

CITY OF PASSAIC
COUNTY OF PASSAIC, NEW JERSEY



RENT LEVELING BOARD

REGULAR MEETING
OCTOBER 16, 2025
7:00 P.M.

<https://tinyurl.com/RLB1016AGENDA>

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

Commissioners Present: Chairman Arthur G. Soto, Commissioner Maryann Capursi, Commissioner, Luis W. Colon, Commissioner Jorge H. Palacios, Commissioner Itamar Roman

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

IV. MINUTES

1. September 11, 2025 - Regular Meeting Minutes

Motion to accept item 1 under IV. Minutes

Motion: Jorge H. Palacios

Second: Maryann Capursi

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

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.

Sergio Ricon | 118 Richard Street, Apt. 15, Passaic NJ

Came to pick up a signed resolution (item 32, under IX. Resolutions)

Motion to close public comment and move on to VI. Communications

Motion: Jorge H. Palacios

Second: Maryann Capursi

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

VI. COMMUNICATIONS

2. 572-74 Main Ave, Apt. G Passaic NJ

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

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0058-25

3. (a) 37 Lucille Place, Apt 10, Passaic NJ

Property Owner: 37 Lucille LLC

Tenant: Brundia Mejia

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0060-25

3. (b) 37 Lucille Place, Apt 11, Passaic NJ

Property Owner: 37 Lucille LLC

Tenant: Mirian Rafael

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0061-25

4. 117 Parker Ave, Passaic NJ

Property Owner: Eli Klein

Tenant: Cesar Yanez

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0062-25

5. **(a) 156 3rd Street, Apt 1, Passaic NJ**
Property Owner: Mike Erol
Tenant: Isidora Aponte
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0063-25

5. **(b) 156 3rd Street, Apt. 5, Passaic, NJ**
Property Owner: Mike Erol
Tenant: Mercedes Sanchez
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0065-25

5. **(c) 156 3rd Street, Apt. 6, Passaic, NJ**
Property Owner: Mike Erol
Tenant: Ruby Sanches
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0064-25

6. **61 Richard Street, Fl. 1, Passaic, NJ**
Property Owner: Martin Mendez
Tenant: Edwin Ortiz
Notice Re: Rent Leveling Board | Legal Opinion and Findings
Docket #: PAS-RLB-0035-25

7. **381 Harrison St, Apt.6, Passaic, NJ**
Property Owner: Amsel Management
Tenant: Katherine Rodriguez
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0066-25

8. **114 Autumn St, Apt. B1, Passaic, NJ**
Property Owner: Autumn Apts LLC
Tenant: Jose A. Genao
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0067-25

9. **131 Washington Place, Apt. 12, Passaic NJ**
Property Owner: John Santana
Tenant: Raul E. Delgado-Chavez
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0068-25

10. **51 Jackson Street, Apt.1, Passaic NJ**
 Property Owner: Anna Aloia
 Tenant: Rina Bermudez
 Notice Re: Rent Increase Violation & Hearing Date
 Docket #: PAS-RLB-0070-25

Motion to accept items 2-10 under VI. Communication.

Motion: Maryann Capursi

Second: Jorge H. Palacios

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

VII. NEW RENTAL INCREASE COMPLAINTS

11. **381 Harrison Street, Apt. 6, Passaic NJ**

Property Owner: Amsel Management

Tenant: Katherine Rodriguez

Rent: \$1,650.00 **Increase To:** \$1,782.00 **Percent Increase:** 7.69%

Effective Increase Date: September 2025

Docket #: PAS-RLB-0066-25

Ordinance Violation - Chapter 231-23

12. **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

13. 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

14. 51 Jackson Street, Apt. 1, Passaic NJ

Property Owner: Anna Aloia

Tenant: Rina Bermudez

Rent: \$960.00 **Increase To:** \$1,400.00 **Percent Increase:** 45.83%

Effective Increase Date: October 2025

Docket #: PAS-RLB-0070-25

Ordinance Violation - Chapter 231-23

Motion to accept items 11-14 under VII. New Rental Increase Complaints

Motion: Jorge H. Palacios

Second: Maryann Capursi

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

VIII. HEARINGS

15. 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

Ordinance Violation - Chapter 231-23(A)

Motion to adjourn this matter to November 13, 2025, upon request of the landlord.

Motion: Jorge H. Palacios

Second: Maryann Capursi

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

16. (a) 37 Lucille Place, Apt 10, Passaic NJ

Property Owner: 37 Lucille LLC

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)

Application was withdrawn on the record.

16. (b) 37 Lucille Place, Apt 11, Passaic NJ

Property Owner: 37 Lucille LLC

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)

Motion to adjourn this matter to November 13, 2025, upon request of the landlord.

Motion: Maryann Capursi

Second: Jorge H. Palacios

Chairman Soto	Commissioner Palacios	Commissioner Capursi	Commissioner Roman (ALT)	Commissioner Colon (ALT)
x	x	x		

17. 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

Ordinance Violation - Chapter 231-23(A)

Motion to adjourn this matter to November 13, 2025, as neither party appeared.

Motion: Maryann Capursi

Second: Jorge H. Palacios

Chairman Soto	Commissioner Palacios	Commissioner Capursi	Commissioner Roman (ALT)	Commissioner Colon (ALT)
x	x	x		

18. (a) 156 3rd Street, Apt 1, Passaic NJ

Property Owner: Mike Erol

Tenant: Isidora Aponte

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

Docket #: PAS-RLB-0063-25

Application Type: Rent Increase Dispute

Ordinance Violation - Chapter 231-23(A)

Motion to adjourn this matter to November 13, 2025, upon request of the landlord.

Motion: Jorge H. Palacios

Second: Maryann Capursi

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

18. (b) 156 3rd Street, Apt 5, Passaic NJ

Property Owner: Mike Erol

Tenant: Mercedes Sanchez

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

Docket #: PAS-RLB-0065-25

Application Type: Rent Increase Dispute

Ordinance Violation - Chapter 231-23(A)

Motion to adjourn this matter to November 13, 2025, upon request of the landlord.

Motion: Maryann Capursi

Second: Jorge H. Palacios

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

18. (c) 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
Ordinance Violation - Chapter 231-23(A)

Motion to adjourn this matter to November 13, 2025, upon request of the landlord.

Motion: Jorge H. Palacios

Second: Maryann Capursi

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

19. 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
Ordinance Violation - Chapter 231-23(A)

Motion to adjourn this matter to November 13, 2025, upon request of the landlord.

Motion: Maryann Capursi

Second: Jorge H. Palacios

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

IX. RESOLUTION

20. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON OCTOBER 16, 2025, AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS RESOLUTIONS

No closed executive session needed.

Motion: Jorge H. Palacios

Second: Maryann Capursi

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

21. 194 9th Street, Apt. 1 Rear, Passaic, NJ

Property Owner: Rusian Milov

Tenant: Carmen Irizarry

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 \$901 per month reflecting a 6% increase to rent of \$850 per month. Tenant is entitled to a credit of \$498 for overages paid.

22. 194 9th Street, Apt. 1 Front, Passaic, NJ

Property Owner: Rusian Milov

Tenant: Jenny Sanchez

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 \$1,378 per month reflecting a 6% increase to rent of \$1,300 per month. Tenant is entitled to a credit for any overages paid.

23. 194 9th Street, Apt. 2 Front, Passaic, NJ

Property Owner: Rusian Milov

Tenant: Ada Irizarry

Matter Type: Rent Increase Violation, Passaic Code Section 231-4
Disposition: Property Owner found to be in violation of Passaic Code 231-4 due to an unlawful increase. Rent increase is capped at \$1,065 per month reflecting a \$25 increase to rent of \$1,040 per month. Tenant is entitled to a credit for any overages paid.

24. 236 Monroe Street, Apt. 3, Passaic, NJ

Property Owner: Lorenzo Lucero

Tenant: Guadalupe Llanos Morales

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 \$1,696 per month reflecting a 6% increase to rent of \$1,600 per month. Tenant is entitled to a credit for any overages paid.

25. 212 Central Ave, 2nd Fl, Passaic NJ

Property Owner: Jose A. Batista

Tenant: Felix A. Pacheco-Vasquez

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 \$1,590 per month reflecting a 6% increase to rent of \$1,500 per month. Tenant is entitled to a credit of \$410 for overages paid.

26. 19 Brinkerhoff Place, Apt 1, Passaic NJ

Property Owner: Eli M. Klein

Tenant: Candida Ramirez

Matter Type: Below Market Rent Increase Application, Passaic Code Section 231-23D

Disposition: Property Owner found to be entitled to below market rent increase. Rent increase is capped at \$1,496 per month reflecting a 20% increase to rent of \$1,247 per month. Property Owner is entitled to successive 20% increases not to exceed \$1,542.

27. 19 Brinkerhoff Place, Apt 3, Passaic NJ

Property Owner: Eli M. Klein

Tenant: Laurentino Pineda

Matter Type: Below Market Rent Increase Application, Passaic Code Section 231-23D

Disposition: Property Owner found to be entitled to below market rent increase. Rent increase is capped at \$1,512 per month reflecting a 20% increase to rent of \$1,260 per month. Property Owner is entitled to successive 20% increases not to exceed \$1,782.

- 28. 19 Brinkerhoff Place, Apt 4, Passaic NJ**
Property Owner: Eli M. Klein
Tenant: Carlton Adams
Matter Type: Below Market Rent Increase Application, Passaic Code Section 231-23D
Disposition: Property Owner found to be entitled to below market rent increase. Rent increase is capped at \$1,458 per month reflecting a 20% increase to rent of \$1,215 per month. Property Owner is entitled to successive 20% increases not to exceed \$1,782.
- 29. 19 Brinkerhoff Place, Apt 5, Passaic NJ**
Property Owner: Eli M. Klein
Tenant: Moises & Yonatan Lool
Matter Type: Below Market Rent Increase Application, Passaic Code Section 231-23D
Disposition: Property Owner found to be entitled to below market rent increase. Rent increase is capped at \$1,516.80 per month reflecting a 20% increase to rent of \$1,264 per month. Property Owner is entitled to successive 20% increases not to exceed \$1,782.
- 30. 61 Richard, Floor 1, Passaic NJ**
Property Owners: Carmen & Martin Mendez
Tenant: Edwin Ortiz
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 \$1,378 per month reflecting a 6% increase to rent of \$1,300 per month. Tenant is entitled to a credit for any overages paid.
- 31. 347 Aycrigg Ave, Apt C11, Passaic NJ**
Property Owner: 347 Aycrigg LLC
Tenant: Yomaira Lopez
Matter Type: Rent Increase Violation, Passaic Code Section 231-4
Disposition: Property Owner found to be in violation of Passaic Code 231-4 due to an unlawful increase. Rent increase is capped at \$1,073.54 per month reflecting a 6% increase to rent of \$1,048.54 per month. Tenant is entitled to a credit for any overages paid.
- 32. 118 Richard Street, Apt. 15, Passaic, NJ**
Property Owner: Amsel Management Group
Tenant: Josefina Miseses
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 \$1,722.50

per month reflecting a 6% increase to rent of \$1,625 per month. Tenant is entitled to a credit for any overages paid.

Motion to accept items 21-32 under IX. Resolutions

Motion: Maryann Capursi

Second: Jorge H. Palacios

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

ORIGINAL SIGNATURE ON FILE

Arthur G. Soto, Chairman | Jorge H. Palacios, Commissioner | Maryann Capursi, Commissioner

X. ADJOURNMENT

Motion to adjourn.

Motion: Jorge H. Palacios

Second: Maryann Capursi

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

Next Scheduled Meeting: November 13, 2025