



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: 150 Lot: 16

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, 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
150	16		159 W 31ST ST	R SQUARED PROP. MGMT. LLC	875 KENNEDY BLVD	BAYONNE, NJ 07002

§

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

Adjoining Properties (48)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
149	12		731 AVE A HCPVI LLC	731 AVENUE A	PO BOX 351	CEDARHURST, NY 11516
150	9		BARRY, ELAINE R & MICHAEL	173 W 31ST ST	173 W 31ST ST	BAYONNE, N J 07002
150	10		BARRETO, NOEL & FRANCES	171 W 31ST ST	171 W 31ST ST	BAYONNE, N J 07002
150	11		ELSHAFIE, FARID & SAMIA A.	169 W 31ST ST	169 W 31ST ST	BAYONNE, NJ 07002
150	12		MINUNNI, RONALD	167 W 31ST ST	167 W 31ST ST	BAYONNE, NJ 07002
150	13		MANNO, CAROL M	165 W 31ST ST	165 W 31ST ST	BAYONNE, N J 07002
150	14		WASILEWSKI, STEPHEN & LISA	163 W 31ST ST	163 W 31ST ST	BAYONNE, NJ 07002
150	15		VENCATO, MARIA	161 W 31ST ST	161 W 31ST ST	BAYONNE, N J 07002
150	17		DAOUD, ADEL & ANGEL	717 AVENUE A	717 AVENUE A	BAYONNE, NJ 07002
150	18		SENA, GENOVEFFA	719 AVENUE A	82 WEST 46TH ST	BAYONNE, N J 07002
150	19		721 BAYONNE LLC	721 AVENUE A	721 AVENUE A	BAYONNE, NJ 07002
150	20		PATEL, PARESH & JYOTSNABEN P.	723 AVENUE A	723 AVENUE A	BAYONNE, NJ 07002
150	21		PATEL, PARESH	725 AVENUE A	723 AVENUE A	BAYONNE, NJ 07002
150	22		LOURO, MANUEL TRSTEE OF M. LOURO LT	727 AVENUE A	727 AVENUE A	BAYONNE, NJ 07002
150	23		729 AVE A HCPVI LLC	729 AVENUE A	PO BOX 351	CEDARHURST, NY 11516
150	24		LUKE, MINA F.	2 EAST CT	2 EAST CT	BAYONNE, NJ 07002
150	25		WEHBE, NAGAM	4 EAST CT	4 EAST CT	BAYONNE, N J 07002
150	26		CHARLSON, JOHN MICHAEL	6 EAST CT	6 EAST CT	BAYONNE, NJ 07002
150	27		DONIN CARMEN JARBOE TTEE REVOCABLE	8 EAST CT	8 EAST CT	BAYONNE, NJ 07002
150	28		LAMENDOLA, FLORENCE & JOSEPH	9 EAST CT	9 EAST CT	BAYONNE, NJ 07002
151	2		NAJMI,ALI A & PARVINDOKHT	730 AVENUE A	730 AVENUE A	BAYONNE, N J 07002
151	3		FOLGER, JAMES & MARIE	728 AVENUE A	728 AVENUE A	BAYONNE NJ 07002
151	4		LYNCH, NANCY	726 AVENUE A	726 AVENUE A	BAYONNE, NJ 07002
151	5.01		FARGANO, BARBARA	722-724 AVENUE A	722-724 AVENUE A	BAYONNE, NJ 07002
151	5.02		ABDELHALIM, WAGIDA	720 AVENUE A	720 AVENUE A	BAYONNE, NJ 07002
151	6		SAWIRES,ASHRAF & NAROOUZ,MARIAM	718 AVENUE A	718 AVENUE A	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
151	7		ESPINOSA, GREGORIO	716 AVENUE A	716 AVENUE A	BAYONNE, NJ 07002
151	8		GARDNER, WILLIAM & DIANA	714 AVENUE A	714 AVENUE A	BAYONNE, N J 07002
151	9		ROMERO, LUCIA & CAAMANO, MANUEL & B	147 W 31ST ST	147 W 31ST ST	BAYONNE, NJ 07002
155	2		HENNESSEY, ROBERT ETUX	697 AVENUE A	697 AVENUE A	BAYONNE, N J 07002
155	3		MIKHAEIL, BASEM & SABAH FAM	699 AVENUE A	699 AVENUE A	BAYONNE, NJ 07002
155	4		ABDELMESSIH, NADER & SAMIA WISA	160 W 31ST ST	160 W 31ST ST	BAYONNE, N J 07002
155	5		PARK, HYUN & YOUNG JOO	162 W 31ST ST	162 W 31ST ST	BAYONNE, NJ 07002
155	6		YOU, MINGXIANG	164 W 31ST ST	164 W 31ST ST	BAYONNE, N J 07002
155	7		RIGOS, NICHOLAS G. & DIANNE E.	166 W 31ST ST	P.O. BOX 701	BAYONNE, NJ 07002
155	8		LOLLI, LINDA E & NINA C LUPO	168 W 31ST ST	168 W 31ST ST	BAYONNE, NJ 07002
155	9		RUSNAK, KEVIN M. & CAROLINA	170 W 31ST ST	170 W 31ST ST	BAYONNE, NJ 07002
155	10		ELNAKADY, ABRAM	172 W 31ST ST	172 W 31ST ST	BAYONNE, NJ 07002
155	11		O'DONNELL, JOHN R & KATHLEEN	174 W 31ST ST	174 W 31ST ST	BAYONNE, N J 07002
155	32		RYDWIN,ROBERT & MARIE	169 W 30TH ST	169 W 30TH ST	BAYONNE CITY, NJ 07002
156	41		CASTERLINE, ROBERT & ROSEMARY	148 W 31ST ST	148 W 31ST ST	BAYONNE, N J 07002
156	42		JEDZINIAK, ROBERT J & LAURA G	150 W 31ST ST	150 W 31ST ST	BAYONNE, N J 07002
156	43		AMPARO, JUAN A & LUISA	152 W 31ST ST	152 W 31ST ST	BAYONNE, N J 07002
156	44		TOMEI, JOHN	154 W 31ST ST	154 W 31ST ST	BAYONNE, N J 07002
156	45		DICESARE, JOSEPH & JUDITH	156 W 31ST ST	156 W 31ST ST	BAYONNE, N J 07002
156	46		ROMELCZYK, RICHARD	702 AVENUE A	92 WEST 18TH ST	BAYONNE, N J 07002
156	47		PAYAMPS, JOSE	700 AVENUE A	700 AVENUE A	BAYONNE, NJ 07002
156	48		CHIARAVALLOTI, ANTHONY & CAROLINA	698 AVENUE A	698 AVENUE A	BAYONNE, N J 07002

City of Bayonne - Map
Buffer Report

