

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



**RENT LEVELING BOARD**

**REGULAR MEETING  
MAY 01, 2025  
7:00 P.M.**

**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 WAS PROVIDED BY RESOLUTION OF THE RENT LEVELING BOARD ADOPTED ON FEBRUARY 26, 2025, SETTING FORTH THE SCHEDULE OF MEETINGS FOR THE YEAR 2025; SAID NOTICE WAS PROVIDED VIA FAX TO THE HERALD NEWS, 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**

**II. PLEDGE OF ALLEGIANCE**

**III. MINUTES**

1. April 8, 2025 - Rent Leveling Board Regular Meeting.

**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.***

**V. COMMUNICATIONS**

**2. 40-44 4<sup>th</sup> Street, Passaic, NJ**

Property Owner: Joseph D' Amico vs. Tenant: Shade Boyd

Notice re: Rent Increase Violation

Docket #: PAS-RLB-0002-25

Date: April 11, 2025

3. **28-30 Sherman St, Unit 9, Passaic, NJ**

Property Owner: 28-30 Sherman LLC vs. Tenant: Juan Chavez  
Notice re: Rent Increase Violation  
Docket #: PAS-RLB-0021-25  
Date: April 14, 2025

4. **50 Burgess Pl, Passaic, NJ**

Property Owner: Johnnie Eva Estrict  
Notice re: Two-Family Owner-Occupied Exemption  
Date: April 25, 2025

5. **70 Passaic St, Unit 4, Passaic, NJ**

Property Owner: HighSky Management vs. Tenant: Julio Luna  
Notice re: Rent Increase Violation & CHALLENGE TO SURRENDER AND RELEASE AGREEMENT  
Docket #: PAS-RLB-0004-25  
Date: April 24, 2025

6. **72 4<sup>th</sup> Street, Apt. 2, Passaic, NJ**

Property Owner: Christopher Varrgas vs. Tenant: Jose R. Gomez  
Notice re: Rent Control Violation Per Ch. 231-4(A)  
Date: April 2025

7. **216 4<sup>th</sup> Street, Apt. 4, Passaic, NJ**

Property Owner: River Park View, LLC vs. Tenant: Agnes Zsiors  
Notice re: Adjournment of Below Market Rent Increase Application  
Docket #: PAS-RLB-0017-25  
Date: April 1, 2025

**VI. RESOLVED MATTERS**

8. **1 Third Street, Passaic, NJ**

Property Owner: 1 Third Street LLC vs. Tenant: Domingo Ramirez  
Docket #: PAS-RLB-0003-25  
Date: March 17, 2025

9. **496 Boulevard, Apt. 205, Passaic, NJ**

Property Owner: Candice Sawicki vs Tenant: Addison (Sonny) Glazer  
Docket #: PAS-RLB-0011-25  
Date: April 1, 2025

10. **28-30 Sherman Street, Passaic, NJ**

a. Unit 2: Property Owner: 28-30 Sherman LLC vs. Tenant: Josefa Casado  
Docket #: PAS-RLB-0019-25  
Date: April 7, 2025

b. Unit 9: Property Owner: 28-30 Sherman LLC vs. Tenant: Candelaria Chavez  
Docket #: PAS-RLB-0021-25  
Date: April 18, 2025

**11. 216 4<sup>th</sup> Street, Passaic, NJ**

- a. Apt.1 Property Owner: River Park View, LLC vs. Tenant: Joseph Benton  
*Docket #:* PAS-RLB-0016-25  
Date: April 1, 2025
  
- b. Apt. 2 Property Owner: River Park View, LLC vs. Tenant: Istvan Pocasi  
*Docket #:* PAS-RLB-0018-25  
Date: April 1, 2025
  
- c. Apt. 4 Property Owner: River Park View, LLC vs. Tenant: Agnes Zsiors  
*Docket #:* PAS-RLB-0017-25  
Date: April 1, 2025

**12. 5-7 Myrtle Ave, Apt. 5, Passaic, NJ**

Property Owner: O.P.D. Investment LLC vs. Tenant: Evelisse and Carlos Concepcio  
*Docket #:* PAS-RLB-0005-25  
Date: April 25, 2025

**13. 198 Market Street, Apt. 3, Passaic, NJ**

Property Owner: John J. Labash vs. Tenant: Crisanta Gonzalez  
*Docket #:* PAS-RLB-0012-25  
Date: April 23, 2025

**14. 198 Market Street, Apt. 5, Passaic, NJ**

Property Owner: John J. Labash vs. Tenant: Carlos Pagan  
*Docket #:* PAS-RLB-0013-25  
Date: April 23, 2025

**15. 42 Monroe Street, Apt. 4, Passaic, NJ**

Property Owner: John J. Labash vs. Tenant: Alexis Jimenez  
*Docket #:* PAS-RLB- 0014-25  
Date: April 23, 2025

**16. 200 Market Street, Apt. 2, Passaic, NJ**

Property Owner: John J. Labash vs. Tenant: Martin Olaya  
*Docket #:* PAS-RLB-0015-25  
Date: April 23, 2025

**17. 32 Vreeland Ave, Passaic, NJ**

Property Owner: Urbo Property Management vs. Tenant: Yohanny Peralta  
*Docket #:* PAS-RLB-0008-25  
Date: April 25, 2025

**VII. NEW RENTAL INCREASE COMPLAINTS**

**18. 105 Gregory Ave, Apt. C10, Passaic, NJ**

Property Owner: 105 Gregory LLC vs Tenant: Narendra Patel

Notice re: Rent Control Violation Per Ch. 231-4(A) & Tenant Complaint Form

Docket #: PAS-RLB-0031-25

Date: April 14, 2025

19. **23 Jackson Street, Apt 2, Passaic, NJ**

Property Owner: JD Property MGT LLC vs. Tenant: Abel Rosendo

**Rent: \$1,668.00 Increase To: \$1996.50 Percent Increase: 19.7%**

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0025-25

Ordinance Violation – Chapter 231-23 (A)

20. **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%**

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0027-25

Ordinance Violation – Chapter 231-23 (A)

b. Unit 8: Property Owner: 28-30 Sherman LLC vs. Tenant: Maria Perez

**Rent: \$950.00 Increase To: \$1,700.00 Percent Increase: 79%**

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0037-25

Ordinance Violation – Chapter 231-23 (A)

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%**

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0026-25

Ordinance Violation – Chapter 231-23 (A)

21. **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%**

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0028-25

Ordinance Violation – Chapter 231-4

22. **40-44 4<sup>th</sup> Street, Apt. 6, Passaic, NJ**

Property Owner: Joseph D'Amico vs. Tenant: Erica Tlalpan and Sergio Lopez

**Rent: \$1,624.50 Increase To: \$1,949.40 Percent Increase: 19.99%**

Effective Increase Date: June 1, 2025

Docket #: PAS-RLB-0030-25

Ordinance Violation – Chapter 231-23 (A)

23. **232 3<sup>rd</sup> Street, Apt. 6, Passaic, NJ**

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

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

Effective Increase Date: May 1, 2025

Docket #: PAS-RLB-0033-25  
Ordinance Violation – Chapter 231-23(A)

24. **60 Wall Street, Passaic, NJ**

Property Owner: Grun Management vs. Tenant: Maria Segura  
**Rent: \$1,300.00 Increase To: \$2,200.00 Percentage Increase: 69%**  
Effective Increase Date: February 1, 2025  
Docket #: PAS-RLB-0006-25  
Ordinance Violation – Chapter 231-23 (A)

25. **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%**  
Effective Increase Date: May 1, 2025  
Docket #: PAS-RLB-0029-25  
Ordinance Violation – Chapter 231-4

26. **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%**  
Effective Increase Date: June 1, 2025  
Docket #: PAS-RLB-0032-25  
Ordinance Violation – Chapter 231-4

27. **70 Passaic Street, Apt. 5, Passaic, NJ**

Property Manager: Highskymanagement vs. Tenant: Eulalia Luna  
Effective Increase Date: March 1, 2025  
**Rent: \$1493.00 Increase To: \$2000.00 Percentage Increase: 34%**  
Docket #: PAS-RLB-0034-25  
Ordinance Violation – Chapter 231-23 (A)

28. **61 Richard Street, Fl. 1, Passaic, NJ**

Property owner: Martin Mendez vs. Tenant: Edwin Ortiz  
Effective Increase Date: May 1, 2025  
**Rent: \$1,300.00 Increase To: \$2,000 Percentage Increase: 53.9%**  
Docket #: PAS-RLB-0035-25  
Ordinance Violation – Chapter 231-23 (A)

**VIII. HEARINGS**

29. **70 Passaic Street, Unit 2, Passaic, NJ**

Property Manager: Highskymanagement vs. Tenant: Cynthia Milagros Marmolejos  
Docket #: PAS-RLB-0001-25  
**Current Rent: \$1,570.00 Increase To: \$2,200 Percentage Increase: 40.1%**  
**Application Type: Rent Increase Dispute**

30. **41 Highland Avenue, Passaic, NJ**

Property Owner: John J. Augusto vs. Tenants: Alfonso & Isoline Sierra  
Docket #: PAS-RLB-0007-25

**Current Rent:** \$2,000.00 **Increase To:** \$2,300 **Percentage Increase:** 15%

**Application Type:** Rent Increase Dispute

31. **216 4<sup>th</sup> Street, Passaic, NJ** - *presently incomplete to be supplemented at or before hearing*

Property Owner: River Park View, LLC

Attorney for Landlord: Matthew A. Sebera, Esq.

a. **Apt. 1**

**Tenants:** Joseph Benton

**Number of bedrooms:** TBD

**Pre or Post 1999:** Post

**Current Rent:** \$975.00 **Increase To:** \$1,700.00 **Percent Increase:** 74.4%

**Application Type:** Below Market Rent Increase Application

b. **Apt. 2**

**Tenants:** Istvan Pocasi

**Number of bedrooms:** 1

**Pre or Post 1999:** Post

**Current Rent:** \$975.00 **Increase To:** \$1,700.00 **Percent Increase:** 74.4%

**Application Type:** Below Market Rent Increase Application

32. **40-44 4<sup>th</sup> Street, Passaic, NJ** - *presently incomplete to be supplemented at or before hearing*

Property Owner: Joseph D' Amico

a. **Apt. 44 B**

**Tenant:** Shade Boyd

**Number of bedrooms:** 1

**Pre or Post 1999:** Post

*Docket #:* PAS-RLB-0002-25

**Current Rent:** \$1,300.75 **Increase to:** \$2,050.00 **Percentage Increase:** 57.6%

**Application Type:** Rental Increase Dispute and Crossclaim for Below Market Rent Increase Application

b. **Apt. 6**

**Tenants:** Erica Tlalpan and Sergio Lopez

**Number of bedrooms:** 2

**Pre or Post 1999:** Post

*Docket #:* PAS-RLB-0030-25

**Current Rent:** \$1,624.50 **Increase to:** \$1,949.40 **Percentage Increase:** 20%

**Application Type:** Rental Increase Dispute and Crossclaim for Below Market Rent Increase Application

**IX. PENDING HEARINGS**

33. Make the Road New Jersey on behalf of Arriaga vs. Xdev, 96 Market Street, Passaic NJ Amended Complaint to the Passaic Rent Leveling Board hearing will take place May 29, 2025 at 6 pm in the Council Chambers.

**X. RESOLUTIONS**

34. **RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON MAY 1, 2025, AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS**

**XI. ADJOURNMENT**

*Next Scheduled Meeting: June 5, 2025*