

**PROPERTY  
OWNER'S LIST**



**City of Bayonne**  
**Department of Finance**  
630 Avenue C  
Bayonne, NJ 07002  
Phone (201) 858-6050 • Fax (201) 823-9825



**James M. Davis, Mayor**

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

September 19, 2024

Michael Miceli  
agomera@primelaw.com

RE: Block: 442 Lot(s): 14

Dear Mr. Miceli:

This letter will confirm that the enclosed is certified to be a list of properties within 200 feet of the above referenced 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

Veolia, 110 Oak St., Bayonne, NJ 07002

Verizon Telephone, 540 Broad Street, Newark, NJ 07102

Cablevision of Bayonne, 685 Broadway, Bayonne, NJ 07002

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

Sincerely,

Megan Maida, Assessor Trainee



# City of Bayonne

## Buffer Report

### Highlighted feature(s)

#### Subject Property (1)

BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner City/State/Zip
442	14		80-84 E 25TH ST	40 COTTAGE ST, LLC	10 KENNETH CT	SUMMIT, NJ 07901

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

#### Adjoining Properties (62)

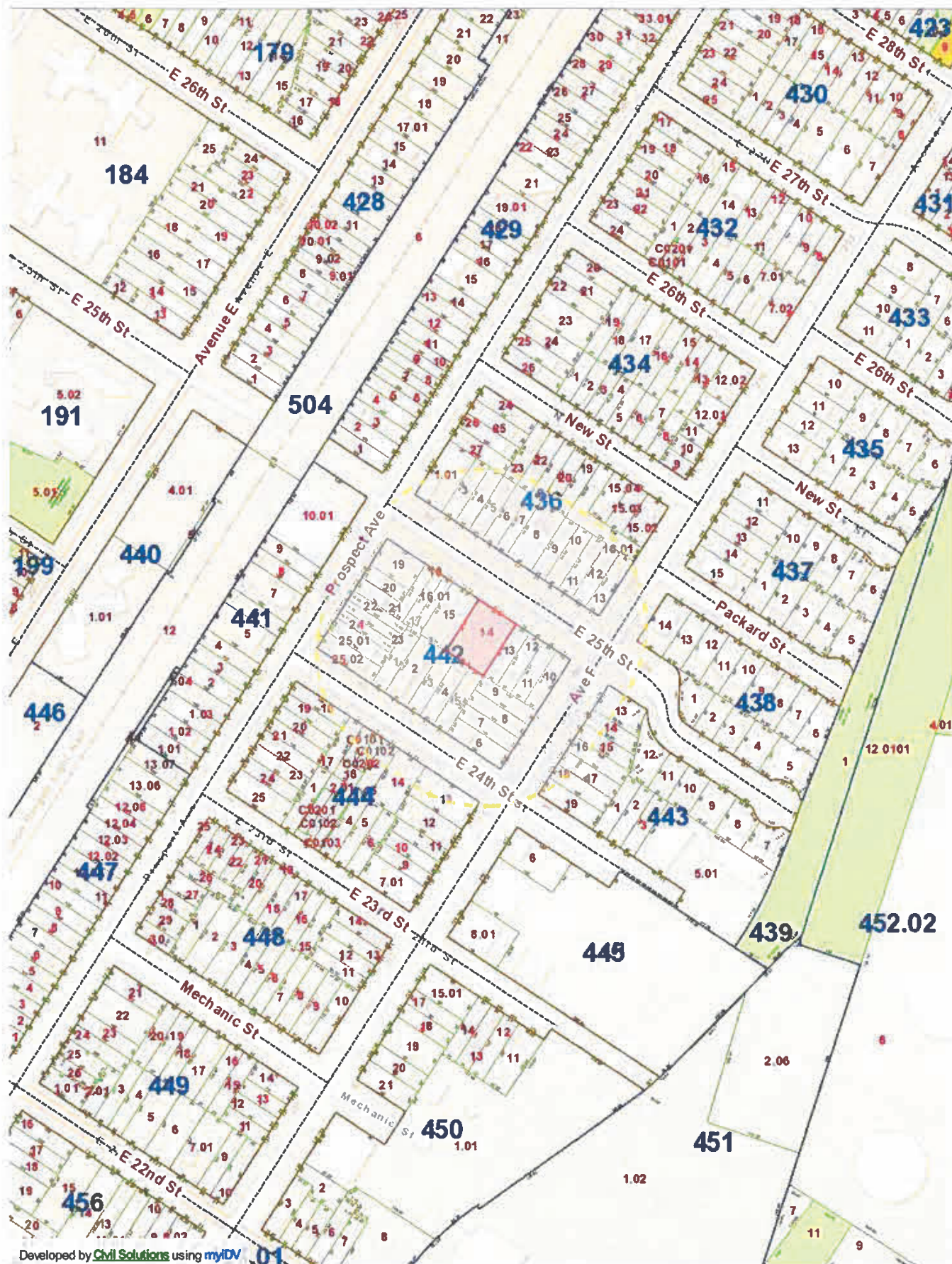
Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
436	1.01		RSB HOLDINGS, LLC	126-28 PROSPECT AVE	96 STEVENS PL	NORTH ARLINGTON, NJ 07031
436	3		ZALECK, EDWARD V ETUX	69 E 25TH ST	69 E 25TH ST	BAYONNE, N J 07002
436	4		PETROWSKI, JOHN & BILLIE ANN	71 E 25TH ST	71 E 25TH ST	BAYONNE, N J 07002
436	5		GASS, JASON	73 E 25TH ST	73 E 25TH ST	BAYONNE, NJ 07002
436	6		ZABNICKI, MICHELE	75 E 25TH ST	75 E 25TH ST	BAYONNE, N J 07002
436	7		MARKO, STANLEY C. & CHERYL DODD-	77 E 25TH ST	77 E 25TH ST	BAYONNE, N J 07002
436	8		BAYONNE 25, LLC.	79-81 E 25TH ST	922 ST RT 33,BLDG8 STE801	FREEHOLD, NJ 07728
436	9		GHALY, EMAD	83 E 25TH ST	83 E 25 ST	BAYONNE, NJ 07002
436	10		GHALY, EMAD	85 E 25TH ST	83 E 25TH ST	BAYONNE, NJ 07002
436	11		EIG REAL ESTATE MGMT COMPANY, LLC	87 E 25TH ST	5 AMY CT	HOWELL, NJ 07731
436	12		BAYONNE 25, LLC.	89 E 25TH ST	922 ST RT 33/BLDG8,STE802	FREEHOLD, NJ 07728
436	13		BAYONNE 25, LLC.	91 E 25TH ST	922 ST RT 33/BLDG8,STE801	FREEHOLD, NJ 07728
436	18.01		PELLICCIO, RALPH & PAULINE	20 NEW ST	20 NEW ST	BAYONNE, NJ 07002
436	19		PASQUALE, MICHAEL & ETALS	18 NEW ST	18 NEW ST	BAYONNE, N J 07002
436	20		ABDELMALAK,MALAK	16 NEW ST	16 NEW ST	BAYONNE CITY, NJ 07002
436	21		HO PROPERTY LLC	14 NEW ST	8 DOMINICK CT	CEDAR GROVE, NJ 07009
436	22		DELROSARIO, ARNEL S. & MARJORIE	12 NEW ST	12 NEW ST	BAYONNE, NJ 07002
436	23		CARLTON URF LLC %DIXON ADVISORY	10 NEW ST	1201 BROADWAY, STE 401	NEW YORK, NY 10001
436	27		SCHAIBLE,CAITLYN	130 PROSPECT AVE	130 PROSPECT AVE	BAYONNE, NJ 07002
438	14		RUTAN, DONALD J. JR. & PATRICIA	2 PACKARD ST	2 PACKARD ST	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
442	1		TIGUA, RICARDO A.	73 E 24TH ST	73 E 24TH ST	BAYONNE, NJ 07002
442	2		RUIZ, ROGELIO R.	75-77 E 24TH ST	75-77 E 24TH ST	BAYONNE, NJ 07002
442	3		ASHE, DAVID	79 E 24TH ST	79 E 24TH ST	BAYONNE CITY, NJ 07002
442	4		FREMANTLE URF LLC	81 E 24TH ST	1201 BROADWAY, STE 401	NEW YORK, NY 10001
442	5		JARYNO, JOHN H & MARILYN & STACY A	83 E 24TH ST	83 E 24TH ST	BAYONNE, NJ 07002
442	6		173-179 AVE F LLC	173 AVENUE F	124 W 34TH ST	BAYONNE, NJ 07002
442	7		173-179 AVE F LLC	175 AVENUE F	124 W 34TH ST	BAYONNE, NJ 07002
442	8		173-179 AVE F LLC	177 AVENUE F	124 W 34TH ST	BAYONNE, NJ 07002
442	9		173-179 AVE F LLC	179 AVENUE F	124 W 34TH ST	BAYONNE, NJ 07002
442	10		REYNOLDS, ROSE M.	92 E 25TH ST	92 E 25TH ST	BAYONNE, N J 07002
442	11		GONSIEWSKI, HELEN	90 E 25TH ST	90 E 25TH ST	BAYONNE, N J 07002
442	12		LOPEZ, ELVIS	88 E 25TH ST	88 E 25TH ST	BAYONNE CITY, NJ 07002
442	13		DE ROCCO, PATRICIA & S.RLEMANOWICZ	86 E 25TH ST	86 E 25TH ST	BAYONNE, N J 07002
442	15		SHARKEY, LINDA M. & FRANCIS J.	76-78 E 25TH ST	78 E 25TH ST	BAYONNE, N J 07002
442	16.01		DODD, ROBERT W JR	74 E 25TH ST	74 E 25TH ST	BAYONNE, N J 07002
442	17		TOUZANI, HAMID & MIMOUNT ELABBOUI	74 1/2 E 25TH ST	74 1/2 E 25TH ST	BAYONNE, N J 07002
442	18		AUGILAR, PEGGY	72 E 25TH ST	70 E 25TH ST	BAYONNE, N J 07002
442	19		PASQUALE, RICHARD	120-122 PROSPECT AVE	122 PROSPECT AVE	BAYONNE, N J 07002
442	20		MCNAMARA, JOSEPH & LISA	118 PROSPECT AVE	118 PROSPECT AVENUE	BAYONNE, NJ 07002
442	21		KATSARAS, ANTHONY D.	116 PROSPECT AVE	31-04 84TH STREET	EAST ELMHURST, NY 11370
442	22		BAILEY, PAUL L.	114 PROSPECT AVE	114 PROSPECT AVE	BAYONNE, NJ 07002
442	23		112A PROSPECT AVE LLC%R.NASHED	112A PROSPECT AVE	169 AVENUE B	BAYONNE, NJ 07002
442	24		RHODES, STEVEN & PAULETTE BROOKS-	112 PROSPECT AVE	102 CANNONADE DR	MARLBORO, NJ 07746
442	25.01		VELEZ, FRANCISCO	110 PROSPECT AVE	110 PROSPECT AVE	BAYONNE, NJ 07002
442	25.02		RUSSELL, SCOTT	108 PROSPECT AVE	108 PROSPECT AVE	BAYONNE, NJ 07002
443	13		RCA MANAGEMENT LLC % R. ARNONE	188 AVENUE F	545 KENNEDY BLVD	BAYONNE, NJ 07002
443	14		NASHED, RAMEZ	184 AVENUE F	169 AVENUE B	BAYONNE, NJ 07002
443	15		SINGER, MICHAEL	182 AVENUE F	182 AVENUE F	BAYONNE, N J 07002
443	16		CARLTON URF LLC %DIXON ADVISORY	180 AVENUE F	1201 BROADWAY, STE 401	NEW YORK, NY 10001

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
443	17		CARLTON URF LLC %DXON ADVISORY	178 AVENUE F	1201 BROADWAY, STE 401	NEW YORK, NY 10001
443	18		STEPHENS, MARTHA, MARY & KYRIA	176 AVENUE F	176 AVENUE F	BAYONNE, NJ 07002
443	19		DR. NARD, LLC	174 AVENUE F	2734 BOULEVARD	JERSEY CITY, NJ 07306
444	13		JCR REALTY PARTNERSHIP LLC	169-171 AVENUE F	793 EAST DRIVE	ORADELL, NJ 07649
444	14		MJDP NJ PROPERTIES LLC	82-84 E 24TH ST	16 E 44TH ST	BAYONNE, N J 07002
444	15		MJDP NJ PROPERTIES TWO LLC	80 E 24TH ST	16 E 44TH ST	BAYONNE, N J 07002
444	16		78 E 24TH STREET CONDO ASSOCIATION	78 E 24TH ST	78 E 24TH ST	BAYONNE, NJ 07002
444	16	C0101	MANEZ, REGINO & MARIA ROSARIO	78 E 24TH ST	76-78 E 24TH ST, UNIT 1	BAYONNE, NJ 07002
444	16	C0102	ROSA-DIAZ, YADIRA	78 E 24TH ST	78 E 24TH ST, UNIT 2	BAYONNE, NJ 07002
444	16	C0201	PLESNIARSKI, CATHERINE	78 E 24TH ST	76-78 E 24TH ST, UNIT 3	BAYONNE, NJ 07002
444	16	C0202	DIALLO, KOUMBA & AMINATA T.	78 E 24TH ST	78 E 24TH ST #4	BAYONNE, NJ 07002
444	17		SCARPA, MICHAEL JR & KATHERINE	74 E 24TH ST	74 E 24TH ST	BAYONNE, N J 07002
444	18		AFK SAIR CAPITAL LLC	106 PROSPECT AVE	325 W 86TH ST	NEW YORK, NY 10024

# City of Bayonne - Map

Buffer Report



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