

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



RENT LEVELING BOARD

**REGULAR MEETING
NOVEMBER 13, 2025
7:00 P.M.**

<https://tinyurl.com/RLBAGENDA13>

**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. October 16, 2025 - Regular Meeting Minutes
 - 2. October 31, 2025 - Special 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

3. 76 Sherman Street, Apt. 1, Passaic NJ

Property Owner: WD Sherman LLC vs. Tenant: Maricruz Hernandez Ricon
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0078-25

4. 76 Sherman Street, Apt.2, Passaic NJ

Property Owner: WD Sherman LLC vs. Tenant: Concepcion Simon
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0075-25

5. 76 Sherman Street, Apt.4, Passaic NJ

Property Owner: WD Sherman LLC vs. Tenant: Tomas Chanzapa
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0072-25

6. 363-365 Main Avenue, Passaic NJ

Property Owner: 363-365 Main Avenue LLC vs. Tenant: Hugo Teanga
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0073-25

7. 82 Paulison Avenue, Passaic NJ

Property Owner: Chris Yegen vs. Tenant: Luz Lopez
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0076-25

8. 94 Hamilton Avenue, Apt. 11, Passaic NJ

Property Owner: MF Real Estate Holdings INC vs. Tenant: Teresa Ramirez
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0077-25

9. 118 Richard Street, Apt. 15, Passaic NJ

Property Owner: Richard Street AMG LLC vs. Tenant: Josefina Miseses
Notice Re: Reinstatement of Complaint & Hearing on 12/11/25
Docket #: PAS-RLB-0043-25

10. 266 Passaic Street, Apt.4, Passaic NJ

Property Owner: Juan Taverez vs. Tenant: Margarete Ruff
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0074-25

VII. NEW RENTAL INCREASE COMPLAINTS

11. (a) 76 Sherman Street, Apt. 1, Passaic NJ

Property Owner: WD Sherman LLC
Tenant: Maricruz Hernandez Rincon
Rent: \$1,200.00 Increase To: \$1,350.00 Percent Increase: 12.5%
Effective Increase Date: November 2025
Docket #: PAS-RLB-0078-25
Ordinance Violation - Chapter 231-23

(b) 76 Sherman Street, Apt.2, Passaic NJ

Property Owner: WD Sherman LLC
Tenant: Concepcion Simon
Rent: \$1,375.00 Increase To: \$1,575.00 Percent Increase: 14.5%
Effective Increase Date: November 2025
Docket #: PAS-RLB-0075-25
Ordinance Violation - Chapter 231-23

(c) 76 Sherman Street, Apt.4, Passaic NJ

Property Owner: WD Sherman LLC

Tenant: Tomas Chanzapa

Rent: \$1,400.00 Increase To: \$1,575.00 Percent Increase: 12.5%

Effective Increase Date: November 2025

Docket #: PAS-RLB-0072-25

Ordinance Violation - Chapter 231-23

12. 363-365 Main Avenue, Apt. 3A, Passaic NJ

Property Owner:363-365 Main Avenue LLC

Tenant: Hugo Teanga

Rent: \$1,350.00 Increase To: \$1,450.00 Percent Increase: 7.4%

Effective Increase Date: September 2025

Docket #: PAS-RLB-0073-25

Ordinance Violation - Chapter 231-23

13. 82 Paulison Ave, Apt. 1C, Passaic NJ

Property Owner: Chris Yegen

Tenant: Luz Lopez

Rent: \$1,435.00 Increase To: \$1,510.00 Percent Increase: 5.23%

Effective Increase Date: November 2025

Docket #: PAS-RLB-0076-25

Ordinance Violation - Chapter 231-23

14. 94 Hamilton Ave, Apt. 11, Passaic NJ

Property Owner: MF Real Estate Holdings INC

Tenant: Teresa Ramirez

Rent: \$1,251.72 Increase To: \$1,301.72 Percent Increase: 4%

Effective Increase Date: October 2025

Docket #: PAS-RLB-0077-25

Ordinance Violation - Chapter 231-23

15. **266 Passaic Street, Unit 4, Passaic NJ**
Property Owner: 426 Gregory Ave
Tenant: Donovan Henderson
Rent: \$473 Increase To: \$1,500.00
Effective Increase Date: October 1, 2025
Docket #: PAS-RLB-0074-25
Ordinance Violation - Chapter 231-4 (\$25 increase cap)

VIII. RESOLVED MATTERS

16. **381 Harrison St, Apt.6, Passaic, NJ**
Property Owner: Amsel Management vs Tenant: Katherine Rodriguez
Docket #: PAS-RLB-0066-25
Date: November 06, 2025
17. **51 Jackson Street, Apt.1, Passaic NJ**
Property Owner: Anna Aloia vs. Tenant: Rina Bermudez
Docket #: PAS-RLB-0070-25
Date: October 21, 2025
18. **37 Lucille Place, Apt. 11, Passaic NJ**
Property Owner: 37 Lucille LLC vs. Tenant: Mirian Rafael
Docket #: PAS-RLB-0061-25
Date: October 22, 2025
19. **156 3rd Street, Apt. 1, Passaic NJ**
Property Owner: Mike Erol vs. Tenant: Isidora Aponte
Docket #: PAS-RLB-0063-25
Date: November 06, 2025
20. **156 3rd Street, Apt. 5, Passaic NJ**
Property Owner: Mike Erol vs Tenant: Mercedes Sanchez
Docket #: PAS-RLB-0065-25
Date: November 06, 2025

IX. HEARINGS

- 21. 70 Passaic Street, Apt. 5, Passaic, NJ**
Property Manager: Highskymanagement
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 (Final hearing following default)
Ordinance Violation - Chapter 231-23(A)
- 22. 72-74 Main Ave, Apt. G, Passaic NJ**
Property Owner: 72 Main Ave LLC
Tenant: Ann Marie Redhead
Rent: \$982.00 Increase To: \$1,178.00 Percent Increase: 19.96%
Docket #: PAS-RLB-0058-25
Application Type: Rent Increase Dispute (Final hearing following default)
Ordinance Violation - Chapter 231-23(A)
- 23. 117 Parker Ave, Passaic NJ**
Property Owner: Eli Klein
Tenant: Cesar Yanez
Rent: \$1,250.00 Increase To: \$1,350.00 Percent Increase: 8%
Docket #: PAS-RLB-0062-25
Application Type: Rent Increase Dispute (Final hearing following default)
Ordinance Violation - Chapter 231-23(A)
- 24. 156 3rd Street, Apt 6, Passaic NJ**
Property Owner: Mike Erol
Tenant: Ruby Sanches
Rent: \$1,170.00 Increase To: \$1,270.00 Percent Increase: 8.5%
Docket #: PAS-RLB-0064-25
Application Type: Rent Increase Dispute (Final hearing following default)
Ordinance Violation - Chapter 231-23(A)

25. 114 Autumn Street, Apt. B1, Passaic NJ

Property Owner: Autumn Apts LLC

Tenant: Jose A. Genao

Rent: \$998.00 Increase To: \$1,058.00 Percent Increase: 6%

Effective Increase Date: October 2025

Docket #: PAS-RLB-0067-25

Ordinance Violation - Chapter 231-23

26. 131 Washington Place, Apt. 1L

Property Owner: John Santana

Tenant: Raul E. Delgado-Chavez

Rent: \$1,200.00 Increase To: \$1,254.00 Percent Increase: 4.5%

Effective Increase Date: September 2025

Docket #: PAS-RLB-0068-25

Ordinance Violation - Chapter 231-4

X. RESOLUTION

27. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON NOVEMBER 13, 2025, AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS RESOLUTIONS

XI. ADJOURNMENT

Next Scheduled Meeting: December 11, 2025