

for dates 3/21/2025 and 5/23/2025.

# UCC-L720 Certificate Fee Log Report

| Site Identification                                                                | Certificate #            | Use Grp | Work Type | Cert Type | New/Added Structure |              | Housing Unit |      |      | Value of Construction | Fed Cen # | Fees Collected | Check Number |
|------------------------------------------------------------------------------------|--------------------------|---------|-----------|-----------|---------------------|--------------|--------------|------|------|-----------------------|-----------|----------------|--------------|
|                                                                                    |                          |         |           |           | Total Area Sq ft    | Volume Cu ft | Gain         | Loss | Rent |                       |           |                |              |
| Block: 1002<br>Adr: 89 COLUMBUS AVENUE<br>Name: SISSON, ANDREW & RAUCHER, MEREDITH | 2025-0158<br>5/16/2025   | R-5     | Alt       | CA        | 0                   | 0            | 0            | 0    | 0    | 25050                 | 999       | 0              | 1233         |
| Block: 1007<br>Adr: 472 HIGH STREET<br>Name: BAJRUSHI, GANI                        | 2022-0408<br>4/10/2025   | R-5     | New       | TCO       | 11711               | 107286       | 1            | 1    | 1    | 401500                | 101       | 0              | 108          |
| Block: 1104<br>Adr: 50 BLANCH AVENUE<br>Name: SPECTRUM FOR LIVING, INC.            | 2025-0188<br>5/16/2025   | I-2     | Alt       | CC        | 0                   | 0            | 0            | 0    | 0    | 100                   | 999       | 0              | 1844         |
| Block: 1201<br>Adr: 26 WILLIAM STREET<br>Name: EVERGREEN PROPERTY HOLDINGS, INC.   | 2024-0437<br>3/21/2025   | E       | Alt       | CA        | 0                   | 0            | 0            | 0    | 0    | 9975                  | 999       | 0              | 042491       |
| Block: 1207<br>Adr: 84 HERBERT AVENUE<br>Name: HERBERT AVENUE ASSOCIATES, LLC      | 2024-0427<br>3/24/2025   | B       | Alt       | CA        | 0                   | 0            | 0            | 0    | 0    | 70400                 | 999       | 0              | 1406         |
| Block: 1207<br>Adr: 84 HERBERT AVENUE<br>Name: HERBERT AVENUE ASSOCIATES, LLC      | 2024-0427+A<br>3/24/2025 | B       | Alt       | CO        | 0                   | 0            | 0            | 0    | 0    | 41700                 | 999       | 200            | 1428         |
| Block: 1207<br>Adr: 84 HERBERT AVENUE<br>Name: HERBERT AVENUE ASSOCIATES, LLC      | 2024-0427+B<br>3/24/2025 | B       | Alt       | CA        | 0                   | 0            | 0            | 0    | 0    | 10000                 | 999       | 0              | 1492         |
| Block: 1207<br>Adr: 84 HERBERT AVENUE<br>Name: HERBERT AVENUE ASSOCIATES, LLC      | 2024-0427+C<br>3/24/2025 | B       | Alt       | CA        | 0                   | 0            | 0            | 0    | 0    | 2000                  | 999       | 0              | 1499         |
| Block: 1207<br>Adr: 84 HERBERT AVENUE<br>Name: HERBERT AVENUE ASSOCIATES, LLC      | 2025-0154<br>4/28/2025   | B       | Alt       | CA        | 0                   | 0            | 0            | 0    | 0    | 1000                  | 999       | 0              | 1733         |
| Block: 1301<br>Adr: 162 CLOSTER DOCK ROAD<br>Name: SARAH CLAIRE, LLC               | 3/21/2025                | B       | Alt       | CO        | 0                   | 0            | 0            | 0    | 0    | 46700                 | 999       | 200            | 155          |
| Block: 1301<br>Adr: 162 CLOSTER DOCK ROAD<br>Name: SARAH CLAIRE, LLC               | 20180076<br>5/1/2025     | B       | Alt       | CA        | 0                   | 0            | 0            | 0    | 0    | 3700                  | 999       | 0              | 7991         |
| Block: 1301<br>Adr: 162 CLOSTER DOCK ROAD<br>Name: SARAH CLAIRE, LLC               | 20180076<br>5/1/2025     | B       | Alt       | CA        | 0                   | 0            | 0            | 0    | 0    | 2500                  | 999       | 0              | 1029         |
| Block: 1301<br>Adr: 162 CLOSTER DOCK ROAD<br>Name: SARAH CLAIRE, LLC               | 2025-0012+A<br>3/21/2025 | B       | Alt       | CA        | 0                   | 0            | 0            | 0    | 0    | 12000                 | 999       | 0              | 155          |

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|-------------------------------------------------------------------------------|--------------------------|----------|-----------|-----------|---------------------|--------------|-----|--------------|------|-----------------------|-----------|----------------|--------------|
|                                                                               |                          |          |           |           | Total Area Sq ft    | Volume Cu ft |     | Gain         | Loss |                       |           |                |              |
| Block: 1301<br>Adri: 162 CLOSTER DOCK ROAD<br>Name: SARAH CLAIRE, LLC         | 2025-0012+B<br>3/21/2025 | B        | Alt       | CA        | 0                   | 0            | 0   | 0            | 0    | 2000                  | 999       | 0              | 155          |
| Block: 1301<br>Adri: 162 CLOSTER DOCK ROAD<br>Name: SARAH CLAIRE, LLC         | 2025-0077<br>3/21/2025   | B        | Alt       | CA        | 0                   | 0            | 0   | 0            | 0    | 3500                  | 999       | 0              | 1092         |
| Block: 1302<br>Adri: 213 CLOSTER DOCK ROAD<br>Name: CAEA, LLC                 | 2025-0116<br>3/21/2025   | B        | Alt       | CA        | 0                   | 0            | 0   | 0            | 0    | 1100                  | 999       | 0              | 1383         |
| Block: 1306<br>Adri: 11 HOMANS AVENUE<br>Name: 11 HOMANS PROPERTIES, LLC      | 2025-0086<br>3/28/2025   | B        | Alt       | CA        | 0                   | 0            | 0   | 0            | 0    | 12600                 | 999       | 0              | 717          |
| Block: 1306<br>Adri: 11 HOMANS AVENUE<br>Name: 11 HOMANS PROPERTIES, LLC      | 2025-0086+A<br>3/28/2025 | B        | Alt       | CA        | 0                   | 0            | 0   | 0            | 0    | 1100                  | 999       | 0              | 4015         |
| Block: 1306<br>Adri: 11 HOMANS AVENUE<br>Name: 11 HOMANS PROPERTIES, LLC      | 2025-0141<br>3/28/2025   | B        |           | CO        | 0                   | 0            | 0   | 0            | 0    | 0                     | 999       | 0              | 0723         |
| Block: 1309<br>Adri: 50 HOMANS AVENUE<br>Name: SYS MANAGEMENT, LLC            | 2025-0029<br>3/24/2025   | B        | Alt       | CA        | 0                   | 0            | 0   | 0            | 0    | 39300                 | 999       | 0              | 1003         |
| Block: 1309<br>Adri: 50 HOMANS AVENUE<br>Name: SYS MANAGEMENT, LLC            | 2025-0184<br>5/16/2025   | U        | Alt       | CA        | 0                   | 0            | 0   | 0            | 0    | 2900                  | 999       | 0              | 2481         |
| Block: 1309<br>Adri: 277 CLOSTER DOCK ROAD (UNITT 3)<br>Name: ANI NADLAN, LLC | 4/4/2025                 | B        | Alt       | CO        | 0                   | 0            | 0   | 0            | 0    | 114150                | 999       | 200            | 58521        |
| Block: 1309<br>Adri: 277 CLOSTER DOCK ROAD (UNITT 3)<br>Name: ANI NADLAN, LLC | 2024-0374<br>3/28/2025   | B        | Alt       | CA        | 0                   | 0            | 0   | 0            | 0    | 7000                  | 999       | 0              | 519965       |
| Block: 1309<br>Adri: 277 CLOSTER DOCK ROAD (UNITT 3)<br>Name: ANI NADLAN, LLC | 2025-0138<br>5/16/2025   | B        | Alt       | CA        | 0                   | 0            | 0   | 0            | 0    | 1150                  | 999       | 0              | 2746         |
| Block: 1309<br>Adri: 273 CLOSTER DOCK ROAD<br>Name: 273 CLOSTER DOCK, LLC     | 5/7/2025                 | B        |           | CO        | 0                   | 0            | 0   | 0            | 0    | 0                     | 999       | 0              | 2053         |
| Block: 1312<br>Adri: 300 HARRINGTON AVENUE<br>Name: BYRNE, BARBARA            | 2025-0117<br>3/28/2025   | U        | Alt       | CA        | 0                   | 0            | 0   | 0            | 0    | 1500                  | 999       | 0              | 2300         |



Closter Borough  
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| Site Identification | Certificate # | Use Grp. | Work Type | Cert Type | New/Added Structure |              | Pub | Housing Unit |      | Value of Construction | Fed Cen # | Fees Collected | Check Number |
|---------------------|---------------|----------|-----------|-----------|---------------------|--------------|-----|--------------|------|-----------------------|-----------|----------------|--------------|
|                     |               |          |           |           | Total Area Sq ft    | Volume Cu ft |     | Gain         | Loss |                       |           |                |              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                     |                                                                                                                                                                                                                                                                                                        |                                                                                                                                |                                                                                                                                                 |                                                                                                                             |                                                                                                       |                                                                                                       |                                                                                                       |                                                                                                                                                                  |                                                                                                                                                 |                                                                                                       |                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Block: 1313<br>Adr: 534 DURIE AVENUE<br>Name: MRNAREVIC, PAVO & ELVIRA<br>Block: 1313<br>Adr: 534 DURIE AVENUE<br>Name: MRNAREVIC, PAVO & ELVIRA<br>Block: 1313<br>Adr: 534 DURIE AVENUE<br>Name: MRNAREVIC, PAVO & ELVIRA<br>Block: 1314<br>Adr: 272 CLOSTER DOCK ROAD<br>Name: 272 CLOSTER DOCK ROAD, LLC<br>Block: 1602<br>Adr: 111 ROOSEVELT STREET<br>Name: HARARY, JONATHAN & TABAK, RACHEL<br>Block: 1602<br>Adr: 111 ROOSEVELT STREET<br>Name: HARARY, JONATHAN & TABAK, RACHEL<br>Block: 1602<br>Adr: 111 ROOSEVELT STREET<br>Name: HARARY, JONATHAN & TABAK, RACHEL<br>Block: 1607<br>Adr: 19 VER VALEN STREET<br>Name: CLOSTER MARKETPLACE (EBA), LLC<br>Block: 1607<br>Adr: CLOSTER COMMONS (UNIT A7)<br>Name: DWL MONMOUTH, INC. C/O DANIEL CHO<br>Block: 1607<br>Adr: CLOSTER COMMONS (UNIT A7)<br>Name: DWL MONMOUTH, INC. C/O DANIEL CHO<br>Block: 1701<br>Adr: 495 HIGH STREET<br>Name: 495 HIGH STREET, LLC | Lot: 4<br>Lot: 4<br>Lot: 4<br>Lot: 3<br>Lot: 6<br>Lot: 6<br>Lot: 6<br>Lot: 1.01<br>Lot: 3.25<br>Lot: 3.25<br>Lot: 7 | 20040149<br>5/5/2025<br>20050041<br>5/5/2025<br>20170332<br>5/5/2025<br>2025-0168<br>4/24/2025<br>2023-0281<br>4/28/2025<br>2023-0281+A<br>4/28/2025<br>2023-0281+B<br>4/28/2025<br>2024-0247<br>4/28/2025<br>2025-0135<br>3/27/2025<br>4/28/2025<br>2025-007+A<br>4/28/2025<br>2024-0360<br>5/13/2025 | A-2<br>A-2<br>A-2<br>B<br>R-5<br>R-5<br>R-5<br>A-2<br>A-2<br>R-5<br>R-5<br>R-5<br>R-5<br>A-2<br>A-2<br>M<br>M<br>M<br>M<br>R-5 | Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Alt<br>Add | CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>CA<br>TCO | 0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0 | 0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0 | 0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0 | 6590<br>11950<br>280<br>5200<br>75500<br>41000<br>2000<br>10000<br>4500<br>120600<br>1600<br>302000<br>1568<br>15868<br>1600<br>120600<br>1600<br>302000<br>1568 | 999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999<br>999 | 0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0 | 0007022<br>8094<br>1151<br>003351<br>1227<br>2197<br>2195<br>1057<br>1630<br>1304<br>1304<br>1304<br>1008 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|



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**Site Identification**

| Certificate # | Use Grp. | Work Type | Cert Type | New/Added Structure |              | Housing Unit |      | Value of Construction | Fed Cen # | Fees Collected | Check Number |
|---------------|----------|-----------|-----------|---------------------|--------------|--------------|------|-----------------------|-----------|----------------|--------------|
| Date Issued   |          |           |           | Total Area Sq ft    | Volume Cu ft | Gain         | Loss |                       |           |                |              |

|                                                                                                |         |                         |     |     |     |      |       |   |   |        |     |     |            |
|------------------------------------------------------------------------------------------------|---------|-------------------------|-----|-----|-----|------|-------|---|---|--------|-----|-----|------------|
| Block: 1709<br>Adr: 543 CLOSTER DOCK ROAD<br>Name: COZMA, VIOREL & MINZARARU, NATALIA          | Lot: 14 | 2025-0180<br>4/28/2025  | R-5 | Alt | CA  | 0    | 0     | 0 | 0 | 500    | 999 | 0   | 680        |
| Block: 1713<br>Adr: 35 JANE STREET<br>Name: VASILOFF, DAVID & ANNETTE NEWMANN                  | Lot: 8  | 20180189<br>5/15/2025   | U   | Alt | CA  | 0    | 0     | 0 | 0 | 5300   | 999 | 0   | 403,427    |
| Block: 1714<br>Adr: 15 MAPLE AVENUE<br>Name: LUO, TIANYO & XUE, YUCHEN                         | Lot: 10 | 2025-0100<br>4/28/2025  | R-5 | Alt | CA  | 0    | 0     | 0 | 0 | 18970  | 999 | 0   | 8802099495 |
| Block: 1720<br>Adr: 534 CLOSTER DOCK ROAD<br>Name: GRISALES, WILLIAM & MONICA/GRISALES, JULIAN | Lot: 5  | 2023-0406<br>5/6/2025   | R-5 | Add | TCO | 1989 | 21842 | 0 | 0 | 120000 | 999 | 0   | 182        |
| Block: 1901<br>Adr: 34 WILLOW ROAD<br>Name: CHOI, YUN SEOK & KANG, SEUNG YOON                  | Lot: 24 | 2025-0134<br>3/27/2025  | R-5 | Alt | CA  | 0    | 0     | 0 | 0 | 1500   | 999 | 0   | 4154       |
| Block: 1901<br>Adr: 226 RUCKMAN ROAD<br>Name: GOTHLEF, BARRY & BONNIE                          | Lot: 42 | 2025-0153<br>5/5/2025   | R-5 | Alt | CA  | 0    | 0     | 0 | 0 | 7150   | 999 | 0   | 3714       |
| Block: 1901<br>Adr: 244 PIERMONT ROAD<br>Name: MANIOTTIS, EMMANUEL & GISELA                    | Lot: 48 | 20130310<br>4/14/2025   | R-5 | Alt | CA  | 0    | 0     | 0 | 0 | 2400   | 999 | 0   | 1310,1026  |
| Block: 1901<br>Adr: 244 PIERMONT ROAD<br>Name: MANIOTTIS, EMMANUEL & GISELA                    | Lot: 48 | 20130310+A<br>4/14/2025 | R-5 | Alt | CA  | 0    | 0     | 0 | 0 | 1200   | 999 | 0   | 1109       |
| Block: 1901<br>Adr: 244 PIERMONT ROAD<br>Name: MANIOTTIS, EMMANUEL & GISELA                    | Lot: 48 | 2025-0142<br>4/14/2025  | R-5 | Alt | CA  | 0    | 0     | 0 | 0 | 2300   | 999 | 0   | 2916       |
| Block: 1903<br>Adr: 445 PIERMONT ROAD<br>Name: DESHMUKH, DHANRAJ & PRITYANKA                   | Lot: 22 | 2025-0033<br>4/28/2025  | R-5 | Alt | CA  | 0    | 0     | 0 | 0 | 43000  | 999 | 0   | 1086       |
| Block: 1904<br>Adr: 8 WALKER AVENUE<br>Name: RAVE DEVELOPMENT, LLC                             | Lot: 8  | 4/1/2025                | R-5 | New | CO  | 5542 | 92915 | 1 | 1 | 262750 | 101 | 100 | 1024       |
| Block: 1904<br>Adr: 8 WALKER AVENUE<br>Name: RAVE DEVELOPMENT, LLC                             | Lot: 8  | 2024-0083+A<br>4/1/2025 | R-5 | Alt | CA  | 0    | 0     | 0 | 0 | 50     | 999 | 0   | 1024       |



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|------------------------------------------------------------------------|--------------------------|---------|-----------|-----------|---------------------|--------------|-----|--------------|-----------|-----------------------|-----------|----------------|--|--------------|
|                                                                        |                          |         |           |           | Total Area Sq ft    | Volume Cu ft |     | Gain/Sale    | Loss/Rent |                       |           |                |  |              |
| Block: 1904<br>Adr: 8 WALKER AVENUE<br>Name: RAVE DEVELOPMENT, LLC     | 2024-0083+B<br>4/1/2025  | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 20000                 | 999       | 0              |  | 1024         |
| Block: 1904<br>Adr: 8 WALKER AVENUE<br>Name: RAVE DEVELOPMENT, LLC     | 2024-0083+C<br>4/1/2025  | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 1500                  | 999       | 0              |  | 1081         |
| Block: 1904<br>Adr: 8 WALKER AVENUE<br>Name: RAVE DEVELOPMENT, LLC     | 2024-0084<br>4/1/2025    | R-5     | Dem       | CA        | 0                   | 0            |     | 1            | 1         | 5500                  | 999       | 0              |  | 1024         |
| Block: 1905<br>Adr: 8 WILSON PLACE<br>Name: DEMOLEAS, SPERO (TRUSTEE)  | 2024-0109<br>5/5/2025    | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 22050                 | 999       | 0              |  | 4020         |
| Block: 1905<br>Adr: 8 WILSON PLACE<br>Name: DEMOLEAS, SPERO (TRUSTEE)  | 2024-0109+A<br>5/5/2025  | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 3300                  | 999       | 0              |  | N/A          |
| Block: 1906<br>Adr: 19 WILSON PLACE<br>Name: DEMOLEAS, SPERO (TRUSTEE) | 2024-0045<br>3/27/2025   | R-5     | Dem       | CA        | 0                   | 0            |     | 1            | 1         | 20250                 | 999       | 0              |  | 1033         |
| Block: 1906<br>Adr: 19 WILSON PLACE<br>Name: 19 WILSON PLACE, LLC      | 2024-0114<br>3/27/2025   | R-5     | New       | TCO       | 9274                | 90752        |     | 0            | 0         | 972800                | 101       | 0              |  | 1069         |
| Block: 1906<br>Adr: 19 WILSON PLACE<br>Name: 19 WILSON PLACE, LLC      | 2024-0114+A<br>3/27/2025 | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 42000                 | 999       | 0              |  | 1069         |
| Block: 1906<br>Adr: 19 WILSON PLACE<br>Name: 19 WILSON PLACE, LLC      | 2024-0114+B<br>3/27/2025 | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 3800                  | 999       | 0              |  | 1069         |
| Block: 1906<br>Adr: 19 WILSON PLACE<br>Name: 19 WILSON PLACE, LLC      | 2024-0114+C<br>3/27/2025 | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 200                   | 999       | 0              |  | 1345         |
| Block: 2004<br>Adr: 102 GARRY ROAD<br>Name: FLAMM, LEONARD             | 2022-0513<br>5/9/2025    | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 1600                  | 999       | 0              |  | 1167         |
| Block: 2004<br>Adr: 94 GARRY ROAD<br>Name: HOROWITZ, RICHARD & MICHELE | 2025-0203<br>5/16/2025   | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 7000                  | 999       | 0              |  | 173          |
| Block: 2005<br>Adr: 39 GARRY ROAD<br>Name: BICKICI, YONCA              | 4/23/2025                | R-5     | Add       | CO        | 892                 | 15538        |     | 0            | 0         | 154600                | 999       | 100            |  | 1239         |



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|----------------------------------------------------------------------------------|--------------------------|---------|-----------|-----------|---------------------|--------------|-----|--------------|-----------|-----------------------|-----------|----------------|--------------|
|                                                                                  |                          |         |           |           | Total Area Sq ft    | Volume Cu ft |     | Gain Sale    | Loss Rent |                       |           |                |              |
| Block: 2006<br>Adr: 40 BUZZONI DRIVE<br>Name: OUZOONIAN, ALSSYA (TRUSTEE)        | 2025-0139<br>4/14/2025   | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 2750                  | 999       | 0              | 5548         |
| Block: 2006<br>Adr: 40 BUZZONI DRIVE<br>Name: OUZOONIAN, ALSSYA (TRUSTEE)        | 2025-0150<br>4/14/2025   | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 3200                  | 999       | 0              | 20019        |
| Block: 2008<br>Adr: 223 PIERMONT ROAD<br>Name: MARTINEZ, PABLO & SANDRA          | 2025-0136<br>5/6/2025    | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 5000                  | 999       | 0              | 863          |
| Block: 2101<br>Adr: 75 SUSAN DRIVE<br>Name: DEKAJ, VINCENC                       | 2024-0302<br>4/23/2025   | R-5     | Dem       | CA        | 0                   | 0            |     | 0            | 0         | 25470                 | 999       | 0              | 146          |
| Block: 2102<br>Adr: 142 ANDERSON AVENUE<br>Name: BENASSI, JOAN                   | 2025-0144<br>4/28/2025   | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 12718                 | 999       | 0              | 5852         |
| Block: 2102<br>Adr: 145 HICKORY LANE<br>Name: RAVIV, AVISHAI & MINA-RAVIV, GALLT | 2022-0373<br>4/3/2025    | U       | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 1000                  | 999       | 0              | 60573        |
| Block: 2102<br>Adr: 145 HICKORY LANE<br>Name: RAVIV, AVISHAI & MINA-RAVIV, GALLT | 2023-0490<br>4/3/2025    | R-5     | Dem       | CA        | 0                   | 0            |     | 0            | 0         | 12500                 | 999       | 0              | 484          |
| Block: 2102<br>Adr: 145 HICKORY LANE<br>Name: RAVIV, AVISHAI & MINA, GALLT       | 2024-0012<br>4/3/2025    | R-5     | Add       | TCO       | 4825                | 64640        |     | 0            | 0         | 747000                | 999       | 0              | 486          |
| Block: 2102<br>Adr: 145 HICKORY LANE<br>Name: RAVIV, AVISHAI & MINA, GALLT       | 4/14/2025                | R-5     | New       | CO        | 11169               | 113501       |     | 1            | 1         | 1115850               | 999       | 100            | 228          |
| Block: 2102<br>Adr: 67 HICKORY LANE<br>Name: 154 EAST CLINTON, LLC               | 2024-0161<br>4/10/2025   | R-5     | New       | TCO       | 11169               | 113501       |     | 1            | 1         | 1115850               | 999       | 0              | 228          |
| Block: 2102<br>Adr: 67 HICKORY LANE<br>Name: 154 EAST CLINTON, LLC               | 2024-0161+A<br>4/10/2025 | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 1900                  | 999       | 0              | 228          |
| Block: 2102<br>Adr: 67 HICKORY LANE<br>Name: 154 EAST CLINTON, LLC               | 2024-0161+B<br>4/10/2025 | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 52500                 | 999       | 0              | 228          |
| Block: 2102<br>Adr: 67 HICKORY LANE<br>Name: 154 EAST CLINTON, LLC               | 2024-0161+C<br>4/10/2025 | R-5     | Alt       | CA        | 0                   | 0            |     | 0            | 0         | 1000                  | 999       | 0              | 253          |



for dates 3/21/2025 and 5/23/2025.

Date Printed: 5/23/2025 12:13  
UCC-L700 Equiv.



for dates 3/21/2025 and 5/23/2025.

Date Printed: 5/23/2025 12:13  
UCC-L700 Equiv.



Closter Borough  
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Closter, NJ 07624  
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for dates 3/21/2025 and 5/23/2025.

## UCC-L720 Certificate Fee Log Report

| Site Identification | Certificate # | Use Grp | Work Type | Cert Type | New/Added Structure |                 | Pub | Housing Unit |           | Value of Construction | Fed Cen # | Fees Collected | Check Number |
|---------------------|---------------|---------|-----------|-----------|---------------------|-----------------|-----|--------------|-----------|-----------------------|-----------|----------------|--------------|
|                     |               |         |           |           | Total Area<br>Sq ft | Volume<br>Cu ft |     | Gain/Sale    | Loss/Rent |                       |           |                |              |

|                                                                                  |                          |     |     |    |      |       |  |   |   |       |     |     |       |
|----------------------------------------------------------------------------------|--------------------------|-----|-----|----|------|-------|--|---|---|-------|-----|-----|-------|
| Block: 504<br>Adr: 50 CEDAR LANE<br>Name: SETLIK, JOSEPH & WANDA                 | 2025-0146<br>5/5/2025    | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 12000 | 999 | 0   | 42952 |
| Block: 504<br>Adr: 25 POPLAR STREET<br>Name: STACY, SCOTT & DALMAUT, SAYUMI      | 2024-0499<br>4/4/2025    | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 3000  | 999 | 0   | 406   |
| Block: 504<br>Adr: 25 POPLAR STREET<br>Name: STACY, SCOTT & DALMAUT, SAYUMI      | 2025-0002<br>5/16/2025   | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 64000 | 999 | 0   | 2384  |
| Block: 504<br>Adr: 25 POPLAR STREET<br>Name: STACY, SCOTT & DALMAUT, SAYUMI      | 2025-0002+A<br>5/16/2025 | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 2000  | 999 | 0   | 1006  |
| Block: 505<br>Adr: 15 DEMAREST AVENUE<br>Name: CHOI, MYOUNG SEON                 | 2022-0272+A<br>5/22/2025 | R-5 | Add | CO | 1093 | 16540 |  | 0 | 0 | 92000 | 999 | 100 | 230   |
| Block: 505<br>Adr: 15 DEMAREST AVENUE<br>Name: CHOI, MYOUNG SEON                 | 2022-0272+B<br>5/22/2025 | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 5000  | 999 | 0   | 230   |
| Block: 510<br>Adr: 5 HAWTHORNE TERRACE<br>Name: SALINE, JASON & CASEY            | 2025-0090<br>3/21/2025   | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 4900  | 999 | 0   | 5545  |
| Block: 510<br>Adr: 123 DEMAREST AVENUE<br>Name: GAVALCHIN, JOHN (ET AL/TRUSTEES) | 20110224<br>5/16/2025    | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 5300  | 999 | 0   | 1275  |
| Block: 511<br>Adr: 136 HIGH STREET<br>Name: DI MAULO, PHILIP & MARISEL           | 2025-0098<br>4/28/2025   | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 1839  | 999 | 0   | 36727 |
| Block: 511<br>Adr: 136 HIGH STREET<br>Name: DI MAULO, PHILIP & MARISEL           | 2025-0113<br>4/28/2025   | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 700   | 999 | 0   | 399   |
| Block: 512<br>Adr: 248 KNICKERBOCKER ROAD<br>Name: MERRITTS, DONALD              | 20080442<br>5/5/2025     | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 2700  | 999 | 0   | 8408  |
| Block: 514<br>Adr: 63 FOREST STREET<br>Name: ABATE, NILS & VICTORIA              | 20120520<br>5/9/2025     | R-5 | Alt | CA | 0    | 0     |  | 0 | 0 | 2500  | 999 | 0   | 6074  |



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**UCC-L720 Certificate Fee Log Report**

| Site Identification | Certificate # | Use  | Work | Cert | New/Added Structure |        | Pub | Housing Unit |      | Value of Construction | Fed Cen # | Fees Collected | Check Number |
|---------------------|---------------|------|------|------|---------------------|--------|-----|--------------|------|-----------------------|-----------|----------------|--------------|
|                     |               |      |      |      | Total Area          | Volume |     | Gain         | Loss |                       |           |                |              |
| Date Issued         | Grp           | Type | Type | Type | Sq ft               | Cu ft  |     | Sale         | Rent |                       |           |                |              |

|                                                                                                                                                   |                                                 |                                                    |                    |                    |                  |                |                |                |                |                       |                    |                |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------|--------------------|--------------------|------------------|----------------|----------------|----------------|----------------|-----------------------|--------------------|----------------|----------------------|
| Block: 514<br>Adt: 63 FOREST STREET<br>Name: ABATE, NILS & VICTORIA<br>Block: 601<br>Adt: 6 PEARLE ROAD<br>Name: LATZER, MICHAEL & SCANLAN, LAURA | Lot: 8<br><br><br>Lot: 18<br><br><br><br>Lot: 1 | 2025-0190<br>5/9/2025<br><br>2025-0147<br>5/5/2025 | R-5<br><br><br>R-5 | Alt<br><br><br>Alt | CA<br><br><br>CA | 0<br><br><br>0 | 0<br><br><br>0 | 0<br><br><br>0 | 0<br><br><br>0 | 1950<br><br><br>10250 | 999<br><br><br>999 | 0<br><br><br>0 | 2020<br><br><br>3144 |
| Block: 604<br>Adt: BERGENLINE AVENUE<br>Name: BOROUGH OF CLOSTER                                                                                  | Lot: 1                                          | 2025-0111<br>5/16/2025                             | U                  | Alt                | CA               | 0              | 0              | 0              | 0              | 19500                 | 999                | 0              |                      |
| Block: 606<br>Adt: 134 BERGENLINE AVENUE<br>Name: HOFMANN, CHRISTINE (TRUSTEE)                                                                    | Lot: 29                                         | 2025-0122<br>5/2/2025                              | U                  |                    | CA               | 0              | 0              | 0              | 0              | 1900                  | 999                | 0              | 64368                |
| Block: 606<br>Adt: 88 PINE STREET<br>Name: MILLER, CHRISTOPHER & AMY                                                                              | Lot: 30                                         | 20190312<br>5/5/2025                               | R-5                | Alt                | CA               | 0              | 0              | 0              | 0              | 16000                 | 999                | 0              | 106                  |
| Block: 606<br>Adt: 88 PINE STREET<br>Name: MILLER, CHRISTOPHER & AMY                                                                              | Lot: 30                                         | 20200304<br>4/28/2025                              | R-5                | Alt                | CA               | 0              | 0              | 0              | 0              | 2400                  | 434                | 0              | 162,3304             |
| Block: 606<br>Adt: 88 PINE STREET<br>Name: MILLER, CHRISTOPHER & AMY                                                                              | Lot: 30                                         | 2025-0170<br>4/28/2025                             | R-5                | Alt                | CA               | 0              | 0              | 0              | 0              | 1850                  | 0                  | 0              | 161                  |
| Block: 613<br>Adt: 296 DURIE AVENUE<br>Name: SCOTT, MARVELL                                                                                       | Lot: 6                                          | 2021-0083<br>3/26/2025                             | U                  | Alt                | CA               | 0              | 0              | 0              | 0              | 150000                | 999                | 0              | 000008103            |
| Block: 702<br>Adt: 16 ROBINHOOD AVENUE<br>Name: SCHWARZ, TOMASINA                                                                                 | Lot: 5                                          | 20200222<br>3/27/2025                              | R-5                | Alt                | CA               | 0              | 0              | 0              | 0              | 1300                  | 434                | 0              | 10240,3245           |
| Block: 703<br>Adt: 52 ROBINHOOD AVENUE<br>Name: KIM, SUSAN                                                                                        | Lot: 3.02                                       | 2024-0361<br>4/28/2025                             | R-5                | Alt                | CA               | 0              | 0              | 0              | 0              | 1560                  | 999                | 0              | 162                  |
| Block: 703<br>Adt: 100 ROBINHOOD AVENUE<br>Name: WESTERVELT, BARBARA & JOAN                                                                       | Lot: 9                                          | 2025-0096<br>3/27/2025                             | R-5                | Alt                | CA               | 0              | 0              | 0              | 0              | 5437                  | 0                  | 0              | 20776                |
| Block: 901<br>Adt: 60 HARVEY STREET<br>Name: CAGNEY, GERRARD & NUALA                                                                              | Lot: 10                                         | 2025-0072<br>4/28/2025                             | R-5                | Alt                | CA               | 0              | 0              | 0              | 0              | 7000                  | 999                | 0              | 2840                 |
| Block: 902<br>Adt: 215 HIGH STREET<br>Name: HOLTZBACH, LYNN                                                                                       | Lot: 10                                         | 2025-0091<br>3/21/2025                             | R-5                | Alt                | CA               | 0              | 0              | 0              | 0              | 2600                  | 999                | 0              | 5544                 |



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**UCC-L720 Certificate Fee Log Report**

| Site Identification                                                                                                                    | Certificate #         | Date Issued | Use |           |           | New/Added Structure |              | Pub | Housing Unit |      | Value of Construction | Fed Cen # | Fees Collected | Check Number |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------|-----|-----------|-----------|---------------------|--------------|-----|--------------|------|-----------------------|-----------|----------------|--------------|
|                                                                                                                                        |                       |             | Grp | Work Type | Cert Type | Total Area Sq ft    | Volume Cu ft |     | Gain         | Loss |                       |           |                |              |
| Block: 902<br>Adr: 219 HIGH STREET<br>Name: BRISK, STEVEN & AMBER<br>Block: 902<br>Adr: 219 HIGH STREET<br>Name: BRISK, STEVEN & AMBER | 20200432<br>4/4/2025  | R-5         | Alt | CA        |           | 0                   | 0            | 0   | 0            | 0    | 300                   | 434       | 0              | 2516         |
|                                                                                                                                        | 2025-0003<br>4/4/2025 | R-5         | Alt | CA        |           | 0                   | 0            | 0   | 0            | 0    | 20800                 | 999       | 0              | 4942         |

**Number of Certificates Processed**

|      |     |             |
|------|-----|-------------|
| CO:  | 11  | \$2,287,350 |
| CA:  | 111 | \$1,255,295 |
| CCO: | 0   |             |
| TCO: | 7   |             |
| TCC: | 0   |             |
| CC:  | 1   |             |
| CCL: | 0   |             |

**Ownership**

|         |     |
|---------|-----|
| Private | 129 |
| Public  | 0   |

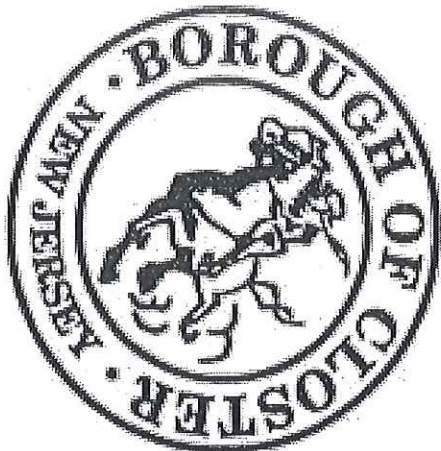
**Housing Unit Changes**

|         | Sale   |      | Rental |
|---------|--------|------|--------|
|         | Gained | Lost |        |
|         | 4      | 2    | 4      |
|         | 2      | 2    | 2      |
| Changed | 2      | 2    | 2      |

**Type of Work**

|               |     |
|---------------|-----|
| New Buildings | 5   |
| Additions     | 7   |
| Alterations   | 110 |
| Demolitions   | 4   |

|                          |                 |
|--------------------------|-----------------|
| Total Area               | 60,767 sq. ft.  |
| Total Volume             | 673,553 cu. ft. |
| Total Value Construction | \$7,530,645     |
| Total Certificate Fees:  | \$1,300         |



Code Enforcement Bureau  
295 Closter Dock Road, Closter, New Jersey 07624  
Phone: (201) 784-0500 ext. 441 / Fax: (201) 784-4711 / Email: [construction@closternj.us](mailto:construction@closternj.us)

## Business

# Certificate of Continued Occupancy

**ESTABLISHMENT (DOING BUSINESS AS):** "Gong Cha"

**ADDRESS:** 245 Closter Dock Road

**BLOCK/LOT:** 1305/6

**ZONING DISTRICT:** 3A (Business)

**REAL ESTATE TRANSACTION:** Rental

**USE GROUP CLASSIFICATION:** B (Business)

**SELLER/LANDLORD:** JAE Management, LLC

**BUYER/TENANT:** Dye, Edward

\*AS PER NEW JERSEY UNIFORM CONSTRUCTION CODE\*

\*AS NAME(S) APPEAR ON PROPERTY TAX RECORDS\*

\*AS NAME(S) WILL APPEAR ON DEED/LEASE\*

\*THIS CERTIFICATE SANCTIONS THE CONTINUED USE OF ALL RELEVANT BUILDINGS, STRUCTURES AND/OR APPURTENANCES SITUATED ON THE SUBJECT PROPERTY.\*

\*\*IF A TITLE TRANSFER OR LEASE AGREEMENT IS NOT EXECUTED WITHIN (180) DAYS OF THE ISSUANCE DATE STATED BELOW, THIS CERTIFICATE SHALL BECOME NULL AND VOID.\*\*

### STIPULATIONS:

\*\*\*THIS CERTIFICATE SANCTIONS THE TENANCY BY THE ABOVE ESTABLISHMENT TO BE LOCATED IN THE SUBJECT 1-STORY BUILDING FRONTING ON BOTH CLOSTER DOCK ROAD AND HERBERT AVENUE (CORNER LOT/UNIT NUMBERS ARE NOT ASSIGNED)\*\*\*

**INSPECTOR:** Scott Jezequel

**CERTIFICATE #:** 25-4B

**DEPARTMENT HEAD:** Scott Jezequel

**ISSUANCE DATE:** May 23, 2025

**PROXY SIGNATURE:**