

CITY OF PASSAIC
COUNTY OF PASSAIC, NEW JERSEY



RENT LEVELING BOARD

SPECIAL MEETING
OCTOBER 30, 2025
5:30 P.M.

<https://tinyurl.com/RLB1030>

VIA ZOOM-

<https://us02web.zoom.us/j/9897789597?pwd=Wz4a25BjkQlqhlChpZbBJVTOZabtU.1&omn=87810542586>

Meeting ID: 989 778 9597 & Call-in number: +1 929 205 6099 US (New York)

Pursuant to the Open Public Meetings Act, Chapter 231, Public Laws of 1975 adequate notice of this meeting was provided by Rent Leveling Board of the City of Passaic by scheduling a Special Meeting for Thursday, October 30, 2025, at 5:30 P.M. to be held on Zoom.

Public notice and Zoom instructions for this meeting were faxed to the Herald News and posted on the City Hall bulletin board by the Office of the City Clerk, and on the City of Passaic website at: www.cityofpassaic.com (Rent Leveling Board)

I. ROLL CALL

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

Commissioners Absent: Commissioner Maryann Capursi

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 commissioner for the meeting due to Commissioner Capursi being absent.

Motion: Commissioner Jorge H. Palacios

Second: Chairman Arthur G. Soto

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

IV. 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 Jorge H. Palacios

Second: Commissioner Luis W. Colon

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

V. RESOLUTION

1. RESOLUTION TO VACATE RESOLUTION – dated on October 16, 2025 pertaining to 118 RICHARD STREET, APT. 15, PASSAIC NEW JERSEY (DOCKET PAS-RLB-0043-25). A final hearing for this matter is set for December 11, 2025 where both the landlord and tenant are directed to appear.

Motion to accept item 1, under V. Resolutions

Motion: Commissioner Jorge H. Palacios

Second: Commissioner Luis W. Colon

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

ORIGINAL SIGNATURE ON FILE

Arthur G. Soto, Chairman | Jorge H. Palacios, Commissioner | Luis W. Colon, Commissioner

2. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON OCTOBER 30, 2025, AT 5:30 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS RESOLUTIONS

No closed executive session was needed.

Motion: Commissioner Jorge H. Palacios

Second: Commissioner Luis W. Colon

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

VI. ADJOURNMENT

Motion to adjourn.

Motion: Commissioner Luis W. Colon

Second: Commissioner Jorge H. Palacios

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

Next Scheduled Meeting: November 13, 2025