

**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
- 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.

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

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

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)

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

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

X. RESOLUTION

11. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON JUNE 2, 2025, AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS RESOLUTIONS

XI. ADJOURNMENT

Next Scheduled Meeting: July 10, 2025