



# CITY OF JERSEY CITY

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

**EDUARDO TOLOZA, CITY ASSESSOR**

**October 2, 2023**

**PROPERTY LOCATION OF APPLICATION: 681-685 Newark Avenue**

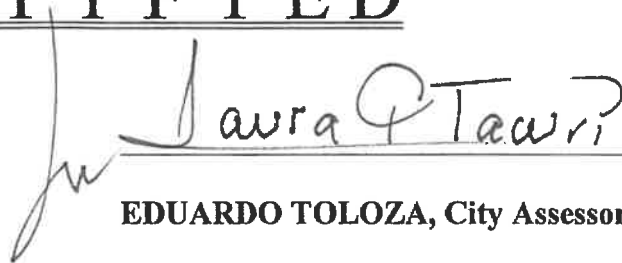
**BLOCK(S): 7902      LOT(S): 33 & 34**

**NAME OF APPLICANT: Eugene P. O'Connell, Esq.**  
853 Summit Avenue  
Jersey City, NJ 07307

**APPLICANT'S TELEPHONE #: (201) 963-3668**

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**

  
**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 7902 - Lots 33 & 34

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

Property Location: 681-685 Newark Avenue

Date: October 2, 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 ST.          | 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., STE 6A | PORTLAND, ME      | 04101    |
| 7902  | 25    |       | 701 NEWARK AVE.   | JERSEY CITY REDEVELOPMENT AGENCY    | 39 KEARNEY AVE.        | JERSEY CITY, NJ   | 07305    |
| 7902  | 26    |       | 699 NEWARK AVE.   | JERSEY CITY REDEVELOPMENT AGENCY    | 39 KEARNEY AVE.        | JERSEY CITY, NJ   | 07305    |
| 7902  | 27    |       | 697 NEWARK AVE.   | JERSEY CITY REDEVELOPMENT AGENCY    | 39 KEARNEY AVE.        | JERSEY CITY, NJ   | 07305    |
| 7902  | 28    |       | 695 NEWARK AVE.   | JERSEY CITY REDEVELOPMENT AGENCY    | 39 KEARNEY AVE.        | JERSEY CITY, NJ   | 07305    |
| 7902  | 29    |       | 693 NEWARK AVE.   | JERSEY CITY REDEVELOPMENT AGENCY    | 39 KEARNEY AVE.        | JERSEY CITY, NJ   | 07305    |
| 7902  | 31    |       | 689 NEWARK AVE.   | CASA VICTORIA, INC.                 | 691 NEWARK AVE.        | JERSEY CITY, N.J. | 07306    |
| 7902  | 32    |       | 687 NEWARK AVE.   | CASA VICTORIA, INC.                 | 691 NEWARK AVE.        | JERSEY CITY, N.J. | 07306    |
| 7902  | 35    |       | 591 SUMMIT AVE.   | 591 SUMMIT LLC                      | 153-90 ROCKAWAY BLVD.  | JAMAICA, NY       | 11434    |
| 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  | 38    | C0001 | 16 COTTAGE ST.    | 16-18 COTTAGE STREET, L.L.C.        | 14 CHETWYND TERRACE    | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0002 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.        | 14 CHETWYND TERRACE    | LIVINGSTON, N.J.  | 07039    |

| BLOCK | LOT   | QUAL  | PROPERTY LOCATION | OWNERS NAME                      | MAILING ADDRESS           | CITY / STATE      | ZIP CODE |
|-------|-------|-------|-------------------|----------------------------------|---------------------------|-------------------|----------|
| 7902  | 38    | C0003 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0004 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0005 | 16 COTTAGE ST.    | 16-18 COTTAGE STREET, L.L.C.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0021 | 16 COTTAGE ST.    | 16-18 COTTAGE STREET, L.L.C.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0022 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0023 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0024 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0025 | 16 COTTAGE ST.    | 16-18 COTTAGE STREET, L.L.C.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0031 | 16 COTTAGE ST.    | 16-18 COTTAGE STREET, L.L.C.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0032 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0033 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0034 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0035 | 16 COTTAGE ST.    | 16-18 COTTAGE STREET, L.L.C.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0041 | 16 COTTAGE ST.    | 16-18 COTTAGE STREET, L.L.C.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0042 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0043 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0044 | 16 COTTAGE ST.    | GERGES, TALAAT A. & SAMIA E.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 38    | C0045 | 16 COTTAGE ST.    | 16-18 COTTAGE STREET, L.L.C.     | 14 CHETWYND TERRACE       | LIVINGSTON, N.J.  | 07039    |
| 7902  | 39    |       | 20 COTTAGE ST.    | MCCALLANY, HOLT                  | 18326 KINZIE ST.          | NORTHBRIDGE, CA   | 91325    |
| 7902  | 40    |       | 22 COTTAGE ST.    | MCCALLANY, HOLT                  | 18326 KINZIE ST.          | NORTHBRIDGE, 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.    | NERO, 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  | 45    |       | 30 COTTAGE ST.    | JERSEY CITY REDEVELOPMENT AGENCY | 39 KEARNEY AVE.           | JERSEY CITY, NJ   | 07305    |

| BLOCK | LOT   | QUAL | PROPERTY LOCATION | OWNERS NAME                         | MAILING ADDRESS           | CITY / STATE     | ZIP CODE |
|-------|-------|------|-------------------|-------------------------------------|---------------------------|------------------|----------|
| 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    |
| 7903  | 17.01 |      | 43 COTTAGE ST.    | 35 COTTAGE LLC                      | 98 CUTTERMILL RD STE 284  | GREAT NECK, NY   | 11021    |
| 7903  | 20    |      | 25-29 COTTAGE ST. | COTTAGE 29 OWNER, LLC.              | 119 MOUNTAIN RD.          | JERSEY CITY, NJ  | 07307    |
| 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.    | COTTAGE 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 AVENUE | IGLESIA CRISTIANA REFORMADA MISSION | 575 SUMMIT AVE.           | JERSEY CITY, NJ  | 07306    |