property Owner: MAC Realty 67 vs. Tenant: Lucas Torres – **Matter resolved.**
4. 2-4 Mineral Street, Passaic, NJ Property Owner: Bharat Kumar Dholariya vs. Tenant: Monette Santos/Joseph Gray – **Matter resolved.**
5. **No violations found**
  - a. 82-84 President Street, Apt. 11, Passaic NJ, Tenant: Lucas Estrada

**VII. NEW BUSINESS**

6. **198 Market Street, Passaic NJ**
  - a. Unit 3: Property Owner: John J. Labash & Sons, Inc. vs. Tenant: Crisanta Gonzalez  
**Rent: \$830.00 Increase To: \$925.00**  
Notice Date: February 2025
  - b. Unit 5: Property Owner: Labash vs. Tenant: Carlos Pagan  
**Rent: \$810.00 Increase To: \$900.00**  
Notice Date: February 2025
  
7. **42 Monroe Street, Apt. 4, Passaic, NJ**  
Property Owner: Labash vs Tenant: Alexis Jimenez  
**Rent: \$880.00 Increase To: \$950.00**  
Notice Date: February 2025
  
8. **200 Market Street, Apt. 2, Passaic, NJ**  
Property Owner: Labash vs. Tenant: Martin Olaya  
**Rent: \$780.00 Increase To: \$875.00**  
Notice Date: February 2025
  
9. **216 4<sup>th</sup> Street, Passaic, NJ**
  - a. Unit 1: Property Owner/Management: Bronze Gate Holding Co. LLC vs. Tenant: Joseph Benton  
**Rent: \$975.00 Increase To: \$1,700.00**  
Notice Date: February 27, 2025
  - b. Unit 2: Property Owner/Management: Bronze Gate Holding Co. LLC vs. Tenant: Istvan Pocasi  
**Rent: \$975.00 Increase To: \$1,700.00**  
Notice Date: February 27, 2025
  - c. Unit 4: Property Owner/Management: Bronze Gate Holding Co. LLC vs. Tenant: Agnes Zsiors  
**Rent: \$1,075.00 Increase To: \$1,700.00**  
Notice Date: February 27, 2025
  
10. **28-30 Sherman Street, Passaic, NJ**
  - a. Unit 2: Property Owner: 28-30 Sherman LLC vs. Tenant: Josefa Casado  
**Rent: \$900.00 Increase To: \$1,655.00**  
Notice Date: March 10, 2025
  - b. Unit 9: Property Owner: 28-30 Sherman LLC vs. Tenant: Candelaria Chavez  
**Rent: \$1,200.00 Increase To: \$1,460.00**  
Notice Date: March 10, 2025
  
11. **83 Market Street, Apt.1, Passaic, NJ**  
Property Owner: Yeyo Y Yeya LLC vs. Tenant: Juan Ramos  
**Rent: \$1,550.00 Increase To: \$2,600.00**  
Notice Date: March 2025
  
12. **71 Broadway, Passaic, NJ**
  - a. Unit 1: Property Manager: CRB Broadway LLC vs. Tenant: Rafaela Lozano  
**Rent: \$1,220.00 Increase To: \$1,320.00**  
Notice Date: March 6, 2025
  - b. Unit 5: Property Manager: CRB Broadway LLC vs. Tenant: Derenice Vivas  
**Rent: \$1,200.00 Increase To: \$1,440.00**  
Notice Date: March 6, 2025
  - c. Unit 8: Property Manager: CRB Broadway LLC vs. Tenant: Oliva Hidalgo  
**Rent: \$1,320.00 Increase To: \$1,580.00**  
Notice Date: March 6, 2025
  
13. **5-7 Myrtle Ave, Apt. 5, Passaic, NJ**  
Property Owner: O.P.D. Investment LLC vs Tenant: Evelisse and Carlos Concepcio  
**Rent: \$1,400.00 Increase To: \$1,650.00**  
Notice Date: February 2025

**VIII. PENDING MATTERS / UNFINISHED BUSINESS**

14. Make the Road New Jersey on behalf of Arriaga vs. Xdev, 96 Market Street, Passaic NJ Amended Complaint to the Passaic Rent Leveling Board.
  - a. Submission of new documents
  - b. Hearing – pending (to be scheduled)
  
15. Correspondence Sent to Landlords Exceeding Rent Increase Limits
  - a. **1 Third Street, Apt T06**  
Property Owner: 1 Third Street LLC vs. Tenant: Domingo Ramirez  
Date: March 27, 2025
  - b. **496 Boulevard, Apt. 205**  
Property Owner: A.A.R. Realty Associates vs. Tenant: Addison (Sonny) Glazer  
Date: March 26, 2025
  - c. **70 Passaic Street, Apt. 2**  
Property Owner: Highskymanagement vs. Tenant: Cynthia Milagros Marmolejos  
Date: March 7, 2025
  - d. **32 Vreeland Avenue, Apt. 1**  
Property Owner: Urbo Property Management vs. Tenant: Yohanny Peralta  
Date: April 2, 2025
  - e. **41 Highland Ave, Apt. 1**  
Property Owner: John J. Augusto vs. Tenant: Alfonso & Isoline Sierra  
Date: March 12, 2025
  - f. **198 Market Street, Apt. 3**  
Property Owner: Labash vs. Tenant: Crisanta Gonzalez  
Date: March 24, 2025
  - g. **198 Market Street, Apt. 5**  
Property Owner: Labash vs. Tenant: Carlos Pagan  
Date: March 13, 2025
  - h. **42 Monroe Street, Apt. 4**  
Property Owner: Labash vs. Tenant: Alexis Jimenez  
Date: March 13, 2025
  - i. **200 Market Street, Apt. 2**  
Property Owner: Labash vs. Tenant: Martin Olaya  
Date: March 13, 2025
  - j. **216 4<sup>th</sup> Street, Unit 1**  
Property Owner: Bronze Gate Holding Co. LLC vs. Tenant: Joseph Benton  
Date: March 26, 2025
  - k. **216 4<sup>th</sup> Street, Unit 2**  
Property Owner: Bronze Gate Holding Co. LLC vs. Tenant: Istvan Pocasi  
Date: March 26, 2025
  - l. **216 4<sup>th</sup> Street, Unit 4**  
Property Owner: Bronze Gate Holding Co. LLC vs. Tenant: Agnes Zsiors  
Date: March 26, 2025
  - m. **28-30 Sherman St, Unit 2**  
Property Owner: 28-30 Sherman LLC vs. Tenant: Josefa Casado  
Date: April 2, 2025
  - n. **83 Market Street, Apt.1**  
Property Owner: Yeyo Y Yeya LLC vs. Tenant: Juan Ramos  
Date: April 2, 2025
  - o. **71 Broadway, Apt. 1**  
Property Owner: CRB Broadway vs. Tenant: Rafaela Lozano  
Date: April 2, 2025
  - p. **71 Broadway, Apt. 5**  
Property Owner: CRB Broadway vs. Tenant: Derenice Vivas  
Date: April 2, 2025
  - q. **71 Broadway, Apt. 8**  
Property Owner: CRB Broadway vs. Tenant: Oliva Hidalgo  
Date: April 2, 2025
  - r. **5-7 Myrtle Ave, Apt. 5**  
Property Owner: O.P.D. Investment LLC vs. Tenant: Evelisse & Carlos Concepcio  
Date: March 26, 2025

**IX. RESOLUTIONS**

16. **RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON APRIL 8, 2025, AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS**

**X. ADJOURNMENT**

***Next Scheduled Meeting: May 1, 2025***