



CITY OF JERSEY CITY

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

EDUARDO TOLOZA, CITY ASSESSOR

September 21, 2022

PROPERTY LOCATION OF APPLICATION: 71 Pollock Avenue

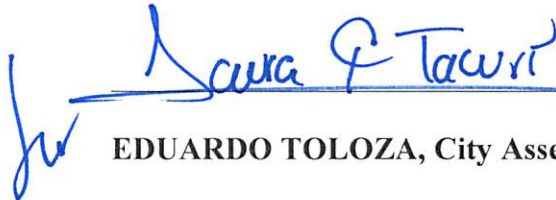
BLOCK(S): 22101 LOT(S): 1

NAME OF APPLICANT: Thomas P. Leane, 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 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

The map shows a neighborhood with several streets: Pollock Ave, Mallory Ave, Culver Ave, Fisk St, Soho Dr, and Grant Ave. A red rectangular area is highlighted in the center, and a yellow dashed line forms a large loop around the central part of the map. The map is overlaid with a grid of numbers, likely representing lot or block identifiers. The map is developed by Civil Solutions using myiDV.



CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 22101 - Lot 1

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

Property Location: 71 Pollock Avenue

Date: September 21, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
21701	13.01		39 MALLORY AVE.	ROUTE 440 OWNER, LLC c/o MULLIN, S.	P.O. BOX 180075	BROOKLYN, NY	11218
21701	15		74 POLLOCK AVE.	PITCH PERFECT 74,LLC % T. GURNANI	134 BALDWIN AVE.	JERSEY CITY, NJ	07306
21701	18		212-222 CULVER AVE.	H.J.PROPERTIES C/O ACRILEX INC.	234 CULVER AVE.	JERSEY CITY, N.J.	07305
21802	2	00000	371 WEST SIDE AVE.	JERSEY CITY SEWERAGE AUTHORITY	555 ROUTE 440	JERSEY CITY, NJ	07305
21802	32	00000	54-70 POLLOCK AVE.	NEW JERSEY TRANSIT CORP.	ONE PENN PLAZA EAST	NEWARK, NJ	07105
21802	33	00000	42 MALLORY AVE.	NEW JERSEY TRANSIT	ONE PENN PLAZA	NEWARK, NJ	07105
22002	25		215 CULVER AVE.	PEREZ, ABAD	4 VALLEY ROAD	MANALAPAN, N.J.	07726
22002	26		213 CULVER AVE.	MANGUAL, BRUNILDA	213 CULVER AVE.	JERSEY CITY, NJ	07305
22101	2		69 POLLOCK AVE.	ZACCARIA, DOLORES	186 LIBERTY AVE.	JERSEY CITY, N.J.	07307
22101	3		67 POLLOCK AVE.	63 POLLOCK AVENUE REALTY, LLC	888 DOREMUS AVE	NEWARK, NJ	07114
22101	4		63 POLLOCK AVE.	BERRITTO, ANTHONY & SLVATORE	888 DOREMUS AVE	NEWARK, NJ	07114
22101	26		184 CULVER AVE.	OMBOTO, LAWRENCE M.	184 CULVER AVE.	JERSEY CITY, N.J.	07305
22101	27		186 CULVER AVE.	JAVIER, ROLANDO & ROSITA	186 CULVER AVE.	JERSEY CITY, N.J.	07305
22101	28		190 CULVER AVE.	ARIANA LOFTS % MAR ACQUISITION GRP.	921 ELIZABETH AVE.	ELIZABETH, NJ	07201
22101	29		194 CULVER AVE.	OSNATO, VINCENT	6 BLUE RIDGE AVE.	GREEN BROOK, NJ	08812
22101	30		196 CULVER AVE.	OSNATO, VINCENT	6 BLUE RIDGE AVE.	GREEN BROOK, NJ	08812
22101	31		198 CULVER AVE.	OSNATO, VINCENT	6 BLUE RIDGE AVE.	GREEN BROOK, NJ	08812

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
22101	32		200 CULVER AVE.	OSNATO, VINCENT	6 BLUE RIDGE AVE.	GREEN BROOK, NJ	08812
22101	33		202 CULVER AVE.	REZK, MERVAT L.	202 CULVER AVE.	JERSEY CITY, NJ	07305
22101	34		204 CULVER AVE.	KIRSCH, STEPHEN B.	204 CULVER AVE	JERSEY CITY, NJ	07305
22102	1		211 CULVER AVE.	FERRARO, PETRINA	23 YALE CT.	LIVINGSTON, NJ	07039
22102	2		207 CULVER AVE.	FERRARO, PETRINA	23 YALE CT.	LIVINGSTON, NJ	07039
22102	3		205 CULVER AVE.	PATEL, HIREN & MANISHA	205 CULVER AVE.	JERSEY CITY, N.J.	07305
22102	4		203 CULVER AVE.	RZECZKOWSKI, DOROTHY & DANIEL	203 CULVER AVE.	JERSEY CITY, N.J.	07305
22102	5		201 CULVER AVE.	KAPLAN, OSMAN	201 CULVER AVE.	JERSEY CITY, NJ	07305
22102	6		199 CULVER AVE.	MALIK, ARSHAD & WAHIDA	199 CULVER AVE	JERSEY CITY, NJ	07305

Note:

1. Block 21701 - Lots 13, 14, 17.01, 24 & 25 is now 13.01