



CITY OF JERSEY CITY

Office of the City Assessor
City Hall Annex
364 Martin Luther King Dr., 3rd Fl.
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

EDUARDO TOLOZA
CITY ASSESSOR

November 1, 2022

PROPERTY LOCATION OF APPLICATION: 46 Van Reipen Ave.

BLOCK(S): 7903 LOT(S): 47

NAME OF APPLICANT: Benjamin T.F. Wine, Esq.
Prime & Tuvel
1 University Plaza Drive, Suite 500
Hackensack, New Jersey 07601

APPLICANT'S TELEPHONE #: (201)-883-1010

Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

C E R T I F I E D


EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

P.S.E.& G.	80	PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121	KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200	HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555	ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540	BROAD STREET, NEWARK, NEW JERSEY 07102

This is a detailed plat map of a residential neighborhood in Newark, New Jersey. The map shows a grid of lots, with street names including Newark Ave, Cottage St, Van Reipen Ave, Homestead Pl, and Pavonia Ave. A yellow dashed line outlines a proposed subdivision area. A pink shaded lot is highlighted within this area. Various lot numbers and street names are labeled. A legend in the bottom right corner identifies the pink shaded area as 'C0001'.

Streets shown include Newark Ave, Cottage St, Van Reipen Ave, Homestead Pl, and Pavonia Ave. Lot numbers are visible throughout the map, ranging from 1 to 739. A yellow dashed line indicates a proposed subdivision boundary. A pink shaded lot is highlighted within this boundary. The map also shows various lot areas, such as 59.01, 43.01, 36.01, and 4.01. A legend in the bottom right corner identifies the pink shaded area as 'C0001'.

Developed by Civil Solutions using myiDV



CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 7903 - Lot 47

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 46 Van Reipen Avenue

Date: November 1, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNER NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7902	46		32 COTTAGE ST.	32-34 COTTAGE, LLC	98 CUTTERMILL RD.,STE 284	GREAT NECK, NY	11021
7902	47		34 COTTAGE ST.	32-34 COTTAGE, LLC	98 CUTTERMILL RD.,STE 284	GREAT NECK, NY	11021
7902	48		36 COTTAGE ST.	BARAL, BISWA & ARJYAL, SHIVAA	36 COTTAGE ST.	JERSEY CITY, N.J.	07304
7902	49		38 COTTAGE ST.	MARINAS, NENITA R. & CASTILLO, A.	38 COTTAGE ST.	JERSEY CITY, N.J.	07306
7902	50		40 COTTAGE ST.	SHREE BHUVNESHWARI REALTY, LLC.	P.O. BOX 225	LIVINGSTON, N.J.	07039
7902	51		42 COTTAGE ST.	HATZELIS, DESPINA	411 MAXWELL DRIVE	STEWARTSVILLE, NJ	08886
7902	52		44 COTTAGE ST.	RIAZ, HASAN & MAHJABEEN	44 COTTAGE ST.	JERSEY CITY, N.J.	07306
7902	53		44.5 COTTAGE STREET	HASAN GROUP LLC	14 DUCHESS DR	MONROE, NJ	08831
7902	54		46 COTTAGE ST.	HASAN GROUP, LLC	14 DUCHESS DR.	MONROE TOWNSHIP, NJ	08831
7902	55		48 COTTAGE ST.	REODICA, FRED N. & ELLEN C.	39 WEYANOKE LANE	PALM COAST, FL	32164
7902	56		50 COTTAGE ST.	VOHRA, JUZER Y. & MONA J.	50 COTTAGE STREET	JERSEY CITY, N.J.	07306
7902	57		52 COTTAGE ST.	PATEL, NIRAV R.	52 COTTAGE STREET	JERSEY CITY, N.J.	07306
7902	58		54 COTTAGE ST.	BHATIA, JOANN S.	550 NEWARK AVE.,SUITE 101	JERSEY CITY, N.J.	07306
7903	7		61 COTTAGE ST.	IGLESIA, VICTORIA STA	61 COTTAGE ST.	JERSEY CITY, N.J.	07306
7903	8		59 COTTAGE ST.	ARSHAD, MUSARAT BANO	28 TOMPKINS ROAD	EAST BRUNSWICK, NJ	08816
7903	9		57 COTTAGE ST.	SARKER, NIRMAL & ANJALI	57 COTTAGE STREET	JERSEY CITY, N.J.	07306
7903	10		55 COTTAGE ST.	AMERICHETTY, N. & INDURKER, P.	55 COTTAGE STREET	JERSEY CITY, N.J.	07306

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNER NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7903	11		53 COTTAGE ST.	JIMENEZ,JUAN C.	53 COTTAGE ST.	JERSEY CITY, N.J.	07306
7903	12		51.5 COTTAGE STREET	BUFFALO TECHNOLOGY LLC	51.5 COTTAGE ST	JERSEY CITY, N.J.	07306
7903	13		51 COTTAGE ST.	GOEL, A & PENUBALLI, R. & MOKU, Y.	51 COTTAGE ST.	JERSEY CITY, N.J.	07306
7903	14		49.5 COTTAGE ST.	CHEUNG TAI LLC	139-49 PERSHING CRESCENT	BRIARWOOD, NY	11435
7903	15		47 COTTAGE ST.	MAHARAJ, SATEESH	72 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	16		45 COTTAGE ST	45 COTTAGE ST. L.L.C. %T. ERRICO	3142 KENNEDY BLVD.	JERSEY CITY, N.J.	07306
7903	17		43 COTTAGE ST.	RIAZ, HASAN & MAHJABEEN	14 DUCHESS DRIVE	MONROE TOWNSHIP, NJ	08831
7903	18		41 COTTAGE ST.	QUIZA, CARLOS & GRAZYNA	41 COTTAGE ST.	JERSEY CITY, N.J.	07306
7903	19		35 COTTAGE ST.	35 COTTAGE, LLC.	98 CUTTERMILL ROAD	GREAT NECK, NY	11021
7903	20		25-29 COTTAGE ST.	COTTAGE 29 OWNER, LLC.	119 MOUNTAIN RD.	JERSEY CITY, N.J.	07307
7903	38.01		26 VAN REIPEN AVE.	26 VAN REIPEN LLC.	98 CUTTER MILL RD,STE 284	GREAT NECK, NY	11021
7903	40		34 VAN REIPEN AVE.	ARROYO,ROBERT&REBECCA&EDGAR	34 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	41		36 VAN REIPEN AVE.	VARMA, ANUPAM & PATEL, NEETU	36 VAN RIPEN AVE.	JERSEY CITY, N.J.	07302
7903	42		38 VAN REIPEN AVE.	HAFEZ, KHMIS & ELMORSY, NSREEN	81 TINGLEY LN	EDISON, NJ	08820
7903	43		40 VAN REIPEN AVE.	RIAZ, HASAN & MAHJABEEN	14 DUCHESS DRIVE	MONROE TOWNSHIP, NJ	08831
7903	44		42 VAN REIPEN AVE.	HAUSMANN, ERIC J. & MC MURRAY, M.	42 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	45		42.5 VAN REIPEN AVE	DOVER, R. & VILLALON-SOLER, O. L.	42.5 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	46		44 VAN REIPEN AVE.	BANSAL, ANURAG & STEPHANIE A.	44 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	48		48 VAN REIPEN AVE.	MAVADIA, PURNIMA	138 STELTON ROAD	PISCATAWAY, NJ	08854
7903	49		52 VAN REIPEN AVE.	MAHARAJ, SATEESH	72 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7903	50		54 VAN REIPEN AVE.	SERV CENTERS OF N.J., INC.	20 SCOTCH ROAD	EWING, NJ	08628
7903	51		58 VAN REIPEN AVE.	MAAYAN C. REALTY LLC	75 COUNTRY CLUB RD.	TENAFLY, NEW JERSEY	07670
7903	52		60 VAN REIPEN AVE.	THE KENNEDY HOUSE, LLC.	75 COUNTRY CLUB RD.	TANAFLY, NEW JERSEY	07670
7903	53		62 VAN REIPEN AVE.	VENTURA,MARISA L & POISLER,MICHAEL	62 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7904	1		29 VAN REIPEN AVE.	29 VAN REIPEN, LLC.	98 CUTTER MILL RD.	GREAT NECK, NY	11021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNER NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7905	4		67 VAN REIPEN AVE.	PAULINO, VALERIE	67 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7905	5		65 VAN REIPEN AVE.	MATATOV, ROSANNA	65 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7905	6		63 VAN REIPEN AVE.	PAL, DINESH	63 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7905	7		61 VAN REIPEN AVE.	MAK, ILENE	243 GROVE STREET	JERSEY CITY, N.J.	07302
7905	8		59 VAN REIPEN AVE.	REYES, NELSON	59 VAN REIPEN AVENUE	JERSEY CITY, N.J.	07304
7905	9		57 VAN REIPEN AVE.	WONG, LAWRENCE & QIUTING, YANG	57 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7905	10		55 VAN REIPEN AVE.	KOGAN, VALENTINA	30 CLARK ST.	CRESSKILL, NJ	07626
7905	11		53 VAN REIPEN AVE.	TOLENTINO, LEONIDA	53 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7905	12		51 VAN REIPEN AVE.	GARCIA, JESUS & CEPEDA, MARIA	51 VAN REIPEN AVE	JERSEY CITY, N.J.	07306
7905	13		49 VAN REIPEN AVE.	HILLMAN, MATTHEW & FEI	49 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7905	14		47 VAN REIPEN AVE.	47 VAN REIPEN AV LLC.	47 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7905	15		45 VAN REIPEN AVE.	39 VAN REIPEN, LLC.	22 FOREST LN.	MONROE, NJ	08831
7905	16		43 VAN REIPEN AVE.	39 VAN REIPEN, LLC.	43 VAN REIPEN AVE.	JERSEY CITY, N.J.	07306
7905	17		41 VAN REIPEN AVE.	39 VAN REIPEN, LLC.	22 FOREST LN.	JERSEY CITY, N.J.	07306
7905	18		39 VAN REIPEN AVE.	39 VAN REIPEN LLC.	22 FOREST LN.	MONROE, NJ	08831
7905	19		37 VAN REIPEN AVE.	GREEN HOME INVESTMENTS II,LLC	22 FOREST LANE	MONROE TOWNSHIP, NJ	08831
7905	20.01		618 PAVONIA, LLC.	9 HOMESTEAD PL	98 CUTTER MILL RD.	GREAT NECK, NY	11021
7905	24		622 PAVONIA AVE.	ECONOMIC PROPERTIES 2004, L.L.C.	P.O. BOX 940	MONSEY, N.Y.	10952
7905	25		624-626 PAVONIA AVE.	SHREE 626 PAVONIA, LLC.	19 SHERMAN RD.	EDISON, NJ	08820
7905	26		2932 KENNEDY BLVD.	JEHOVAH'S WITNESSES ASSEMBLY HALL	2932 KENNEDY BLVD.	JERSEY CITY, N.J.	07306