

**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**

**Commissioners Present:** Commissioner Maryann Capursi, Commissioner, Luis W. Colon, Commissioner Jorge H. Palacios, Commissioner Itamar Roman

**Commissioners Absent:** Chairman Arthur G. Soto

**Staff Present:** Christopher M. Rodriguez/Board Attorney, Andrea M. Beckford/R&R Legal Advisors Attorney, Emely Vazquez/Board Secretary

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

**\*Please note: There was a motion to make Commissioner Colon as acting chairman for the meeting due to Chairman Soto being absent.\***

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
<b>x</b>	<b>x</b>	<b>x</b>	<b>absent</b>	

**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

Consent to approve all items in IV. Minutes

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
<b>x</b>	<b>x</b>	<b>x</b>	<b>absent</b>	

**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.**

No members of the public were present

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
<b>x</b>	<b>x</b>	<b>x</b>	<b>absent</b>	

## 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

Consent to approve items 2-15 in VI. Communications

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**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

**\*Please note: there was a motion to revisit item 17 in VII. Resolved Matters, the dispute previously identified as a resolved matter and restore to a hearing on 9/11/2025\***

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

- 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

Consent to approve items 16, 18-20 in VII. Resolved Matters

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**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)*

Consent to approve items 21-24 in VIII. New Rental Increase Complaints

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
<b>x</b>	<b>x</b>	<b>x</b>	<b>absent</b>	

**IX. HEARINGS**

**\*Please note: There was a motion to hear item listed as #36 first as Ms. Yomaira has a case with tenant/landlord court and the court indicated that they would like the Rent Leveling Board to make a determination in order to assist with her fact findings.\***

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

- 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

Yomaira Lopez | 347 Ayrigg Ave, Apt. C11

Motion to close the hearing and accept the evidence presented and withhold the board's decision

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**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

Motion to adjourn 25(b) to the September 11, 2025 meeting, waiting on additional evidence to be submitted to the board

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

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

Motion to accept the evidence and the board will withhold its decision for Item 25 a,c,d,e

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
x	x	x	<i>absent</i>	

- 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

*Please note: Neither party appeared, adjourned to 9.11 meeting*

- 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

*Please note: Neither party appeared, adjourned to 9.11 meeting*

- 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

*Please note: This matter was resolved between the landlord and tenant and was confirmed by Attorney Rodriguez on the record*

- 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**

Ronald Rosensweig, Esq. | on behalf of the landlord 28-30 Sherman Street.  
Guillermo Piedra | 28-30 Sherman Street

*Please note: This matter was resolved between the landlord and tenant and was confirmed by Attorney Rodriguez on the record*

- 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**

*Please note: Neither party appeared, adjourned to 9.11 meeting*

- 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**

Arnoldo Martinez | 232 3rd Street, Apt. 6

Motion to accept evidence for item 30 and withhold the decision for the 9.11 meeting

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
x	x	x	absent	

- 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**

*Please note: Neither party appeared, adjourned to 9.11 meeting*

- 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**

*Please note: Neither party appeared, adjourned to 9.11 meeting*

- 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**

Carmen Irizarry | 194 9th Street

Motion to accept evidence for item 33 (a) and withhold the decision for the 9.11 meeting

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

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

Jenny Sanchez | 194 9th Street

Motion to accept evidence for item 33 (b) and withhold the decision for the 9.11 meeting

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
x	x	x	absent	

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

Ada Irizarry | 194 9th Street

Motion to accept evidence for item 33 (c) and withhold the decision for the 9.11 meeting

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
x	x	x	absent	

**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

Guadalupe Llanos Morales | 236 Monroe Street, Apt. 3

America Lechuga | 236 Monroe Street, Apt. 3

Motion to accept evidence for item 34 and withhold the decision for the 9.11 meeting

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
x	x	x	absent	

**\*Please note: there was a motion made to re-open public comment\***

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
x	x	x	absent	

**Pedro Ruiz | 139 9th Street**

A resident inquired about the allowable percentage for rent increases and recommended that the board explore ways to better inform the public. Attorney Rodriguez responded to the inquiry, stating that he would contact the Administration to coordinate potential outreach efforts to educate tenants about their rights.

**Motion to close public comment**

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**\*Please note: there was a motion made for a 10 minute recess\***

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**Motion to resume back into the motion**

**Motion:** Commissioner Jorge H. Palacios

**Second:** Commissioner Maryann Capursi

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**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

Jose A. Batista | 325 Boulevard, Passaic NJ

Felix A. Pacheco | 212 Central Ave, 2nd Fl

Motion to accept the evidence that has been submitted, put in a resolution as per the landlord's agreement of reducing the rent to legal limits, issuing a credit of \$410 and within 7 days provide a statement of the outstanding balance to the Rent Leveling Board and tenant.

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<i>Commissioner Colon (Acting chairman)</i>	<i>Commissioner Palacios</i>	<i>Commissioner Capursi</i>	<i>Chairman Soto</i>	<i>Commissioner Roman (ALT)</i>
<i>x</i>	<i>x</i>	<i>x</i>	<i>absent</i>	

**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**

Motion to accept items 37-39 under X. Resolution

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
<b>x</b>	<b>x</b>	<b>x</b>	<b>absent</b>	

**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**

*No closed executive session was needed.*

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
<b>x</b>	<b>x</b>	<b>x</b>	<b>absent</b>	

**XI. ADJOURNMENT**

**Motion:** Commissioner Maryann Capursi

**Second:** Commissioner Jorge H. Palacios

<b>Commissioner Colon (Acting chairman)</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Chairman Soto</b>	<b>Commissioner Roman (ALT)</b>
<b>x</b>	<b>x</b>	<b>x</b>	<b>absent</b>	

**Meeting ended at 10:00 pm**

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