

CITY OF PASSAIC
COUNTY OF PASSAIC, NEW JERSEY



RENT LEVELING BOARD

REGULAR MEETING

JUNE 02, 2025

7:00 P.M.

<https://tinyurl.com/RLB0602AGENDA>

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 May 14, 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 rescheduled its Thursday, June 5, 2025, meeting to Monday, June 2, 2025, at 7:00 pm to be held in the Council Chambers, 330 Passaic Street, Passaic, New Jersey, in person.

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

<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		

V. COMMUNICATIONS

1. **19 Brinkerhoff Place, Passaic, NJ**
 Property Manager: Daytron Management Group, LLC.
 Notice Re: Adjournment of Below Market Rent Increase Applications
 Date: May 22, 2025
 - a. Apt. 1
Tenant: Candida Ramirez
Number of bedrooms: 2
Pre or Post 1999: TBD
Current Rent: \$1,247.00
Docket #: PAS-RLB-0038-25
 - b. Apt. 2
Tenant: Renaldo Cruz
Number of bedrooms: 3

Pre or Post 1999: TBD
Current Rent: \$1,139.00
Docket #: PAS-RLB-0039-25

- c. Apt. 3
Tenant: Laurentino Pineda
Number of bedrooms: 3
Pre or Post 1999: TBD
Current Rent: \$1,260.00
Docket #: PAS-RLB-0040-25
 - d. Apt. 4
Tenant: Carlton Adams
Number of bedrooms: 3
Pre or Post 1999: TBD
Current Rent: \$1,215.00
Docket #: PAS-RLB-0041-25
 - e. Apt. 5
Tenant: Moises Lool & Yonatan Lool
Number of bedrooms: 3
Pre or Post 1999: TBD
Current Rent: \$1,264.00
Docket #: PAS-RLB-0042-25
2. **71 Broadway, Passaic NJ**
Property Manager: CRB Broadway LLC/ Owner: Marc Buglione
Notice Re: Notice of Application for Rental Increase to the Rent Leveling Board
Date: April 26, 2025
Apt. 8
Tenant: Oliva Hidalgo
Docket #: PAS-RLB-0022-25
3. **28-30 Sherman Street, Passaic NJ**
Property Owner: 28-30 Sherman LLC/ Owner: Alain Spira
- a. Apt. 2
Notice Re: Partial Payment of Rent for May 2025
Date: May 6, 2025
Tenant: Josefa Casado Rosario
Docket #: PAS-RLB-0019-25
 - b. Apt. 8
Notice Re: Representation by Ronald A. Rosensweig, Esq.
Date: May 16, 2025
Tenant: Maria Perez
Docket #: PAS-RLB-0037-25

Consent to approve items 1-3 in V. Communications

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. RESOLVED MATTERS

4. 222 Paulison Ave, Apt. C8, Passaic NJ

Property Owner: 222 Paulison LLC/Aven Realty vs. Tenant: Bhumi Rana

Docket #: PAS-RLB-0044-25

Date: May 20, 2025

Motion: Jorge H. Palacios

Second: Maryann Capursi

For: 3

Please note: The tenant was able to resolve this issue on her own by negotiation with the Landlord & a letter withdrawing her complaint from the board was provided

<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		

VII. NEW RENTAL INCREASE COMPLAINTS

5. 118 Richard Street, Apt. 15, Passaic NJ

Property Owner: Amsel Management Group vs. Tenant: Josefina Mieses
Rent: \$1,625.00 Increase To: \$1,875.00 Percent Increase: 15.38%
Effective Increase Date: January 2025
Docket #: PAS-RLB-0043-25
Ordinance Violation - Chapter 231-23(A)

6. **194 9th Street, Passaic, NJ**

- a. Apt. 1 Rear | Property Owner: Rusian Milov vs. Tenant: Carmen Irizarry
Rent: \$850.00 Increase To: \$1,150.00 Percent Increase: 35.29%
Effective Increase Date: June 2025
Docket #: PAS-RLB-0045-25
Ordinance Violation - Chapter 231-23(A)
- b. Apt 1 Front | Property Owner: Rusian Milov vs. Tenant: Jenny Sanchez
Rent: \$1,300.00 Increase To: \$1,500.00 Percent Increase: 15.38%
Effective Increase Date: June 2025
Docket #: PAS-RLB-0048-25
Ordinance Violation - Chapter 231-23(A)
- c. Apt. 2 Front | Property Owner: Rusian Milov vs. Tenant: Ada Irizarry
Rent: \$1,040.00 Increase To: \$1,400.00 Percent Increase: 34.62%
Effective Increase Date: June 2025
Docket #: PAS-RLB-0046-25
Ordinance Violation - Chapter 231-4

7. **296 Passaic Street, Apt. 2, Passaic NJ**

Property Owner: ASTU Realty LLC vs. Tenant: Miguel A. Lagunas
Rent: \$1,680.00 Increase To: \$2,100.00 Percent Increase: 25%
Effective Increase Date: June 2025
Docket #: PAS-RLB-0047-25
Ordinance Violation - Chapter 231-23(A)

8. **236 Monroe Street, Apt. 3, Passaic NJ**

Property Owner: Lorenzo Lucero vs. Tenant: Guadalupe Llanos Morales
Rent: \$1,600.00 Increase To: \$2,000.00 Percent Increase: 25%
Effective Increase Date: June 2025
Docket #: PAS-RLB-0049-25
Ordinance Violation - Chapter 231-23(A)

9. 212 Central Ave, 2nd Fl, Passaic NJ

Property Owner: Jose A. Batista vs. **Tenant:** Felix A. Pacheco-Vasquez

Rent: \$1,500.00 **Increase To:** \$2,000.00 **Percent Increase:** 33%

Effective Increase Date: June 2025

Docket #: PAS-RLB-0051-25

Ordinance Violation - Chapter 231-23 (A)

Consent to approve all items in VII. Rental Increase Complaints

Motion: Commissioner Capursi

Second: Commissioner Palacios

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		

VIII. HEARINGS

10. 216 4th Street, Passaic, NJ

Property Owner: River Park View, LLC / Norman Bickoff

Attorney for Landlord: Matthew A. Sebera, Esq.

Applications for Below Market Rent Increase

a. Apt 1

Tenant: Joseph Benton

Number of bedrooms: 2

Pre or Post 1999: Post

Current Rent: \$975

Docket #: PAS-RLB-0016-25

b. Apt 2

Tenant: Istvan Pocasi

Number of bedrooms: 2

Pre or Post 1999: Post

Current Rent: \$975

Docket #: PAS-RLB-0018-25

c. Apt 4

Tenant: Agnes Zsiora
Number of bedrooms: 2
Pre or Post 1999: Post
Current Rent: \$1,075
Docket #: PAS-RLB-0017-25

Below Market Rent Increase

Matthew A. Sebera, Esq. | Ehrlich Petriello Gudin Plaza & Reed Attorneys at Law
Behalf of River Park LLC, Owner of 216 4th Street

Agnes Szios | 216 4th Street, Apt. 4 , Passaic NJ 07055

Apartment 4

Inspection is missing, therefore, the application is currently deficient, provisional approval. **Conditional Acceptance** until the passed inspection reports are received.

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		

Apartment 1 & 2

Inspection is missing, therefore, the application is currently deficient, provisional approval. **Conditional Acceptance** until the passed inspection reports are received.

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		

IX. PENDING HEARINGS

- **23 Jackson Street, Apt 2, Passaic, NJ**
Property Owner: JD Property MGT LLC vs. Tenant: Abel Rosendo Galino
Rent: \$1,668.00 Increase To: \$1996.50 Percent Increase: 19.7%
Docket #: PAS-RLB-0025-25
Application Type: Rent Increase Dispute
Ordinance Violation - Chapter 231-23(A)
Proposed Hearing Date: July 10, 2025

- **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%
Docket #: PAS-RLB-0027-25
Application Type: Rent Increase Dispute
Ordinance Violation - Chapter 231-23 (A)
Proposed Hearing Date: July 10, 2025

 - b. **Unit 8**
Property Owner: 28-30 Sherman LLC vs. Tenant: Maria Perez
Rent: \$950.00 Increase To: \$1,700.00 Percent Increase: 79%
Docket #: PAS-RLB-0037-25
Application Type: Rent Increase Dispute
Ordinance Violation - Chapter 231-23 (A)
Proposed Hearing Date: July 10, 2025

 - 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%
Docket #: PAS-RLB-0026-25
Application Type: Rent Increase Dispute
Ordinance Violation - Chapter 231-23 (A)
Proposed Hearing Date: July 10, 2025

- **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%

Docket #: PAS-RLB-0028-25

Application Type: Rent Increase Dispute

Ordinance Violation - Chapter 231-23 (A)

Proposed Hearing Date: July 10, 2025

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

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

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

Docket #: PAS-RLB-0033-25

Application Type: Rent Increase Dispute

Ordinance Violation - Chapter 231-23 (A)

Proposed Hearing Date: July 10, 2025

- **60 Wall Street, Passaic, NJ**

Property Owner: Grun Management vs. Tenant: Maria Ozuna Segura

Rent: \$1,300.00 Increase To: \$2,200.00 Percentage Increase: 69%

Docket #: PAS-RLB-0006-25

Application Type: Rent Increase Dispute

Ordinance Violation - Chapter 231-23 (A)

Proposed Hearing Date: July 10, 2025

- **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%

Docket #: PAS-RLB-0029-25

Application Type: Rent Increase Dispute

Ordinance Violation - Chapter 231-4

Proposed Hearing Date: July 10, 2025

- **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%

Docket #: PAS-RLB-0032-25

Application Type: Rent Increase Dispute

Ordinance Violation - Chapter 231-4

Proposed Hearing Date: July 10, 2025

- **70 Passaic Street, Apt. 5, Passaic, NJ**

Property Manager: Highskymanagement vs. Tenant: Eulalia Luna

Rent: \$1493.00 Increase To: \$2000.00 Percentage Increase: 34%

Docket #: PAS-RLB-0034-25

Application Type: Rent Increase Dispute

Ordinance Violation - Chapter 231-23(A)

Proposed Hearing Date: July 10, 2025

- **61 Richard Street, Fl. 1, Passaic, NJ**

Property owner: Martin Mendez vs. Tenant: Edwin Ortiz

Rent: \$1,300.00 Increase To: \$2,000 Percentage Increase: 53.9%

Docket #: PAS-RLB-0035-25

Application Type: Rent Increase Dispute

Ordinance Violation - Chapter 231-23(A)

Proposed Hearing Date: July 10, 2025

Consent to approve all items under IX. Pending Hearings

Motion: Jorge H. Palacios

Second: Maryann Capursi

For: 3

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

X. RESOLUTION

11.

**CITY OF PASSAIC
RENT LEVELING BOARD**

RESOLUTION NO. RL 25-06-001

**RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF
THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON JUNE 02, 2025, AT 7:00
P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING
LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS**

RE: DISCUSS PENDING LITIGATION SURROUNDING A PENDING APPLICATION

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 **JUNE 02, 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: JUNE 2, 2025

Arthur G. Soto

Chairman, Rent Leveling Board

Emely Vazquez

Board Secretary

Motion to return to public meeting

Motion: Maryann Capursi

Second: Jorge H. Palacios

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		

XI. 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: July 10, 2025