

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



RENT LEVELING BOARD

**SPECIAL MEETING
MAY 27, 2025
5:00 P.M.**

VIA ZOOM -

<https://us02web.zoom.us/j/9897789597?pwd=Wz4a25BjkQlqhlChpZbBJVTQZabtiU.1&omn=83008245512>

Meeting ID: 989 778 9597 & Call-in number: +1 929 205 6099 US (New York)

Pursuant to the Open Public Meetings Act, Chapter 231, Public Laws of 1975 adequate notice of this meeting was provided by Rent Leveling Board of the City of Passaic by scheduling a Special Meeting for Tuesday, May 27, 2025, at 5:00 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)

I. ROLL CALL

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

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

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: Maryann Capursi

Second: Jorge H. Palacios

For: 3

Chairman Soto	Commissioner Palacios	Commissioner Capursi	Commissioner Roman (ALT)	Commissioner Colon (ALT)
X	X	X		

V. RESOLUTIONS

1.

**CITY OF PASSAIC
RENT LEVELING BOARD**

RESOLUTION NO. RL 25-05-001

**RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF
THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON MAY 27, 2025, AT 5:00
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 **MAY 27, 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	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maryann Capursi	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jorge H. Palacios	x	<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: MAY 27, 2025

Arthur G. Soto

Emely Vasquez

Chairman, Rent Leveling Board

Board Secretary

Motion to return to public meeting

Motion: Jorge H. Palacios

Second: Maryann Capursi

For: 3

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

VI. ADJOURNMENT

Motion: Jorge H. Palacios

Second: Maryann Capursi

For: 3

<i>Chairman Soto</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Commissioner Roman (ALT)</i>	<i>Commissioner Colon (ALT)</i>
X	X	X		

Next Scheduled Meeting: May 29, 2025