

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



RENT LEVELING BOARD

**REGULAR MEETING
SEPTEMBER 11, 2025
7:00 P.M.**

<https://tinyurl.com/RLBAGENDA911>

**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 February 26, 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.

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. INVOCATION
- IV. MINUTES
 1. July 10, 2025 - Regular Meeting Minutes

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. 280 Gregory Ave, Apt. 409, Passaic NJ

Property Owner: Dona Realty IV LLC vs. Tenant: Jasmin Martinez
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0057-25

3. 153 8th Street, Passaic NJ

Property Owner: Joseph vs. Tenant: Marcos Blandino
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0054-25

4. 59 Bond, Apt. 3, Passaic NJ

Property Owner: 59 Bond LLC vs. Tenant: Alyssa Kevelson
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0059-25

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

Property Owner: Amsel Management Group vs. Tenant Josefina Mieses
Notice Re: Reviving dispute previously identified as a resolved matter
Docket #: PAS-RLB-0043-25
Date: July 10, 2025

6. 212 Central Ave, 2nd Fl, Passaic NJ

Property Owner: Jose A. Batista vs. Tenant: Felix A. Pacheco-Vasquez
Notice Re: Breakdown of arrears by tenant
Docket #: PAS-RLB-0051-25

7. **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

VII. RESOLVED MATTERS

8. **89 Tulip Street, Passaic, NJ**
Property Owner: Ranks Amber Investments Inc vs. Tenant: Anahi Castillo
Docket #: PAS-RLB-0052-25
Date: August 15, 2025

9. **280 Gregory Ave, Apt. 409, Passaic NJ**
Property Owner: Dona Realty IV LLC vs. Tenant: Jasmin Martinez
Docket #: PAS-RLB-0057-25
Date: August 14, 2025

10. **59 Bond Street, Passaic NJ**
(a) **Apt. 3** | 59 Bond LLC vs. Tenant: Alyssa Kevelson
Docket #: PAS-RLB-0059-25
Date: August 8, 2025

- (b) **Apt. 5** | Property Owner: 59 Bond LLC vs. Tenant: Randi Raizel Garfunkel
Docket #: PAS-RLB-0055-25
Date: August 1, 2025

11. **70 Passaic Street, Apt. 4, Passaic NJ**
Property Owner: Highskymanagement vs. Tenant: Julio Luna
Docket #: PAS-RLB-0004-25
Date: September 4, 2025

12. **30 Sherman Street, Apt. 4, Passaic NJ**
Property Owner: 28-30 Sherman LLC vs. Tenant: Ely Ortiz
Docket #: PAS-RLB-0027-25
Date: July 8, 2025

13. **347 Aycrigg Ave, Apt. C11, Passaic, NJ (Under Rent Control)**
Property Owner: 347 Aycrigg LLC vs. Tenant: Yomaira Lopez
Docket #: PAS-RLB-0029-25
Date: July 28, 2025

14. 60 Wall Street, Passaic, NJ

Property Owner: Grun Management vs. Tenant: Maria Segura

Docket #: PAS-RLB-0006-25

Date: September 3, 2025

15. 153 8th Street, Passaic NJ

Property Owner: Joseph vs. Tenant: Marcos Blandino

Docket #: PAS-RLB-0053-25

Date: August 27, 2025

16. 48 8th Street, Apt. 5, Passaic NJ

Property Owner: Kenneth & Cira Graceffo vs. Tenant: William F. Green

Docket #: PAS-RLB-0056-25

Date: September 5, 2025

17. 295 Sherman Street, Apt. 2, Passaic NJ

Property Owner: Angele Colurdres vs. Tenant: Mileydis Ortiz

Docket #: PAS-RLB-0053-25

Date: September 5, 2025

18. 23 Jackson Street, Apt 2, Passaic, NJ

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

Docket #: PAS-RLB-0025-25

Date: September 8, 2025

19. 232 3rd Street, Apt. 6, Passaic, NJ

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

Docket #: PAS-RLB-0033-25

Date: September 8, 2025

VIII. NEW RENTAL INCREASE COMPLAINTS

20. 72-74 Main Ave, Apt. G Passaic NJ

Property Owner: 72 Main Ave LLC vs. Tenant: Ann Marie Redhead

Rent: \$982.00 Increase To: \$1,178.00 Percent Increase: 19.96%

Effective Increase Date: September 2025

Docket #: PAS-RLB-0058-25

Ordinance Violation - Chapter 231-23(A)

21. 48 8th Street, Apt. 5, Passaic NJ

Property Owner: Kenneth & Cira Graceffo vs. Tenant: William F. Green

Rent: \$1,100.00 Increase To: \$1,166.00 Percent Increase: 6%

Effective Increase Date: June 2025

Docket #: PAS-RLB-0056-25

Ordinance Violation - Chapter 231-4

22. 280 Gregory Ave, Apt. 409, Passaic NJ

Property Owner: Donna Realty IV LLC vs. Tenant: Jasmin Martinez

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

Effective Increase Date: August 2025

Docket #: PAS-RLB-0057-25

Ordinance Violation - Chapter 231-23(A)

23. 59 Bond, Apt. 3, Passaic NJ

Property Owner: 59 Bond LLC vs. Tenant: Alyssa Kevelson

Rent: \$1,600.00 Increase To: \$1,700.00 Percent Increase: 6.25%

Effective Increase Date: August 2025

Docket #: PAS-RLB-0059-25

Ordinance Violation - Chapter 231-23(A)

24.37 Lucille Place, Passaic NJ

Property Owner: 37 Lucille LLC

a. Apt. 10 | Tenant: Brundia Mejia

Rent: \$1,350.00 Increase To: \$1,542.00 Percent Increase: 14.22%

Effective Increase Date: September 2025

Docket #: PAS-RLB-0060-25

Ordinance Violation - Chapter 231-23(A)

b. Apt. 11 | Tenant: Mirian Rafael

Rent: \$1,375.00 Increase To: \$1,542.00 Percent Increase: 12.15%

Effective Increase Date: September 2025

Docket #: PAS-RLB-0061-25

Ordinance Violation - Chapter 231-23(A)

25. 117 Parker Ave, Passaic NJ

Property Owner: Eli Klein vs. Tenant: Cesar Yanez

Rent: \$1,250.00 Increase To: \$1,350.00 Percent Increase: 8%

Effective Increase Date: September 2025

Docket #: PAS-RLB-0062-25

Ordinance Violation - Chapter 231-23(A)

26. 156 3rd Street, Passaic NJ

(a) Apt.1 | Property Owner: Mike Erol vs. Tenant: Isidora Aponte

Rent: \$1,100.00 Increase To: \$1,200.00 Percent Increase: 9%

Effective Increase Date: October 2025

Docket #: PAS-RLB- 0063-25

Ordinance Violation - Chapter 231-23(A)

(b) Apt. 5 | Property Owner: Mike Erol vs. Tenant: Mercedes Sanchez

Rent: \$1,100.00 Increase To: \$1,200.00 Percent Increase: 9%

Effective Increase Date: October 2025

Docket #: PAS-RLB- 0063-25

Ordinance Violation - Chapter 231-23(A)

(c) Apt. 6 | Property Owner: Mike Erol vs. Tenant: Ruby Sanchez

Rent: \$1,170.00 Increase To: \$1,270.00 Percent Increase: 8.5%

Effective Increase Date: October 2025

Docket #: PAS-RLB- 0063-25

Ordinance Violation - Chapter 231-23(A)

IX. HEARINGS

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

Property Manager: Highskymanagement vs. Tenant: Eulalia Luna

Docket #: PAS-RLB-0034-25

Rent: \$1,493.00 Increase To: \$2,000.00 Percentage Increase: 34%

Application Type: Rent Increase Dispute

28. 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: \$2,000.00 Percentage Increase: **53.9%**
Application Type: Rent Increase Dispute

29. 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
Application Type: Rent Increase Dispute

30. 19 Brinkerhoff Place, Passaic NJ

Property Owner: Eli M. Klein
Attorney for Landlord: Daytron Management Group, LLC.

a. Apt. 2

Tenant: Renaldo Cruz
Number of bedrooms: 3
Pre or Post 1999: Post
Current Rent: \$1,139.00
Application Type: Below Market Rent Increase Application

31. 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

32. 83 Market Street, Apt. 1, Passaic NJ

Property Owner: Yeyo y Yaya LLC vs Tenant: Juan Ramos
Docket #: PAS-RLB-0020-25
Date: July 8, 2025

X. DECISIONS

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. 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. 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

- c. 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

- d. 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

XI. RESOLUTION

37. 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

XII. ADJOURNMENT

Next Scheduled Meeting: October 6, 2025