



CITY OF JERSEY CITY

Office of the City Assessor
City Hall Annex
364 M.L. King Drive, 3rd Floor
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

January 17, 2023

**PROPERTY LOCATION OF APPLICATION: 697 Newark Ave., 30 & 35 Cottage Street,
25-29 & 26 Van Reipen Ave., 9 Homestead
Pl. and Homestead ROW**

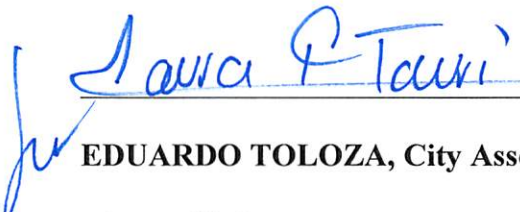
BLOCK(S)/LOT(S): 7902/27 & 45, 7903/19, 20 & 38.01, 7904/1 and 7905/20.01

**NAME OF APPLICANT: Charles J. Harrington, III, Esq.
c/o Connell Foley, LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311-4029**

APPLICANT'S TELEPHONE #: (201) 521-1000

Pursuant to your request, attached herewith is a list of properties located within 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected in the most recent Assessor's Tax List.

C E R T I F I E D

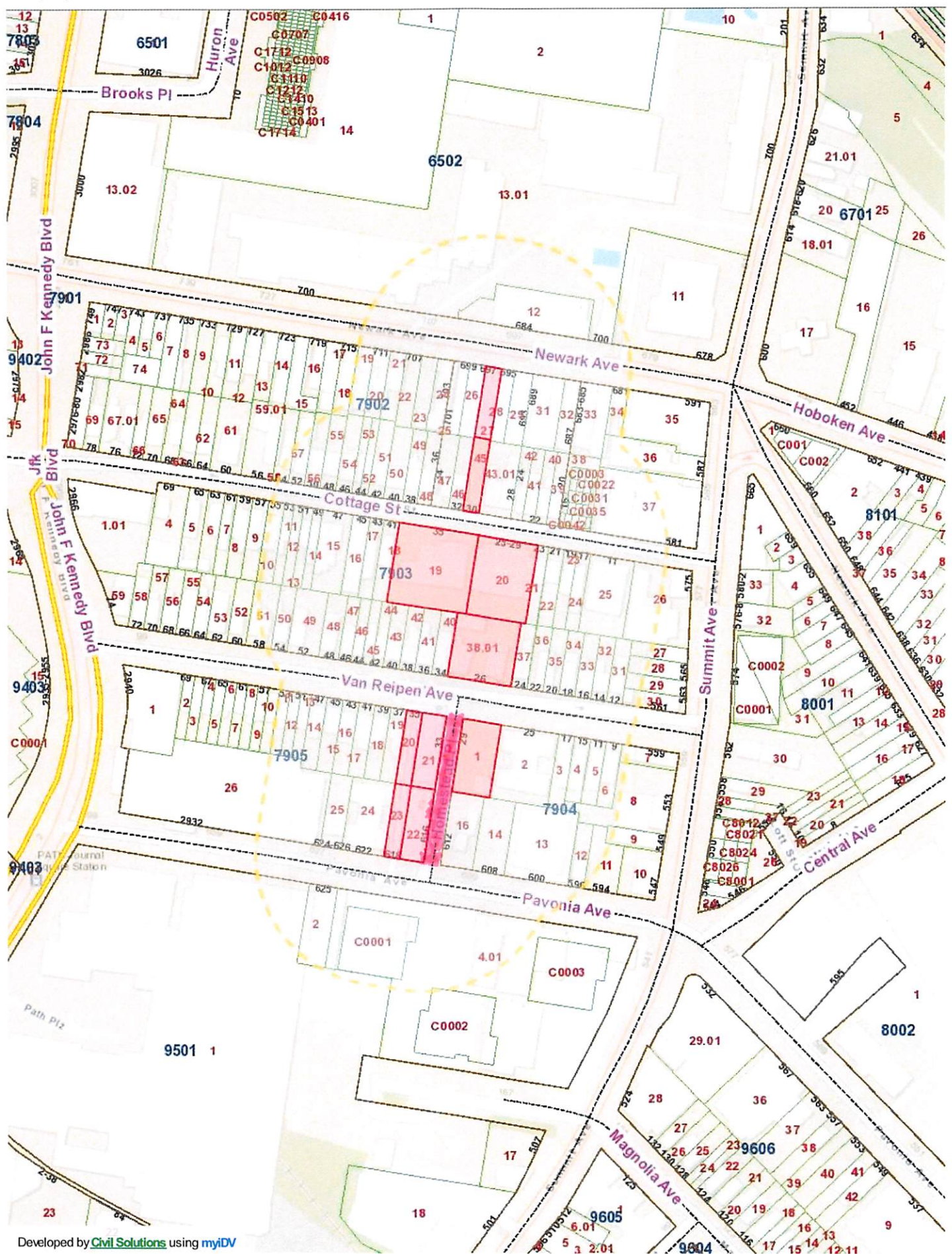

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Also be advised that the following companies must be notified:

P.S.E. & G.	80	PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121	KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200	HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555	ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540	BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property (B/L): 7902/27 & 45,7903/ 19, 20 & 38.01 ,7904/1, 7905/20.01

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 697 Newark Ave., 30 & 35 Cottage St., 25-29 & 26 Van Reipen Ave., 9 Homestead Pl. & ROW

Date: January 13, 2023

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
6502	11		678 NEWARK AVE.	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY NJ	07302
6502	12		684 NEWARK AVE.	HUDA & HASSAN,LLC	684 NEWARK AVE.	JERSEY CITY, NJ	07306
6502	13.01		700 NEWARK AVE.	SUMMIT PLAZA ASSOCIATES, UR LTD PTN	1 PORTLAND SQ., SUITE 6A	PORLAND, ME	04101
7902	17		717 NEWARK AVE.	ENDAYA-AGUILA, THELMA	9 CLUB WAY	CEDAR GROVE, N.J.	07009
7902	18		715 NEWARK AVE.	CHEUNG, KIM FUNG & FENG	715 NEWARK AVE.	JERSEY CITY, NJ	07306
7902	19		713 NEWARK AVE.	EVEREST LLC.	833 NEWARK AVE. 1ST FLOOR	JERSEY CITY , NJ	07306
7902	20		711 NEWARK AVE.	BASTAWROUS,JIMMY & BOTROS,IHAB	711 NEWARK AVE	JERSEY CITY, N J	07306
7902	21		709 NEWARK AVE.	ARELLANO PROPERTIES,LLC	709 NEWARK AVE.	JERSEY CITY, N.J.	07306
7902	22		707 NEWARK AVE.	SHREE BHUVNESHWARI REALTY, LLC	19 SHERMAN BLVD	EDISON, NJ	08820
7902	23		705 NEWARK AVE.	SHREE BHUVNESHWARI REALTY, LLC	19 SHERMAN BLVD.	EDISON, NJ	08820
7902	24		703 NEWARK AVE.	SHREE BHUVNESHWARI REALTY, LLC	19 SHERMAN BLVD.	EDISON, NJ	08820
7902	25		701 NEWARK AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, NJ	07302
7902	26		699 NEWARK AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, NJ	07302
7902	28		695 NEWARK AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, NJ	07302
7902	29		693 NEWARK AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, NJ	07302
7902	31		689 NEWARK AVE.	CASA VICTORIA, INC.	691 NEWARK AVE.	JERSEY CITY, N.J.	07306

BLOCK	LOT	QUAL	PROPERTY LOCATIION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7902	32		687 NEWARK AVE.	CASA VICTORIA, INC.	691 NEWARK AVE.	JERSEY CITY, N.J.	07306
7902	33		683-685 NEWARK AVE.	COTTAGE REALTY DEVELOPMENT, LLC.	119 MOUNTAIN RD.	JERSEY CITY, NJ	07307
7902	34		681 NEWARK AVE.	COTTAGE REALTY DEVELOPMENT, LLC.	119 MOUNTAIN RD.	JERSEY CITY, NJ	07307
7902	36		587 SUMMIT AVE.	HUDSON CITY SAVINGS BANK %M&T BANK	ONE M&T PLAZA 18TH FL	BUFFALO, NY	14203
7902	37		581 SUMMIT AVE.	HUDSON CITY SAVINGS BANK %M&T BANK	ONE M&T PLAZA 18TH FL	BUFFALO, NY	14203
7902	38		16 COTTAGE ST.	COTTAGE MANOR CONDOMINIUM ASSOCIATI	16 COTTAGE ST.	JERSEY CITY, NJ	07306
7902	39		20 COTTAGE ST.	MCCALLANY, HOLT	18326 KINZIE ST.	NORTHRIDGE, CA	91325
7902	40		22 COTTAGE ST.	MCCALLANY, HOLT	18326 KINZIE ST.	NORTHRIDGE, CA.	91325
7902	41		22.5 COTTAGE ST.	CAYABAN, MARIA T. & ROSTAN	22.5 COTTAGE ST.	JERSEY CITY, N.J.	07306
7902	42		24 COTTAGE ST.	MERO, DIEGO	24 COTTAGE ST.	JERSEY CITY, N.J.	07306
7902	43.01		28 COTTAGE ST.	26-28 COTTAGE, LLC.	98 CUTTERMILL RD, STE 284	GREAT NECK, NY	11021
7902	46		32 COTTAGE ST.	32-34 COTTAGE, LLC	98 CUTTERMILL RD.,STE 284	GREAT NECK, NY	11021
7902	47		34 COTTAGE ST.	32-34 COTTAGE, LLC	98 CUTTERMILL RD.,STE 284	GREAT NECK, NY	11021
7902	48		36 COTTAGE ST.	BARAL, BISWA & ARJYAL, SHIVAA	36 COTTAGE ST.	JERSEY CITY, N.J.	07304
7902	49		38 COTTAGE ST.	MARINAS, NENITA R. & CASTILLO, A.	38 COTTAGE ST.	JERSEY CITY, N.J.	07306
7902	50		40 COTTAGE ST.	SHREE BHUVNESHWARI REALTY, LLC.	P.O. BOX 225	LIVINGSTON, N.J.	07039
7902	51		42 COTTAGE ST.	RIAZ, HASAN & MAHJABEEN	14 DUCHESS DRIVE	MONROE, NJ	08831
7902	52		44 COTTAGE ST.	RIAZ, HASAN & MAHJABEEN	14 DUCHESS DRIVE	MONROE TOWNSHIP, NJ	08831
7902	53		44.5 COTTAGE ST.	HASAN GROUP LLC	14 DUCHESS DR	MONROE, NJ	08831
7902	54		46 COTTAGE ST.	HASAN GROUP, LLC	14 DUCHESS DR.	MONROE TOWNSHIP, NJ	08831
7902	55		48 COTTAGE ST.	REODICA, FRED N. & ELLEN C.	39 WEYANOKE LANE	PALM COAST, FL	32164
7902	56		50 COTTAGE ST.	VOHRA, JUZER Y. & MONA J.	50 COTTAGE STREET	JERSEY CITY, NJ	07306
7902	57		52 COTTAGE ST.	PATEL, NIRAV R.	52 COTTAGE STREET	JERSEY CITY, N.J.	07306
7902	58		54 COTTAGE ST.	BHATIA, JOANN S.	550 NEWARK AVE.,SUITE 101	JERSEY CITY, NJ	07306

BLOCK	LOT	QUAL	PROPERTY LOCATIION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7903	10		55 COTTAGE ST.	AMERICHTTY, N. & INDURKER, P.	55 COTTAGE STREET	JERSEY CITY, NJ	07306
7903	11		53 COTTAGE ST.	JIMENEZ,JUAN C.	53 COTTAGE ST.	JERSEY CITY, NJ	07306
7903	12		51.5 COTTAGE ST.	BUFFALO TECHNOLOGY LLC	51.5 COTTAGE ST	JERSEY CITY, NJ	07306
7903	13		51 COTTAGE ST.	GOEL, A & PENUBALLI, R. & MOKU, Y.	51 COTTAGE ST.	JERSEY CITY, NJ	07306
7903	14		49.5 COTTAGE ST.	CHEUNG TAI LLC	139-49 PERSHING CRESCENT	BRIARWOOD, NY	11435
7903	15		47 COTTAGE ST.	MAHARAJ, SATEESH	72 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	16		45 COTTAGE ST	45 COTTAGE ST. L.L.C. %T. ERRICO	3142 KENNEDY BLVD.	JERSEY CITY, N.J.	07306
7903	17		43 COTTAGE ST.	RIAZ, HASAN & MAHJABEEN	14 DUCHESS DRIVE	MONROE TOWNSHIP, NJ	08831
7903	18		41 COTTAGE ST.	QUIZA, CARLOS & GRAZYNA	41 COTTAGE ST.	JERSEY CITY, N.J.	07306
7903	21		23 COTTAGE ST.	COTTAGE 29 OWNER, LLC.	119 MOUNTAIN RD.	JERSEY CITY, NJ	07307
7903	22		21 COTTAGE ST.	COTTAGE 29 OWNER, LLC.	119 MOUNTAIN RD.	JERSEY CITY, NJ	07307
7903	23		19 COTTAGE ST.	COTTAGE 29 OWNER, LLC.	119 MOUNTAIN RD.	JERSEY CITY, NJ	07307
7903	24		17 COTTAGE ST.	COLLEGE 29 OWNER, LLC.	119 MOUNTAIN RD.	JERSEY CITY, NJ	07307
7903	25		11 COTTAGE ST.	COTTAGE 29 OWNER, LLC.	119 MOUNTAIN RD.	JERSEY CITY , NJ	07307
7903	26		575 SUMMIT AVE.	IGLESIA CRISTIANA REFORMADA MISSION	575 SUMMIT AVENUE	JERSEY CITY, NJ	07306
7903	27		567 SUMMIT AVE.	DAGINAWALA, ZOEB & BANU	567 SUMMIT AVE.E.	JERSEY CITY, NJ	07306
7903	28		565 SUMMIT AVE.	565 SUMMIT AVE LLC	3 VIRGINIA DRIVE	PARSIPPANY, NJ	08854
7903	29		563 SUMMIT AVE.	MANOCCHIO,ASSUNTINA & LIBERATO	42 HIGHLANDS AVE	JERSEY CITY, NJ	07306
7903	30		561 SUMMIT AVE.	561 SUMMIT REALTY, L.L.C.	PO BOX 66	HACKENSACK, NJ	07601
7903	31		12 VAN REIPEN AVE.	COPTIC IRREVOCABLE TRUST	2734 KENNEDY BLVD.	JERSEY CITY, N.J.	07306
7903	32		14 VAN REIPEN AVE.	PATEL, HIMANSHU & MANISHA H.	14 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	33		16 VAN REIPEN AVE.	PATEL, HIMANSHA & MANISHA	218 BEACON AVE.	JERSEY CITY, NJ	07306
7903	34		18 VAN REIPEN AVE.	PATEL, SHREYA	218 BEACON AVE.	JERSEY CITY, NJ	07306
7903	35		20 VAN REIPEN AVE.	HAMDANI, ANIS	20 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306

BLOCK	LOT	QUAL	PROPERTY LOCATIION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7903	36		22 VAN REIPEN AVE.	HAMDANI, IRRAM & KHAN, ARSHAD	22 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	37		24 VAN REIPEN AVE.	26 VAN REIPEN, LLC.	98 CUTTERMILL RD, STE 284	GREAT NECK, NY	11021
7903	40		34 VAN REIPEN AVE.	ARROYO,ROBERT&REBECCA&EDGAR	34 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	41		36 VAN REIPEN AVE.	VARMA, ANUPAM & PATEL, NEETU	36 VAN RIPEN AVE.	JERSEY CITY, NJ	07302
7903	42		38 VAN REIPEN AVE.	HAFEZ, KHMIS & ELMORSY, NSREEN	81 TINGLEY LN	EDISON, NJ	08820
7903	43		40 VAN REIPEN AVE.	RIAZ, HASAN & MAHJABEEN	14 DUCHESS DRIVE	MONROE TOWNSHIP, NJ	08831
7903	44		42 VAN REIPEN AVE.	HAUSMANN, ERIC J. & MC MURRAY, M.	42 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
7903	45		42.5 VAN REIPEN AVE	DOVER, R. & VILLALON-SOLER, O. L.	42.5 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	46		44 VAN REIPEN AVE.	BANSAL, ANURAG & STEPHANIE A.	44 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
7903	47		46 VAN REIPEN AVE.	VAN REIPEN REALTY LLC	65 S 11TH ST., #B12	BROOKLYN, NY	11249
7903	48		48 VAN REIPEN AVE.	MAVADIA, PURNIMA	138 STELTON ROAD	PISCATAWAY, NJ	08854
7903	49		52 VAN REIPEN AVE.	MAHARAJ, SATEESH	72 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	50		54 VAN REIPEN AVE.	SERV CENTERS OF N.J., INC.	20 SCOTCH ROAD	EWING, NJ	08628
7903	51		58 VAN REIPEN AVE.	MAAYAN C. REALTY LLC	75 COUNTRY CLUB RD.	TENAFLY , NJ	07670
7904	2		25 VAN REIPEN AVE.	29 VAN REIPEN, LLC.	98 CUTTER MILL RD., #284N	GREAT NECK, NY	11021
7904	3		17 VAN REIPEN AVE.	HUGO, FELITA	17 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7904	4		15 VAN REIPEN AVE.	ALMAHDYEEEN FOUNDATION, INC.	15 VAN REIPEN AVE	JERSEY CITY NJ	07306
7904	5		11 VAN REIPEN AVE.	11 VAN REIPEN AVE., LLC.	11 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
7904	6		9 VAN REIPEN AVE.	FRANCO, ROLANDO S.& REMEDIOS T.	195 WILLETT AVE	SOUTH RIVER, N.J.	08882
7904	7		559 SUMMIT AVE.	MEADOWS LLC	4 VALLEY CT.	SECAUCUS, N.J.	07094
7904	8		553 SUMMIT AVE.	FIRE SAFETY ALARMS,LLC	555 SUMMIT AVE.	JERSEY CITY, N.J.	07306
7904	9		549 SUMMIT AVE.	549 SUMMIT AVE REALTY ACQ,LLC	303 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
7904	11		594 PAVONIA AVE.	594 PAVONIA AVE. LLC.	303 MAGNOLIA AVE.	JERSYE CITY, NJ	07306
7904	12		596 PAVONIA AVE.	MICHAEL H. PHUNG LIVING TRUST, THE	7 SHADOW RIDGE RD.	WAYNE, NJ	07470

BLOCK	LOT	QUAL	PROPERTY LOCATIION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7904	13		600 PAVONIA AVE.	PAVONIA REALTY HOLDINGS, LLC	46 MAIN ST. SUITE 339	MONSEY,NY	10952
7904	14		608 PAVONIA AVE.	SHREE KOTIYAKR REALTY, LLC	19 SHERMAN BLVD.	EDISON, NJ	08820
7904	16		612 PAVONIA AVE.	612 PAVONIA AVENUE LLC	596 PAVONIA AVE	JERSEY CITY, NJ	07306
7905	11		53 VAN REIPEN AVE.	TOLENTINO, LEONIDA	53 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7905	12		51 VAN REIPEN AVE.	GARCIA, JESUS & CEPEDA, MARIA	51 VAN REIPEN AVE	JERSEY CITY, N.J.	07306
7905	13		49 VAN REIPEN AVE.	HILLMAN, MATTHEW & FEI	49 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7905	14		47 VAN REIPEN AVE.	47 VAN REIPEN AV LLC.	47 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
7905	15		45 VAN REIPEN AVE.	39 VAN REIPEN, LLC.	22 FOREST LN.	MONROE, NJ	08831
7905	16		43 VAN REIPEN AVE.	39 VAN REIPEN, LLC.	43 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
7905	17		41 VAN REIPEN AVE.	39 VAN REIPEN, LLC.	22 FOREST LN.	JERSEY CITY, NJ	07306
7905	18		39 VAN REIPEN AVE.	39 VAN REIPEN LLC.	22 FOREST LN.	MONROE, NJ	08831
7905	19		37 VAN REIPEN AVE.	GREEN HOME INVESTMENTS II,LLC	22 FOREST LANE	MONROE TOWNSHIP, NJ	08831
7905	24		622 PAVONIA AVE.	ECONOMIC PROPERTIES 2004, L.L.C.	P.O. BOX 940	MONSEY, N.Y.	10952
7905	25		624-626 PAVONIA AVE.	SHREE 626 PAVONIA, LLC.	19 SHERMAN RD.	EDISON, NJ	08820
7905	26		2932 KENNEDY BLVD.	JEHOVAH'S WITNESSES ASSEMBLY HALL	2932 KENNEDY BLVD.	JERSEY CITY, NJ	07306
9501	1		PATH PLAZA	PORT AUTHORITY OF NY & NJ	150 GREENWICH ST.,FL.15	NEW YORK, NY	10007
9501	2		625 PAVONIA AVE.	MC LAUGHLIN REALTY PROP. INC.	7203 CENROSE CIRCLE	WESTWOOD, NJ	07675
9501	4.01		MAGNOLIA & PAVONIA AVE.	JOURNAL SQUARED(J2)CONDO ASSOC	520 US HWY 22E.PO BOX6872	BRIDGEWATER, NJ	08807

Note:

1. Block 7905 - Lots 20-23 is now 20.01