

CITY OF PASSAIC
COUNTY OF PASSAIC, NEW JERSEY



RENT LEVELING BOARD

REGULAR MEETING
DECEMBER 18, 2025
7:00 P.M.

<https://tinyurl.com/RLBAGENDA11>

CITY COUNCIL CHAMBERS - CITY HALL
330 PASSAIC STREET, PASSAIC, NEW JERSEY

IN ACCORDANCE WITH CHAPTER 231 PUBLIC LAWS OF 1975, NOTICE OF THIS MEETING WAS NOT INCLUDED IN THE ANNUAL SCHEDULE OF REGULAR MEETINGS SET FORTH IN RESOLUTION NO. RL 25-02-004 OF THE RENT LEVELING BOARD ADOPTED ON FEBRUARY 26, 2025.

HOWEVER, NOTICE OF THIS RESCHEDULED MEETING WAS PROVIDED IN ACCORDANCE WITH THE LAW BY FILING A NOTICE WITH THE CITY CLERK, POSTING IT ON THE CITY HALL BULLETIN BOARD, PUBLISHING IT IN THE HERALD NEWS AND BERGEN RECORD NEWSPAPERS, AND POSTING IT ON THE CITY'S OFFICIAL WEBSITE.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **INVOCATION**
- IV. **MINUTES**
 1. February 26, 2025 - Organizational Meeting Minutes
 2. May 29, 2025 - Special Meeting Minutes

3. July 24, 2025 – Special Meeting Minutes
4. November 13, 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

5. 360 Monroe Street, Apt. 4, Passaic NJ

Property Owner: Omsby Investment LLC vs. Tenant: Adelaida Nestor

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0079-25

6. 394-2 Monroe Street, Passaic NJ

Property Owner: 390 Monroe Street Inc. vs. Tenant: Minerva and Maira Bonilla

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0080-25

7. 510 Paulison Ave, Apt. A, Passaic NJ

Property Owner: Paulison Properties LLC vs. Tenant: Jovely San

Notice Re: Letter of Non-jurisdiction

Docket #: PAS-RLB-0081-25

8. 19-21 Broadway, Passaic NJ

Property Owner: ATN Associates LLC vs. Tenant: Humberto Cirne

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0082-25

VII. NEW RENTAL INCREASE COMPLAINTS

9. 360 Monroe Street, Apt. 4, Passaic NJ

Property Owner: Omsby Investment LLC

Tenant: Adelaida Nestor

Rent: \$1,700.00 Increase To: \$2,100.00 Percent Increase: 23.5%

Effective Increase Date: October 2025

Docket #: PAS-RLB-0079-25

Ordinance Violation - Chapter 231-23

10. 394-2 Monroe Street, Passaic NJ

Property Owner: 390 Monroe Street Inc.

Tenant: Minerva and Maira Bonilla

Rent: \$742.50 Increase To: \$2,400.00 Percent Increase: 223.3%

Effective Increase Date: October 2025

Docket #: PAS-RLB-0080-25

Ordinance Violation - Chapter 231-4

11. 510 Paulison Ave, Apt. A, Passaic NJ

Property Owner: Paulison Properties LLC

Tenant: Jovely San

Current Rent: \$1,315.00 Rent Increase: N/A

Effective Increase Date: October 2025

Docket #: PAS-RLB-0081-25

Ordinance Violation - N/A

12. 19-21 Broadway, Passaic NJ

Property Owner: ATN Associates LLC

Tenant: Humburto Cirne

Rent: \$1,350.00 Increase To: \$1,500.00 Percent Increase: 11.11%

Effective Increase Date: January 2026

Docket #: PAS-RLB-0082-25

Ordinance Violation - Chapter 231-23

VIII. RESOLVED MATTERS

13. **94 Hamilton Ave, Apt. 11, Passaic NJ**
Property Owner: MF Real Estate Holdings INC vs. Tenant: Teresa Ramirez
Docket #: PAS-RLB-0077-25
Date: November 20, 2025
14. **82 Paulison Ave, Apt. 1C, Passaic NJ**
Property Owner: Chris Yegen vs. Tenant: Luz Lopez
Docket #: PAS-RLB-0076-25
Date: December 8, 2025
15. **363-365 Main Avenue, Apt. 3A, Passaic NJ**
Property Owner:363-365 Main Avenue LLC vs. Tenant: Hugo Teanga
Docket #: PAS-RLB-0073-25
Date: December 11, 2025
16. **76 Sherman Street, Apt. 1, Passaic NJ**
Property Owner: WD Sherman LLC vs. Tenant: Maricruz Hernandez Rincon
Docket #: PAS-RLB-0078-25
Date: December 09, 2025

IX. HEARINGS

17. **266 Passaic Street, Unit 4, Passaic NJ**
Property Owner: 426 Gregory Ave
Tenant: Donovan Henderson
Rent: \$473.00 **Increase To:** \$1,500.00 **Percent Increase:** **217.1%**
Docket #: PAS-RLB-0074-25
Application Type: Rent Increase Dispute
Ordinance Violation - Chapter 231-4
18. **76 Sherman Street, Apt.2, Passaic NJ**
Property Owner: WD Sherman LLC vs. Tenant: Concepcion Simon
Rent: \$1,375.00 **Increase To:** \$1,575.00 **Percent Increase:** **14.5%**
Docket #: PAS-RLB-0075-25
Application Type: Rent Increase Dispute (Final hearing following default)
Ordinance Violation - Chapter 231-23(A)
19. **76 Sherman Street, Apt.4, Passaic NJ**
Property Owner: WD Sherman LLC vs. Tenant: Tomas Chanzapa
Rent: \$1,400.00 **Increase To:** \$1,575.00 **Percent Increase:** **12.5%**
Docket #: PAS-RLB-0072-25
Application Type: Rent Increase Dispute (Final hearing following default)

Ordinance Violation - Chapter 231-23(A)

20. 118 Richard Street, Apt. 15, Passaic NJ

Property Owner: Nat Amsel

Tenant: Josefina Mieses

Rent: \$1,625.00 Increase To: \$1,875.00 Percent Increase: 15.38%

Docket #: PAS-RLB-0043-25

Application Type: Rent Increase Dispute (Final hearing following default)

Ordinance Violation - Chapter 231-23(A)

X. DECISIONS

21. 96 Market Street, Passaic, NJ (Docket #: PAS-RLB-0001-24)

a. Apt. 1 | Facunda Simon vs. Xdev at Market, LLC

Current Rent (as of September, 2024): \$912.50

Application type: Complaint Pertaining to Illegal Rent Increases in Violation of Ch. 231-4

b. Apt. 10 | Alberto Fierro vs. Xdev at Market, LLC

Current Rent (as of September, 2024): \$889.29

Application type: Complaint Pertaining to Illegal Rent Increases in Violation of Ch. 231-4

c. Apt. 16 | Javier Arriaga vs. Xdev at Market, LLC

Current Rent (as of September, 2024): \$853.11

Application type: Complaint Pertaining to Illegal Rent Increases in Violation of Ch. 231-4

d. Apt. 18 | Guillermo Arriaga vs. Xdev at Market, LLC

Current Rent (as of September, 2024): \$934.97

Application type: Complaint Pertaining to Illegal Rent Increases in Violation of Ch. 231-4

XI. RESOLUTION

22. 72-74 Main Ave, Apt. G, Passaic, NJ

Property Owner: 72 Main Ave LLC

Tenant: Ann Marie Redhead

Matter Type: Rent Increase Violation, Passaic Code Section 231-23A

Disposition: Property Owner found to be in violation of Passaic Code 231-23A due to an unlawful increase. Rent increase is capped at **\$1,040.92** per month reflecting a 6% increase to rent of **\$982** per month. Tenant is entitled to a credit for any overages paid.

23. 114 Autumn Street, Apt. B1, Passaic, NJ

Property Owner: Autumn Apts LLC

Tenant: Jose A. Genao

Matter Type: Rent Increase Violation, Passaic Code Section 231-23A

Disposition: Property Owner found to be in violation of Passaic Code 231-23A due to an unlawful increase. Rent increase is capped at **\$1,027.94** per month reflecting a 3% increase to rent of **\$998** per month. Tenant is entitled to a credit for any overages paid.

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

25. RESOLUTION ESTABLISHING THE 2026 MEETING SCHEDULE OF THE CITY OF PASSAIC RENT LEVELING BOARD.

XII. ADJOURNMENT

Next Scheduled Meeting: January 22, 2026