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



James M. Davis, Mayor

Michele Hennessey, C.T.A., Tax Assessor

March 10, 2021.

Anne Marie Rizzuto
Weiner Law
629 Parsippany Rd
Parsippany, NJ 07054

RE: Block: 45 Lot(s): 24

Dear Ms. Rizzuto:

This letter will confirm that the enclosed is certified to be a list of property owners 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
- 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,


Megan Maida, Tax Clerk



City of Bayonne
Buffer Report

Highlighted feature(s)

Subject Property (1)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
45	24		EG USA,LLC	1049 BROADWAY	1049 BROADWAY	BAYONNE CITY, NJ 07002

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

Adjoining Properties (54)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
40	13		AWAD, MEDHAT	25 W 52ND ST	25 W 52ND ST, APT. 1	BAYONNE, NJ 07002
40	14		GOLAND, VADIM	23 W 52ND ST	75-45 168TH ST	QUEBENS, NY 11366
40	15		SWBENBY, DEBORAH	21 W 52ND ST	21 W 52ND ST	BAYONNE, NJ 07002
40	16		YOUSSEF, TRIZE	19 W 52ND ST	368 NORTH 11TH ST	PROSPECT PARK, NJ 07508
40	17		HABIB, SUZAN & ZAKI, ARSANY	17 W 52ND ST	17 W 52ND ST	BAYONNE CITY, NJ 07002
40	18		15 W 52ND ST, LLC	15 W 52ND ST	41 LAUTON ST	STATEN ISLAND, N Y 10306
40	19		THE FILIPPONE GROUP LLC	13 W 52ND ST	13 W 52ND ST	BAYONNE, NJ 07002
40	20		HABASHY, MINA	11 W 52ND ST	11 W 52ND ST	BAYONNE, NJ 07002
40	21.01		1053-1057 BROADWAY OWNER LLC	1053-1057 BROADWAY	1053 BROADWAY	BAYONNE, NJ 07002
40	24		1061 BROADWAY DEVELOPMENT ASSOCLLC	1059-1067 BROADWAY	101 JFK PKWY%INVEST BANK	SHORT HILLS, NJ 07078
40	25		TARIQ, SYED & RAKSHINDA	12 W 53RD ST	12 W 53RD ST	BAYONNE, NJ 07002
40	26		CHAN THANH LE & CUONG THI VO	14 W 53RD ST	14 W 53RD ST	BAYONNE, NJ 07002
41	1		FARES, MAHMOUD	9 E 52ND ST	9 EAST 52ND ST	BAYONNE, NJ 07002
41	20.01		SEDRAK, NABIL	1054 BROADWAY	70 FRESH PONDS RD	EAST BRUNSWICK, NJ 08816
45	12		SOSS, STEPHEN J & SALLY A	25 W 51ST ST	25 W 51ST ST	BAYONNE, NJ 07002
45	13		FLORES, NICHOLAS & LAURIE ROMO	23 W 51ST ST	23 W 51ST ST	BAYONNE, NJ 07002
45	14		MARTELLI, CATHERINE	21 W 51ST ST	21 WEST 51ST ST	BAYONNE, NJ 07002
45	15		CASHMAN, CHERYL SCOTT	19 W 51ST ST	19 W 51ST ST	BAYONNE, NJ 07002
45	16		CHRN, EDISON	17 W 51ST ST	17 W 51ST ST	BAYONNE, NJ 07002
45	17		HUANG, JIN HUA	13 W 51ST ST	13 W 51ST ST	BAYONNE, NJ 07002
45	18		SCHAEFER, CLARE	11 W 51ST ST	11 W 51ST ST	BAYONNE, NJ 07002
45	19		BAYONNE RE MALLC	9 W 51ST ST	9 W 51ST ST	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
45	20		GOLDEN ARROW PROPERTIES LLC % CHEN	1037-41 BROADWAY	186 VIRGINIA AVE	JERSEY CITY, NJ 07304
45	21		FREMANILE URF LLC	1043 BROADWAY	PO BOX 2032	JERSEY CITY, NJ 07303
45	22		VALENTIN, TERESA	1045 BROADWAY	1045 BROADWAY	BAYONNE, NJ 07002
45	23		MAKRAM, MANDOUH F.	1047 BROADWAY	1047 BROADWAY	BAYONNE, NJ 07002
45	25		CENTURY ARMS CONDO ASSOC	1049A-1051 BROADWAY	772 COMMUNIPAW AVE	JERSEY CITY, NJ 07304
45	25	C0101	LAZAUSKAS, FRANK % DOMINO'S	1049A-1051 BROADWAY	51 NIAGARA ST	NEWARK, NJ 07105
45	25	C0102	DE LUNA, JAMES	1049A-1051 BROADWAY	772 COMMUNIPAW AVE	JERSEY CITY, NJ 07304
45	25	C0103	LEE, SUN HEE	1049A-1051 BROADWAY	680 STEWART ST	RIDGEFIELD, NJ 07657
45	25	G0201	GEORGOUIS, NICHOLAS	1049A-1051 BROADWAY	772 COMMUNIPAW AVE	JERSEY CITY, NJ 07304
45	25	C0202	GEORGOUIS, NICKOLAO	1049A-1051 BROADWAY	772 COMMUNIPAW AVE	JERSEY CITY, NJ 07037
45	25	C0301	DE LUNA, JAMES & NICHOLAS GEORGOUIS	1049A-1051 BROADWAY	772 COMMUNIPAW AVE	JERSEY CITY, NJ 07304
45	25	C0302	DE LUNA, JAMES	1049A-1051 BROADWAY	772 COMMUNIPAW AVE	JERSEY CITY, NJ 07304
45	27		GRAHAM, JACK & FLORENCE	10 W 52ND ST	10 W 52ND ST	BAYONNE, NJ 07002
45	28		MALECKY, JOHN & CLAIRE	12 W 52ND ST	34 E 51ST ST	BAYONNE, NJ 07002
45	29		CANDINO, RAYMOND ETUX	12A W 52ND ST	12A W 52ND ST	BAYONNE, NJ 07002
45	30		SMITH, MICHAEL & ANNE MARIE	14 W 52ND ST	14 WEST 52ND ST	BAYONNE, NJ 07002
45	31		CASTILLO, ERIC & GRACE	14A W 52ND ST	14A W 52ND ST	BAYONNE CITY, NJ 07002
45	32		KELLY, JOAN M.	16 W 52ND ST	16 W 52 ST	BAYONNE, NJ 07002
45	33		TAM, WALE & MILDRED	18 W 52ND ST	18 W 52ND ST	BAYONNE, NJ 07002
45	34		UGWU, STEPHEN	20-22 W 52ND ST	20 W 52ND ST	BAYONNE, NJ 07002
45	35.01		ARMANUS, WAGEEH, NADIA & AMGAD	24-26 W 52ND ST	24 W 52ND ST	BAYONNE, NJ 07002
46	2.01		VEGA, ANTHONY & MARTHA	9 E 51ST ST	9 E 51ST ST	BAYONNE, NJ 07002
46	40		BALMACEDA JEFFREY & SKURIEN, BRITTANY	12 E 52ND ST	12 E 52ND ST	BAYONNE CITY, NJ 07002
46	41		ZALOOM, PETER D & LISAM	10 E 52ND ST	10 E 52ND ST	BAYONNE, NJ 07002
46	42		K.J.G. PROPERTIES LLC	1052 BROADWAY	35 MONTROSE AVE	COLONIA, NJ 07067
46	43		LIN, YAN ZHEN	1050 BROADWAY	1050 BROADWAY	BAYONNE, NJ 07002
46	44		1048 BROADWAY LLC	1048 BROADWAY	1505 JEFFERSON ST	TEANECK, NJ 07666
46	45		DORIA, JOSEPH & ROSALINA	1046 BROADWAY	79 W 32ND ST	BAYONNE, NJ 07002
46	46		1044 BROADWAY, LLC	1044 BROADWAY	386 ROUTE 59, STE#200	AIRMONT, NY 07832
46	47		1042 BROADWAY REALTY, LLC	1042 BROADWAY	53-36 65TH PLACE	MASPETH, NY 11378
46	48		1042 BROADWAY REALTY, LLC	1040 BROADWAY	53-36 65TH PLACE	MASPETH, NY 11378
46	49		FRANCONERI, JOHN A	1038 BROADWAY	1038 BROADWAY	BAYONNE, NJ 07002