



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

July 19, 2022

PROPERTY LOCATION OF APPLICATION: 808 & 813 Pavonia Ave., 132-140 Van Reipen Ave., 270 Magnolia Ave and 54 Journal Square

BLOCK(S) / LOT(S): 9404 / 34, 35 & 41 and 10601 / 38, 39 & 41

NAME OF APPLICANT: Nancy A. Skidmore, Esq.
c/o Connell Foley, LLP
Harborside 5
185 Hudson Street
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

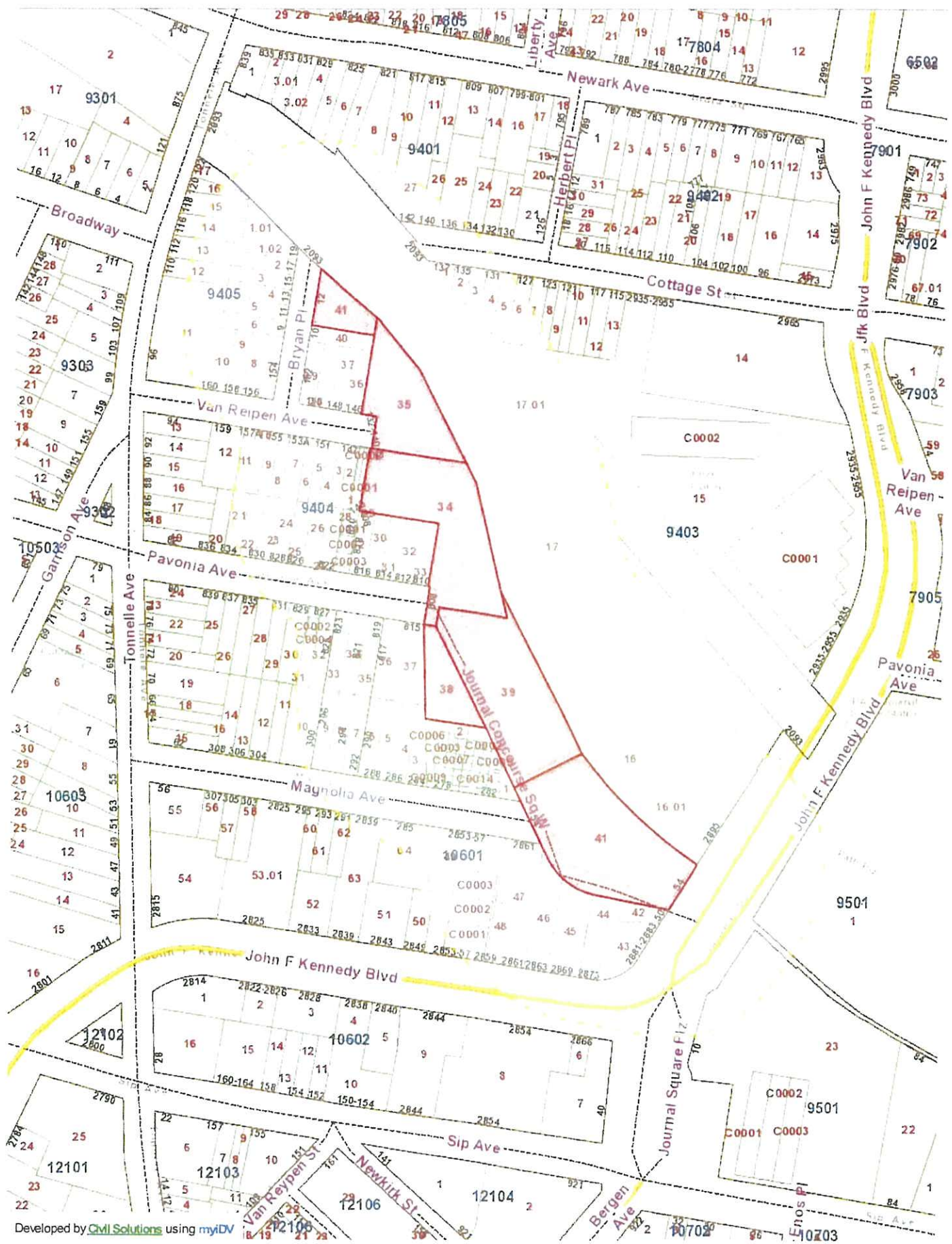

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Also be advised that the following companies must be notified:

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): 9404/34, 35 & 41 and 10601/38, 39 & 41

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

Property Location: 800, 813 Pavonia Ave., 132-140 Van Reipen Ave., 12 Bryan Pl., 270 Magnolia Ave.
and 54 Journal Square

Date: July 19, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
9401	5		827 NEWARK AVE.	RADIA INVESTMENT, LLC.	215 SIP AVE.	JERSEY CITY, NJ	07306
9401	6		825 NEWARK AVE.	RADIA INVESTMENT, LLC.	215 SIP AVE.	JERSEY CITY, NJ	07306
9401	7		823 NEWARK AVE.	VRAJ REALTY, LLC	148 LAWRENCE DR.	PARAMUS, NJ	07652
9401	8		821 NEWARK AVE.	KO, ON PUI & MUN YEE	2 CRANE ST.	LITTLE FALLS, N.J.	07424
9401	9		819 NEWARK AVE.	JULIET REALTY, LLC	1600 SOUTH OCEAN DR #8G	HOLLYWOOD, FL	33019
9401	24		134 COTTAGE ST.	134 COTTAGE ST., LLC.	134 COTTAGE ST.	JERSEY CITY, NJ	07306
9401	25		136 COTTAGE ST.	817 ASSOCIATES, LLC % RAJENDRA PATEL	813 NEWARK AVE.	JERSEY CITY, N.J.	07306
9401	26		140 COTTAGE ST.	817 ASSOCIATES, LLC % RAJENDRA PATEL	813 NEWARK AVE.	JERSEY CITY, N.J.	07306
9401	27		142 COTTAGE ST.	817 ASSOCIATES, LLC % RAJENDRA PATEL	813 NEWARK AVE.	JERSEY CITY, N.J.	07306
9403	1.01		137 COTTAGE ST.	817 ASSOCIATES, LLC % RAJENDRA PATEL	813 NEWARK AVE.	JERSEY CITY, NJ	07306
9403	2		135 COTTAGE ST.	PAGUILIGAN, CESAR & EMERLITA	135 COTTAGE ST.	JERSEY CITY, N.J.	07306
9403	3		133 COTTAGE ST.	MIR, SABIH U. & TAHIRA S.	133 COTTAGE ST.	JERSEY CITY, N.J.	07306
9403	4		131 COTTAGE ST.	AGSAOAY, TESSIE	131 COTTAGE ST.	JERSEY CITY, NJ	07306
9403	5		129 COTTAGE ST.	PATEL, GHELABHAI & SAVITABEN	129 COTTAGE ST.	JERSEY CITY, N.J.	07306
9403	6		127 COTTAGE ST.	R & J PROPERTIES HOLDING LLC.	741 10TH ST., #B	SECAUCUS, NJ	07094
9403	7		125 COTTAGE ST.	R & J PROPERTIE HOLDINGS, LLC.	741 10TH ST., #B	SECAUCUS, NJ	07094
9403	8		123 COTTAGE ST.	EM ASSETS, LLC	60 BROOKS BEND	PRINCETON, NJ	08540

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
9403	9		121 COTTAGE ST.	DARSH REALTY, LLC	10 MALLARD PLACE	SECAUCUS, NJ	07094
9403	15		2935-2955 KENNEDY BLVD.	2 JOURNAL SQUARE CONDO ASSOC.	152 W. 57TH ST.	NEW YORK, NY	10019
9403	16		2895 KENNEDY BLVD.	CONSOLIDATED RAILROAD	P.O. BOX 8499	PHILADELPHIA, PA	19101
9403	16.01		2895 KENNEDY BLVD	MARTIN GOLDMAN, LLC % CH MARTIN	26 INDUSTRIAL AVE.	FAIRVIEW, NJ	07022
9403	17		2093 KENNEDY BLVD.	CONSOLIDATED RAIL/PATH	P.O. BOX 8499	PHILADELPHIA, PA	19101
9403	17.01		2093 KENNEDY BLVD.	HARTZ MT. INDUSTRIES INC.	400 PLAZA DR.	SECAUCUS, NJ	07094
9404	1		143 VAN REIPEN AVE.	143 VAN REIPEN CONDOMINIUM	143 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
9404	2		145 VAN REIPEN AVE.	MODI, RUSHABH & SANGHRAJKA	145 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
9404	3		147 VAN REIPEN AVE.	MODI, RUSHABH & SANGHRAJKA, VIDHI	3033 KENNEDY BLVD. APT 36	JERSEY CITY, N J	07306
9404	4		149 VAN REIPEN AVE.	REYES, JUANA MARGARITA	149 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
9404	5		151 VAN REIPEN AVE.	HERNANDEZ, RICARDO & SOPHIA C.	151 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
9404	6		153 VAN REIPEN AVE.	153 VAN REIPEN AVE., LLC	344 GROVE ST., #134	JERSEY CITY, NJ	07302
9404	7		153A VAN REIPEN AVE.	BRITO, HERON R. & REGINA R.	153A VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
9404	8		155 VAN REIPEN AVE.	STEBLECKI, THERESA MARIE	155 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
9404	9		155A VAN REIPEN AVE.	IGLESIAS, MATTHEW & KRISTINA	155A VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
9404	10		157 VAN REIPEN AVE.	ROLDAN, SENEN B. & FLORA R.	157 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
9404	11		157A VAN REIPEN AVE.	PASTES, LORENZO M. & JARLOC, AGNES M.	157A VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
9404	12		159 VAN REIPEN AVE.	159 VAN REIPEN NJ LLC	159 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
9404	21		834 PAVONIA AVE.	PAN, LUTING & HUA, DANIELLE	834 PAVONIA AVE.	JERSEY CITY, N.J.	07306
9404	22		832 PAVONIA AVE.	SHABAN, MEGAHED D.	832 PAVONIA AVE.	JERSEY CITY, N J	07306
9404	23		830 PAVONIA AVE.	830 PAVONIA LIMITED LIABILITY COMP.	832 PAVONIA AVE.	JERSEY CITY, N.J.	07306
9404	24		828 PAVONIA AVE.	SEELALL, AMANDA J. & VIJAY H.	828 PAVONIA AVE	JERSEY CITY, N.J.	07306
9404	25		826 PAVONIA AVE.	824 PAVONIA, LLC.	175 ANDERSON AVE	MOONACHIE, NJ	07074
9404	26		824 PAVONIA AVE.	824 PAVONIA, LLC.	175 ANDERSON AVE	MOONACHIE, NJ	07074
9404	27		822 PAVONIA AVE.	TRAN, HAI THANH	822 PAVONIA AVE.	JERSEY CITY, NJ	07306

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
9404	28		820 PAVONIA AVE.	820 PAVONIA AVE. CONDOMINIUM ASSOC.,	820 PAVONIA AVE.	JERSEY CITY, NJ	07306
9404	29		818 PAVONIA AVE.	GARZON, LUIS & TANYA	814 PAVONIA AVE.	JERSEY CITY, NJ	07306
9404	30		816 PAVONIA AVE.	CHOSEN ESTATE, LLC.	61 JOANNA WAY	SHORT HILLS, NJ	07078
9404	31		814 PAVONIA AVE.	GARZON, GERMANICO & LIDIA	740 CHESTNUT ST.	KEARNEY, NJ	07032
9404	32		812 PAVONIA AVE.	ROSS, BRUCE & LEI, MIN	812 PAVONIA AVE.	JERSEY CITY, N.J.	07306
9404	33		810 PAVONIA AVE.	BLACK IRON JOURNAL SQUARE, LLC.	34 LEROY ST.	TENAFLY, NJ	07070
9404	34		808 PAVONIA AVE.	L808, B808, C808, & S808, LLC	26 JOURNAL SQ, STE 804	JERSEY CITY, NJ	07306
9404	35		132-140 VAN REIPEN AVE.	L808, B808, C808, & S808, LLC	26 JOURNAL SQ., STE 804	JERSEY CITY, NJ	07306
9404	36		146 VAN REIPEN AVE.	NEGRON, RAMON & MARIA	146 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
9404	37		148 VAN REIPEN AVE.	MACAGNANO, LYNN	148 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
9404	38		150 VAN REIPEN AVE.	GUARANDA, EDWIN & FISCHER, ARACELI	150 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
9404	39		152 VAN REIPEN AVE.	JSQ REIPEN, LLC.	17 WOODTHRUSH CT.	MARLTON, NJ	08053
9404	40		10 BRYAN PL.	RAJU, SUNIL & GADHIRAJU, ANURADHA	21 OLD DUTCH RD.	WARREN, NJ	07059
9404	41		12 BRYAN PL.	L808, B808, C808, & S808, LLC	26 JOURNAL SQ., STE 804	JERSEY CITY, NJ	07306
9405	1.01		21 BRYAN PL.	MUSONY, LLC	59 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
9405	1.02		19 BRYAN PL.	IBRAHIM, HASSAN & ARAFT, ALSAYADA	19 BRYAN PLACE	JERSEY CITY, NJ	07306
9405	2		17 BRYAN PL.	ZIELINSKI, LESZEK & PELAGIA	3049 KENNEDY BLVD.	JERSEY CITY, N.J.	07306
9405	3		15 BRYAN PL.	PREZIUSO, CHRISTINA	15 BRYAN PL.	JERSEY CITY, N.J.	07306
9405	4		13 BRYAN PL.	BANO, SAEEDA	13 BRYAN PL.	JERSEY CITY, N.J.	07306
9405	5		11 BRYAN PL.	DHANI & SON PROPERTY MANAGEMENT, LLC	11 BRYAN PL.	JERSEY CITY, NJ	07306
9405	6		9 BRYAN PL.	HINNENKAMP, MICHAEL & TERRY JUNG	9 BRYAN PL.	JERSEY CITY, N.J.	07306
9405	7		154 VAN REIPEN AVE.	PAN, LUTING & HUA, DANIELLE	154 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
9405	8		156 VAN REIPEN AVE.	FILAK, ANDREW & GRACE	156 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
9405	9		158 VAN REIPEN AVE.	VISTACION, HEUBERTO & AMY	158 VAN REIPEN AVE.	JERSEY CITY, NJ	07306
9405	10		160 VAN REIPEN AVE.	MORCHEL, CHARLES	93 CHERRY STREET	JERSEY CITY, N.J.	07305

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
9405	11		96 TONNELE AVE.	RKS GROUP, LLC	175 ANDERSON AVE.	MOONACHIE, N.J.	07074
9405	12		110 TONNELE AVE.	RKS GROUP, LLC	175 ANDERSON AVE.	MOONACHIE, N.J.	07074
9405	13		112 TONNELE AVE.	TONNELLE OWNER LLC.	1619 45TH ST.	BROOKLYN, NY	11204
9405	14		116 TONNELE AVE.	TONNELLE OWNER LLC.	1619 45TH ST.	BROOKLYN, NY	11204
9405	15		118 TONNELE AVE.	TONNELLE OWNER LLC.	1619 45TH ST.	BROOKLYN, NY	11204
9405	16		120 TONNELE AVE.	SHIVA, LLC.	120-122 TONNELE AVE	JERSEY CITY, NJ	07306
9405	17		122 TONNELE AVE.	SHIVA, LLC.	120-122 TONNELE AVE	JERSEY CITY, NJ	07306
9501	1		PATH PLAZA	PORT AUTHORITY OF NY & NJ	150 GREENWICH ST., FL 15	NEW YORK, NY	10007
9501	23		10 JOURNAL SQ.	ONE JOURNAL SQ. CONDOMINIUM ASSOC.,	10 JOURNAL SQ.	JERSEY CITY, NJ	07306
10601	1		282 MAGNOLIA AVE.	MAGNOLIA TERRACE CONDOMINIUM ASSOCI	282 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
10601	2		278 MAGNOLIA AVE.	MAGNOLIA TERRACE CONDOMINIUM ASSOCI	278 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
10601	3		284 MAGNOLIA AVE.	LU, BIN	169 ROOSEVELT PL. UNIT B	PALISADES PARK, NJ	07650
10601	4		286 MAGNOLIA AVE.	GOMEZ, ILDEFONSO & RAFAEL DIMAREN	286 MAGNOLIA AVE	JERSEY CITY, NJ	07306
10601	5		288 MAGNOLIA AVE.	MOUSTATAFA, SAYED & HALA	288 MAGNOLIA AVE.	JERSEY CITY, N.J.	07306
10601	6		290 MAGNOLIA AVE.	DALAL, NAVIN & ARUNA	290 MAGNOLIA AVE	JERSEY CITY, N J	07306
10601	7		292 MAGNOLIA AVE.	KHAN, KHALIL U & NAFEEES	292 MAGNOLIA AVE	JERSEY CITY, N.J.	07306
10601	8		294 MAGNOLIA AVE.	MORA, MARCO V.	294 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
10601	9		296 MAGNOLIA AVE.	CHOHAN, NABEEL	296 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
10601	10		300 MAGNOLIA AVE.	CHOSEN ESTATES, LLC	61 JOANNA WAY	SHORT HILLS, NJ	07078
10601	28		833 PAVONIA AVE.	835 PAVONIA AVENUE, LLC.	1 AVER CT., 2ND FL.	EAST BRUNSWICK, NJ	08816
10601	29		831 PAVONIA AVE.	PATEL, MAHENDRA & REKHA	831 PAVONIA AVE.	JERSEY CITY, N.J.	07306
10601	30		829 PAVONIA AVE.	MIHOUBI, YAHIA	829 PAVONIA AVE.	JERSEY CITY, N.J.	07306
10601	31		827 PAVONIA AVE.	827 PAVONIA CONDOMINIUM CORP.	827 PAVONIA AVE.	JERSEY CITY, NJ	07306
10601	32		825 PAVONIA AVE.	DUMES, FERNANDO	825 PAVONIA AVE.	JERSEY CITY, N.J.	07306
10601	33		823 PAVONIA AVE.	KONEV, TANYA	823 PAVONIA AVE.	JERSEY CITY, NJ	07306

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
10601	34		821 PAVONIA AVE.	CRUZ, RAQUEL M.	821 PAVONIA AVE.	JERSEY CITY, N.J.	07306
10601	35		819 PAVONIA AVE.	GARZON, GERMANICO & LIDIA	740 CHESTNUT ST.	KEARNEY, NJ	07032
10601	36		817 PAVONIA AVE.	RAITHATHA, MUKUL C. & SONALI	59 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
10601	37		815 PAVONIA AVE.	TRAN, BENNY BINH	822 PAVONIA AVE.	JERSEY CITY, NJ	07306
10601	38		813 PAVONIA AVE.	L808, B808, C808, & S808, LLC	26 JOURNAL SQ., STE 804	JERSEY CITY, NJ	07306
10601	39		270 MAGNOLIA AVE.	L808, B808, C808, & S808, LLC	26 JOURNAL SQ., STE 804	JERSEY CITY, NJ	07306
10601	41		54 JOURNAL SQ.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, N.J.	07302
10601	42		50 JOURNAL SQ.	JOURNAL SQUARE REALTY CORP.	50 JOURNAL SQUARE	JERSEY CITY, NJ	07306
10601	43		2881-2883 KENNEDY BLVD.	ILC 2877 HOLDINGS LLC	323 MAIN ST., 2FL.	CHATHAM, NJ	07928
10601	44		2873 KENNEDY BLVD.	B. BROTHERS RLTY. #2A, L.P.	2869 KENNEDY BLVD.	JERSEY CITY, N.J.	07306
10601	45		2869 KENNEDY BLVD.	B. BROTHERS RLTY. #1 LTD	2869 KENNEDY BLVD.	JERSEY CITY, N.J.	07306
10601	46		2863 KENNEDY BLVD.	B. BROTHERS RLTY. #3A, L.P.	2869 KENNEDY BLVD	JERSEY CITY, N J	07306
10601	47		2861 KENNEDY BLVD.	51 JOURNAL SQUARE III LLC	2871 KENNEDY BLVD.	JERSEY CITY, N.J.	07306
10601	48		2859 KENNEDY BLVD.	51 JOURNAL SQUARE III LLC	2871 KENNEDY BLVD.	JERSEY CITY, N.J.	07306
10601	49		2853-57 KENNEDY BLVD.	2853-2857 KENNEDY BLVD ASSOC	110 W. 34TH. ST.	NEW YORK, NY	10001
10601	50		2849 KENNEDY BLVD.	H. BROTHERS RLTY %10 SPOT/MADRAG	5601 WESTSIDE AVE	NORTH BERGEN, NJ	07047
10601	62		291 MAGNOLIA AVE.	MATOS, OSVALDO & KENIA	291 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
10601	63		2839 KENNEDY BLVD.	DAVID-ANDREW CORP., % SHAPIRO, NANCY	90 OAK STREET	CLIFTON, NJ	07014
10601	64		285 MAGNOLIA AVE.	CATHOLIC COMMUNITY SERVICES	1160 RAYMOND BLVD.	NEWARK, NJ	07102

Note: 1. Block 9403 - Lot 1 and part of Cottage St. is now 1.01