

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



**RENT LEVELING BOARD**

**REGULAR MEETING**

**JULY 10, 2025**

**7:00 P.M.**

<https://tinyurl.com/RLBAGENDA0710>

**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 were provided via fax to the Herald news, published on March 27, 2025, 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. **INVOCATION**
- IV. **MINUTES**
  1. A. May 1, 2025 - Rent Leveling Board Regular Meeting
  - B. May 27, 2025 - Rent Leveling Board Special Meeting
  - C. June 2, 2025 - Rent Leveling Board Regular Meeting

**V. 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.*

**VI. COMMUNICATIONS**

**2. 216 4th Street, Passaic, NJ**

a. Apt.1 Property Owner: River Park View, LLC vs. Tenant: Joseph Benton  
Notice re: Inspection Report (Below Market Rent Increase)  
Docket #: PAS-RLB-0016-25

b. Apt. 2 Property Owner: River Park View, LLC vs. Tenant: Istvan Pocasi  
Notice re: Inspection Report (Below Market Rent Increase)  
Docket #: PAS-RLB-0018-25

c. Apt. 4 Property Owner: River Park View, LLC vs. Tenant: Agnes Zsiors  
Notice re: Inspection Report (Below Market Rent Increase)  
Docket #: PAS-RLB-0017-25

**3. 60 Wall Street, Passaic, NJ**

Property Owner: Grun Management vs. Tenant: Maria Segura  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0006-25  
Date: July 1, 2025

**4. 23 Jackson Street, Apt 2, Passaic, NJ**

Property Owner: JD Property MGT LLC vs. Tenant: Abel Rosendo  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0025-25  
Date: July 1, 2025

**5. 28-30 Sherman Street, Passaic, NJ**

a. Unit 4: Property Owner: 28-30 Sherman LLC vs. Tenant: Ely Ortiz  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0027-25  
Date: July 2, 2025

- b. **Unit 8: Property Owner: 28-30 Sherman LLC vs. Tenant: Maria Perez**  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0037-25  
Date: July 2, 2025
  
- c. **Unit 11: Property Owner: 28-30 Sherman LLC vs. Tenant: Guillermo Piedra**  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0026-25  
Date: July 1, 2025
  
- 6. 956 Main Ave, Apt. 2, Passaic, NJ**  
Property Owner: Sercan Ozcelik vs. Tenant: Bertha Torres  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0028-25  
Date: July 1, 2025
  
- 7. 162 Meade Ave, Unit. 5, Passaic, NJ (Under Rent Control)**  
Property Owner: Neil J. Gonter vs Tenant: Isabel Tiburcio  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0032-25  
Date: July 2, 2025
  
- 8. 232 3rd Street, Apt. 6, Passaic, NJ**  
Property Owner: Weinmark Properties LLC vs. Tenant: Arnoldo Martinez  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0033-25  
Date: July 1, 2025
  
- 9. 70 Passaic Street, Apt. 5, Passaic, NJ**  
Property Manager: Highskymanagement vs. Tenant: Eulalia Luna  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0034-25  
Date: July 2, 2025
  
- 10. 61 Richard Street, Fl. 1, Passaic, NJ**  
Property owner: Martin Mendez vs. Tenant: Edwin Ortiz  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0035-25  
Date: July 2, 2025
  
- 11. 194 9th Street, Passaic, NJ**
  - a. **Apt. 1 Rear | Property Owner: Rusian Milov vs. Tenant: Carmen Irizarry**  
Notice re: Rent Increase Violation & Hearing Date  
Docket #: PAS-RLB-0045-25

Date: July 1, 2025

- b. Apt 1 Front | Property Owner: Rusian Milov vs. Tenant: Jenny Sanchez  
Notice re: Rent Increase Violation & Hearing Date  
**Docket #:** PAS-RLB-0048-25  
Date: July 1, 2025

**12. 296 Passaic Street, Apt. 2, Passaic NJ**

Property Owner: ASTU Realty LLC vs. Tenant: Miguel A. Lagunas  
Notice re: Rent Increase Violation & Hearing Date  
**Docket #:** PAS-RLB-0047-25  
Date: July 2, 2025

**13. 236 Monroe Street, Apt. 3, Passaic NJ**

Property Owner: Lorenzo Lucero vs. Tenant: Guadalupe Llanos Morales  
Notice re: Rent Increase Violation & Hearing Date  
**Docket #:** PAS-RLB-0049-25  
Date: July 2, 2025

**14. 212 Central Ave, 2nd Fl, Passaic NJ**

Property Owner: Jose A. Batista vs. Tenant: Felix A. Pacheco-Vasquez  
Notice re: Rent Increase Violation & Hearing Date  
**Docket #:** PAS-RLB-0051-25  
Date: July 2, 2025

**15. 89 Tulip Street, Passaic NJ**

Property Owner: Ranks Amber Investments Inc. vs. Tenant: Anahi Castillo  
Notice re: Rent Increase Violation & Hearing Date  
**Docket #:** PAS-RLB-0052-25  
Date: July 2, 2025

**VII. RESOLVED MATTERS**

**16. 956 Main Ave, Apt. 2, Passaic, NJ**

Property Owner: Sercan Ozcelik vs. Tenant: Bertha Torres  
**Docket #:** PAS-RLB-0028-25  
Date: July 3, 2025

**17. 118 Richard Street, Apt. 15, Passaic NJ**

Property Owner: Amsel Management Group vs. Tenant Josefina Mieses  
**Docket #:** PAS-RLB-0043-25  
Date: July 3, 2025

18. **296 Passaic Street, Apt. 2, Passaic NJ**  
Property Owner: ASTU Realty LLC vs. Tenant: Miguel A. Lagunas  
**Docket #:** PAS-RLB-0047-25  
Date: July 7, 2025
  
19. **28-30 Sherman Street, Apt. 8, Passaic NJ**  
Property Owner: Alain Spira vs. Tenant: Maria Perez  
**Docket #:** PAS-RLB-0037-25  
Date: July 7, 2025
  
20. **70 Passaic Street, Apt. 2, Passaic NJ**  
Property Owner: The Highsky Management vs. Tenant: Cynthia Marmolejos  
**Docket #:** PAS-RLB-0001-25  
Date: July 7, 2025

#### **VIII. NEW RENTAL INCREASE COMPLAINTS**

21. **89 Tulip Street, Passaic NJ**  
Property Owner: Ranks Amber Investments Inc. vs. Tenant: Anahi Castillo  
**Rent:** \$1,700.00 **Increase To:** \$2,000.00 **Percent Increase:** **17.65%**  
Effective Increase Date: June 2025  
**Docket #:** PAS-RLB-0052-25  
*Ordinance Violation - Chapter 231-23(A)*
  
22. **295 Sherman Street, Apt. 2, Passaic NJ**  
Property Owner: Angele Colurdres vs. Tenant: Mileydis Ortiz  
**Rent:** \$2,267.00 **Increase To:** \$2,470.00 **Percent Increase:** **8.96%**  
Effective Increase Date: July 2025  
**Docket #:** PAS-RLB-0053-25  
*Ordinance Violation - Chapter 231-23(A)*
  
23. **153 8th Street, Passaic NJ**  
Property Owner: Joseph vs. Tenant: Marcos Blandino  
**Rent:** \$1,350.00 **Increase To:** \$1,700.00 **Percent Increase:** **25.93%**  
Effective Increase Date: June 2025  
**Docket #:** PAS-RLB-0054-25

*Ordinance Violation - Chapter 231-23(A)*

**24. 59 Bond Street, Apt. 5, Passaic NJ**

Property Owner: 59 Bond LLC vs. Tenant: Randi Raizel Garfunkel

**Rent: \$1,475.00 Increase To: \$2,000.00 Percent Increase: 35.60%**

Effective Increase Date: August 2025

**Docket #:** PAS-RLB-0055-25

*Ordinance Violation - Chapter 231-23(A)*

**IX. HEARINGS**

**25. 19 Brinkerhoff Place, Passaic NJ**

**Property Owner:** Eli M. Klein

**Attorney for Landlord:** Daytron Management Group, LLC.

a. Apt. 1

**Tenant:** Candida Ramirez

**Number of bedrooms:** 2

**Pre or Post 1999:**

**Current Rent:** \$1,247.00

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

b. Apt. 2

**Tenant:** Renaldo Cruz

**Number of bedrooms:** 3

**Pre or Post 1999:**

**Current Rent:** \$1,139.00

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

c. Apt. 3

**Tenant:** Laurentino Pineda

**Number of bedrooms:** 3

**Pre or Post 1999:** 3

**Current Rent:** \$1,260.00

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

d. Apt. 4

**Tenant:** Carlton Adams

**Number of bedrooms:** 3

**Pre or Post 1999:**

**Current Rent:** \$1,215.00

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

e. Apt. 5

**Tenant:** Moises Lool & Yonatan Lool

**Number of bedrooms: 3**  
**Pre or Post 1999:**  
**Current Rent: \$1,264.00**  
**Application Type: Below Market Rent Increase Application**

26. **60 Wall Street, Passaic, NJ**  
Property Owner: Grun Management vs. Tenant: Maria Segura  
Docket #: PAS-RLB-0006-25  
**Rent: \$1,300.00 Increase To: \$2,200.00 Percentage Increase: 69%**  
**Application Type: Rent Increase Dispute**
27. **23 Jackson Street, Apt 2, Passaic, NJ**  
Property Owner: JD Property MGT LLC vs. Tenant: Abel Rosendo  
Docket #: PAS-RLB-0025-25  
Rent: \$1,668.00 Increase To: \$1996.50 Percent Increase: 19.7%  
**Application Type: Rent Increase Dispute**
28. **28-30 Sherman Street, Passaic, NJ**
  - a. Unit 4: Property Owner: 28-30 Sherman LLC vs. Tenant: Ely Ortiz  
Docket #: PAS-RLB-0027-25  
Rent: \$1,275.00 Increase To: \$1,515.00 Percent Increase: 18.8%  
**Application Type: Rent Increase Dispute**
  - b. Unit 11: Property Owner: 28-30 Sherman LLC vs. Tenant: Guillermo Piedra  
Docket #: PAS-RLB-0026-25  
Rent: \$1,225.00 Increase To: \$1,475.00 Percent Increase: 20.41%  
**Application Type: Rent Increase Dispute**
29. **162 Meade Ave, Unit. 5, Passaic, NJ (Under Rent Control)**  
Property Owner: Neil J. Gonter vs Tenant: Isabel Tiburcio  
Docket #: PAS-RLB-0032-25  
Rent: \$1,410.82 Increase To: \$1,523.69 Percent Increase: 8%  
**Application Type: Rent Increase Dispute**
30. **232 3rd Street, Apt. 6, Passaic, NJ**  
Property Owner: Weinmark Properties LLC vs. Tenant: Arnoldo Martinez  
Docket #: PAS-RLB-0033-25  
Rent: \$1,520.00 Increase To: \$1,824.00 Percentage Increase: 20%  
**Application Type: Rent Increase Dispute**
31. **70 Passaic Street, Apt. 5, Passaic, NJ**  
Property Manager: Highskymanagement vs. Tenant: Eulalia Luna  
Docket #: PAS-RLB-0034-25  
Rent: \$1493.00 Increase To: \$2000.00 Percentage Increase: 34%  
**Application Type: Rent Increase Dispute**
32. **61 Richard Street, Fl. 1, Passaic, NJ**

Property owner: Martin Mendez vs. Tenant: Edwin Ortiz  
Docket #: PAS-RLB-0035-25  
Rent: \$1,300.00 Increase To: \$2,000 Percentage Increase: 53.9%  
**Application Type: Rent Increase Dispute**

**33. 194 9th Street, Passaic, NJ**

- a. Apt. 1 Rear | Property Owner: Rusian Milov vs. Tenant: Carmen Irizarry

Docket #: PAS-RLB-0045-25

Rent: \$850.00 Increase To: \$1,150.00 Percent Increase: **35.29%**

**Application Type: Rent Increase Dispute**

- b. Apt 1 Front | Property Owner: Rusian Milov vs. Tenant: Jenny Sanchez

Docket #: PAS-RLB-0048-25

Rent: \$1,300.00 Increase To: \$1,500.00 Percent Increase: **15.38%**

**Application Type: Rent Increase Dispute**

- c. Apt. 2 Front | Property Owner: Rusian Milov vs. Tenant: Ada Irizarry

Docket #: PAS-RLB-0046-25

Rent: \$1,040.00 Increase To: \$1,400.00 Percent Increase: **34.62%**

**Application Type: Rent Increase Dispute**

**34. 236 Monroe Street, Apt. 3, Passaic NJ**

Property Owner: Lorenzo Lucero vs. Tenant: Guadalupe Llanos Morales

Docket #: PAS-RLB-0049-25

Rent: \$1,600.00 Increase To: \$2,000.00 Percent Increase: **25%**

**Application Type: Rent Increase Dispute**

**35. 212 Central Ave, 2nd Fl, Passaic NJ**

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

Docket #: PAS-RLB-0051-25

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

**Application Type: Rent Increase Dispute**

**36. 347 Aycrigg Ave, Apt. C11, Passaic, NJ (Under Rent Control)**

Property Owner: 347 Aycrigg LLC vs. Tenant: Yomaira Lopez

Docket #: PAS-RLB-0029-25

Rent: \$1,400.00 Increase To: \$1,500.00 Percent Increase: 7.14%

**Application Type: Rent Increase Dispute**

**X. RESOLUTION**

- 37. RESOLUTION ACCEPTING BELOW MARKET RENT INCREASE APPLICATION FOR 216 4TH STREET APT. 1**
- 38. RESOLUTION ACCEPTING BELOW MARKET RENT INCREASE APPLICATION FOR 216 4TH STREET APT. 2**
- 39. RESOLUTION ACCEPTING BELOW MARKET RENT INCREASE APPLICATION FOR 216 4TH STREET APT. 4**
- 40. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON JULY 10, 2025, AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS RESOLUTIONS**

**XI. ADJOURNMENT**

**Next Scheduled Meeting: September 11, 2025**