

Exhibit - A-8  
KENNEDY BAYONNE  
LLC  
Z-24-011  
(02-24-2025-akl)



**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 26, 2024

Noemio Vellozzi  
maria@vellozzilaw.com

RE: Block: 335      Lot(s): 14

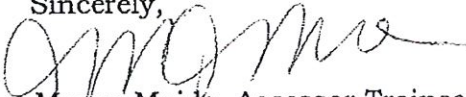
Dear Mr. Vellozzi:

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
335	14		120 JF KENNEDY BLVD	KENNEDY BAYONNE LLC	914 79TH ST	NORTH BERGEN, NJ 07047

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

#### Adjoining Properties (36)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
312	5		ARRIGO, JOSEPH & KARIN	135 JF KENNEDY BLVD	135 BOULEVARD	BAYONNE, NJ 07002
312	6		JUDOWSKI, ELIZABETH	137 JF KENNEDY BLVD	137 KENNEDY BLVD	BAYONNE, N J 07002
334	9		GIGLIO POESL, NANCY M.	157 W 4TH ST	157 W 4TH ST	BAYONNE, NJ 07002
334	10		CASTRO-ORTEGA, CARMEN & ANGEL ORTEGA	111 JF KENNEDY BLVD	111 KENNEDY BLVD	BAYONNE, NJ 07002
334	11		MAKAR, EBRAM	113-117 JF KENNEDY BLVD	113-117 BOULEVARD	BAYONNE, N J 07002
334	12		RANEY, JOANNA & CYDZIK, WALDEMAR	119 JF KENNEDY BLVD	119 BOULEVARD	BAYONNE, N J 07002
334	13		MG REALTY,LLC & 123 KENN.BLVD.,LLC	123-133 JF KENNEDY BLVD	10 MARGARET ST	BAYONNE CITY, NJ 07002
334	14		HARRINGTON, THOMAS & CATHERINE	10 MARGARET ST	10 MARGARET ST	BAYONNE, N J 07002
335	1		FISETTE, STEPHENIE	135 W 4TH ST	135 W 4TH ST	BAYONNE, N J 07002
335	2		BERGENLINE AVE 1221 LLC	133 W 4TH ST	513 ST. PAULS AVE #1	CLIFFSIDE PARK, NJ 07010
335	3		COTTER, BRIAN, MICHELE & GABRIELLE	131 W 4TH ST	16 MARGARET ST	BAYONNE, N J 07002
335	4		NOLFO,LODOVICO & MARIA	87 TRASK AVE	87 TRASK AVE	BAYONNE, N J 07002
335	5		GUAGENTI, JOSEPH & MARIA R.	89 TRASK AVE	89 TRASK AVE	BAYONNE, NJ 07002
335	6		MAKOWSKI, WALTER & JOAN GRZYB	91 TRASK AVE	91 TRASK AVE	BAYONNE, NJ 07002
335	7		FERRANTE, FRANCESCO	93 TRASK AVE	93 TRASK AVE, APT 2	BAYONNE, N J 07002
335	8		GHAIL, ROMANI & MARI GHAIL	95 TRASK AVE	95 TRASK AVE	BAYONNE, NJ 07002
335	9		RAMOS, CECILIA & JOSE, JR.	97 TRASK AVE	97 TRASK AVE	BAYONNE, NJ 07002
335	10		MIRANDA, EDWARD R. & YAJAIRA	99 TRASK AVE	99 TRASK AVE	BAYONNE, NJ 07002
335	11.01		KOPSACHILIS, GEORGE & NANCY	101-103 TRASK AVE	101-103 TRASK AVE	BAYONNE, NJ 07002

Block	Lot	Qualfier	Owner	Location	Owner Address	Owner City\State\Zip
335	11.02		ROSANOFF, MICHAEL J. & DANIELA	105-107 TRASK AVE	105-107 TRASK AVE	BAYONNE, NJ 07002
335	11.03		HOPKINS, THOMAS	109-111 TRASK AVE	245 E 25TH ST, APT 8J	NEW YORK, NY 10010
335	12		128 JFK, LLC	128 JF KENNEDY BLVD	540 BROADWAY	BAYONNE, NJ 07002
335	13		ARRIGO, LLC	122-126 JF KENNEDY BLVD	122-126 BOULEVARD	BAYONNE, N J 07002
335	15		BEK MERG, INC.	114-118 JF KENNEDY BLVD	488 UNDERCLIFF AVE	EDGEWATER, N. J. 07020
335	16		BURAKOVSKY, YAKOV	112 JF KENNEDY BLVD	540 BROADWAY	BAYONNE, NJ 07002
336	1		MCNULTY, JOSEPH & DANA	123 W 4TH ST	123 W 4TH ST	BAYONNE, N J 07002
336	26		MACON, EDWARD	96 TRASK AVE	96 TRASK AVE	BAYONNE, N J 07002
336	27		MILLAR, ASHLEY N.	94 TRASK AVE	94 TRASK AVE	BAYONNE, N J 07002
336	28		GARCIA,JOSE F ETALS	92 TRASK AVE	92 TRASK AVE	BAYONNE CITY, NJ 07002
345	16		PASSERO, SUZANNE	109 JF KENNEDY BLVD	109 BOULEVARD	BAYONNE, N J 07002
347	6		OLIVEIRA,FATIMA	81 TRASK AVE	81 TRASK AVE	BAYONNE CITY, NJ 07002
347	7		GOMEZ, ADDIS	83 TRASK AVE	83 TRASK AVE	BAYONNE, NJ 07002
347	8		SISK, JAMES F III & JOANNE	136 W 4TH ST	136 W 4TH ST	BAYONNE, N J 07002
347	9		TUFANO, STEVEN	138 W 4TH ST	138 W 4TH ST	BAYONNE, NJ 07002
347	10		PATEL, VIJAY KUMAR & ALKA VIJAY	110 JF KENNEDY BLVD	140 WEST 4TH ST	BAYONNE, N J 07002
347	11		102-06 KENNEDY BLVD HCPVI LLC	102-106 JF KENNEDY BLVD	PO BOX 443	EMERSON, NJ 07630

# City of Bayonne - Map

Buffer Report





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Department of Finance

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**James M. Davis, Mayor**

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

February 26, 2025

Noemio A. Vellozzi, Esq.  
maria@vellozzilaw.com

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Sincerely,

Kaitlin Weaver, Tax Clerk



## City of Bayonne

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