



# CITY OF JERSEY CITY

---

**Office of the City Assessor**  
280 Grove Street, Room 116  
Jersey City, New Jersey 07302  
Telephone: (201) 547-5131

**EDUARDO TOLOZA, CITY ASSESSOR**

**March 9, 2020**

**PROPERTY LOCATION OF APPLICATION: 241 Clinton Avenue**

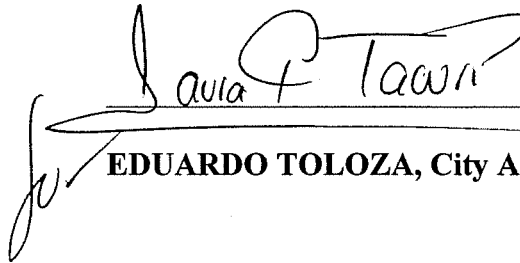
**BLOCK(S): 18303      LOT(S): 10**

**NAME OF APPLICANT: 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 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**

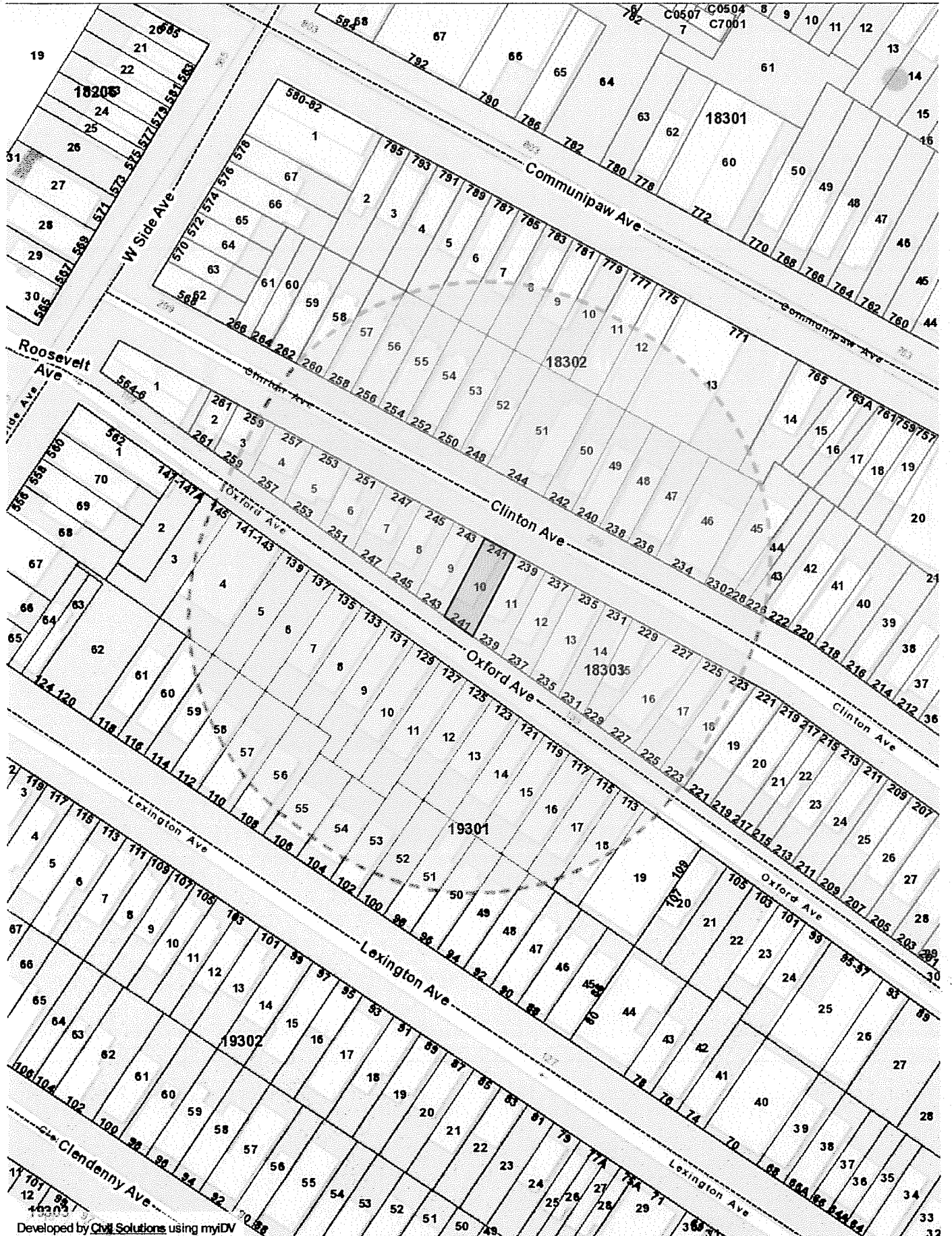
  
\_\_\_\_\_  
**EDUARDO TOLOZA, City Assessor**

**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 18303 - Lot 10

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

Property Location: 241 Clinton Avenue

Date: March 9, 2020

| BLOCK | LOT | QUAL | PROPERTY LOCATION     | OWNER NAME                          | MAILING ADDRESS       | CITY / STATE      | ZIP CODE |
|-------|-----|------|-----------------------|-------------------------------------|-----------------------|-------------------|----------|
| 18302 | 5   |      | 789 COMMUNIPAW AVE.   | ISHMAEL, RAHAMAT & MERLYN           | 789 COMMUNIPAW AVE.   | JERSEY CITY, N.J. | 07304    |
| 18302 | 6   |      | 787 COMMUNIPAW AVE.   | LECKY, LEDA LETICIA                 | 787 COMMUNIPAW AVE.   | JERSEY CITY, N.J. | 07304    |
| 18302 | 7   |      | 785 COMMUNIPAW AVE.   | IGLESIA DE DIOS PENT. MOV.INT., INC | 786 COMMUNIPAW AVE    | JERSEY CITY, NJ   | 07304    |
| 18302 | 8   |      | 783 COMMUNIPAW AVE.   | MAKHALI, SHAWKAT                    | 520 SUMMIT AVE.       | JERSEY CITY, NJ   | 07306    |
| 18302 | 9   |      | 781 COMMUNIPAW AVE.   | WALSH, ELIZABETH                    | 62 LONDONBERRY DR     | HOLMDEL, NJ       | 07733    |
| 18302 | 10  |      | 779 COMMUNIPAW AVE.   | WALSH, ELIZABETH                    | 62 LONDONBERRY DR     | HOLMDEL, NJ       | 07733    |
| 18302 | 11  |      | 777 COMMUNIPAW AVE.   | WALSH, ELIZABETH                    | 62 LONDONBERRY DRIVE  | HOLMDEL, NJ       | 07733    |
| 18302 | 12  |      | 775 COMMUNIPAW AVE.   | HASSAN, DAVOOD                      | 131 KENSINGTON AVE.   | JERSEY CITY, N.J. | 07304    |
| 18302 | 13  |      | 771 COMMUNIPAW AVENUE | BHAJAN, RAYMON                      | 771 CUMMUNIPAW AVENUE | JERSEY CITY, NJ   | 07304    |
| 18302 | 14  |      | 765 COMMUNIPAW AVENUE | HARGROVE, MICKEY                    | 765 COMMUNIPAW AVE    | JERSEY CITY, N.J. | 07304    |
| 18302 | 42  |      | 222 CLINTON AVE.      | PERSAUD, WINSTON & RAMNARINE, A.    | 222 CLINTON AVE.      | JERSEY CITY, NJ   | 07304    |
| 18302 | 43  |      | 226 CLINTON AVE.      | ARKAIS CONSTR.& CUSTOM CABINET, INC | 107 HIGHLAND AVE.     | JERSEY CITY, NJ   | 07306    |
| 18302 | 44  |      | 228 CLINTON AVE.      | ARKAIS CONSTRUCTION & CUSTOM C.,INC | 107 HIGHLAND AVE.     | JERSEY CITY, N.J. | 07306    |
| 18302 | 45  |      | 230 CLINTON AVE.      | RAMSUNDAR,RYAN                      | 230 CLINTON AVE.      | JERSEY CITY, NJ   | 07304    |
| 18302 | 46  |      | 234 CLINTON AVE.      | THROVE & CLINTON, LLC               | 179 RIDGE RD.         | RUTHERFORD, NJ    | 07070    |
| 18302 | 47  |      | 236 CLINTON AVE.      | POSNER, JOEL                        | 4118 14TH AVE STE#94  | BROOKLYN, NY      | 11219    |
| 18302 | 48  |      | 238 CLINTON AVE.      | KHILALL, DHANMATTIE                 | 238 CLINTON AVE.      | JERSEY CITY, NJ   | 07304    |
| 18302 | 49  |      | 240 CLINTON AVE.      | ROSS, JACK & REEVES, VONETTA        | 240 CLINTON AVE.      | JERSEY CITY, NJ   | 07304    |
| 18302 | 50  |      | 242 CLINTON AVE.      | OMD REALTY LLC                      | 242 CLINTON AVE       | JERSEY CITY, NJ   | 07304    |

| BLOCK | LOT | QUAL | PROPERTY LOCATION   | OWNER NAME                            | MAILING ADDRESS        | CITY / STATE      | ZIP CODE |
|-------|-----|------|---------------------|---------------------------------------|------------------------|-------------------|----------|
| 18302 | 51  |      | 244 CLINTON AVE.    | 244 CLINTON INVESTMENT, LLC.          | 305 WHITON ST.         | JERSEY CITY, NJ   | 07304    |
| 18302 | 52  |      | 248 CLINTON AVE.    | GJENASHAJ, XHAFER                     | 301 ELIZABETH ST. 2R   | NEW YORK, N.Y.    | 10012    |
| 18302 | 53  |      | 250 CLINTON AVE.    | TARACHAND, MICHAEL & VADAR, REENA V   | 250 CLINTON AVE.       | JERSEY CITY, NJ   | 07305    |
| 18302 | 54  |      | 252 CLINTON AVE.    | MAHRONS, ABDEL MALAK & HEZAYAN, KAMAL | 252 CLINTON AVE.       | JERSEY CITY, NJ   | 07304    |
| 18302 | 55  |      | 254 CLINTON AVE.    | CHANDLER, KELLY & JANNIE              | 71 GRANT AVENUE        | JERSEY CITY, N.J. | 07305    |
| 18302 | 56  |      | 256 CLINTON AVE.    | PERSAUD, ANJALI D. & PURAN            | 276 COLUMBIA AVENUE    | JERSEY CITY, NJ   | 07307    |
| 18302 | 57  |      | 258 CLINTON AVE.    | SAMAYOA, MANUEL & DELMY               | 258 CLINTON AVE.       | JERSEY CITY, N.J. | 07304    |
| 18302 | 58  |      | 260 CLINTON AVE.    | CHIRIBOGA, MIGDALYA & SALGADO, JORGE  | 260 CLINTON AVENUE     | JERSEY CITY, NJ   | 07305    |
| 18303 | 3   |      | 259 CLINTON AVE.    | ABDELMASIH, AYMAN                     | 259 CLINTON AVENUE     | JERSEY CITY, NJ   | 07304    |
| 18303 | 4   |      | 257 CLINTON AVE.    | LIBURD-REYNOLDS, SANDRA T.            | 257 CLINTON AVE.       | JERSEY CITY, NJ   | 07304    |
| 18303 | 5   |      | 253 CLINTON AVE.    | WALKER, WENDY & ATKINSON, ALEXANDER   | 253 CLINTON AVE.       | JERSEY CITY, N.J. | 07304    |
| 18303 | 6   |      | 251 CLINTON AVE.    | GRANDO, ENRIQUE F.                    | 251 CLINTON AVE.       | JERSEY CITY, N.J. | 07304    |
| 18303 | 7   |      | 247 CLINTON AVE.    | SILVER, JOSE                          | 247 CLINTON AVE.       | JERSEY CITY, N.J. | 07304    |
| 18303 | 8   |      | 245 CLINTON AVE.    | HENRY, RICKARDO                       | 245 CLINTON AVE.       | JERSEY CITY, N.J. | 07304    |
| 18303 | 9   |      | 243 CLINTON AVE.    | CHAUDHRY, NASRULLAH K. & FARZANA Q.   | 61 BOSTWICK AVE.       | JERSEY CITY, NJ   | 07305    |
| 18303 | 11  |      | 239 CLINTON AVE.    | TAVERAS, MILTON J. & INOCENCIA M.     | 239 CLINTON AVE.       | JERSEY CITY, NJ   | 07304    |
| 18303 | 12  |      | 237 CLINTON AVE.    | 237 CLINTON AVE. LLC.                 | 225 BROADWAY           | NEW YORK, NY      | 10007    |
| 18303 | 13  |      | 235 CLINTON AVE.    | KIV INVESTMENTS, LLC                  | 201 WALNUT DRIVE       | MORGANVILLE, N.J. | 07751    |
| 18303 | 14  |      | 231 CLINTON AVE.    | SEEPAL, MOHANRAI & PLUMA              | 9 TIVED LANE           | EDISON, NJ        | 08837    |
| 18303 | 15  |      | 229 CLINTON AVE.    | SEEPAL, MOHANRAI & PLUMA              | 9 TIVED LANE           | EDISON, NJ        | 08837    |
| 18303 | 16  |      | 227 CLINTON AVE.    | IP REALTY, LLC                        | 500 WEST KENNEDY BLVD. | LAKEWOOD, NJ      | 08701    |
| 18303 | 17  |      | 225 CLINTON AVE.    | HOLLENDER, NAFTULI                    | 225 CLINTON AVE.       | JERSEY CITY, NJ   | 07304    |
| 18303 | 18  |      | 223 CLINTON AVE.    | SALAS, MANUEL F.                      | 223 CLINTON AVE.       | JERSEY CITY, N.J. | 07304    |
| 19301 | 3   |      | 145 OXFORD AVE.     | PIZARRO, OSCAR                        | 562 WEST SIDE AVENUE   | JERSEY CITY, N.J. | 07304    |
| 19301 | 4   |      | 141-143 OXFORD AVE. | TOP ELECTRIC, INC.                    | 137-143 OXFORD AVENUE  | JERSEY CITY, N.J. | 07304    |
| 19301 | 5   |      | 139 OXFORD AVE.     | 137-139 OXFORD AVE, LLC               | 137 OXFORD AVE         | JERSEY CITY, NJ   | 07304    |

| BLOCK | LOT | QUAL | PROPERTY LOCATION   | OWNER NAME                           | MAILING ADDRESS      | CITY / STATE      | ZIP CODE |
|-------|-----|------|---------------------|--------------------------------------|----------------------|-------------------|----------|
| 19301 | 6   |      | 137 OXFORD AVE.     | 137-139 OXFORD AVE, LLC              | 137 OXFORD AVE.      | JERSEY CITY, NJ   | 07304    |
| 19301 | 7   |      | 135 OXFORD AVE.     | SIMRAN REAL ESTATE HOLDINGS, LLC     | 7 ELM RIDGE CT.      | MONROE TWP, NJ    | 08831    |
| 19301 | 8   |      | 133 OXFORD AVE.     | NAMIZATA, BAMBA                      | 133 OXFORD AVE.      | JERSEY CITY, N.J. | 07304    |
| 19301 | 9   |      | 131 OXFORD AVE.     | WUTHRICH, ANDREW & DY, ROSALIE L.    | 131 OXFORD AVE.      | JERSEY CITY, N.J. | 07304    |
| 19301 | 10  |      | 129 OXFORD AVE.     | VEGA, JACKSON W & MONICA             | 129 OXFORD AVE.      | JERSEY CITY, NJ   | 07304    |
| 19301 | 11  |      | 127 OXFORD AVE.     | NUNEZ, SHARON ROSE ETALS             | 127 OXFORD AVE.      | JERSEY CITY, NJ   | 07304    |
| 19301 | 12  |      | 125 OXFORD AVE.     | ANDAYA, LORD, & BONYBIRD             | 125 OXFORD AVE.      | JERSEY CITY, N.J. | 07304    |
| 19301 | 13  |      | 123 OXFORD AVE.     | GERONIMO, FRANK & GARCIA, GIRLYN     | 123 OXFORD AVE.      | JERSEY CITY, N.J. | 07304    |
| 19301 | 14  |      | 121 OXFORD AVE.     | EUSEBIO, JOSE JIMENEZ & GARCIA, JUAN | 121 OXFORD AVE.      | JERSEY CITY, NJ   | 07304    |
| 19301 | 15  |      | 119 OXFORD AVE.     | MILLMAN, YEHUDIS                     | 5804 17TH AVE.       | BROOKLYN, NY      | 11204    |
| 19301 | 16  |      | 117 OXFORD AVE.     | SHARMA, NARINEDAT B. & CHITRAWATIE   | 171 HUTTON STREET    | JERSEY CITY, N.J. | 07307    |
| 19301 | 17  |      | 115 OXFORD AVE.     | JADUNATH, BOBBY                      | 444 CLIFTON BLVD.    | CLIFTON, N.J.     | 07013    |
| 19301 | 18  |      | 113 OXFORD AVE.     | AGRAWAL, RAJEEV                      | 113 OXFORD AVE.      | JERSEY CITY, NJ   | 07304    |
| 19301 | 19  |      | 109 OXFORD AVE.     | CITY OF JERSEY CITY                  | 280 GROVE ST         | JERSEY CITY, NJ   | 07302    |
| 19301 | 48  |      | 92 LEXINGTON AVENUE | PERUMAL, NAIKEM S.                   | 92 LEXINGTON AVE.    | JERSEY CITY, NJ   | 07304    |
| 19301 | 49  |      | 94 LEXINGTON AVE.   | BASSIT, KEVIN & SHANNA C.            | 158 CLINTON AVE.     | JERSEY CITY, NJ   | 07304    |
| 19301 | 50  |      | 96 LEXINGTON AVE.   | VILLA, PATRICK                       | 96 LEXINGTON AVENUE  | JERSEY CITY, N.J. | 07304    |
| 19301 | 51  |      | 98 LEXINGTON AVE.   | CHECO, ADELAIDA, SANTIAGO & RAMONA   | 98 LEXINGTON AVE.    | JERSEY CITY, N.J. | 07304    |
| 19301 | 52  |      | 100 LEXINGTON AVE.  | 100-102 LEXINGTON AVE., LLC          | 100 LEXINGTON AVE.   | JERSEY CITY, NJ   | 07304    |
| 19301 | 53  |      | 102 LEXINGTON AVE.  | 100-102 LEXINGTON AVE., LLC          | 100 LEXINGTON AVE.   | JERSEY CITY, NJ   | 07304    |
| 19301 | 54  |      | 104 LEXINGTON AVE.  | FERNANDEZ, JUAN & TEANIA             | 104 LEXINGTON AVE.   | JERSEY CITY, N.J. | 07304    |
| 19301 | 55  |      | 106 LEXINGTON AVE.  | PERSAUD, DEVANAND                    | 102 LEXINGTON AVE.   | JERSEY CITY, NJ   | 07304    |
| 19301 | 56  |      | 108 LEXINGTON AVE.  | CEDENO, BALBINO & ANA E.             | 108 LEXINGTON AVENUE | JERSEY CITY, NJ   | 07306    |
| 19301 | 57  |      | 110 LEXINGTON AVE.  | QUILING, ROMEO                       | 110 LEXINGTON AVE.   | JERSEY CITY, N.J. | 07304    |
| 19301 | 58  |      | 112 LEXINGTON AVE.  | LEONIDA, ENRIQUE M. & MARISSA T.     | 112 LEXINGTON AVE.   | JERSEY CITY, NJ   | 07304    |
| 19301 | 59  |      | 114 LEXINGTON AVE.  | CASAYURAN, LEO PERFECTO              | 114 LEXINGTON AVE.   | JERSEY CITY, NJ   | 07304    |

| BLOCK | LOT | QUAL | PROPERTY LOCATION  | OWNER NAME     | MAILING ADDRESS    | CITY / STATE      | ZIP CODE |
|-------|-----|------|--------------------|----------------|--------------------|-------------------|----------|
| 19301 | 60  |      | 116 LEXINGTON AVE. | GUACAMAYA, EDY | 116 LEXINGTON AVE. | JERSEY CITY, N.J. | 07304    |