



City of Bayonne
Department of Finance

630 Avenue C
Bayonne, NJ 07002
Phone (201) 858-6050



Robert Kubert, Mayor

Jessica H. Connors, C.T.A., Tax Assessor

April 8, 2026

Eugene P. O'Connell, Esq.
gene@eugeneoconnell.com

RE: Block: 267 Lot: 23

Dear Mr. O'Connell:

This letter will confirm that the enclosed is certified to be a list of properties within 200 feet of the above-mentioned block & lot(s) as noted in the property tax records of the City of Bayonne.

Kennedy Boulevard is a County Road, and if warranted, you should notify the following:
Clerk of Hudson County, 257 Cornelison Avenue, Jersey City, NJ 07306

You should also provide notice to the following utilities that have easements and rights of way throughout the municipality:

P.S.E. & G, 80 Park Plaza, Newark, NJ 07102

City of Bayonne Water & Sewer Division, City Hall, 630 Avenue C, Bayonne, NJ 07002

Verizon Telephone, One Verizon Way, Basking Ridge, NJ 07920

Cablevision of Bayonne, 1111 Stewart Avenue, Bethpage, NY 11714

Texas Eastern Transmission, LP, (aka Spectra Energy), 5400 Westheimer Ct, Houston, TX 77056-5310

Sincerely,

Kaitlin Weaver, Tax Clerk

City of Bayonne

Buffer Report

Highlighted feature(s)

Subject Property (1)

BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner City/State/Zip
267	23		271 BROADWAY	BROADWAY FREEDOM LLC	43 OCEAN AVE	JERSEY CITY, NJ 07305

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List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (51)

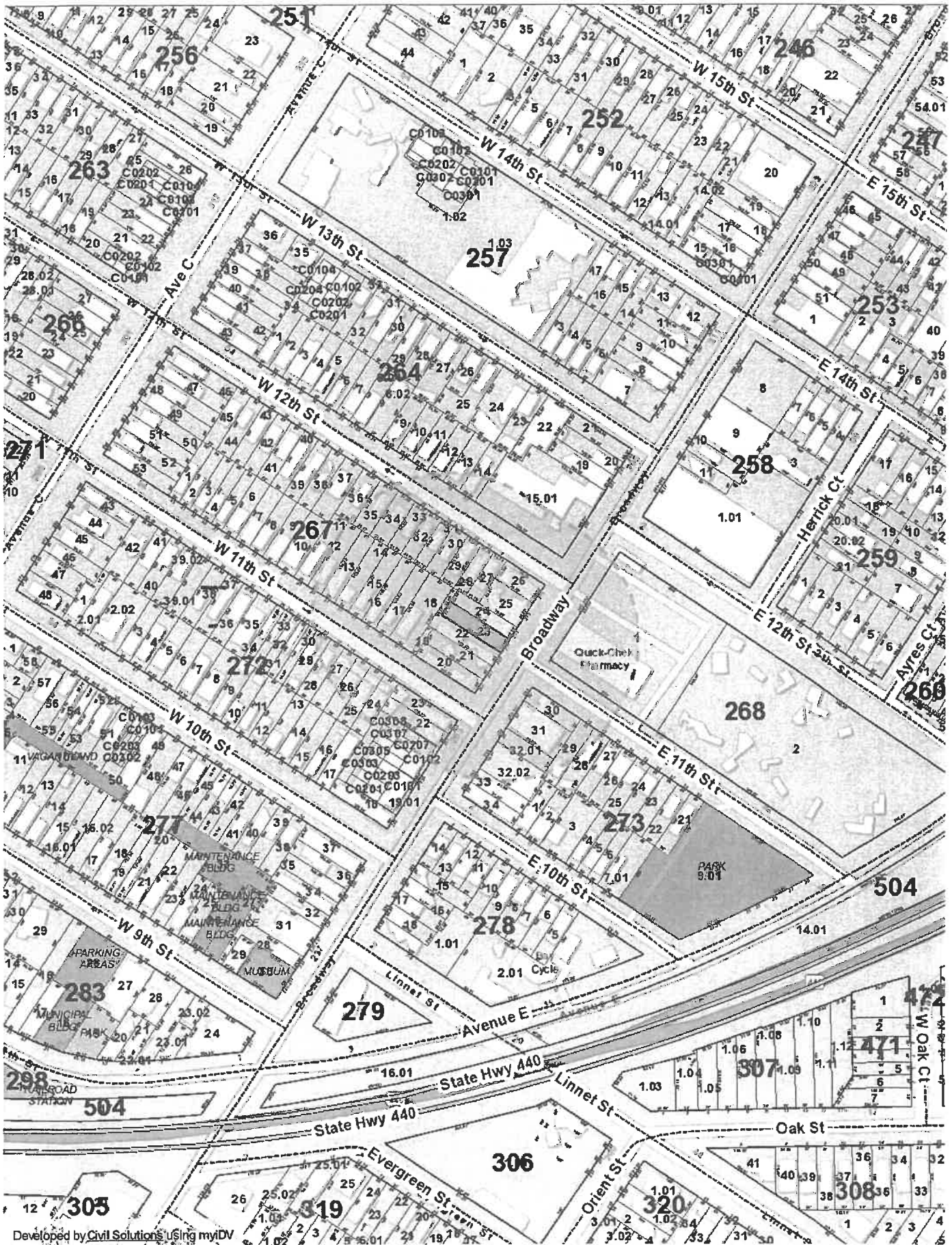
Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
264	12		BRANCATELLA, MATTHEW P & KARALYNN M	17 W 12TH ST	17 W 12TH ST	BAYONNE CITY, NJ 07002
264	13		RAMNATH, WINSTON & MICHAEL	15 W 12TH ST	15 W 12TH ST	BAYONNE, NJ 07002
264	14		MATELESKO, PAUL & HENRIETTA%PAUL	13 W 12TH ST	19A W 33RD ST, UNIT 3A	BAYONNE, NJ 07002
264	15.01		BAYONNE EQUITIES B11 URBN RNWL LLC	285 BROADWAY	409 SECOND AVE	BRADLEY BEACH, NJ 07720
267	12		CHEN, YI TAN & YUE YING LI	23 W 11TH ST	23 W 11TH ST	BAYONNE, NJ 07002
267	13		BULTRON, XIOMARA, J. SERRANO, ETAL	21 W 11TH ST	21 W 11TH ST	BAYONNE, NJ 07002
267	14		VIVICAN, TENNILE	19 W 11TH ST	19 W 11TH ST	BAYONNE CITY, NJ 07002
267	15		CARDANO, SALVADOR & EVELYN	17 W 11TH ST	17 W 11TH ST	BAYONNE, NJ 07002
267	16		BILAK, KIMBERLY L.	15 W 11TH ST	15 W 11TH ST	BAYONNE, NJ 07002
267	17		ALDIAS, NAYA K	13 W 11TH ST	13 W 11TH ST	BAYONNE CITY, NJ 07002
267	18		OSTASZEWSKI, ROBERT M & EDNA	9-11 W 11TH ST	11 W 11TH ST	BAYONNE, NJ 07002
267	19		BARBERI, ANTONIO	7 W 11TH ST	1175 KENNEDY BLVD APT D1	BAYONNE, NJ 07002
267	20		265 BROADWAY BAYONNE LLC	265 BROADWAY	PO BOX 156	SADDLE RIVER, NJ 07458
267	21		267 NJR, LLC	267 BROADWAY	PO BOX 2405	LIVINGSTON, NJ 07039
267	22		GILBERT, TOMASZ	269 BROADWAY	55 OAK WOOD ROAD	WATCHUNG, NJ 07069
267	24		GERARDI, WILLIAM	273 BROADWAY	273 BROADWAY	BAYONNE, NJ 07002
267	25		275 BROADWAY REALTY LLC	275 BROADWAY	540 BROADWAY	BAYONNE, NJ 07002
267	26		BEK MERG, INC.	279 BROADWAY	488 UNDERCLIFF AVE	EDGEWATER, NJ 07020
267	27		MARINO, JOSEPH	8 W 12TH ST	8 W 12TH ST	BAYONNE, NJ 07002
267	28		LYON, EDWARD R & NANDRANIE	10 W 12TH ST	10 W 12TH ST	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
267	29		LACAR-GONZALEZ, SARA H.	12 W 12TH ST	1161 BROAD ST	BLOOMFIELD, NJ 07003
267	30		CARROLL, ANNE	14 W 12TH ST	14 W 12TH ST	BAYONNE, NJ 07002
267	31		SAPIKOWSKI, CAROL	16 W 12TH ST	125 W 9TH ST	BAYONNE, NJ 07002
267	32		ROSZKOWSKI,RICHARD & EILEEN	18 W 12TH ST	81 W 51ST ST	BAYONNE CITY, NJ 07002
267	33		NAPOLITANO, CHARLES JR & CHRISTINA	20 W 12TH ST	20 W 12TH ST	BAYONNE, NJ 07002
267	34		THOMAS, JOANNE & JAMES MIROS	22 W 12TH ST	22 W 12TH ST	BAYONNE, NJ 07002
267	35		PASCUA, AMANTE G. JR & VIOLETA	24 W 12TH ST	24 W 12TH ST	BAYONNE, NJ 07002
267	36		PEDERSEN, ERIK	26 W 12TH ST	26 WEST 12TH STREET	BAYONNE, NJ 07002
268	1		ADAM CORPORATION	266-280 BROADWAY	P O BOX 326	PLAINFIELD, NJ 07061
272	19.01		BAYRIDGE@ BAYONNE CONDO % RELIANCE	255 BROADWAY	P.O. BOX 3705, DEPT.29	HOUSTON, TX 77253
272	19.01	C0102	255 BROADWAY LLC	255 BROADWAY	105.5 NORTH ST, APT 610	BAYONNE, NJ 07002
272	19.01	C0207	SHEIKH,USMAN & ALI	255 BROADWAY	255 BROADWAY #107	BAYONNE CITY, NJ 07002
272	19.01	C0208	JOHNSON, LATICIA	255 BROADWAY	255 BROADWAY UNIT 108	BAYONNE, NJ 07002
272	19.01	C0307	LAAMAL, KHALIL & ASMAE DKHISSI	255 BROADWAY	255 BROADWAY UNIT 207	BAYONNE, NJ 07002
272	19.01	C0308	OMOMO, AYOBANDE T.	255 BROADWAY	255 BROADWAY #1L	BAYONNE, NJ 07002
272	22		EMERALD VALLEY HOLDINGS LLC	261 BROADWAY	79 ARIZONA AVE	OLD BRIDGE, NJ 08857
272	23		EMERALD VALLEY HOLDINGS LLC	263 BROADWAY	79 ARIZONA AVE	OLD BRIDGE, NJ 08857
272	24		TRYAK, AMIR	10 W 11TH ST	10 W 11TH ST	BAYONNE, NJ 07002
272	25		AMIN, EMAN & EMAD V	12 W 11TH ST	12 W 11TH ST	BAYONNE, NJ 07002
272	26		MACE, CERDIC & GAEL OLIVRO	14 W 11TH ST	14 W 11TH ST	BAYONNE, NJ 07002
272	27		WANG, ZIMING	16 W 11TH ST	16 W 11TH ST	BAYONNE, NJ 07002
272	28		NAKHLA,PETER	18 W 11TH ST	24 CANTERBURY AVE	NORTH ARLINGTON,NJ 07031
272	29		HERNANDEZ, LUIS J. R.	20 W 11TH ST	20 W 11TH ST	BAYONNE, NJ 07002
272	30		GARZA,JOSE M	22 W 11TH ST	22 W 11TH ST	BAYONNE CITY, NJ 07002
273	28		GERARDI, JOANN	12 E 11TH ST	12 E 11TH ST	BAYONNE, NJ 07002
273	29		10 E 11TH ST LLC	10 E 11TH ST	189 RIVER ROAD	BOGOTA, NJ 07603
273	30		OK HOLDINGS, LLC	264 BROADWAY	264 BROADWAY	BAYONNE, NJ 07002
273	31		260 BROADWAY PARTNERS LLC	260-262 BROADWAY	65 W 36TH ST, FLOOR 6	NEW YORK, NY 10018
273	32.01		258 BROADWAY LLC	258 BROADWAY	258 BROADWAY	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
273	32.02		MAMMAS, KRIS D V M	256 BROADWAY	256 BROADWAY	BAYONNE, N J 07002
273	33		MAMMAS, KRIS	252 BROADWAY	256 BROADWAY	BAYONNE, NJ 07002

City of Bayonne - Map

Buffer Report



OWNER & ADDRESS REPORT

BAYONNE CITY

04/08/26 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
272	19.01		15F	BAYRIDGE@ BAYONNE CONDO % RELIANCE P.O. BOX 3705, DEPT.29 HOUSTON, TX 77253	255 BROADWAY	
272	19.01	C0101	4A	WHITE & HEALTHY SMILE CTR,LLC 255 BROADWAY BAYONNE CITY, NJ 07002	255 BROADWAY	
272	19.01	C0102	4A	255 BROADWAY LLC 105.5 NORTH ST, APT 610 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0201	2	PARSIPOGU, ROSEANN 255 BROADWAY UNIT 101 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0202	2	TASNIM,TASFIA ETALS 255 BROADWAY #102 BAYONNE CITY, NJ 07002	255 BROADWAY	
272	19.01	C0203	2	GASOWSKI, MAREK 255 BROADWAY, UNIT 103 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0204	2	QUINTELA, MARIA 255 BROADWAY, UNIT 104 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0205	2	ELSAIED, ADHAM & Y. LASKAR 255 BROADWAY, UNIT 105 BAYONNE NJ 07002	255 BROADWAY	
272	19.01	C0206	2	CARDINALE, ANTHONY & MADELINE 255 BROADWAY APT 106 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0207	2	SHEIKH,USMAN & ALI 255 BROADWAY #107 BAYONNE CITY, NJ 07002	255 BROADWAY	
272	19.01	C0208	2	JOHNSON, LATICIA 255 BROADWAY UNIT 108 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0301	2	HARSCH, HENRY J 255 BROADWAY #201 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0302	2	MAHABIR, PITAMBAR & JANIE LALLA- 251-259 BROADWAY UNIT 202 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0303	2	PAGE, ANNA 255 BROADWAY, UNIT 203 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0304	2	SUN, YU 251-259 BROADWAY #204 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0305	2	LEWANDOWSKI, LAURE L. 251-259 BROADWAY, #205 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0306	2	TOLOO, MANSOUR 255 BROADWAY #206 BAYONNE CITY, NJ 07002	255 BROADWAY	
272	19.01	C0307	2	LAAMAL, KHALIL & ASMAE DKHISSI 255 BROADWAY UNIT 207 BAYONNE, NJ 07002	255 BROADWAY	
272	19.01	C0308	2	OMOMO, AYOBANDE T. 255 BROADWAY #1L BAYONNE, NJ 07002	255 BROADWAY	

