



# CITY OF JERSEY CITY

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

**EDUARDO TOLOZA, CITY ASSESSOR**

**April 27, 2023**

**PROPERTY LOCATION OF APPLICATION: 75 Crescent Avenue**

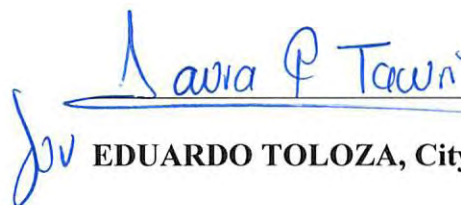
**BLOCK(S): 16902      LOT(S): 29**

**NAME OF APPLICANT: Jennifer J. Bogdanski, 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 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





# CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 16902 - Lot 29

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

Property Location: 75 Crescent Avenue

Date: April 27, 2023

| BLOCK | LOT | QUAL | PROPERTY LOCATION       | OWNERS NAME                        | MAILING ADDRESS           | CITY / STATE    | ZIP CODE |
|-------|-----|------|-------------------------|------------------------------------|---------------------------|-----------------|----------|
| 16901 | 8   |      | 106-108 MONTICELLO AVE. | MONTICELLO REALTY, LLC.            | 1729 JOHN F KENNEDY BLVD. | JERSEY CITY, NJ | 07305    |
| 16901 | 9   |      | 21 BRINKERHOFF ST.      | MONTICELLO REALTY, LLC.            | 1729 JOHN F KENNEDY BLVD. | JERSEY CITY, NJ | 07305    |
| 16901 | 10  |      | 17 BRINKERHOFF ST.      | MONTICELLO REALTY, LLC.            | 1729 JOHN F KENNEDY BLVD. | JERSEY CITY, NJ | 07305    |
| 16901 | 11  |      | 11-15 BRINKERHOFF ST.   | CHRIST EVANGELICAL LUTHERAN CHURCH | 9 BRINKERHOFF STREET      | JERSEY CITY, NJ | 07304    |
| 16901 | 12  |      | 9 BRINKERHOFF ST.       | CHRIST EVANGELICAL LUTHERAN CHURCH | 9 BRINKERHOFF STREET      | JERSEY CITY, NJ | 07304    |
| 16901 | 13  |      | 59 CRESCENT AVE.        | PASTULA,NICHOLAS & RODRIGUEZ,LISA  | 59 CRESCENT AVE.          | JERSEY CITY, NJ | 07304    |
| 16902 | 1   |      | 110 MONTICELLO AVE.     | FUSSION,LLC & SALVADOR,JUAN L JR   | 110 MONTICELLO AVE.       | JERSEY CITY, NJ | 07304    |
| 16902 | 2   |      | 112 MONTICELLO AVE.     | ARTIFACT REALTY LLC.               | 112 MONTICELLO AVE.       | JERSEY CITY, NJ | 07304    |
| 16902 | 3   |      | 114 MONTICELLO AVE.     | CBSTUDIO LLC                       | 159 2ND ST.,#407          | JERSEY CITY, NJ | 07302    |
| 16902 | 4   |      | 116 MONTICELLO AVE.     | BY BARAK, LLC                      | 116 MONTICELLO AVE.       | JERSEY CITY, NJ | 07305    |
| 16902 | 5   |      | 118 MONTICELLO AVE.     | 120 MONTICELLO LLC.                | 14 EDEN ROAD              | LIDO BEACH, NY  | 11561    |
| 16902 | 6   |      | 120 MONTICELLO AVE.     | 120 MONTICELLO, LLC.               | 497 WEST SIDE AVE #101    | JERSEY CITY, NJ | 07304    |
| 16902 | 7   |      | 124 MONTICELLO AVE.     | 120 MONTICELLO, LLC.               | 497 WEST SIDE AVE.,#101   | JERSEY CITY, NJ | 07304    |
| 16902 | 8   |      | 126 MONTICELLO AVE.     | 126 MONTICELLO,LLC                 | 218 WARREN AVE., 1ST FL   | FORT LEE, NJ    | 07024    |
| 16902 | 9   |      | 128 MONTICELLO AVE.     | URBAN NOW, LLC                     | 32 NEVILLE DR             | LINCROFT, NJ    | 07738    |
| 16902 | 10  |      | 130 MONTICELLO AVE.     | MACHSEH, LLC.                      | 130 MONTICELLO AVE.       | JERSEY CITY, NJ | 07304    |
| 16902 | 11  |      | 132 MONTICELLO AVE.     | BERLAS, JUNAID                     | 58 HENRY STREET           | JERSEY CITY, NJ | 07306    |

| BLOCK | LOT | QUAL | PROPERTY LOCATION   | OWNERS NAME                         | MAILING ADDRESS           | CITY / STATE           | ZIP CODE |
|-------|-----|------|---------------------|-------------------------------------|---------------------------|------------------------|----------|
| 16902 | 12  |      | 134 MONTICELLO AVE. | JENKINS, DONDI                      | 134 MONTICELLO AVE.       | JERSEY CITY, N.J.      | 07304    |
| 16902 | 17  |      | 111 ASTOR PL.       | NJ SCHOOLS DEVELOPMENT AUTHORITY    | P.O. BOX 991              | TRENTON, N.J.          | 08625    |
| 16902 | 18  |      | 109 ASTOR PL.       | NJ SCHOOLS DEVELOPMENT AUTHORITY    | P.O. BOX 991              | TRENTON, N.J.          | 08625    |
| 16902 | 19  |      | ASTOR PL.           | BOARD OF EDUCATION OF J C           | 346 CLAREMONT AVE.        | JERSEY CITY, N.J.      | 07305    |
| 16902 | 20  |      | 107 ASTOR PL.       | NJ SCHOOLS DEVELOPMENT AUTHORITY    | P.O. BOX 991              | TRENTON, N.J.          | 08625    |
| 16902 | 21  |      | 105 ASTOR PL.       | BOARD OF EDUCATION OF J C           | 346 CLAREMONT AVE.        | JERSEY CITY, N.J.      | 07304    |
| 16902 | 22  |      | 103 ASTOR PL.       | BOARD OF EDUCATION OF J C           | 346 CLAREMONT AVE.        | JERSEY CITY, N.J.      | 07305    |
| 16902 | 23  |      | 91 ASTOR PLACE      | BOARD OF EDUCATION OF J C           | 346 CLAREMONT AVE.        | JERSEY CITY, N.J.      | 07305    |
| 16902 | 24  |      | 83-81 CRESCENT AVE. | NJ SCHOOLS DEVELOPMENT AUTHORITY    | P.O. BOX 991              | TRENTON, N.J.          | 08625    |
| 16902 | 25  |      | 79 CRESCENT AVE.    | 79 CRESCENT AVE.CONDOMINIUM ASSOC., | 79 CRESCENT AVE.          | JERSEY CITY, NJ        | 07304    |
| 16902 | 26  |      | CRESCENT AVE.       | BOARD OF EDUCATION OF J C           | 346 CLAREMONT AVE.        | JERSEY CITY, N.J.      | 07305    |
| 16902 | 27  |      | 77 CRESCENT AVE.    | 77 CRESCENT AVE.CONDO.ASSOC.%ARDENT | 332 MONTGOMERY ST.        | JERSEY CITY, NJ        | 07302    |
| 16902 | 28  |      | CRESCENT AVE.       | BOARD OF EDUCATION OF J C           | 346 CLAREMONT AVE.        | JERSEY CITY, N.J.      | 07305    |
| 16902 | 30  |      | 73 CRESCENT AVE.    | CARTER, PETER                       | 73 CRESCENT AVE.          | JERSEY CITY, NJ        | 07304    |
| 16902 | 31  |      | 71 CRESCENT AVE.    | NJ SCHOOLS DEVELOPMENT AUTHORITY    | 1 WEST STATE ST.PO BOX991 | TRENTON, NJ            | 08625    |
| 16902 | 32  |      | 65 CRESCENT AVE.    | BAUMANN, BRIAN                      | 65 CRESCENT AVE.          | JERSEY CITY, N.J.      | 07304    |
| 16902 | 33  |      | 10 BRINKERHOFF ST.  | BRG DEVELOPMENT, LLC.               | 10 BRINKERHOFF ST.        | JERSEY CITY, NJ        | 07304    |
| 16902 | 34  |      | 12 BRINKERHOFF ST.  | TRIKHA, BALBIR K. & SUMAN           | 1 DONSEN LANE             | SCOTCH PLAINS, N.J.    | 07076    |
| 16902 | 35  |      | 14 BRINKERHOFF ST.  | NOWROUZI, BAHMAN                    | 14 BRINKERHOFF ST.        | JERSEY CITY, N.J.      | 07304    |
| 16902 | 36  |      | 16 BRINKERHOFF ST.  | 26-28 CLINTON AVE.CORP.%N. OSTROW   | 35 JOURNAL SQ.,#214       | JERSEY CITY, NJ        | 07306    |
| 16902 | 37  |      | 18 BRINKERHOFF ST.  | NASS, AARON                         | 350 VIZCAYA DR.           | PALM BEACH GARDENS, FL | 07307    |
| 16902 | 38  |      | 20 BRINKERHOFF ST.  | SPIGAI, CHRISTIN & FROSTICK, SIMON  | 20 BRINKERHOFF ST.        | JERSEY CITY, NJ        | 07304    |
| 16902 | 39  |      | 22 BRINKERHOFF ST.  | FRAZIER, DEBORAH                    | 22 BRINKERHOFF ST.        | JERSEY CITY, N.J.      | 07304    |
| 16902 | 40  |      | 24 BRINKERHOFF ST.  | FRAZIER, DEBORAH                    | 24 BRINKERHOFF ST.        | JERSEY CITY, NJ        | 07304    |
| 17001 | 18  |      | 60 CRESCENT AVE.    | BOARD OF EDUCATION                  | 346 CLAREMONT AVE.        | JERSEY CITY, NJ        | 07305    |

| BLOCK | LOT | QUAL | PROPERTY LOCATION | OWNERS NAME                   | MAILING ADDRESS          | CITY / STATE    | ZIP CODE |
|-------|-----|------|-------------------|-------------------------------|--------------------------|-----------------|----------|
| 17001 | 19  |      | 90 CRESCENT AVE.  | MATTA,MATTA E. & REZK,HANY R. | 90 CRESCENT AVE.         | JERSEY CITY, NJ | 07304    |
| 17001 | 20  |      | 92 CRESCENT AVE.  | MATTA, MATTA E.               | 92 CRESCENT AVE.         | JERSEY CITY, NJ | 07304    |
| 17001 | 21  |      | 81 ASTOR PL.      | 81 ASTOR PLACE HOLDINGS LLC   | 1274 49TH STREET         | BROOKLYN, NY    | 11219    |
| 17001 | 22  |      | 79 ASTOR PL.      | RAMIREZ, FIDEL                | 300 COMMUNIPAW AVE., #11 | JERSEY CITY, NJ | 07304    |