

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



**RENT LEVELING BOARD**

**REGULAR MEETING**  
**SEPTEMBER 11, 2025**  
**7:00 P.M.**

<https://tinyurl.com/RLBAGENDA911>

**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 February 26, 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:** 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**

**\*Please note: Chairman Soto introduced new ordinance 2494-25, stating that it will go into effect on September 22, 2025. \***

**IV. MINUTES**

**1. July 10, 2025 - Regular Meeting Minutes**

**Motion:** Jorge H. Palacios

**Second:** Maryann Capursi

<b>Chairman Soto</b>	<b>Commissioner Palacios</b>	<b>Commissioner Capursi</b>	<b>Commissioner Roman (ALT)</b>	<b>Commissioner Colon (ALT)</b>
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.*

*No members of the public were present*

**Motion:** Maryann Capursi

**Second:** Jorge H. Palacios

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

**VI. COMMUNICATIONS**

**2. 280 Gregory Ave, Apt. 409, Passaic NJ**

Property Owner: Dona Realty IV LLC vs. Tenant: Jasmin Martinez

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0057-25

**3. 153 8th Street, Passaic NJ**

Property Owner: Joseph vs. Tenant: Marcos Blandino

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0054-25

**4. 59 Bond, Apt. 3, Passaic NJ**

Property Owner: 59 Bond LLC vs. Tenant: Alyssa Kevelson

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0059-25

**5. 118 Richard Street, Apt. 15, Passaic NJ**

Property Owner: Amsel Management Group vs. Tenant Josefina Mieses

Notice Re: Reviving dispute previously identified as a resolved matter

Docket #: PAS-RLB-0043-25

Date: July 10, 2025

**6. 212 Central Ave, 2nd Fl, Passaic NJ**

Property Owner: Jose A. Batista vs. Tenant: Felix A. Pacheco-Vasquez

Notice Re: Breakdown of arrears by tenant

Docket #: PAS-RLB-0051-25

**7. 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

Consent to approve items 2-7 in VI. Communications

**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>
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x	x	x		
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**VII. RESOLVED MATTERS**

**8. 89 Tulip Street, Passaic, NJ**

Property Owner: Ranks Amber Investments Inc vs. Tenant: Anahi Castillo  
Docket #: PAS-RLB-0052-25  
Date: August 15, 2025

**9. 280 Gregory Ave, Apt. 409, Passaic NJ**

Property Owner: Dona Realty IV LLC vs. Tenant: Jasmin Martinez  
Docket #: PAS-RLB-0057-25  
Date: August 14, 2025

**10. 59 Bond Street, Passaic NJ**

**(a) Apt. 3 | 59 Bond LLC vs. Tenant: Alyssa Kevelson**  
Docket #: PAS-RLB-0059-25  
Date: August 8, 2025

**(b) Apt. 5 | Property Owner: 59 Bond LLC vs. Tenant: Randi Raizel Garfunkel**  
Docket #: PAS-RLB-0055-25  
Date: August 1, 2025

**11. 70 Passaic Street, Apt. 4, Passaic NJ**

Property Owner: Highskymanagement vs. Tenant: Julio Luna  
Docket #: PAS-RLB-0004-25  
Date: September 4, 2025

**12. 30 Sherman Street, Apt. 4, Passaic NJ**

Property Owner: 28-30 Sherman LLC vs. Tenant: Ely Ortiz  
Docket #: PAS-RLB-0027-25  
Date: July 8, 2025

**13. 347 Aycrigg Ave, Apt. C11, Passaic, NJ (Under Rent Control)**

Property Owner: 347 Aycrigg LLC vs. Tenant: Yomaira Lopez  
Docket #: PAS-RLB-0029-25  
Date: July 28, 2025

**14. 60 Wall Street, Passaic, NJ**

Property Owner: Grun Management vs. Tenant: Maria Segura  
Docket #: PAS-RLB-0006-25  
Date: September 3, 2025

**15. 153 8th Street, Passaic NJ**

Property Owner: Joseph vs. Tenant: Marcos Blandino  
Docket #: PAS-RLB-0053-25  
Date: August 27, 2025

**16. 48 8th Street, Apt. 5, Passaic NJ**

Property Owner: Kenneth & Cira Graceffo vs. Tenant: William F. Green  
Docket #: PAS-RLB-0056-25  
Date: September 5, 2025

**17. 295 Sherman Street, Apt. 2, Passaic NJ**

Property Owner: Angele Colurdres vs. Tenant: Mileydis Ortiz  
Docket #: PAS-RLB-0053-25  
Date: September 5, 2025

**18. 23 Jackson Street, Apt 2, Passaic, NJ**

Property Owner: JD Property MGT LLC vs. Tenant: Abel Rosendo  
Docket #: PAS-RLB-0025-25  
Date: September 8, 2025

**19. 232 3rd Street, Apt. 6, Passaic, NJ**

Property Owner: Weinmark Properties LLC vs. Tenant: Arnoldo Martinez  
Docket #: PAS-RLB-0033-25  
Date: September 8, 2025

Consent to approve items 8-19 in VII. Resolved Matters

**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		

**\*Please note: there was a motion to modify the order of the agenda, where after VII. Resolved Matters, X. Decisions will be next, IX. Hearings after and resume back to VIII. New Rent 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		

**X. DECISIONS**

**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

Motion to memorialize this decision as a resolution that will be presented at the next Rent Leveling Board Meeting.

**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		

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

Motion to memorialize this decision as a resolution that will be presented at the next Rent Leveling Board Meeting.

**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		

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

Motion to memorialize this decision as a resolution that will be presented at the next Rent Leveling Board Meeting.

**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		

**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

Motion to memorialize this decision as a resolution that will be presented at the next Rent Leveling Board Meeting.

**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		

**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

Motion to memorialize this decision as a resolution that will be presented at the next Rent Leveling Board Meeting.

**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		

**36. 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**

Motion to approve Below Market Rent Increase Application

**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		

- b. 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**

Motion to approve Below Market Rent Increase Application

**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		

c. 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

Motion to move item 36(c) to IX. Hearings because it was adjourned at the last meeting (July 10, 2025).

**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		

d. 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 approve Below Market Rent Increase Application

**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 . HEARINGS**

**27. 70 Passaic Street, Apt. 5, Passaic, NJ**

Property Manager: Highskymanagement vs. 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**

Linda S. Strauss, Esq. | Law Offices of Linda Strauss on behalf of the landlord

Eulalia Luna Hererra | 70 Passaic Street, Passaic NJ 07055

Zeth Calman |199 Lee Ave, Brooklyn New York | Representative on behalf of the property

**\* Motion to go into a 5 minute recess\***

**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		

**\*Motion to resume back to the meeting\***

**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		

Motion to adjourn this matter to October 16, 2025 to provide supplemental evidence

**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		

**28. 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: \$2,000.00 Percentage Increase: **53.9%**

Application Type: Rent Increase Dispute

Caleb Yost | Northeast Jersey Legal Services on behalf of tenant  
Edwin Ortiz | 61 Richard Street, Fl.1

Motion to determine that there is no evidence of a rent increase and the lawful rent remain at \$1,300

**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		

**29. 118 Richard Street, Apt. 15, Passaic NJ**

Property Owner: Amsel Management Group vs. Tenant: Josefina Mieses

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

Effective Increase Date: January 2025

**Docket #: PAS-RLB-0043-25**

**Application Type: Rent Increase Dispute**

Josefina Mieses | 118 Richard Street, Apt.15, Passaic NJ

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

Motion to memorialize this decision as a resolution that will be presented at the next Rent Leveling Board Meeting.

**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		

**30. 19 Brinkerhoff Place, Passaic NJ**

**Property Owner:** Eli M. Klein

**Attorney for Landlord:** Daytron Management Group, LLC.

a. Apt. 2

**Tenant:** Renaldo Cruz

**Number of bedrooms:** 3

**Pre or Post 1999:** Post

**Current Rent:** \$1,139.00

**Application Type:** Below Market Rent Increase Application

Matthew Sebera, Esq. | EPGPR Law on behalf Landlord

Renaldo Cruz | 19 Brinkerhoff Place, Apt. 2

Marcel Cruz | 19 Brinkerhoff Place, Apt. 2

**\* Motion to go into a 5 minute recess\***

**Motion:** Jorge H. Palacios

**Second:** Maryann Capursi

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

**\*Motion to resume back to the meeting\***

**Motion:** Jorge H. Palacios

**Second:** Maryann Capursi

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

*Please note: Application was withdrawn by landlord's counsel*

c. 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

*Please note: Tenant failed to appear at the second hearing*

**Motion to approve Below Market Rent Increase Application**

**Motion:** Maryann Capursi

**Second:** Jorge H. Palacios

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

**31. 162 Meade Ave, Unit. 2, 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

Tova Lutz, Esq. on behalf of property owner Neil J. Gonter  
Isabel Tiburcio | 162 Meade Ave, Unit. 2

*Please note: This case was resolved during mediation where the landlord and tenant came to a rental agreement that would resolve any prior and current rental claims*

Motion to accept resolution and mark this matter resolved

**Motion:** Jorge H. Palacios

**Second:** Maryann Capursi

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

**32. 83 Market Street, Apt. 1, Passaic NJ**

Property Owner: Yeyo y Yaya LLC vs Tenant: Juan Ramos

Docket #: PAS-RLB-0020-25

Date: July 8, 2025

*Please note: Tenant failed to appear at the hearing because he has moved to another apartment.*

Motion to dismiss application

**Motion:** Jorge H. Palacios

**Second:** Maryann Capursi

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

**VIII. NEW RENTAL INCREASE COMPLAINTS**

**20. 72-74 Main Ave, Apt. G Passaic NJ**

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

**Rent: \$982.00 Increase To: \$1,178.00 Percent Increase: 19.96%**

Effective Increase Date: September 2025

**Docket #:** PAS-RLB-0058-25

*Ordinance Violation - Chapter 231-23(A)*

**21. 48 8th Street, Apt. 5, Passaic NJ**

Property Owner: Kenneth & Cira Graceffo vs. Tenant: William F. Green

**Rent: \$1,100.00 Increase To: \$1,166.00 Percent Increase: 6%**

Effective Increase Date: June 2025

**Docket #:** PAS-RLB-0056-25

*Ordinance Violation - Chapter 231-4*

**22. 280 Gregory Ave, Apt. 409, Passaic NJ**

Property Owner: Donna Realty IV LLC vs. Tenant: Jasmin Martinez

**Rent: \$1,400.00 Increase To: \$1,500.00 Percent Increase: 7.14%**

Effective Increase Date: August 2025

**Docket #:** PAS-RLB-0057-25

*Ordinance Violation - Chapter 231-23(A)*

**23. 59 Bond, Apt. 3, Passaic NJ**

Property Owner: 59 Bond LLC vs. Tenant: Alyssa Kevelson

**Rent: \$1,600.00 Increase To: \$1,700.00 Percent Increase: 6.25%**

Effective Increase Date: August 2025

**Docket #:** PAS-RLB-0059-25

*Ordinance Violation - Chapter 231-23(A)*

#### 24.37 Lucille Place, Passaic NJ

Property Owner: 37 Lucille LLC

a. Apt. 10 | 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)*

b. Apt. 11 | 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)*

#### 25. 117 Parker Ave, Passaic NJ

Property Owner: Eli Klein vs. Tenant: Cesar Yanez

**Rent: \$1,250.00 Increase To: \$1,350.00 Percent Increase: 8%**

Effective Increase Date: September 2025

**Docket #: PAS-RLB-0062-25**

*Ordinance Violation - Chapter 231-23(A)*

#### 26. 156 3rd Street, Passaic NJ

(a) Apt.1 | Property Owner: Mike Erol vs. Tenant: Isidora Aponte

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

Effective Increase Date: October 2025

**Docket #: PAS-RLB- 0063-25**

*Ordinance Violation - Chapter 231-23(A)*

(b) Apt. 5 | Property Owner: Mike Erol vs. Tenant: Mercedes Sanchez

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

Effective Increase Date: October 2025

**Docket #: PAS-RLB- 0063-25**

*Ordinance Violation - Chapter 231-23(A)*

(c) Apt. 6 | Property Owner: Mike Erol vs. Tenant: Ruby Sanchez  
**Rent: \$1,170.00 Increase To: \$1,270.00 Percent Increase: 8.5%**  
Effective Increase Date: October 2025  
**Docket #:** PAS-RLB- 0063-25  
*Ordinance Violation - Chapter 231-23(A)*

Consent to accept items 20-26 in XIII. New Rental Increase Complaints

**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>		

**IX. RESOLUTION**

**37. 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**

**CITY OF PASSAIC  
RENT LEVELING BOARD**

**RESOLUTION NO. RL 25-09-001**

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

**RE: PENDING LITIGATION**

**WHEREAS**, the Open Public Meetings Act, **N.J.S.A. 10:4-12(b)**, permits the Rent Leveling Board to meet in **closed session** for certain purposes, including:

- **Pending or anticipated litigation – N.J.S.A. 10:4-12(b)(7)**
- **Matters involving attorney-client privilege – N.J.S.A. 10:4-12(b)(8)**
- **Deliberations on matters before the Board – N.J.S.A. 10:4-12(b)(9)**

**WHEREAS**, the Rent Leveling Board desires to meet in closed session on **SEPTEMBER 11, 2025**, for the purpose of discussing these matters;

**NOW, THEREFORE, BE IT RESOLVED** by the Rent Leveling Board of the City of Passaic as follows:

1. The Board shall meet in closed session for discussion of the topics outlined above.
2. The public shall be informed of any decisions or results at the next public meeting, where applicable.
3. This Resolution shall take effect immediately.

**INTRODUCED BY BOARD MEMBER: Jorge H. Palacios**

**SECONDED BY BOARD MEMBER: Maryann Capursi**

**Record of Board Members' Vote on Final Passage**

Commissioner	Aye	Nay	Abstain	Absent
Arthur G. Soto	✓	☐	☐	☐
Maryann Capursi	✓	☐	☐	☐
Jorge H. Palacios	✓	☐	☐	☐
Itamar Roman (ALT)	☐	☐	☐	☐
Luis W. Colon (ALT)	☐	☐	☐	☐

**ADOPTED ON: SEPTEMBER 11, 2025**

**Arthur G. Soto**  
Chairman, Rent Leveling Board

**Emely Vazquez**  
Board Secretary

**X. ADJOURNMENT**

**Motion to adjourn meeting**

**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		

**Next Scheduled Meeting: October 6, 2025**