

**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**

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 (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.

Commissioners Present: Chairman Arthur G. Soto, Commissioner Maryann Capursi, Commissioner Luis W. Colon, Commissioner Jorge H. Palacios, Commissioner Itamar Roman,

Staff Present: Weatherly Frias/City Clerk, Christopher Rodriguez/Board Attorney, Emely Vazquez/Board Secretary

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. MINUTES

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

Motion: Jorge H. Palacios

Second: Maryann Capursi

For: 3

Chairman. Soto	Commissioner. Palacios	Commissioner Capursi	Commissioner Roman (ALT)	Commissioner Colon (ALT)
x	x	x		

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.

No members of the public were present

Motion: Jorge H. Palacios

Second: Maryann Capursi

For: 3

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x	x	x		

V. COMMUNICATIONS

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

Motion: Maryann Capursi
Second: Jorge H. Palacios
For: 3

Chairman. Soto	Commissioner. Palacios	Commissioner Capursi	Commissioner Roman (ALT)	Commissioner Colon (ALT)
x	x	x		

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

Motion: Jorge H. Palacios
Second: Maryann Capursi
For: 3

Chairman. Soto	Commissioner. Palacios	Commissioner Capursi	Commissioner Roman (ALT)	Commissioner Colon (ALT)
x	x	x		

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 4th 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

- 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
- 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
- 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

Motion: Maryann Capursi
Second: Jorge Palacios
For: 3

Chairman. Soto	Commissioner. Palacios	Commissioner Capursi	Commissioner Roman (ALT)	Commissioner Colon (ALT)
x	x	x		

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 4th Street, Unit 1**
Property Owner: Bronze Gate Holding Co. LLC vs. Tenant: Joseph Benton
Date: March 26, 2025
- k. 216 4th Street, Unit 2**
Property Owner: Bronze Gate Holding Co. LLC vs. Tenant: Istvan Pocasi
Date: March 26, 2025
- l. 216 4th 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

Motion: Maryann Capursi
Second: Jorge H.Palacios
For: 3

Chairman. Soto	Commissioner. Palacios	Commissioner Capursi	Commissioner Roman (ALT)	Commissioner Colon (ALT)
x	x	x		

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

Closed Executive Session was not needed.

X. ADJOURNMENT

Motion: Jorge H. Palacios
Second: Maryann Capursi
For: 3

Chairman. Soto	Commissioner. Palacios	Commissioner Capursi	Commissioner Roman (ALT)	Commissioner Colon (ALT)
x	x	x		

Next Scheduled Meeting: May 1, 2025