



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

February 4, 2026

John A. Zucker
613 Broadway P.O. Box 95

RE: Block: 252 Lot: 17

Dear Mr. Zucker:

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, 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,

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
252	17		317 BROADWAY	317 BROADWAY BAYONNE, LLC	148 E 5TH ST, BLDG 7A	BAYONNE, NJ 07002

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

Adjoining Properties (45)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
252	9		GODESKY,JOSEPH ETALS	23 W 14TH ST	23 W 14TH ST	BAYONNE CITY, NJ 07002
252	10		YUSUFOV, DANIEL	21 W 14TH ST	21 W 14TH ST	BAYONNE, NJ 07002
252	11		PARADINE, CLEMENTINA, ET ALS	19 W 14TH ST	51 NICHOLSON DR.	CHATHAM, NJ 07928
252	12		SEDRAK,ROBERT & MARIAN TAWFIK	17 W 14TH ST	17 W 14TH ST	BAYONNE CITY, NJ 07002
252	13		ILLFELDER, EMILY L.	13 W 14TH ST	13 W 14TH ST	BAYONNE, NJ 07002
252	14.01		SHREEJI SANKALP,LLC	11 W 14TH ST	159 BEACON AVE	JERSEY CITY, NJ 07306
252	14.02		9 W 14TH ST CO.	9 W 14TH ST	9 W 14TH ST	BAYONNE, NJ 07002
252	15		313 BROADWAY CONDO ASSOCIATION	313 BROADWAY	313 BROADWAY	BAYONNE, NJ 07002
252	15	C0101	FEDROW, MATTHEW R.& NICOLE M.	313 BROADWAY	9 W 14TH ST	BAYONNE, NJ 07002
252	15	C0201	PELC-PENTEADO, ROZANI	313 BROADWAY	313 BROADWAY #2A	BAYONNE CITY, NJ 07002
252	15	C0202	MUSHARBASH, JACOB & MARY	313 BROADWAY	269 WOODMONT RD	UNION, NJ 07083
252	15	C0301	MUSHARBASH, HANNA & LUCIA	313 BROADWAY	313 BROADWAY, UNIT 3A	BAYONNE, NJ 07002
252	15	C0302	MUSHARBASH, HANNA & LUCIA	313 BROADWAY	313 BROADWAY, UNIT 2B	BAYONNE, NJ 07002
252	16		BRATTOLE JR, GEORGE & ALI	315 BROADWAY	315 BROADWAY	BAYONNE, NJ 07002
252	18		SPARGIFIORE, ANGELO	319 BROADWAY	32 VILLANOVA DR.	FREEHOLD, NJ 07728
252	19		321 BROADWAY BAYONNE,LLC	321 BROADWAY	321 BROADWAY	BAYONNE CITY, NJ 07002
252	20		CHURCH OF JC OF LATTER DAY SAINTS	325 BROADWAY	50 E.NO. TEMPLE ST, #2276	SALT LAKE CITY, UT 84150
252	21		HG HOMES LLC	10 W 15TH ST	10 W 15TH ST	BAYONNE, NJ 07002
252	22		VIZUETE, LUIS R. & HILDA L.	12 W 15TH ST	12 W 15TH ST	BAYONNE, NJ 07002
252	23		14 NJ LLC	14 W 15TH ST	543 BEDFORD AVE, STE 222	BROOKLYN, NY 11211
252	24		RUSZKOWSKI, NEAL	16 W 15TH ST	16 W 15TH ST	BAYONNE, N J 07002
252	25		HERMOSO, NOVINA & MEJLAS,MATTHEW	18 W 15TH ST	18 W 15TH ST	BAYONNE CITY, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
252	26		BOSCH, RICHARD & TALYA REED	20 W 15TH ST	20 W 15TH ST	BAYONNE, NJ 07002
252	27		ELSAYED, SAMER & RAMANI	22 W 15TH ST	22 WEST 15TH ST	BAYONNE, NJ 07002
252	28		DAVENPORT,NIASHEA & WILLIAMS,BENNIE	24 W 15TH ST	24 W 15TH ST	BAYONNE CITY, NJ 07002
253	1		BREIVOGEL, JOHN & BRIGID	306-308 BROADWAY	118 WOODLAND AVE	NEPTUNE CITY, NJ 07753
253	2		VILLEGAS, JAVIER HERNANDEZ-	9 E 14TH ST	9 E 14TH ST	BAYONNE, NJ 07002
253	44		DELUCA, MARIA	10 E 15TH ST	10 E 15TH ST	BAYONNE, N J 07002
253	45		322 BROADWAY LLC	322 BROADWAY	322 BROADWAY	BAYONNE, NJ 07002
253	46		JAVIER, ANA	320 BROADWAY	320 BROADWAY	BAYONNE, N J 07002
253	47		LEE, KEVIN & SUNNY LUI & S. LEE	318 BROADWAY	107 BRUNSWICK #1	JERSEY CITY,NJ 07302
253	48		SALIB, HANY	316 BROADWAY	148 W 32ND ST	BAYONNE, NJ 07002
253	49		NGUYEN, PHAT, TUYET & TIEN	314 BROADWAY	413 CATOR AVE	JERSEY CITY, NJ 07305
253	50		ZUPKO, GERALDINE	312 BROADWAY	312 BROADWAY	BAYONNE, N J 07002
253	51		DORIA, ROBERT G	310 BROADWAY	13 ELCO CT	BAYONNE, N J 07002
257	1.03		OUR LADY STAR OF THE SEA RC CHURCH	320-334 AVENUE C	326 AVENUE C	BAYONNE, NJ 07002
257	10		305 BROADWAY LLC	305 BROADWAY	305 BROADWAY	BAYONNE, N J 07002
257	11		KASZTELAN, KRZYSTOF & JOLANTA	307 BROADWAY	307 BROADWAY	BAYONNE, N J 07002
257	12		309 BROADWAY REALTY LLC%MORGENSLIDE	309-311 BROADWAY	93 BEVERLY RD	STATEN ISLAND, NY 10305
257	13		YOUNG, LAURA & TERRY	8 W 14TH ST	8 W 14TH ST	BAYONNE, NJ 07002
257	14		HERNANDEZ, R.A & L. UMANZOR ETAL	10 W 14TH ST	10 W 14TH ST	BAYONNE, NJ 07002
257	15		CIMBOLIC, STEPHEN & MARGARET	12 W 14TH ST	19 W 12TH ST	BAYONNE, N J 07002
257	16		EBRAHIM,ATEF	14 W 14TH ST	14 W 14TH ST	BAYONNE CITY, NJ 07002
257	17		FANOUS, EZZAT &RAOUTH BASELOUS	16 W 14TH ST	16 W 14TH ST	BAYONNE, N J 07002
258	8		304 BROADWAY PRTRNS URBN RENWAL LLC	298-304 BROADWAY	540 BROADWAY	BAYONNE, NJ 07002

City of Bayonne - Map

Buffer Report



PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen

** 1: prc file**

-----Screen:1 of 5

0901 Block: 252 Lot: 10 Q: M
Prior Block: 392 Lot: 34.A Q: 12/12/25
Loc: 21 W 14TH ST 01 BAYONNE CITY, NJ 00000
Owner: VALDEZ, DAVID ANTHONY Billing Code: 00672
Street: 80 SHAFTER AVE Account Num: 41610007
Town: STATEN ISLAND, NY Zip: 10308 Mtg Acct#:
Class: 2 Deductions:S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
SaleD: 11/06/25 Bk: 9947 Pg: 778 Price: 716000 NU#: Cd: R: 51.23

	2026	2027	Taxes	2025	Exemptions/Abatements
Land:	174900	174900	(57):	10563.84	1 0
Impr:	191900	191900		2026	2 0
	0	0	(58):	0.00	3 0
Net:	366800	366800	Partial:		4 0

Land Dim: 33.33X113.10 Class4Cd: YrBlt: 1958 Neigh: 216
Bldg Desc: 1S-F-D-2U-H BldgClass: 47 SF: 1200
Addl Lots: Type/Use: 42 PrcSF 1200 UCd: 20
Style: RH Zone: R-2 Map:

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen

** 1: prc file**

-----Screen:1 of 5

0901 Block: 252 Lot: 14.02 Q: M
Prior Block: 392 Lot: 28 Q: 01/30/26
Loc: 9 W 14TH ST 01 BAYONNE CITY, NJ 00000
Owner: RUGE, LISSA Billing Code: 00660
Street: 9 W 14TH ST Account Num: 41606009
Town: BAYONNE, NJ Zip: 07002 Mtg Acct#:
Class: 2 Deductions:S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
SaleD: 11/20/25 Bk: 9952 Pg: 580 Price: 950000 NU#: Cd: R: 62.69

	2026	2027	Taxes	2025	Exemptions/Abatements
Land:	163000	163000	(57):	17153.28	1 0
Impr:	432600	432600		2026	2 0
	0	0	(58):	0.00	3 0
Net:	595600	595600	Partial:		4 0

Land Dim: 25X113.1 Class4Cd: YrBlt: 2011 Neigh: 216
Bldg Desc: 2U BldgClass: 49 SF: 2573
Addl Lots: Type/Use: 42 PrcSF 2573 UCd: 20
Style: NC Zone: R-2 Map:

