

CITY OF PASSAIC
COUNTY OF PASSAIC, NEW JERSEY



RENT LEVELING BOARD

REORGANIZATIONAL MEETING

January 22, 2026

7:00 P.M.

<https://tinyurl.com/RLBAGENDA22>

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

IN ACCORDANCE WITH CHAPTER 231, PUBLIC LAWS OF 1975, ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED BY RESOLUTION RL 25-12-002 OF THE RENT LEVELING BOARD SETTING FORTH THE MEETING DATES FOR THE YEAR 2026, WHICH WAS PLACED ON THE CITY HALL BULLETIN BOARD BY THE OFFICE OF THE CITY CLERK, FAX TO THE HERALD NEWS, PUBLISHED ON DECEMBER 30, 2025, AND POSTED ON THE CITY OF PASSAIC WEBSITE AT: WWW.CITYOFPASSAIC.COM (RENT LEVELING BOARD).

- I. ROLL CALL**

- II. PLEDGE OF ALLEGIANCE**

- III. INVOCATION**

- IV. ORGANIZATION**
NOMINATION & SEATING OF CHAIRPERSON

1. RESOLUTION DESIGNATING CHAIRPERSON OF THE CITY OF PASSAIC RENT LEVELING BOARD FOR A TERM EFFECTIVE IMMEDIATELY AND EXPIRING DECEMBER 31, 2026.

V. **ANNUAL RESOLUTIONS**

2. RESOLUTION DESIGNATING SECRETARY OF THE CITY OF PASSAIC RENT LEVELING BOARD FOR A TERM EFFECTIVE IMMEDIATELY AND EXPIRING DECEMBER 31, 2026.

3. RESOLUTION AUTHORIZING OFFICIAL NEWSPAPERS FOR THE CITY OF PASSAIC RENT LEVELING BOARD FOR THE YEAR 2026.

VI. **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.

VII. **COMMUNICATIONS**

4. RESOLUTION ESTABLISHING THE 2025 MEETING SCHEDULE OF THE CITY OF PASSAIC RENT LEVELING BOARD

5. Notice of Award of Contract for the City of Passaic Rent Leveling Board (CY 2026) to R&R Legal Advisors LLC, of Montclair NJ (Christopher M. Rodriguez).

6. **19-21 Louisa Street, Passaic NJ**

Property Owner: Goldin Management vs. Tenant: Victoria Vargas

Notice Re: Rent Increase Violation & Hearing Date

Docket #: PAS-RLB-0083-25

- 7. 34 Van Winkle, Apt.3, Passaic NJ**
Property Owner: Nelly and Miguel Quezada vs. Tenant: Miraldeyi Pareja
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0084-25
- 8. 53 Henry Street, Apt. C4, Passaic NJ**
Property Owner: Henry Street Holding LLC vs. Tenant: Victor Cordova
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0085-25
- 9. 290 Monroe Street, Apt. 2, Passaic NJ**
Property Owner: MRKK Properties vs. Tenant: Reyna Hernandez
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0001-26
- 10. 949 Main Ave, Apt. 1, Passaic NJ**

Property Owner: Goliat Property Management LLC vs. Tenant: Orlando Contreras Robles
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0002-26
- 11. 949 Main Ave, Apt. 3, Passaic NJ**
Property Owner: Goliat Property Management LLC vs. Tenant: Rene Gonzalez
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0003-26
- 12. 84 Richard Street, 2nd Fl, Passaic NJ**
Property Owner: Devang & Jayshree Rana vs. Tenant: Ricardo Abudeye
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0004-26

VIII. NEW RENTAL INCREASE COMPLAINTS

13. 19-21 Louisa Street, Passaic NJ

Property Owner: Goldin Management

Tenant: Victoria Vargas

Rent: \$742.00 Increase To: \$864.26 Percent Increase: 16.48%

Effective Increase Date: January 2026

Docket #: PAS-RLB-0083-25

Ordinance Violation - Chapter 231-4

14. 34 Van Winkle, Apt.3, Passaic NJ

Property Owner: Nelly and Miguel Quezada

Tenant: Miraldeyi Pareja

Rent: \$1,272.00 Increase To: \$1,972.00 Percent Increase: 55.03%

Effective Increase Date: January 2026

Docket #: PAS-RLB-0084-25

Ordinance Violation - Chapter 231-23

15. 53 Henry Street, Apt. C4, Passaic NJ

Property Owner: Henry Street Holding LLC

Tenant: Victor Cordova

Rent: \$1,325.00 Increase To: \$1,525.00 Percent Increase: 15.09%

Effective Increase Date: January 2026

Docket #: PAS-RLB-0085-25

Ordinance Violation - Chapter 231-23

16. 290 Monroe Street, Apt. 2, Passaic NJ

Property Owner: MRKK Properties

Tenant: Reyna Hernandez

Rent: \$1,400.00 Increase To: \$1,600.00 Percent Increase: 14.29%

Effective Increase Date: January 2026

Docket #: PAS-RLB-0001-26

Ordinance Violation - Chapter 231-23

17. 949 Main Ave, Apt. 1, Passaic NJ

Property Owner: Goliat Property Management LLC

Tenant: Orlando Contreras Robles

Rent: \$1,325.00 Increase To: \$1,450.00 Percent Increase: 9.43%

Effective Increase Date: January 2026

Docket #: PAS-RLB-0002-26

Ordinance Violation - Chapter 231-23

18. 949 Main Ave, Apt. 3, Passaic NJ

Property Owner: Goliat Property Management LLC

Tenant: Rene Gonzalez

Rent: \$1,375.00 Increase To: \$1,500.00 Percent Increase: 9.09%

Effective Increase Date: January 2026

Docket #: PAS-RLB-0003-26

Ordinance Violation - Chapter 231-4

19. 84 Richard Street, 2nd Fl, Passaic NJ

Property Owner: Devang & Jayshree Rana

Tenant: Ricardo Abudeye

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

Effective Increase Date: February 2026

Docket #: PAS-RLB-0004-26

Ordinance Violation - Chapter 231-23

IX. RESOLVED MATTERS

20. 19-21 Broadway, Passaic NJ

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

Docket #: PAS-RLB-0082-25

Date: January 7, 2026

X. HEARINGS

21. 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

22. **360 Monroe Street, Passaic NJ**
Property Owner: Johnny
Tenant: Adelaida Nestor
Rent: \$1,700.00 Increase To: \$2,100.00 Percent Increase: 23.5%
Docket #: PAS-RLB-0079-25
Application Type: Rent Increase Dispute
Ordinance Violation - Chapter 231-23(A)
23. **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%
Docket #: PAS-RLB-0080-25
Application Type: Rent Increase Dispute
Ordinance Violation - Chapter 231-4
24. **118 Richard Street, Apt. 15, Passaic NJ**
Property Owner: RICHARD STREET AMG LLC
Tenant: Josefina Miseses
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)

XI. **RESOLUTION**

25. **96 Market Street, Passaic, NJ (Docket #: PAS-RLB-0001-24)**
- a. **Property Owner: Xdev at Market, LLC**
Tenant: Apt. 1 | Facunda Simon
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. Tenant's anti-harassment claims are dismissed. Tenant is not entitled to any overages for the year of 2019. Tenant's current rent is capped at \$802.85. Tenant is entitled to a 50% credit against future rent payments until a credit in the amount of \$4,785.96 is satisfied.

b. Property Owner: Xdev at Market, LLC

Tenant: Apt. 10 | Alberto Fierro

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. Mr. Fierro is deemed to be the equivalent of a functional co-tenant with respect to the underlying lease, and, as such, he has standing to bring a claim under the Ordinance. Tenant's current rent is capped at \$721.03. Tenant is entitled to a 50% credit against future rent payments until a credit in the amount of \$8,445.12 is satisfied.

c. Property Owner: Xdev at Market, LLC

Tenant: Apt. 16 | Javier Arriaga

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. Tenant's current rent is capped at \$728.93. Tenant is entitled to a 50% credit against future rent payments until a credit in the amount of \$4,532.52 is satisfied.

d. Property Owner: Xdev at Market, LLC

Tenant: Apt. 18 | Guillermo Arriaga

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. Tenant's current rent is capped at \$779.14. Tenant is entitled to a 50% credit against future rent payments until a credit in the amount of \$3,664.80 is satisfied.

26. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON JANUARY 22, 2026, AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS RESOLUTIONS

XII. ADJOURNMENT

Next Scheduled Meeting: February 19, 2026