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Date: September 21, 2022

Pursuant to your request, I have reviewed the Tax Records of the **Borough of Rockaway** and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

McDonald's USA, LLC

Name of Applicant or Owner

215 Route 46, Rockaway, NJ

Property Address

Block 40, Lot 37.03

Block & Lot

Susan Pluis 9/28/2022
Tax Collector

NOTE:

The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.

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Borough of Rockaway

MUNICIPAL BUILDING • 1 EAST MAIN STREET • ROCKAWAY, NEW JERSEY 07866

Tel (973) 627-2000
Fax (973) 627-8294



January 27, 2023

Michael Miceli
Prime & Tuvel
1 University Plaza Dr., Suite 500
Hackensack, NJ 07601

Re: Block 40, Lot 37.03 in Rockaway Borough
215 Route 46
Rockaway, NJ
200' property owner list

Dear Mr. Miceli;

Per your request, attached is a certified list of property owners within 200 feet of:

Block: 40

Lots: 37.03

Property Location: 215 Route 46

I certify that the attached is an accurate and complete list of property owners and addresses as of January 27, 2023. They must be given notice pursuant to the requirements of N.J.S.A. 40:55.

Sincerely,

Jason Laliker

Jason Laliker, CTA
Tax Assessor, Borough of Rockaway

Borough of Rockaway

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NOTICE REGARDING UTILITIES

PURSUANT TO N.J.S.A. 40:55D-12h (1) (2)

Please be advised that recent amendments to the Municipal Land Use law require an applicant to provide notice to the corporate secretary of all public utilities and the general manager of all cable television companies owning land, facilities, easements or rights-of-way within 200 feet in all directions of property which is subject to a hearing.

The Borough of Rockaway is not required to include information concerning this notice requirement pursuant to the Tax Assessor's list of properties within 200 feet and has no way of certifying this information. As a courtesy to applicants in meeting new notice requirements but without certifying the sufficiency, the following are public utilities and cable television companies which potentially could require notice and should be notified to avoid jurisdictional defects:

Rockaway Borough Municipal Building
Borough Clerk
1 East Main Street
Rockaway, NJ 07866

Jersey Central Power & Light Company
300 Madison Ave
PO Box 1911
Morristown, NJ 07962-1911

Verizon
290 W Mt Pleasant Rd
Bldg 2, 4th Floor Rm
Livingston, NJ 07039

Rockaway Valley Regional Sewer Authority
99 Greenbank Road RD #1
Boonton, NJ 07005-9602

NJ Natural Gas Company
1415 Wyckoff Road
PO Box 1464
Wall, NJ 07719

Cablevision
683 Route 10 East
Randolph, NJ 07869-3799

O W N E R & A D D R E S S R E P O R T

ROCKAWAY BOROUGH

CERTIFIED LIST FOR BLOCK 40 LOT 37.03 IN ROCKAWAY BOROUGH

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
40	37.02		4A	GILL PETROLEUM INC 935 ROUTE 34 MATAWAN, NJ 07747	209 ROUTE 46	
40	37.01		2	CONVILLE, DAVID W 285 FRANKLIN AVE ROCKAWAY NJ 07866	285 FRANKLIN AVE	
40	37.04		4A	203 ROCKAWAY , LLC 16 WHITNEY FARM PL MORRISTOWN, NJ 07960	219 ROUTE 46	IRR
40	35.01		1	UNKNOWN C/O 1 E MAIN ST ROCKAWAY, N.J. 07866	ROUTE 46	
40	34		2	NRR, LLC 259 FRANKLIN AVE ROCKAWAY, NJ 07866	259 FRANKLIN AVE	L35
40	33		4B	NRR LLC 17 DEMAREST DR WAYNE, NJ 07470	249 FRANKLIN AVE	L38, 22.02
40	36.01		2	CUSACK, MICHAEL T/DEBORAH J 263 FRANKLIN AVE ROCKAWAY, NJ 07866	263 FRANKLIN AVE	
38	111		2	BERRY, KYLE SCOTT/JEFFREY S 221 ROCKAWAY AVE ROCKAWAY, NJ 07866	221 ROCKAWAY AVE	
38	112		2	DULIO, MICHAEL/KEVIN/THERESA ANN 229 ROCKAWAY AVE ROCKAWAY, NJ 07866	229 ROCKAWAY AVE	
38	113		2	MONTEROSO, EDUARDO J AVILA ETAL 262 FRANKLIN AVE ROCKAWAY, NJ 07866	262 FRANKLIN AVE	
38	114		2	LEONARD, JOSEPH P/HELENE S 256 FRANKLIN AVE ROCKAWAY, NJ 07866	256 FRANKLIN AVE	
38	115		2	KULPEKSA, GARY 248 FRANKLIN AVE ROCKAWAY NJ 07866	248 FRANKLIN AVE	
34	5		4A	C J T REALTY HOLDING LLC 14 WENZEL ST ELMWOOD PARK, NJ 07407	207 ROUTE 46	AV
34	7		2	CHOPRA, LAKSHAY/KAURA, SHILPA/ETALS 290 FRANKLIN AVE ROCKAWAY, NJ 07866	290 FRANKLIN AVE	
34	8		2	CONSTANT, FRED/IRINA I 238 ROCKAWAY AVE ROCKAWAY, NJ 07866	238 ROCKAWAY AVE	
34	9		2	BAEZ, JOSE/GLORIA 234 ROCKAWAY AVE ROCKAWAY, NJ 07866	234 ROCKAWAY AVE	
34	10		2	LIN, CHUNG Y I 230 ROCKAWAY AVE ROCKAWAY, NJ 07866	230 ROCKAWAY AVE	
84	1		4A	ROCKAWAY COMMONS, LLC 425 ROUTE 46 WEST FAIRFIELD, N.J. 07004	204-212 ROUTE 46	00