



# CITY OF JERSEY CITY

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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**

**May 23, 2022**

**PROPERTY LOCATION OF APPLICATION: 14-18 Van Reipen Avenue**

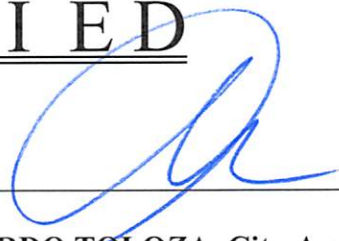
**BLOCK(S): 7903      LOT(S): 32, 33 & 34**

**NAME OF APPLICANT: Charles J. Harrington, III, 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 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**

  
5/23/22  
**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   |





# CITY OF JERSEY CITY

Office of the City Assessor

**Subject Property: Block 7903 - Lots 32, 33 & 34**

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

**Property Location: 14-18 Van Reipen Avenue**

**Date: May 23, 2022**

| BLOCK | LOT   | QUAL | PROPERTY LOCATION | OWNERS NAME                         | MAILING ADDRESS           | CITY / STATE      | ZIP CODE |
|-------|-------|------|-------------------|-------------------------------------|---------------------------|-------------------|----------|
| 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  | 39    |      | 20 COTTAGE ST.    | MCCALLANY, HOLT                     | 200 PARK AVE SOUTH, FL.8  | NEW YORK, NY      | 10003    |
| 7902  | 40    |      | 22 COTTAGE ST.    | MCCALLANY, HOLT                     | 200 PARK AVE SOUTH, FL 8  | NEW YORK, NY      | 10003    |
| 7902  | 41    |      | 22.5 COTTAGE ST.  | CAYABAN, MARIA T. & ROSTAN          | 22.5 COTTAGE ST.          | 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    |
| 7903  | 19    |      | 35 COTTAGE ST.    | 35 COTTAGE, LLC.                    | 98 CUTTERMILL ROAD        | GREAT NECK, NY    | 11021    |
| 7903  | 20    |      | 25-29 COTTAGE ST. | COTTAGE 29 OWNER, LLC.              | 135 TERRACE AVE           | JERSEY CITY, NJ   | 07307    |
| 7903  | 21    |      | 23 COTTAGE ST.    | COTTAGE 29 OWNER, LLC.              | 135 TERRACE AVE           | JERSEY CITY, NJ   | 07307    |
| 7903  | 22    |      | 21 COTTAGE ST.    | COTTAGE 29 OWNER, LLC.              | 135 TERRACE AVE           | JERSEY CITY, NJ   | 07307    |
| 7903  | 23    |      | 19 COTTAGE ST.    | COTTAGE 29 OWNER, LLC.              | 135 TERRACE AVE           | JERSEY CITY, NJ   | 07307    |
| 7903  | 24    |      | 17 COTTAGE ST.    | COLLEGE 29 OWNER, LLC.              | 135 TERRACE AVE           | JERSEY CITY, NJ   | 07307    |
| 7903  | 25    |      | 11 COTTAGE ST.    | COTTAGE 29 OWNER, LLC.              | 430 PARK AVE., 17TH FL.   | NEW YORK, NY      | 10022    |
| 7903  | 26    |      | 575 SUMMIT AVE.   | IGLESIA CRISTIANA REFORMADA MISSION | 575 SUMMIT AVENUE         | JERSEY CITY, NJ   | 07306    |
| 7903  | 27    |      | 567 SUMMIT AVE.   | DAGINAWALA, ZOEB & BANU             | 567 SUMMIT AVE.E.         | JERSEY CITY, NJ   | 07306    |
| 7903  | 28    |      | 565 SUMMIT AVE.   | 565 SUMMIT AVE LLC                  | 3 VIRGINIA DRIVE          | PARSIPPANY, NJ    | 08854    |

| BLOCK | LOT   | QUAL | PROPERTY LOCATION  | OWNERS NAME                         | MAILING ADDRESS           | CITY / STATE      | ZIP CODE |
|-------|-------|------|--------------------|-------------------------------------|---------------------------|-------------------|----------|
| 7903  | 29    |      | 563 SUMMIT AVE.    | MANOCCHIO,ASSUNTINA & LIBERATO      | 42 HIGHLANDS AVE          | JERSEY CITY, NJ   | 07306    |
| 7903  | 30    |      | 561 SUMMIT AVE.    | 561 SUMMIT REALTY, L.L.C.           | PO BOX 66                 | HACKENSACK, NJ    | 07601    |
| 7903  | 31    |      | 12 VAN REIPEN AVE. | COPTIC IRREVOCABLE TRUST            | 2734 KENNEDY BLVD.        | JERSEY CITY, N.J. | 07306    |
| 7903  | 35    |      | 20 VAN REIPEN AVE. | HAMDANI, ANIS                       | 20 VAN REIPEN AVE.        | JERSEY CITY, N.J. | 07306    |
| 7903  | 36    |      | 22 VAN REIPEN AVE. | HAMDANI, IRRAM & KHAN, ARSHAD       | 22 VAN REIPEN AVE.        | JERSEY CITY, N.J. | 07306    |
| 7903  | 37    |      | 24 VAN REIPEN AVE. | 26 VAN REIPEN, LLC.                 | 98 CUTTERMILL RD, STE 284 | GREAT NECK, NY    | 11021    |
| 7903  | 38.01 |      | 26 VAN REIPEN AVE. | 26 VAN REIPEN LLC.                  | 98 CUTTER MILL RD,STE 284 | GREAT NECK, NY    | 11021    |
| 7903  | 40    |      | 34 VAN REIPEN AVE. | ARROYO, ANTONIO                     | 34 VAN REIPEN AVE.        | JERSEY CITY, N.J. | 07306    |
| 7904  | 1     |      | 29 VAN REIPEN AVE. | 29 VAN REIPEN, LLC.                 | 98 CUTTER MILL RD.        | GREAT NECK, NY    | 11021    |
| 7904  | 2     |      | 25 VAN REIPEN AVE. | 29 VAN REIPEN, LLC.                 | 98 CUTTER MILL RD., #284N | GREAT NECK, NY    | 11021    |
| 7904  | 3     |      | 17 VAN REIPEN AVE. | HUGO, FELITA                        | 17 VAN REIPEN AVE.        | JERSEY CITY, N.J. | 07306    |
| 7904  | 4     |      | 15 VAN REIPEN AVE. | ALMAHDYEEEN FOUNDATION, INC.        | 15 VAN REIPEN AVE         | JERSEY CITY NJ    | 07306    |
| 7904  | 5     |      | 11 VAN REIPEN AVE. | 11 VAN REIPEN AVE., LLC.            | 11 VAN REIPEN AVE.        | JERSEY CITY, NJ   | 07306    |
| 7904  | 6     |      | 9 VAN REIPEN AVE.  | FRANCO, ROLANDO S.& REMEDIOS T.     | 195 WILLETT AVE           | SOUTH RIVER, N.J. | 08882    |
| 7904  | 7     |      | 559 SUMMIT AVE.    | MEADOWS LLC                         | 4 VALLEY CT.              | SECAUCUS, N.J.    | 07094    |
| 7904  | 8     |      | 553 SUMMIT AVE.    | FIRE SAFETY ALARMS,LLC              | 555 SUMMIT AVE.           | JERSEY CITY, N.J. | 07306    |
| 7904  | 9     |      | 549 SUMMIT AVE.    | 549 SUMMIT AVE REALTY ACQ,LLC       | 303 MAGNOLIA AVE.         | JERSEY CITY, NJ   | 07306    |
| 7904  | 11    |      | 594 PAVONIA AVE.   | 594 PAVONIA AVE. LLC.               | 303 MAGNOLIA AVE.         | JERSYE CITY, NJ   | 07306    |
| 7904  | 12    |      | 596 PAVONIA AVE.   | MICHAEL H. PHUNG LIVING TRUST, THE  | 7 SHADOW RIDGE RD.        | WAYNE, NJ         | 07470    |
| 7904  | 13    |      | 600 PAVONIA AVE.   | PAVONIA REALTY HOLDINGS, LLC        | 46 MAIN ST. SUITE 339     | MONSEY,NY         | 10952    |
| 7904  | 14    |      | 608 PAVONIA AVE.   | SHREE KOTIYAKR REALTY, LLC          | 19 SHERMAN BLVD.          | EDISON, NJ        | 08820    |
| 7904  | 16    |      | 612 PAVONIA AVE.   | 612 PAVONIA AVENUE LLC              | 596 PAVONIA AVE           | JERSEY CITY, NJ   | 07306    |
| 7905  | 20.01 |      | 9 HOMESTEAD PL.    | 618 PAVONIA, LLC                    | 98 CUTTER MILL RD.        | GREAT NECK, NY    | 11021    |
| 8001  | 30    |      | 562 SUMMIT AVE.    | DANTE ALIGHERI SOCIETY              | 562 SUMMIT AVE.           | JERSEY CITY, NJ   | 07306    |
| 8001  | 31    |      | 574 SUMMIT AVE.    | 574 COMMERCIAL CONDOMINIUM ASSOCIAT | 574 SUMMIT AVE.           | JERSEY CITY, NJ   | 07306    |

| BLOCK | LOT | QUAL | PROPERTY LOCATION | OWNERS NAME                | MAILING ADDRESS  | CITY / STATE      | ZIP CODE |
|-------|-----|------|-------------------|----------------------------|------------------|-------------------|----------|
| 8001  | 32  |      | 576-8 SUMMIT AVE. | CUPO, L.V. & J. & J. & A.  | 47 ORCHARD ST.   | JERSEY CITY, N.J. | 07306    |
| 8001  | 33  |      | 580-2 SUMMIT AVE. | SHREE 580-582 REALTY, LLC. | 19 SHERMAN BLVD. | EDISON, NJ NJ     | 08820    |

**Note:** 1. Block 7905 - Lots 20-23 is now 20.01