



CITY OF JERSEY CITY

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

EDUARDO TOLOZA, CITY ASSESSOR

October 17, 2023

PROPERTY LOCATION OF APPLICATION: 42-46 Cottage Street

BLOCK(S): 7902 LOT(S): 51, 52, 53 & 54

NAME OF APPLICANT: Ronald H. Shaljian, Esq.
Schumann Hanlon Margulies LLC
30 Montgomery Street, Suite 990
Jersey City, NJ 07302

APPLICANT'S TELEPHONE #: (201) 451-1400

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 on the most recent Assessor's Tax List.

C E R T I F I E D

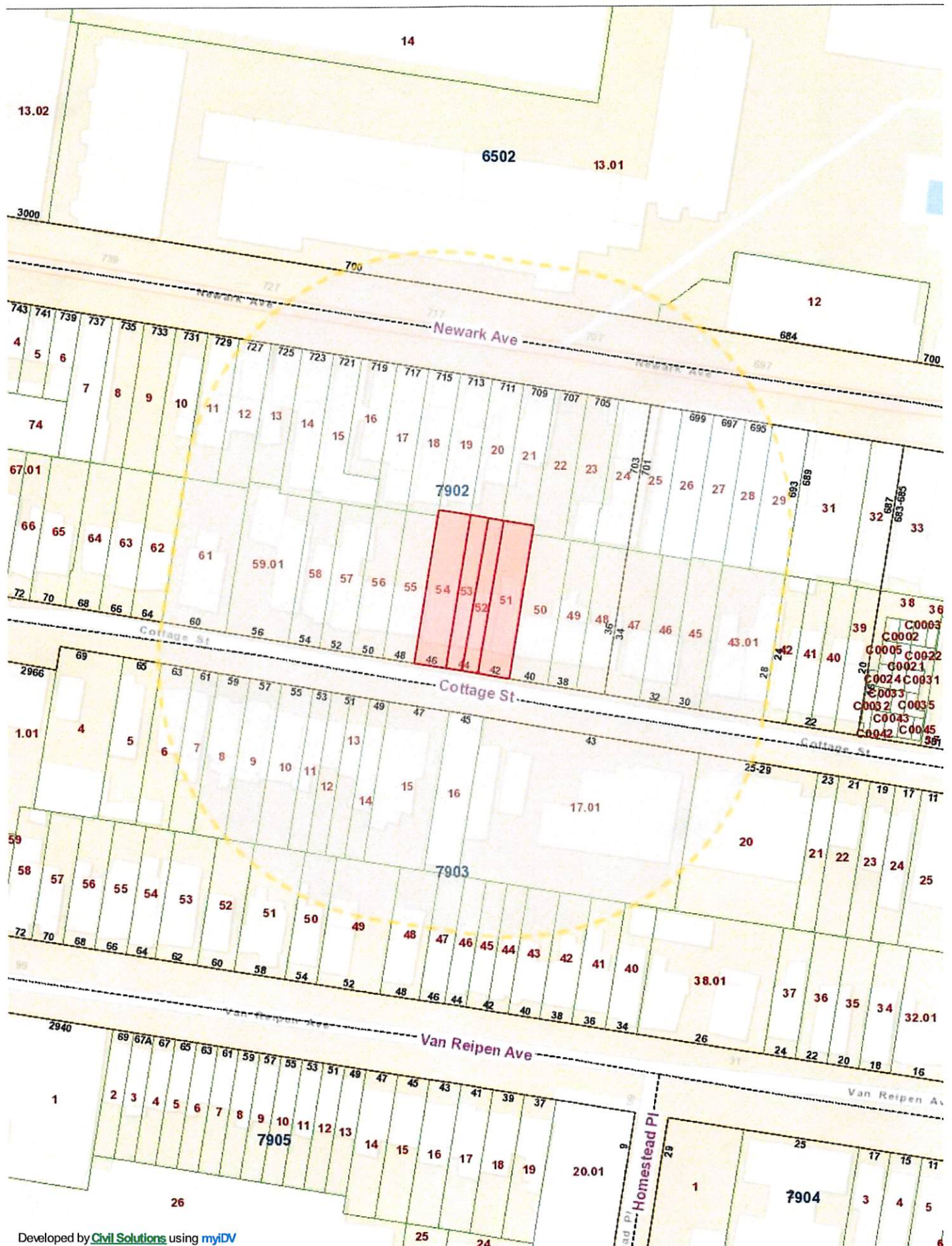

EDUARDO TOLOZA, City Assessor

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 7902 - Lots 51-54

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

Property Location: 42-46 Cottage Street

Date: October 17, 2023

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
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	PORLAND, ME	04101
7902	10		731 NEWARK AVE.	CAMISIN, ALBERTO & ALICIA	731 NEWARK AVE	JERSEY CITY, N.J.	07306
7902	11		729 NEWARK AVE.	FACE 8, LLC	924 BERGEN AVE., #320	JERSEY CITY, NJ	07306
7902	12		727 NEWARK AVE.	BOTROS, WAGIEH & IHAB	3905 PALISADE AVE.	UNION CITY, NJ	07087
7902	13		725 NEWARK AVE.	725 NEWARK AVE, LLC	8 FX DOWNEY CT.	PARSIPPANY, NJ	07054
7902	14		723 NEWARK AVE.	MIRZA,MUHAMMAD H.& ANWER B.	145 GARRISON AVE	JERSEY CITY, NJ	07306
7902	15		721 NEWARK AVE.	NEWARK AVE 721 LLC	550 NEWARK AVE STE 101	JERSEY CITY, NJ	07306
7902	16		719 NEWARK AVE.	LOUPIS, FRANCES	103 BRIAR HILLS CIRCLE	SPRINGFIELD, N.J.	07081
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 FL.	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

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7902	24		703 NEWARK AVE.	SHREE BHUVNESHWARI REALTY, LLC	19 SHERMAN BLVD.	EDISON, NJ	08820
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	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	45		30 COTTAGE ST.	JERSEY CITY REDEVELOPMENT AGENCY	39 KEARNEY AVE.	JERSEY CITY, NJ	07305
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	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., STE. 101	JERSEY CITY, NJ	07306
7902	59.01		56 COTTAGE ST.	AMI HOSPITALITY, INC.	119 MOUNTAIN RD.	JERSEY CITY, NJ	07307
7902	61		60 COTTAGE ST.	SNAPS INDIA, LLC	987 WEST SIDE AVE #2	JERSEY CITY, NJ	07306
7902	62		64 COTTAGE ST.	64 COTTAGE LLC.	33 E MIDLAND AVE., #783	PARAMUS, NJ	07653
7903	5		65 COTTAGE ST.	ZHANG, TONG JU	5607 6TH AVE #1L	BROOKLYN, NY	11220
7903	6		63 COTTAGE ST.	VAKHARKAR, ROHAN & SHAH, AABHA	280 MARIN BLVD., #7K	JERSEY CITY, NJ	07310

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7903	7		61 COTTAGE ST.	IGLESIA, VICTORIA STA	61 COTTAGE ST.	JERSEY CITY, N.J.	07306
7903	8		59 COTTAGE ST.	ARSHAD, MUSARAT BANO	28 TOMPKINS ROAD	EAST BRUNSWICK, NJ	08816
7903	9		57 COTTAGE ST.	SARKER, NIRMAL & ANJALI	57 COTTAGE ST.	JERSEY CITY, N.J.	07306
7903	10		55 COTTAGE ST.	AMERICHETTY, N. & INDURKER, P.	55 COTTAGE ST.	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	17.01		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	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.	HAFAZ, 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

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7903	52		60 VAN REIPEN AVE.	THE KENNEDY HOUSE, LLC.	75 COUNTRY CLUB RD.	TANAFLY , NJ	07670