

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



RENT LEVELING BOARD

**REGULAR MEETING
FEBRUARY 19, 2026
7:00 P.M.**

<https://tinyurl.com/RLBAGENDA219>

**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. MINUTES

2. December 18, 2025 - Regular Meeting Minutes
3. January 19, 2026 - Reorganizational Meeting Minutes

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. 280 Summer Street, Apt.1, Passaic NJ

Property Owner: Tina Estates LLC vs. Tenant: Maria Gonzalez
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0007-26

5. 19 Louisa Street, Apt. 4, Passaic NJ

Property Owner: Louisa Street LLC vs. Tenant: Clara Hernandez
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0008-26

6. 290 Monroe Street, Apt. 2, Passaic NJ

Property Owner: Garden State Realty Management vs. Tenant: Cecilio Santos
Notice Re: Rent Increase Violation & Hearing Date
Docket #: PAS-RLB-0010-26

VIII. NEW RENTAL INCREASE COMPLAINTS

7. 949 Main Ave, Apt. 6, Passaic NJ

Property Owner: Goliat Property Management LLC

Tenant: Sean Watlington

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

Effective Increase Date: January 2026

Docket #: PAS-RLB-0005-26

Ordinance Violation - Chapter 231-23

8. 61 Richard Street, Passaic NJ

Property Owner: MRKK Properties

Tenant: Edwin Ortiz

Rent: \$1,300.00 Increase To: \$1,350.00 Percent Increase: 3.85%

Effective Increase Date: January 2026

Docket #: PAS-RLB-0006-26

Ordinance Violation - Chapter 231-23

9. 280 Summer Street, Apt. 1, Passaic NJ

Property Owner: Tina Estates LLC

Tenant: Maria Gonzalez

Rent: \$1,750.00 Increase To: \$1,950.00 Percent Increase: 11.43%

Effective Increase Date: February 2026

Docket #: PAS-RLB-0007-25

Ordinance Violation - Chapter 231-23

10. 19 Louisa Street, Apt.4, Passaic NJ

Property Owner: Louisa Street LLC

Tenant: Clara Hernandez

Rent: \$998.00 Increase To: \$1,027.94 Percent Increase: 3%

Effective Increase Date: January 2026

Docket #: PAS-RLB-0008-26

Ordinance Violation - Chapter 231-4

11. 167 Highland Ave, Apt.5, Passaic NJ

Property Owner: Garden State Realty Management

Tenant: Cecilio Santos

Rent: \$1,625.00 Increase To: \$1,750.00 Percent Increase: 7.69%

Effective Increase Date: March 2026

Docket #: PAS-RLB-0010-26

Ordinance Violation - Chapter 231-23

IX. RESOLVED MATTERS

12. 84 Richard Street, 2nd Fl, Passaic NJ

Property Owner: Devang & Jayshree Rana vs. Tenant: Ricardo Abudeye

Docket #: PAS-RLB-0084-25

Date: January 27, 2026

13. 290 Monroe Street, Apt. 2, Passaic NJ

Property Owner: MRKK Properties vs. Tenant: Reyna Hernandez

Docket #: PAS-RLB-0001-26

Date: February 2, 2026

14. 61 Richard Street, Fl. 2, Passaic NJ

Property Owner: MRKK Properties vs. Tenant: Edwin Ortiz

Docket #: PAS-RLB-0006-26

Date: February 2, 2026

X. HEARINGS

15. 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

16. **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)

17. **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

18. **19-21 Louisa Street, Passaic NJ**
Property Owner: Goldin Management
Tenant: Victoria Vargas
Rent: \$742.00 Increase To: \$864.26 Percent Increase: 16.48%
Docket #: PAS-RLB-0083-25
Application Type: Rent Increase Dispute
Ordinance Violation - Chapter 231-4

19. **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%
Docket #: PAS-RLB-0084-25
Application Type: Rent Increase Dispute
Ordinance Violation - Chapter 231-23

20. **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%
Application Type: Rent Increase Dispute
Docket #: PAS-RLB-0085-25

Ordinance Violation - Chapter 231-23

21. 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%

Application Type: Rent Increase Dispute

Docket #: PAS-RLB-0002-26

Ordinance Violation - Chapter 231-23

22. 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%

Application Type: Rent Increase Dispute

Docket #: PAS-RLB-0003-26

Ordinance Violation - Chapter 231-4

XI. RESOLUTION

- 23. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE RENT LEVELING BOARD OF THE CITY OF PASSAIC ON FEBRUARY 19, 2026, AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND PERSONNEL MATTERS RESOLUTIONS**

XII. ADJOURNMENT

Next Scheduled Meeting: March 19, 2026