

**CITY OF PASSAIC**  
**COUNTY OF PASSAIC, NEW JERSEY**



**RENT LEVELING BOARD**

**REGULAR MEETING**  
**NOVEMBER 13, 2025**  
**7:00 P.M.**

<https://tinyurl.com/RLBAGENDA13>

**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 February 26, 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.

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**I. ROLL CALL**

**Commissioners Present:** Commissioner Maryann Capursi, Commissioner, Luis W. Colon, Commissioner Jorge H. Palacios, Commissioner Itamar Roman

**Commissioners Absent:** Chairman Arthur G. Soto

**Staff Present:** Christopher M. Rodriguez/Board Attorney, Andrea M. Beckford/R&R Legal Advisors Attorney, Emely Vazquez/Board Secretary

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

**\*Please note: There was a motion to make Commissioner Colon as acting chairman for the meeting due to Chairman Soto being absent.\***

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**IV. MINUTES**

1. October 16, 2025 - Regular Meeting Minutes
2. October 31, 2025 - Special Meeting Minutes

Motion to accept items 1-2 under IV. Minutes

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**V. 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.**

*No members of the public were present*

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
<b>x</b>	<b>x</b>	<b>x</b>	<b>absent</b>	

**VI. COMMUNICATIONS**

**3. 76 Sherman Street, Apt. 1, Passaic NJ**

Property Owner: WD Sherman LLC vs. Tenant: Maricruz Hernandez Ricon  
Notice Re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0078-25

**4. 76 Sherman Street, Apt.2, Passaic NJ**

Property Owner: WD Sherman LLC vs. Tenant: Concepcion Simon  
Notice Re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0075-25

**5. 76 Sherman Street, Apt.4, Passaic NJ**

Property Owner: WD Sherman LLC vs. Tenant: Tomas Chanzapa  
Notice Re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0072-25

**6. 363-365 Main Avenue, Passaic NJ**

Property Owner: 363-365 Main Avenue LLC vs. Tenant: Hugo Teanga  
Notice Re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0073-25

**7. 82 Paulison Avenue, Passaic NJ**

Property Owner: Chris Yegen vs. Tenant: Luz Lopez  
Notice Re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0076-25

**8. 94 Hamilton Avenue, Apt. 11, Passaic NJ**

Property Owner: MF Real Estate Holdings INC vs. Tenant: Teresa Ramirez  
Notice Re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0077-25

**9. 118 Richard Street, Apt. 15, Passaic NJ**

Property Owner: Richard Street AMG LLC vs. Tenant: Josefina Mieses  
Notice Re: Reinstatement of Complaint & Hearing on 12/11/25  
Docket #: PAS-RLB-0043-25

**10. 266 Passaic Street, Apt.4, Passaic NJ**

Property Owner: Juan Taverez vs. Tenant: Margarett Ruff  
Notice Re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0074-25

Motion to accept items 3-10 under VI. Communications

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**VII. NEW RENTAL INCREASE COMPLAINTS**

**11. (a) 76 Sherman Street, Apt. 1, Passaic NJ**

Property Owner: WD Sherman LLC

Tenant: Maricruz Hernandez Rincon

**Rent: \$1,200.00 Increase To: \$1,350.00 Percent Increase: 12.5%**

**Effective Increase Date: November 2025**

**Docket #: PAS-RLB-0078-25**

Ordinance Violation - Chapter 231-23

**(b) 76 Sherman Street, Apt.2, Passaic NJ**

Property Owner: WD Sherman LLC

Tenant: Concepcion Simon

**Rent: \$1,375.00 Increase To: \$1,575.00 Percent Increase: 14.5%**

**Effective Increase Date: November 2025**

**Docket #: PAS-RLB-0075-25**

Ordinance Violation - Chapter 231-23

**(c) 76 Sherman Street, Apt.4, Passaic NJ**

Property Owner: WD Sherman LLC

Tenant: Tomas Chanzapa

**Rent: \$1,400.00 Increase To: \$1,575.00 Percent Increase: 12.5%**

**Effective Increase Date: November 2025**

**Docket #: PAS-RLB-0072-25**

Ordinance Violation - Chapter 231-23

**12. 363-365 Main Avenue, Apt. 3A, Passaic NJ**

Property Owner:363-365 Main Avenue LLC

Tenant: Hugo Teanga

**Rent: \$1,350.00 Increase To: \$1,450.00 Percent Increase: 7.4%**

**Effective Increase Date: September 2025**

**Docket #: PAS-RLB-0073-25**

Ordinance Violation - Chapter 231-23

- 13. 82 Paulison Ave, Apt. 1C, Passaic NJ**  
Property Owner: Chris Yegen  
Tenant: Luz Lopez  
**Rent: \$1,435.00 Increase To: \$1,510.00 Percent Increase: 5.23%**  
**Effective Increase Date: November 2025**  
**Docket #: PAS-RLB-0076-25**  
Ordinance Violation - Chapter 231-23
  
- 14. 94 Hamilton Ave, Apt. 11, Passaic NJ**  
Property Owner: MF Real Estate Holdings INC  
Tenant: Teresa Ramirez  
**Rent: \$1,251.72 Increase To: \$1,301.72 Percent Increase: 4%**  
**Effective Increase Date: October 2025**  
**Docket #: PAS-RLB-0077-25**  
Ordinance Violation - Chapter 231-23
  
- 15. 266 Passaic Street, Unit 4, Passaic NJ**  
Property Owner: 426 Gregory Ave  
Tenant: Donovan Henderson  
**Rent: \$473 Increase To: \$1,500.00**  
**Effective Increase Date: October 1, 2025**  
**Docket #: PAS-RLB-0074-25**  
Ordinance Violation - Chapter 231-4 (\$25 increase cap)

Motion to accept items 11-15 under VII. New Rental Increase Complaints

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
<b>x</b>	<b>x</b>	<b>x</b>	<b>absent</b>	

**VIII. RESOLVED MATTERS**

- 16. **381 Harrison St, Apt.6, Passaic, NJ**  
Property Owner: Amsel Management vs Tenant: Katherine Rodriguez  
Docket #: PAS-RLB-0066-25  
Date: November 06, 2025
  
- 17. **51 Jackson Street, Apt.1, Passaic NJ**  
Property Owner: Anna Aloia vs. Tenant: Rina Bermudez  
Docket #: PAS-RLB-0070-25  
Date: October 21, 2025
  
- 18. **37 Lucille Place, Apt. 11, Passaic NJ**  
Property Owner: 37 Lucille LLC vs. Tenant: Mirian Rafael  
Docket #: PAS-RLB-0061-25  
Date: October 22, 2025
  
- 19. **156 3rd Street, Apt. 1, Passaic NJ**  
Property Owner: Mike Erol vs. Tenant: Isidora Aponte  
Docket #: PAS-RLB-0063-25  
Date: November 06, 2025
  
- 20. **156 3rd Street, Apt. 5, Passaic NJ**  
Property Owner: Mike Erol vs Tenant: Mercedes Sanchez  
Docket #: PAS-RLB-0065-25  
Date: November 06, 2025

Motion to accept items 16-20 under VIII. Resolved Matters

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**IX. HEARINGS**

- 21. 70 Passaic Street, Apt. 5, Passaic, NJ**  
Property Manager: Highskymanagement  
Tenant: Eulalia Luna  
Docket #: PAS-RLB-0034-25  
**Rent: \$1,493.00 Increase To: \$2,000.00 Percentage Increase: 34%**  
**Application Type: Rent Increase Dispute (Final hearing following default)**  
*Ordinance Violation - Chapter 231-23(A)*

Motion to mark item 21 as a resolved matter as the tenant has withdrawn her complaint

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
<b>x</b>	<b>x</b>	<b>x</b>	<b>absent</b>	

- 22. 72-74 Main Ave, Apt. G, Passaic NJ**  
Property Owner: 72 Main Ave LLC  
Tenant: Ann Marie Redhead  
**Rent: \$982.00 Increase To: \$1,178.00 Percent Increase: 19.96%**  
**Docket #:** PAS-RLB-0058-25  
**Application Type: Rent Increase Dispute (Final hearing following default)**  
*Ordinance Violation - Chapter 231-23(A)*

Motion to close the hearing and accept the evidence presented and reserve the board's decision until the December 11, 2025 meeting

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
x	x	x	absent	

**23. 117 Parker Ave, Passaic NJ**

Property Owner: Eli Klein

Tenant: Cesar Yanez

**Rent:** \$1,250.00 **Increase To:** \$1,350.00 **Percent Increase:** 8%

**Docket #:** PAS-RLB-0062-25

**Application Type:** Rent Increase Dispute (Final hearing following default)

*Ordinance Violation - Chapter 231-23(A)*

Motion to dismiss complaint on account of default

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
x	x	x	absent	

**24. 156 3rd Street, Apt 6, Passaic NJ**

Property Owner: Mike Erol

Tenant: Ruby Sanches

**Rent:** \$1,170.00 **Increase To:** \$1,270.00 **Percent Increase:** 8.5%

**Docket #:** PAS-RLB-0064-25

**Application Type:** Rent Increase Dispute (Final hearing following default)

*Ordinance Violation - Chapter 231-23(A)*

Motion to dismiss complaint on account of default

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**25. 114 Autumn Street, Apt. B1, Passaic NJ**

Property Owner: Autumn Apts LLC

Tenant: Jose A. Genao

**Rent:** \$998.00 **Increase To:** \$1,058.00 **Percent Increase:** 6%

**Effective Increase Date:** October 2025

**Docket #:** PAS-RLB-0067-25

Ordinance Violation - Chapter 231-23

Motion to close the hearing, accept the evidence presented, and reserve the Board's decision pending receipt of the rental overpayment and until the December 11, 2025 meeting

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**26. 131 Washington Place, Apt. 1L**

Property Owner: John Santana

Tenant: Raul E. Delgado-Chavez

Rent: \$1,200.00 Increase To: \$1,254.00 Percent Increase: **4.5%**

Effective Increase Date: September 2025

Docket #: PAS-RLB-0068-25

Ordinance Violation - Chapter 231-4

Motion to dismiss the complaint due to the tenant's failure to present any supporting evidence and the tenant's non-appearance at the hearing

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**X. RESOLUTION**

**27. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON NOVEMBER 13, 2025, AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS RESOLUTIONS**

**CITY OF PASSAIC  
RENT LEVELING BOARD**

**RESOLUTION NO. RL 25-11-001**

**RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF  
THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON NOVEMBER 13, 2025, AT  
7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING  
LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS**

**RE: PENDING LITIGATION**

**WHEREAS**, the Open Public Meetings Act, **N.J.S.A. 10:4-12(b)**, permits the Rent Leveling Board to meet in **closed session** for certain purposes, including:

- **Pending or anticipated litigation – N.J.S.A. 10:4-12(b)(7)**
- **Matters involving attorney-client privilege – N.J.S.A. 10:4-12(b)(8)**
- **Deliberations on matters before the Board – N.J.S.A. 10:4-12(b)(9)**

**WHEREAS**, the Rent Leveling Board desires to meet in closed session on **NOVEMBER 13, 2025**, for the purpose of discussing these matters;

**NOW, THEREFORE, BE IT RESOLVED** by the Rent Leveling Board of the City of Passaic as follows:

1. The Board shall meet in closed session for discussion of the topics outlined above.
2. The public shall be informed of any decisions or results at the next public meeting, where applicable.
3. This Resolution shall take effect immediately.

**INTRODUCED BY BOARD MEMBER: Maryann Capursi**

**SECONDED BY BOARD MEMBER: Jorge H. Palacios**

**Record of Board Members' Vote on Final Passage**

Commissioner	Aye	Nay	Abstain	Absent
Arthur G. Soto	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maryann Capursi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jorge H. Palacios	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Itamar Roman (ALT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Luis W. Colon (ALT)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ADOPTED ON: NOVEMBER 13, 2025**

Luis W. Colon  
Acting Chairman, Rent Leveling Board

Emely Vazquez  
Board Secretary

Motion to return to public meeting

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**XI. ADJOURNMENT**

Motion to adjourn.

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**Next Scheduled Meeting: December 11, 2025**