



Cherami Law Firm LLC

Stephen Joseph, Esq.
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VIA HAND DELIVERY

Division of City Planning
City of Jersey City, City Hall Annex
1 Jackson Square
Jersey City, NJ 07305-3717

Re: 185 Mallory Avenue
Application for Development
Zoning Board NEW APPLICATION

October 30, 2019

To whom it may concern:

Please be advised that my office represents the applicant with regard to the above referenced General Development Application. Enclosed find the following:

- ☐ Application Deposit: Check # 1295 in the amount of \$ 150-.
- ☐ General Development Application
- ☐ Certification of Payment of Taxes dated 10/3/19
- ☐ Certified List of Property Owners dated 10/3/19
- ☐ 1 Full size set(s) of Architectural Plans
- ☐ Copy of this cover letter to be stamped and returned with our courier.

Should you have any questions please contact my office at (201) 413-9000.

Very truly yours

Stephen Joseph, Esq.

THE CHERAMI LAW FIRM LLC
236 A NEWARK AVE
JERSEY CITY, NJ 07302-2661

1295

PAY TO THE ORDER OF City of Jersey City DATE 10/30/19 55-1394/212

One Hundred Fifty Dollar and 00/100 \$ 150.00

ConnectOneBank
www.ConnectOneBank.com

FOR 185 Mallory - App

1001295 021213944 102442448

Details on back

Security Features



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date: _____ Application No. _____

Date Validated as an Application for Development: _____

Date Deemed Complete: _____

1. SUBJECT PROPERTY

Address: 185 MALLORY AVENUE

Ward: B

Block & Lots: 19106 - 6

2. BOARD DESIGNATION



Planning Board



Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

☐ Conceptual Plan/Informal Review	☒ "c" variance(s)/Deviation	☐ "A" appeal
☒ Minor Site Plan	☒ (d) variance(s): use, density, etc.	☐ Waiver of Site Plan Requirements
☐ Preliminary Major Site Plan	☐ Minor Subdivision	☐ Interpretation ("B" appeal)
☐ Final Major Site Plan	☐ Prelim. Major Subdivision	☒ Site Plan Amendment
☐ Conditional Use	☐ Final Major Subdivision	☐ Other (fill in) _____

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

Expansion of existing nonconforming commercial structure to include 4 dwelling units.

5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

D(2) expansion of non-conforming use to include residential units; side yard setback - 5.083' required, 4.5' proposed above the ground floor; floor to ceiling height - 12' maximum, 13' proposed on 1st floor; height: 33' max permitted, 35.5' feet proposed; lot coverage/building coverage - 85%/60% permitted, 100%/90.48% existing and proposed
Rear yard setback: 35' required, 0' existing, 0.50' proposed on the first floor, 35' on 2nd and 3rd.

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

Principal Points to be provided

6. APPLICANT

SHREE SHIVSHANKER REALTY II, LLC

Applicant's Name

161 FRANK ST

Street Address

NUTLEY

NJ

07110

Phone

Fax

City

State

Zip

e-Mail address

**7.
OWNER**

SAME

Owner's Name

Street Address

Phone

Fax

City

State

Zip

**8.
APPLICANT'S
ATTORNEY**

Stephen Joseph, Esq.

Attorney's Name

236A NEWARK AVENUE

Street Address

THE CHERAMI LAW FIRM

Firm's Name

JERSEY CITY NEW JERSEY 07302

City

State

Zip

201.433.9000

201.603.6489

Phone

Fax

SJoseph@CHERAMILAW.COM

e-mail address

**9.
PLAN
PREPARERS**

Engineer's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Surveyor's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Mukti Bajaj 988800

Architect's Name & License Number

123 Town Sqaure Place #182

Street Address

Mukti Architecture

Firm's Name

Jersey City NJ

07302

City

State

Zip

201.839.2600

Phone

Fax

Mukti@MuktiArchtiecture.com

e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):

3750 sf **37.50 x 100** (dimensions)
Zone District(s): **R-1**Present use: **COMMERCIAL**Redevelopment Area:
Historic District:**N/A**Check all that
apply for present
conditions:

- ☐
- Conforming Use
-
- ☐
- Conforming Structure
-
- ☐
- Vacant Lot

- ☒
- Non-Conforming Use
-
- ☒
- Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Check all that Apply:

☐ Application for a new building on
undeveloped tract

☒ Application for new use of
existing building

☐ Application for use of a
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no
Is demolition proposed? ☐ yes ☒ no If yes, is building 150+ years old? ☐ yes age: **n/a** ☒ noNumber of New Buildings: **0**

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	1	13	3	35.5
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:

Residential	4300	sf
Retail	3393	sf
Office	0	sf
Industrial	0	sf
Parking Garage	0	sf
Other	0	sf
TOTAL:	7693	sf

Number of dwelling units (if applicable):

Studio	0	units
1 bedroom	0	units
2 bedroom	4	units
3 bedroom	0	units
4+ bedroom	0	units
TOTAL:	4	units

Number of lots before subdivision:

n/a

Number of lots after subdivision:

n/a

% of lot to be covered by buildings:

100 %

% of lot to be covered by buildings & pavement:

90.48 %

Gross floor area (GFA):

7693 sf

Floor Area Ratio (FAR):

2.05

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / Dimensions: 0
 Number of loading spaces & dimensions: number: 0 / Dimensions: 0

Number of Signs: 0
 Height of monument and/or pylon signs: 0

12. INFRA- STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	☐ Yes	☐ No
Size		
Material		
Does the existing water service have a curb stop?	☐ Yes	☐ No
Is there existing combined fire/domestic service?	☐ Yes	☐ No
Is there existing domestic service only?	☐ Yes	☐ No
Is new water service being proposed?	☐ Yes	☐ No
Is there new combined fire/domestic service?	☐ Yes	☐ No
Is there new domestic service only?	☐ Yes	☐ No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	☐ Yes	☐ No
Size		
Material		
Will there be sewer curb cleanout?	☐ Yes	☐ No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	☐ Yes	☐ No
Is new sewer service proposed?	☐ Yes	☐ No
Are storm drains proposed?	☐ Yes	☐ No
Are any new streets or utility extensions proposed?	☐ Yes	☐ No
MISC		
Are existing streets being widened	☐ Yes	☐ No
Are utilities underground	☐ Yes	☐ No
Is site in a flood plain?	☐ Yes	☐ No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	☐ Yes	☐ No _____
Are any structures being removed?	☐ Yes	☐ No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	☐ Yes	☐ No
Is the property within 200 feet of an adjacent municipality? If yes, which?	☐ Yes	☐ No
Municipalities:		
Is the property on a County Road?	☐ Yes	☐ No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	☐ Yes	☐ No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	☐ Yes	☐ No

**13.
TYPE OF
DEVELOPMENT**

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units		0	
Conversion from a non-residential structure to a structure containing residential units	0	0	0
Conversion from market rate housing units to NJ COAH defined affordable housing units	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	0	0
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	0	0
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
A1: Assembly uses including concert halls and TV studios.	0	0
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
A4: Assembly uses including arenas, skating rinks and pools.	0	0
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
E: Schools K – 12	0	0
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
R1: Hotels, motels and dormitories	0	00
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

14.
APPROVAL
HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. ☒ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		☐	☐	
Site Plan		☐	☐	
Variance(s)		☐	☐	
Building Permit		☐	☐	

15.
FEES
(see attached fee
schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

16.
ATTACHMENTS

Please Attach the required additional forms and information, if applicable (see attached **FORMS** and **CHECKLISTS**)

17.
CERTIFICATION

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

Signature of Applicant

Stephen Joseph
Stephen Joseph
An Attorney at Law of
The State of New Jersey

Property Owner Authorizing Application if
other than Applicant

Joseph E. Hajjar, Jr., Esq.
Notary Public

Joseph E. Hajjar, Jr., Esq.
Attorney-at-Law
State of New Jersey



CITY OF JERSEY CITY

Office of the City Assessor
280 Grove Street, Room 116
Jersey City, New Jersey 07302
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

October 3, 2019

PROPERTY LOCATION OF APPLICATION: 185 Mallory Avenue

BLOCK(S): 19106 LOT(S): 6

NAME OF APPLICANT: The Cherami Law Firm, LLC
236A Newark Avenue
Jersey City, NJ 07302

APPLICANT'S TELEPHONE #: (201) 413-9000

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

C E R T I F I E D

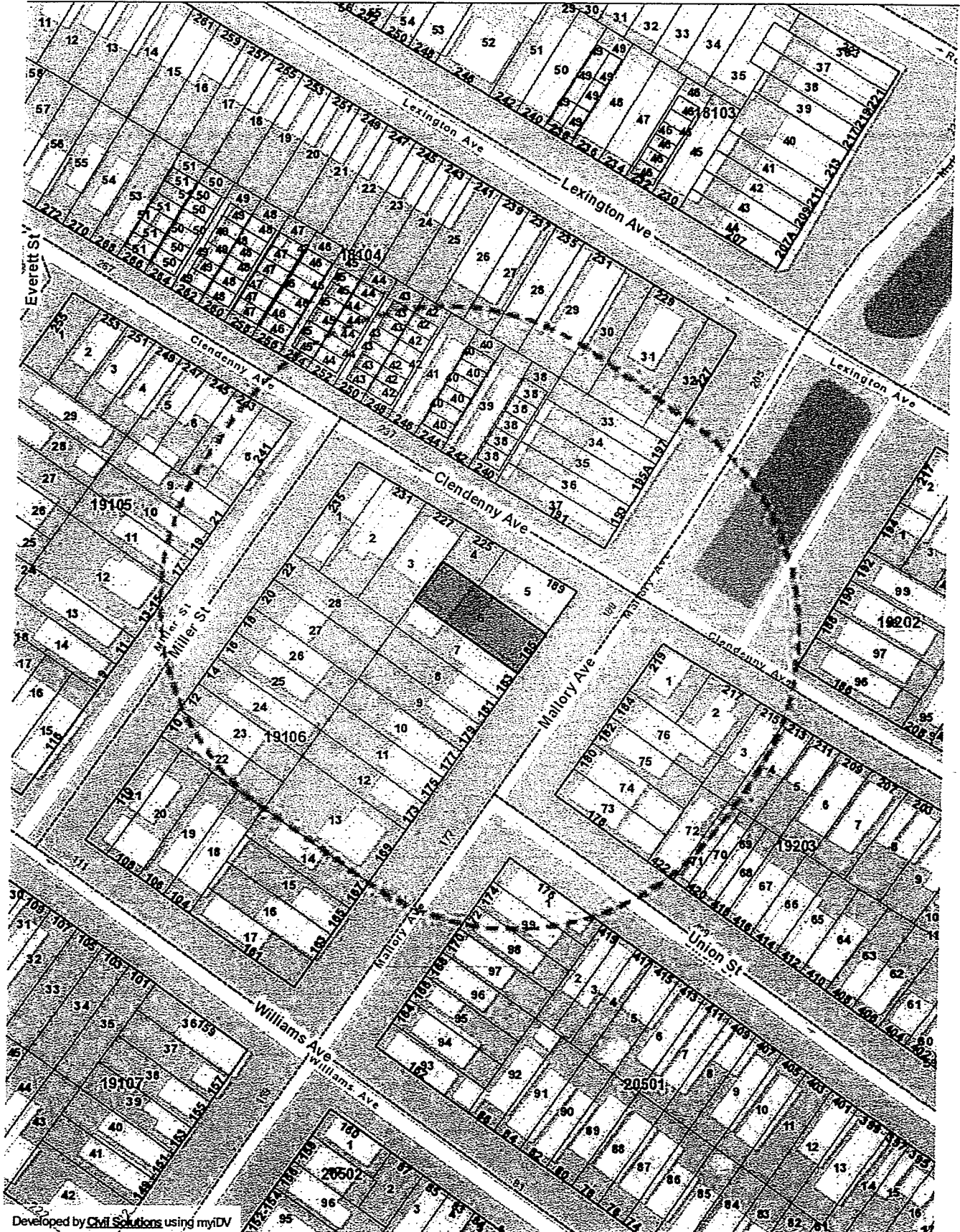
EDUARDO TOLOZA, City Assessor

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



Developed by Civil Solutions using myiDV



CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 19106 - Lot 6

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

Property Location: 185 Mallory Avenue

Date: October 3, 2019

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
18104	26		239 LEXINGTON AVE.	JEANNE CORP. %PATRICK DI SANTIS	211 SOUTH HILL ROAD	COLONIA, NJ	07067
18104	27		237 LEXINGTON AVE.	237 LEXINGTON AVENUE LLC%P.AYTUG	37-18 NORTHERN BLVD.#417	LONG ISLAND CITY, N.Y.	11101
18104	28		235 LEXINGTON AVE.	235 LEXINGTON, LLC	3 DELAMETER COURT	FLEMINGTON, NJ	08822
18104	29		231 LEXINGTON AVE.	JEANNE CORP. C/O PATRICK DISANTO	211 SOUTH HILL ROAD	COLONIA, NJ	07067
18104	30		229.5 LEXINGTON AVE.	GUSTAFSON,VICTORIA L.	229 LEXINGTON AVENUE	JERSEY CITY, NJ	07304
18104	31		229 LEXINGTON AVE.	GUSTAFSON,VICTORIA L.	229 LEXINGTON AVE.	JERSEY CITY, N.J.	07304
18104	32		227 LEXINGTON AVE.	GUSTAFSON,VICTORIA L.	229 LEXINGTON AVE.	JERSEY CITY, NJ	07304
18104	33		197 MALLORY AVE.	SWT REALTY, LLC	338 CATOR AVE.	JERSEY CITY, N.J.	07305
18104	34		195A MALLORY AVE.	ISIDRO, GUILLERMO D. & ZENaida C.	225 GRAND ST., #824	JERSEY CITY, NJ	07302
18104	35		193A MALLORY AVE.	RAZON REALTY, LLC & TOMATE, A. & C.	201 AVENUE B	BAYONNE, N.J.	07002
18104	36		193 MALLORY AVE.	YU, SHI LING	193 MALLORY AVE.	JERSEY CITY, NJ	07304
18104	37		191 MALLORY AVE.	191 MALLORY AVE, LLC	191 MALLORY AVENUE	JERSEY CITY, NJ	07304
18104	38		240 CLENDENNY AVE.	240 CLENDENNY AVE.CONDOMINIUM ASSOC	240 CLENDENNY AVE.	JERSEY CITY, NJ	07304
18104	38	C0001	240 CLENDENNY AVE.	AMAHOU, MOHAMED	149 BENTLEY AVE. APT#E1	JERSEY CITY, NJ	07304
18104	38	C0002	240 CLENDENNY AVE.	DEMREE, OLIVER	240 CLENDENNY AVE. #2	JERSEY CITY, NJ	07305
18104	38	C0003	240 CLENDENNY AVE.	ALAMI, AHMED	14 MSGR.WOJTYCHA DR.	JERSEY CITY, NJ	07305
18104	38	C0004	240 CLENDENNY AVE.	RAMIREZ, ALEJANDRA	14 MSGR. WOJTYLHA DR.	JERSEY CITY, NJ	07305
18104	38	C0005	240 CLENDENNY AVE.	RAMIREZ, A. & AMAHOU, M. & ALAMI A	14 MSGR. WOJTYCHA DR.	JERSEY CITY, NJ	07305

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
18104	39		242 CLENDENNY AVE.	BORDA, ALBERTO & MARIA BORDA	242 CLENDENNY AVE.	JERSEY CITY, N.J.	07304
18104	40		244 CLENDENNY AVE.	244 CLENDENNY AVE.CONDO.ASSOC.,	244 CLENDENNY AV.	JERSEY CITY, NJ	07304
18104	40	C0001	244 CLENDENNY AVE.	YABLONOVSKIY, MAKSIM	244 CLENDENNY AVE.#1	JERSEY CITY, NJ	07304
18104	40	C0002	244 CLENDENNY AVE.	DANILCHENKO, VLADIMIR	244 CLENDENNY AVE.#2	JERSEY CITY, N.J.	07304
18104	40	C0003	244 CLENDENNY AVE.	GUNNESS, ROBERT	244 CLENDENNY AVE. UNIT#3	JERSEY CITY, NJ	07304
18104	40	C0004	244 CLENDENNY AVE.	VADAI, EYAL	388 SECOND AVE.UNIT#443	NEW YORK, NY	10010
18104	40	C0005	244 CLENDENNY AVE.	GUNNESS, ROBERT S.	1001 GARFIELD AVE	JERSEY CITY, NJ	07304
18104	40	C0006	244 CLENDENNY AVE.	VADAI, EYAL	388 SECOND AVE.. #443	NEW YORK, NY	10010
18104	41		246 CLENDENNY AVE.	BROVHA-JC LLC.	1153 BUCKWALD CT.	LAKEWOOD, NJ.	08870
18104	42		248 CLENDENNY AVE.	WINDHAM CONDOMINIUM ASSOCIATION	248 CLENDENNY AVE.	JERSEY CITY, NJ	07304
18104	42	C0001	248 CLENDENNY AVE.	PARRA, CLAUDIA	248 CLENDENNY AVE #1	JERSEY CITY, NJ	07304
18104	42	C0002	248 CLENDENNY AVE.	PERSAUD, HARRY	144 GREENVILLE AVENUE	JERSEY CITY, NJ	07305
18104	42	C0003	248 CLENDENNY AVE.	R.M.A. ASSOCIATION, LLC.	149 BENTLEY AVE., #E1	JERSEY CITY, NJ	07304
18104	42	C0004	248 CLENDENNY AVE.	RAMIREZ, ALEJANDRA & OUADGHIRI,M.	14 MSGR WOJTYCHA DR.,#2	JERSEY CITY, NJ	07305
18104	42	C0005	248 CLENDENNY AVE.	BARRY, MAMADOU SALIOU	248 CLENDENNY AVE. UNIT#5	JERSEY CITY, N.J.	07304
18104	42	C0006	248 CLENDENNY AVE.	AMAHOU, MOHAMED&ZROURI,ABDELLATIF	248 CLENDENNY AVENUE,#6	JERSEY CITY N.J.	07304
18104	43		250 CLENDENNY AVE.	CRESTWOOD CONDOMINIUM ASSOCIATION	250 CLENDENNY AVE.	JERSEY CITY, NJ	07304
18104	43	C0001	250 CLENDENNY AVE.	SINGLETON, LETHA M.	55 LOCUST ST.	JERSEY CITY, N.J.	07305
18104	43	C0002	250 CLENDENNY AVE.	LAMBERT, KATIA	250 CLENDENNEY AVE., #2	JERSEY CITY, N.J.	07304
18104	43	C0003	250 CLENDENNY AVE.	COFIELD, KATHRYN & JORGA MARIO	250 CLENDENNY AVE., #3	JERSEY CITY, N.J.	07304
18104	43	C0004	250 CLENDENNY AVE.	GOTHAM CAPITAL VENTURES LLC	244 CLENDENNT AVE	JERSEY CITY, NJ	07304
18104	43	C0005	250 CLENDENNY AVE.	KING, LARRY JR.,	250 CLENDENNY AVE., #5	JERSEY CITY, N.J.	07304
18104	43	C0006	250 CLENDENNY AVE.	KAMAL, EWA	250 CLENDENNY AVE., #6	JERSEY CITY, NJ	07304
18104	44		252 CLENDENNY AVE.	LAUREN CONDOMINIUM	252 CLENDENNY AVE.	JERSEY CITY, NJ	07304
18104	44	C0002	252 CLENDENNY AVE.	EBARDO, MAE LUCILLE	259 CLENDENNY AVE. #1	JERSEY CITY, N.J.	07304
18104	44	C0003	252 CLENDENNY AVE.	LORA, EDWARD & JUDY, FRANCO-LORA	220 HILLSIDE AVENUE	BERGENFIELD, NJ	07621

BLOCK.	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
18104	44	C0004	252 CLENDENNY AVE.	STASS, ANTHONY T.	35 PALISADE AVE., #464	JERSEY CITY, NJ	07306
18104	44	C0005	252 CLENDENNY AVE.	MBOYA, VERNETTE	252 CLENDENNY AVE. UNIT 5	JERSEY CITY, N.J.	07304
18104	44	C0006	252 CLENDENNY AVE.	BESSONE, ROSE MARIA	252 CLENDENNY AVE. #6	JERSEY CITY, NJ	07304
18104	45		254 CLENDENNY AVE.	ASHLEY CONDOMINIUM	254 CLENDENNY AVE.	JERSEY CITY, NJ	07304
18104	45	C0005	254 CLENDENNY AVE.	PJS PROPERTIES, LLC.	8 MURPHY DR	BRIDGEWATER, NJ	08807
18104	45	C0006	254 CLENDENNY AVE.	RAZON, HIYASMIN T.	254 CLENDENNY AVE. UNIT 6	JERSEY CITY, N.J.	07304
19105	7		243 CLENDENNY AVE.	JVIC MANAGEMENT LLC.	344 GROVE ST STE 13	JERSEY CITY, NJ	07302
19105	8		241 CLENDENNY AVE.	LATIF, MOHAMMED	22 CHOPIN CT	JERSEY CITY, NJ	07302
19105	9		21 MILLER ST.	GARNIER, ELBA	21 MILLER ST.	JERSEY CITY, N.J.	07304
19105	10		19 MILLER ST.	BLUMETTI, ROSE MARIE	19 MILLER ST.	JERSEY CITY, NJ	07304
19105	11		17 MILLER ST.	VARGAS, SANDRA T. & PABLO C.	17 MILLER STREET	JERSEY CITY, NJ	07304
19105	12		13-15 MILLER ST.	HUDSON MILESTONES, INC	365-381 CLENDENNY AVE	JERSEY CITY, NJ	07304
19106	1		235 CLENDENNY AVE.	MOYD, LISA DOBSON	235 CLENDENNY AVE.	JERSEY CITY, NJ	07304
19106	2		231 CLENDENNY AVE.	MALIK, ABDUL J., & MARYAM	231 CLENDENNY AVE.	JERSEY CITY, NJ	07304
19106	3		227 CLENDENNY AVE	WONG, WING KWONG, MEL LING & CHENG B.	227 CLENDENNY AVE.	JERSEY CITY, NJ	07304
19106	4		225 CLENDENNY AVE.	TRAN, THANHAN T.	221 CLENDENNY AVE.	JERSEY CITY, N.J.	07304
19106	5		189 MALLORY AVE.	TRAN, THANHAN T.	221 CLENDENNY AVE.	JERSEY CITY, N.J.	07304
19106	7		183 MALLORY AVE.	LIZANO, CARLOS H.	183 MALLORY AVE.	JERSEY CITY, NJ	07304
19106	8		181 MALLORY AVE.	RODRIGUEZ, DORIS & LUIS HERNANDEZ	181 MALLORY AVE.	JERSEY CITY, N.J.	07304
19106	9		179 MALLORY AVE.	GOMEZ, LUIS F.	179 MALLORY AVE.	JERSEY CITY, N.J.	07304
19106	10		177 MALLORY AVE.	SIAPNO, DONATO & VICTORIA	177 MALLORY AVE.	JERSEY CITY, N.J.	07304
19106	11		175 MALLORY AVE.	DE LOS REYES, JASMIN	19 WILLIAMS AVE	JERSEY CITY, NJ	07304
19106	12		173 MALLORY AVE.	173 MALLORY AVE LLC.	344 GROVE ST. #134	JERSEY CITY, N.J.	07302
19106	13		169 MALLORY AVE.	TOAN, MINH DUC	169 MALLORY AVE.	JERSEY CITY, N.J.	07304
19106	22		10 MILLER ST.	AHMAD, IFTIKHAR	10 MILLER ST.	JERSEY CITY, N.J.	07304
19106	23		12 MILLER ST.	AHMAD, IFTIKHAR	12 MILLER ST.	JERSEY CITY, N.J.	07304

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
19106	24		14 MILLER ST.	14 MILLER ST LLC	P.O. BOX 1012	LODI, NJ	07644
19106	25		16 MILLER ST.	ROY, SOMESWAR	16 MILLER ST.	JERSEY CITY, NJ	07304
19106	26		18 MILLER ST.	SILVA, OSCAR & ZENOBI	18 MILLER ST.	JERSEY CITY, N.J.	07304
19106	27		20 MILLER ST.	MAZZEI, PETER J.	20 MILLER ST.	JERSEY CITY, N.J.	07304
19106	28		22 MILLER ST.	MAZZEI, PETER J.	20 MILLER ST.	JERSEY CITY, N.J.	07304
19203	1		219 CLENDENNY AVE.	HERNANDEZ, RICARDO & UMANZOR, LESBY	219 CLENDENNY AVE.	JERSEY CITY, NJ	07304
19203	2		217 CLENDENNY AVE.	IBE, CATALINA; LIM, DIVINE & CHRISTIAN	217 CLENDENNY AVE.	JERSEY CITY, NJ	07304
19203	3		215 CLENDENNY AVE.	VEERBROTHER, LLC	25 LOGAN AVE.	JERSEY CITY, NJ	07306
19203	4		213 CLENDENNY AVE.	UFONDI, HARRISON	213 CLENDENNY AVE.	JERSEY CITY, NJ	07304
19203	71		420A UNION ST.	FREMANTLE URF, LLC % DIXON ADVISORY	1000 PLAZA 2, 10TH FL	JERSEY CITY, NJ	07310
19203	72		422 UNION ST.	PALACIO, JULIET G.	422 UNION ST.	JERSEY CITY, NJ	07304
19203	73		178 MALLORY AVE.	178 MALLORY REALTY, LLC	178 MALLORY AVE.	JERSEY CITY, NJ	07304
19203	74		180 MALLORY AVE.	AHMAD, JIBRAN	180 MALLORY AVENUE	JERSEY CITY, N.J.	07304
19203	75		182 MALLORY AVE.	MAYER, CHAIM	100 SPENCER ST., #2B	BROOKLYN, NY.	11205
19203	76		184 MALLORY AVE.	PHONG, TRAN DUC	184 MALLORY AVE.	JERSEY CITY, N.J.	07304
20501	1		176 MALLORY AVE.	176 MALLORY HOLDINGS, LLC	176 MALLORY AVE.	JERSEY CITY, NJ	07304
20501	98		172 MALLORY AVE.	LHAH, SYED KAMRAN	172 MALLORY AVENUE	JERSEY CITY, NJ	07304
20501	99		174 MALLORY AVE.	BREWER, SONIA PATTERSON & JOHN L.	174 MALLORY AVE.	JERSEY CITY, N.J.	07304

CITY OF JERSEY
DEPARTMENT OF ADMINISTRATION
DIVISION OF TAX COLLECTION
280 GROVE STREET ROOM 101
JERSEY CITY, N.J. 07302
PHONE # 201-547-5125 FAX # 201-547-4254

DATE 10/3/19

THIS IS TO CERTIFY THAT REAL ESTATE TAXES ON
BLOCK 19106 LOT 6 QUALIFIER _____
ALSO KNOWN AS 185 Maloney Ave

JERSEY CITY, NJ. ARE AS FOLLOWS

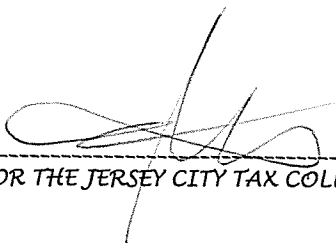
____ TAX EXEMPT

✓
____ PAID TO DATE

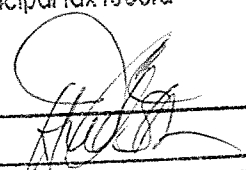
____ OPEN TAXES

____ LIEN

THIS CERTIFICATION IS ISSUE FOR ANY LEGAL INTENT AND PURPOSE IT MAY SERVE



FOR THE JERSEY CITY TAX COLLECTOR

I verify that this information accurately reflects the municipal tax record	
Tax Collector	
Municipality:	_____
County:	_____

