

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



**RENT LEVELING BOARD
SPECIAL MEETING
MARCH 03, 2025
7:00 P.M.**

VIA ZOOM - <https://us02web.zoom.us/j/84066186882>
Meeting ID: 840 6618 6882 & Call-in number: +1 (929) 205-6099 (New York)

Pursuant to the Open Public Meetings Act, Chapter 231, Public Laws of 1975 adequate notice of this meeting was provided by the Rent Leveling Board of the City of Passaic by scheduling a Special Meeting for Monday, March 03, 2025, at 7:00 P.M. to be held on Zoom.

Public notice and Zoom instructions for this meeting were faxed to the Herald News and posted on the City Hall bulletin board by the Office of the City Clerk, and on the City of Passaic website at: www.cityofpassaic.com (rent leveling board)

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. PUBLIC COMMENT

No members of the public were present

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. RESOLUTIONS

CITY OF PASSAIC
RENT LEVELING BOARD

RESOLUTION NO. RL 25-03-001

RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF
THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON MARCH 3, AT 7:00 P.M.
OR ANYTIME THEREAFTER TO DISCUSS PENDING
LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS

RE: DISCUSS 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 **MARCH 3, 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"/>
Maryann Capursi	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jorge H. Palacios	✓	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED ON: MARCH 3, 2025

Arthur G. Soto
Chairman, Rent Leveling Board

Emely Vazquez
Board Secretary

Motion to return to public 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		

V. ADJOURNMENT

Motion: Maryann Capursi

Second: Jorge H. Palacios

For: 3

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

Next Scheduled Meeting: APRIL 8, 2025