

A-13



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

May 12, 2026

Peter Cecinini, Esq.
jamie@cecininilaw.com

RE: Block: 192 Lot: 20

Dear Mr. Cecinini:

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
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
192	20		527 AVENUE A	TAWADROS, AMAL	41 E 40TH ST	BAYONNE, NJ 07002

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

Adjoining Properties (44)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
192	5		BOLES, EMAD S.	175 W 22ND ST	175 W 22ND ST	BAYONNE, NJ 07002
192	6		GOMEZ, HAYDEE & JOSE LUIS MARTINEZ	173 W 22ND ST	173 WEST 22ND ST	BAYONNE, N J 07002
192	7		LANZA, FRANK & MARIE E.	171 W 22ND ST	171 W 22ND ST	BAYONNE, NJ 07002
192	8		SWEENEY, JOSEPH M.	169 W 22ND ST	169 W 22ND ST	BAYONNE, N J 07002
192	9		POLKOWSKI, ANDREW ET AL	167 W 22ND ST	167 W 22ND ST	BAYONNE, NJ 07002
192	10		PELLAGATTI, MICHAEL & MICHELLE A	165 W 22ND ST	165 W 22ND ST	BAYONNE, N J 07002
192	11		GAMONEDA, RIGOBERTO & LINDA A	163 W 22ND ST	163 W 22ND ST	BAYONNE, N J 07002
192	12		YOUSRY, B. FAKHRY	161 W 22ND ST	161 W 22ND ST	BAYONNE, NJ 07002
192	13		AMARAL, MARIO J	159 W 22ND ST	268 HIGH TOR DR	WATCHUNG, NJ 07069
192	14		ISKANDER, JACK	157 W 22ND ST	32 WILLOW ST. APT# 2	BAYONNE, NJ 07002
192	15		SILVA, HECTOR D. JR.	515 AVENUE A	515 AVENUE A	BAYONNE, NJ 07002
192	16		METRI, ADEL & IRINI MEKHAIEL	517 AVENUE A	6 VICTORIAN LN	FAIRFIELD, NJ 07004
192	17		519 AVE. A CONDO % EXTENDED PROP.	519 AVENUE A	401 E. 88TH ST., #16E	NEW YORK, NY 10128
192	17	C0101	OLECHKEVITCH, NATALIA	519 AVENUE A	519 AVENUE A, UNIT 1	BAYONNE, NJ 07002
192	17	C0102	MSKAN LLC	519 AVENUE A	519 AVENUE A	BAYONNE, NJ 07002
192	17	C0201	MSKAN, LLC	519 AVENUE A	57 SANFORD PLACE	JERSEY CITY, NJ 07306
192	17	C0202	KM COUSINS LLC	519 AVENUE A	57 SANFORD PL	JERSEY CITY, NJ 07306
192	18		GROSSMAN, ISAAC	521 AVENUE A	1769 46TH ST	BROOKLYN, NY 11204
192	19.01		DE LA CRUZ, PETER	523 AVENUE A	523 AVENUE A	BAYONNE, NJ 07002
192	19.02		DE LA CRUZ, PETER & G. MEDINA	525 AVENUE A	523 AVENUE A 1ST FLOOR	BAYONNE, NJ 07002
192	21		SOUTH SHORE VILL II LEASED HOUSING	529-537 AVENUE A	549 AVENUE A	BAYONNE CITY, NJ 07002
192	22		TURELIK, THOMAS & CHRISTINE	539 AVENUE A	539 AVENUE A	BAYONNE, N J 07002
192	23		WINTERS, ANGELINA	541 AVENUE A	541 AVENUE A	BAYONNE, N J 07002
193	1		BOARD OF EDUCATION	550 AVENUE A	669 AVENUE A	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
201	1		PUJA, RANATA	536-538 AVENUE A	95 AVENUE C	BAYONNE, NJ 07002
201	2		534 AVENUE A REALTY, LLC	534 AVENUE A	258 WEST SADDLE RIVER RD	UPPER SADDLE RIVER, NJ 07458
201	3		THE YALY LIVING TRUST	532 AVENUE A	532 AVENUE A	BAYONNE, NJ 07002
201	4		RENTAS MANAGEMENT, LLC	530 AVENUE A	P.O BOX 1459	BAYONNE, NJ 07002
201	5		BAYONNE LINK LLC	528 AVENUE A	PO BOX 490	LONG VALLEY, NJ 07853
201	6		VAZQUEZ, CHRISTINE	526 AVENUE A	4380 SW 164TH PATH	MIAMI, FL 33185
201	7		LIPARI, MICHAEL & JOSEPHINE	524 AVENUE A	524 AVENUE A	BAYONNE, NJ 07002
201	8		SAID, AYMAN ADEL FAHMY & A. SOLIMAN	522 AVENUE A	522 AVENUE A	BAYONNE, NJ 07002
201	9		LMS REALTY LLC	520 AVENUE A	758 IRON LATCH RD	FRANKLIN LAKES, NJ 07417
201	10		MIKHAEIL, HEWAIDA & E. YAAKOUB	516 AVENUE A	516 AVENUE A	BAYONNE, NJ 07002
201	11		LOPEZ, YRENE & NILCELY	137 W 22ND ST	137 W 22ND ST	BAYONNE, NJ 07002
201	13.01		LAWANDY, MIKEL	135 W 22ND ST	804 KENNEDY BLVD	BAYONNE CITY, NJ 07002
201	43		SIMMONS, JAMES KEITH & SANDRA LISA	138 W 23RD ST	138 W 23RD ST	BAYONNE, NJ 07002
201	44		KOZIKOWSKA, GRAZYNA	140 W 23RD ST	140 W 23RD ST	BAYONNE, NJ 07002
207	17		TTEES OF THE L.&S. BLOOM LIV TRUST	513 AVENUE A	1104 A STREET	BELMAR, NJ 07719
207	18		YOUSSEF, EMAD	154 W 22ND ST	154 W 22ND ST	BAYONNE, NJ 07002
207	19		SZYDŁOWSKI, STANLEY & JOSEPHINE	156 W 22ND ST	32 PARKWAY DR	CLARK, NJ 07066
207	20		EID, FADI & NABILA MAYEZ	158 W 22ND ST	158 W 22ND ST	BAYONNE, NJ 07002
207	21		ALEMAN, RODOVALDO & REGLA VAZQUEZ-	160 W 22ND ST	160 W 22ND ST	BAYONNE, NJ 07002
207	22		NAKHLA, NOUR & NAHED S.	162 W 22ND ST	162 W 22ND ST	BAYONNE, NJ 07002

City of Bayonne - Map

Buffer Report



0901 Block: 207 Lot: 19 Q: M
 Prior Block: 297.3A Lot: 11 Q:
 Loc: 156 W 22ND ST 01 BAYONNE CITY, NJ
 Owner: MAYERZ, NABILA & SANDRA EID
 Street: 156 W 22ND ST
 Town: BAYONNE, NJ
 Class: 2 Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
 Saled: 03/31/26 Bk: 9978 Pg: 275 Price: 765000 NU#: Cd: R: 59.59

Zip: 07002 Mtg Acct#: Account Num: 32201006
 Billing Code: 00000
 05/06/26 00000
 Taxes 2025 Exemptions/Abate ments
 (57): 13129.92 1 0
 2026 2 0
 (58): 0.00 3 0
 Partial: 4 0

Land Dim: 25X102.67 YrBlt: 1970 Neigh: 219
 Bldg Desc: 2S-BF-D-2U-HGB SF: 2352 UCd: 20
 Add'l Lots: Type/Use: 42 PrCSF 2352 Map:
 Style: CL Zone: R-2

Class4Cd: 47
 BldgClass: 42
 Net: 455900
 Land: 185000
 Impr: 270900
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