

CITY OF PASSAIC
COUNTY OF PASSAIC, NEW JERSEY



RENT LEVELING BOARD

REGULAR MEETING
MAY 01, 2025
7:00 P.M.

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

PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, CHAPTER 231, PUBLIC LAWS OF 1975 ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED BY RESOLUTION OF THE RENT LEVELING BOARD ADOPTED ON FEBRUARY 26, 2025, SETTING FORTH THE SCHEDULE OF MEETINGS FOR THE YEAR 2025; SAID NOTICE WAS PROVIDED VIA FAX TO THE HERALD NEWS, POSTED ON THE CITY OF PASSAIC WEBSITE AT: WWW.CITYOFPASSAIC.COM (RENT LEVELING BOARD), AND PLACED ON THE CITY HALL BULLETIN BOARD BY THE OFFICE OF THE CITY CLERK.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. MINUTES

1. April 8, 2025 - Rent Leveling Board Regular 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. **105 Gregory Ave, Apt. C10, Passaic, NJ**
Property Owner: 105 Gregory LLC vs Tenant: Narendra Patel
Docket #: PAS-RLB-0031-25
Date: April 14, 2025
3. **40-44 4th Street, Passaic, NJ**
Property Owner: Joseph D' Amico vs. Tenant: Shade Boyd
Notice re: Rent Increase Violation
Docket #: PAS-RLB-0002-25
Date: April 11, 2025
4. **28-30 Sherman St, Unit 9, Passaic, NJ**
Property Owner: 28-30 Sherman LLC vs. Tenant: Juan Chavez
Notice re: Rent Increase Violation
Docket #: PAS-RLB-0021-25
Date: April 14, 2025
5. **50 Burgess Pl, Passaic, NJ**
Property Owner: Johnnie Eva Estrict
Date: April 25, 2025

6. **70 Passaic St, Unit 4, Passaic, NJ**

Property Owner: HighSky Management vs. **Tenant:** Julio Luna

Notice re: Rent Increase Violation & Challenge to surrender and release agreement

Docket #: PAS-RLB-0004-25

Date: April 24, 2025

7. **72 4th Street, Apt. 2, Passaic, NJ**

Property Owner: Christopher Varrgas vs. **Tenant:** Jose R. Gomez

Date: April 2025

8. **216 4th Street, Apt. 4, Passaic, NJ**

Property Owner: River Park View, LLC vs. Tenant: Agnes Zsiors

Notice re: Adjournment of Below Market Rent Increase Application

Docket #: PAS-RLB-0017-25

Date: April 1, 2025

VI. RESOLVED MATTERS

9. **1 Third Street, Passaic, NJ**

Property Owner: 1 Third Street LLC vs. Tenant: Domingo Ramirez

Docket #: PAS-RLB-0003-25

Date: March 17, 2025

10. **496 Boulevard, Apt. 205, Passaic, NJ**

Property Owner: Candice Sawicki vs Tenant: Addison (Sonny) Glazer

Docket #: PAS-RLB-0011-25

Date: April 1, 2025

11. **28-30 Sherman Street, Passaic, NJ**

a. Unit 2: Property Owner: 28-30 Sherman LLC vs. Tenant: Josefa Casado

Docket #: PAS-RLB-0019-25

Date: April 7, 2025

b. Unit 9: Property Owner: 28-30 Sherman LLC vs. Tenant: Candelaria Chavez

Docket #: PAS-RLB-0021-25

Date: April 18, 2025

12. **216 4th Street, Passaic, NJ**

a. Apt.1 Property Owner: River Park View, LLC vs. Tenant: Joseph Benton

Docket #: PAS-RLB-0016-25

Date: April 1, 2025

b. Apt. 2 Property Owner: River Park View, LLC vs. Tenant: Istvan Pocasi

Docket #: PAS-RLB-0018-25

Date: April 1, 2025

c. Apt. 4 Property Owner: River Park View, LLC vs. Tenant: Agnes Zsiors

Docket #: PAS-RLB-0017-25

Date: April 1, 2025

13. **5-7 Myrtle Ave, Apt. 5, Passaic, NJ**

Property Owner: O.P.D. Investment LLC vs. Tenant: Evelisse and Carlos Concepcio

Docket #: PAS-RLB-0005-25

Date: April 25, 2025

14. **198 Market Street, Apt. 3, Passaic, NJ**

Property Owner: John J. Labash vs. Tenant: Crisanta Gonzalez

Docket #: PAS-RLB-0012-25

Date: April 23, 2025

15. **198 Market Street, Apt. 5, Passaic, NJ**

Property Owner: John J. Labash vs. Tenant: Carlos Pagan

Docket #: PAS-RLB-0013-25

Date: April 23, 2025

16. **42 Monroe Street, Apt. 4, Passaic, NJ**

Property Owner: John J. Labash vs. Tenant: Alexis Jimenez

Docket #: PAS-RLB- 0014-25

Date: April 23, 2025

17. **200 Market Street, Apt. 2, Passaic, NJ**

Property Owner: John J. Labash vs. Tenant: Martin Olaya

Docket #: PAS-RLB-0015-25

Date: April 23, 2025

18. **32 Vreeland Ave, Passaic, NJ**

Property Owner: Urbo Property Management vs. Tenant: Yohanny Peralta

Docket #: PAS-RLB-0008-25

Date: April 25, 2025

VII. NEW RENTAL INCREASE COMPLAINTS

19. **23 Jackson Street, Apt 2, Passaic, NJ**

Property Owner: JD Property MGT LLC vs. Tenant: Abel Rosendo

Rent: \$1,668.00 Increase To: \$1996.50 Percent Increase: 19.7%

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0025-25

Ordinance Violation – Chapter 231-23 (A)

20. **28-30 Sherman Street, Passaic, NJ**

a. Unit 4: Property Owner: 28-30 Sherman LLC vs. Tenant: Ely Ortiz

Rent: \$1,275.00 Increase To: \$1,515.00 Percent Increase: 18.8%

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0027-25

Ordinance Violation – Chapter 231-23 (A)

b. Unit 8: Property Owner: 28-30 Sherman LLC vs. Tenant: Maria Perez

Rent: \$950.00 Increase To: \$1,700.00 Percent Increase: 79%

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0037-25

Ordinance Violation – Chapter 231-23 (A)

c. Unit 11: Property Owner: 28-30 Sherman LLC vs. Tenant: Guillermo Piedra

Rent: \$1,225.00 Increase To: \$1,475.00 Percent Increase: 20.41%

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0026-25

Ordinance Violation – Chapter 231-23 (A)

21. **956 Main Ave, Apt. 2, Passaic, NJ**

Property Owner: Sercan Ozcelik vs. Tenant: Bertha Torres

Rent: \$820.00 Increase To: \$1,200.00 Percent Increase: 46.34%

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0028-25

Ordinance Violation – Chapter 231-4

22. **40-44 4th Street, Apt. 6, Passaic, NJ**

Property Owner: Joseph D'Amico vs. Tenant: Erica Tlalpan and Sergio Lopez

Rent: \$1,624.50 Increase To: \$1,949.40 Percent Increase: 19.99%

Effective Increase Date: June 1, 2025

Docket #: PAS-RLB-0030-25

Ordinance Violation – Chapter 231-23 (A)

23. **232 3rd Street, Apt. 6, Passaic, NJ**

Property Owner: Weinmark Properties LLC vs. Tenant: Arnolando Martinez

Rent: \$1,520.00 Increase To: \$1,824.00 Percentage Increase: 20%

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0033-25

Ordinance Violation – Chapter 231-23(A)

24. 60 Wall Street, Passaic, NJ

Property Owner: Grun Management vs. Tenant: Maria Segura
Rent: \$1,300.00 Increase To: \$2,200.00 Percentage Increase: 69%
Effective Increase Date: February 1, 2025
Docket #: PAS-RLB-0006-25
Ordinance Violation – Chapter 231-23 (A)

25. 347 Aycrigg Ave, Apt. C11, Passaic, NJ (Under Rent Control)

Property Owner: 347 Aycrigg LLC vs. Tenant: Yomaira Lopez
Rent: \$1,400.00 Increase To: \$1,500.00 Percent Increase: 7.14%
Effective Increase Date: May 1, 2025
Docket #: PAS-RLB-0029-25
Ordinance Violation – Chapter 231-4

26. 162 Meade Ave, Unit. 5, Passaic, NJ (Under Rent Control)

Property Owner: Neil J. Gonter vs Tenant: Isabel Tiburcio
Rent: \$1,410.82 Increase To: \$1,523.69 Percent Increase: 8%
Effective Increase Date: June 1, 2025
Docket #: PAS-RLB-0032-25
Ordinance Violation – Chapter 231-4

27. 70 Passaic Street, Apt. 5, Passaic, NJ

Property Manager: Highskymanagement vs. Tenant: Eulalia Luna
Effective Increase Date: March 1, 2025
Rent: \$1493.00 Increase To: \$2000.00 Percentage Increase: 34%
Docket #: PAS-RLB-0034-25
Ordinance Violation – Chapter 231-23 (A)

28. 61 Richard Street, Fl. 1, Passaic, NJ

Property owner: vs. Tenant: Edwin Ortiz
Effective Increase Date: May 1, 2025
Rent: \$1,300.00 Increase To: \$2,000 Percentage Increase: 53.9%
Docket #: PAS-RLB-0035-25
Ordinance Violation – Chapter 231-23 (A)

VIII. HEARINGS

Rental Increase Disputes

29. 70 Passaic Street, Unit 2, Passaic, NJ

Property Manager: Highskymanagement vs. Tenant: Cynthia Milagros Marmolejos
Docket #: PAS-RLB-0001-25

30. 41 Highland Avenue, Passaic, NJ

Property Owner: John J. Augusto vs. Tenants: Alfonso & Isoline Sierra
Docket #: PAS-RLB-0007-25

Below Market Rent Increases Applications

31. 40-44 4th Street, Passaic, NJ - presently incomplete to be supplemented at or before hearing

Property Owner: Joseph D' Amico

a. **Apt. 44 B**

Tenant: Shade Boyd
Number of bedrooms: 1
Pre or Post 1999: Post
Docket #: PAS-RLB-0002-25

b. **Apt. 6**

Tenants: Erica Tlalpan and Sergio Lopez
Number of bedrooms: 2
Pre or Post 1999: Post
Docket #: PAS-RLB-0030-25

32. **216 4th Street, Passaic, NJ** - *presently incomplete to be supplemented at or before hearing*

Property Owner: River Park View, LLC

Attorney for Landlord: Matthew A. Sebera, Esq.

a. **Apt. 1**

Tenants: Joseph Benton

Number of bedrooms: TBD

Pre or Post 1999: Post

b. **Apt. 2**

Tenants: Istvan Pocasi

Number of bedrooms: 1

Pre or Post 1999: Post

IX. PENDING HEARINGS

33. Make the Road New Jersey on behalf of Arriaga vs. Xdev, 96 Market Street, Passaic NJ Amended Complaint to the Passaic Rent Leveling Board hearing will take place May 29, 2025 at 6 pm in the Council Chambers.

X. RESOLUTIONS

34. **RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON MAY 1, 2025, AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS**

XI. ADJOURNMENT

Next Scheduled Meeting: June 5, 2025