



# Borough of Midland Park

280 Godwin Avenue • Midland Park, New Jersey 07432  
Tel: 201-445-5720 • Fax: 551-600-8296  
www.midlandparknj.org

## ZONING CERTIFICATE

BLOCK: 25.01 LOT: 3  
LOCATION: 41 Prospect Street

ZONING DISTRICT: B-1

OWNER OF PROPERTY: 41-47 Prospect LLC  
ADDRESS: 9203 Charlotte Ct, Ashland, VA 23005

NAME OF OCCUPANT: **BUTLER SURVEYING & MAPPING INC**  
EMERGENCY CONTACT: John Butler

201-390-0740  
201-390-0740

PREVIOUS TENANT: PINNACLE PRESS

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for:

### OFFICE FOR SURVEYING CO.

Which is a:

- Use permitted by Ordinance
- Use permitted by variance approved on \_\_\_\_\_ subject to any special conditions attached to the grant thereof.
- Valid nonconforming use as established by ( ) finding of the Zoning Board of Adjustment, or ( ) by the by the undersigned Zoning Officer on the basis of evidence supplied by the applicant as specified on the reverse hereof. Also specified on the reverse hereof is a detailed statement of all aspects of the nonconforming use.
- There is a nonconforming structure on the premises by reason of insufficient ( ) setback, ( ) side yards, ( ) rear yard, ( ) other (specify)

700 SqFt - Unit - Left End

**A separate permit is required for any new construction, alteration, alarms or signs (neon signs are prohibited).**

**If there is a Knox Box on site - no exterior locks may be changed without first consulting the fire official.**

PARKING: \_\_\_ ADEQUATE \_\_\_ INADEQUATE

PLAN ON FILE: \_\_\_ APPROVED SITE PLAN \_\_\_ PARKING SCHEMATIC

*Mal Bundy*  
\_\_\_\_\_  
Zoning Officer

10/22/21

\_\_\_\_\_  
Date

Cc: Police Dept., Fire Prevention Official, Fire Dept., Construction Official, Board of Health (if applicable)

## Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes \_\_\_ No .
  2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
  3. Is the Proposed use permitted? Yes  No \_\_\_.
  4. If no, application must be made to the Zoning Board of Adjustment.
  5. Is there an increase in the parking requirements for the proposed over the previous use? Yes \_\_\_ No .
  6. If no, skip to question #9.
  7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance? Yes \_\_\_ No \_\_\_.
  8. If the answer to question #7 is no, an application must be made to the Zoning Board for a Parking variance.
  9. Is there an accurate site plan, existing conditions plan, or an As-Built drawing on file, approved by the Planning Board or Zoning Board? Yes  No \_\_\_.
- 

1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the Planning Board for approval.
2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the plan and parking analysis for the purposes of issuing the Zoning Certificate.

NAME OF APPLICANT BUTLER SURVEYING & MAPPING INC.

ADDRESS 41 PROSPECT ST BLOCK 25.01 LOT 3 ZONE B-1

PREVIOUS TENANT PINNACLE PRESS PREVIOUS USE OFFICE & PRINTING BUS

UNIT# LEFTEND AREA Sq. Ft. 700 PROPOSED USE OFFICE FOR SURVEYING Co

CHANGES \_\_\_\_\_

RELOCATION? \_\_\_ PHONE 201-390-0740 EMAIL INFO@BUTLERSM.COM

DATE 10/18/21 ZONING OFFICIAL Mal. B... APPROVED-Yes  No \_\_\_

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? No!

**APPLICATION FOR ZONING CERTIFICATE  
FOR NON-RESIDENTIAL USE**

RECEIVED AT  
BOROUGH OF MIDLAND PARK  
OCT 13 2021  
BUILDING DEPT.

\$100 APPLICATION FEE  
PAYABLE TO "BOROUGH OF MIDLAND PARK"  
Cash \_\_\_\_\_ Check # 11422 (AS)

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

STREET ADDRESS OF PROPERTY: 41 Prospect Street ZONE: B-1 BLOCK: 25.01 LOT: 3

NAME OF OCCUPANT: \*\* Butler Surveying + Mapping Inc. AREA OF BLDG.- SQ.FT. 3900 AREA OF OCCUPANT- SQ.FT. 700 SECTION OF BLDG. left corner

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):  
Office staff for small land surveying firm.

PREVIOUS TENANT, IF APPLICABLE: Pinnacle Press

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:  
John J. Butler

APPLICANT'S ADDRESS: 78 Vreeland Avenue Midland Park NJ 07432

APPLICANT'S PHONE: 201-390-0740 E-MAIL: INFO@ButlerSM.com

NAME OF OWNER OF BUILDING: 41-47 Prospect LLC ADDRESS OF OWNER: 9203 Charlotte Ct. Ashland, Va 23005

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET: Michael Lane  
(PROPERTY OWNER SIGNATURE)

LIST OF ALL OTHER OCCUPANTS OF BUILDING

Name:	Type of Business:
<u>Meehan Inc.</u>	
<u>Prospect St Dry Cleaners</u>	
<u>Advanced Technology</u>	

Incoming Shipments TYPE CONVEYANCE PRODUCT COMMENTS  
Number Weekly: X  
Outgoing Shipments  
Number Weekly: X

NUMBER OF PEOPLE: Min 1 Max 3 NUMBER OF DAILY CUSTOMERS/VISITORS: 1-2 per week WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO

HOURS OF OPERATION: From 9:00 am To 5:00 pm NUMBER OF DAYS OPEN WEEKLY: 5

GALS. WATER USED: 10gal/day EXTENT OF NOISE: minimum  
FUMES OR ODORS: NO OTHER NUISANCES: NO

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO YES  
IF YES, EXPLAIN

PROPOSED PERIOD OF OCCUPANCY: FROM 11/1/2021 TO 11/1/2022

Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE PROHIBITED

\* EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE John J. Butler DATE 10/11/21



# Borough of Midland Park

280 Godwin Avenue • Midland Park, New Jersey 07432  
Tel: 201-445-5720 • Fax: 551-600-8296  
www.midlandparknj.org

## ZONING CERTIFICATE

BLOCK: 42 LOT: 8.01

ZONING DISTRICT: B-1

LOCATION: 612 Godwin Avenue

OWNER OF PROPERTY: 612 Godwin, LLC

ADDRESS: 764 Commanche Lane, Franklin Lakes, NJ 07417

NAME OF OCCUPANT: **SPIOTTI AND ASSOCIATES**

973-310-2020

EMERGENCY CONTACT: Robert Spiotti

973-943-6590

PREVIOUS TENANT: Atlantic Stewardship Bank

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for:

### BUSINESS OFFICE

Which is a:

- Use permitted by Ordinance
- Use permitted by variance approved on \_\_\_\_\_ subject to any special conditions attached to the grant thereof.
- Valid nonconforming use as established by ( ) finding of the Zoning Board of Adjustment, or ( ) by the by the undersigned Zoning Officer on the basis of evidence supplied by the applicant as specified on the reverse hereof. Also specified on the reverse hereof is a detailed statement of all aspects of the nonconforming use.
- There is a nonconforming structure on the premises by reason of insufficient ( ) setback, ( ) side yards, ( ) rear yard, ( ) other (specify)

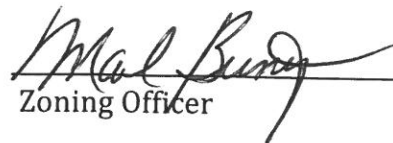
6500 SQ FT

**A separate permit is required for any new construction, alteration, alarms or signs (neon signs are prohibited).**

**If there is a Knox Box on site - no exterior locks may be changed without first consulting the fire official.**

PARKING:   x   ADEQUATE        INADEQUATE

PLAN ON FILE:   x   APPROVED SITE PLAN        PARKING SCHEMATIC

  
Zoning Officer

10/27/21  
Date

Cc: Police Dept., Fire Prevention Official, Fire Dept., Construction Official, Board of Health (if applicable)

## Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes \_\_\_ No .
  2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
  3. Is the Proposed use permitted? Yes  No \_\_\_.
  4. If no, application must be made to the Zoning Board of Adjustment.
  5. Is there an increase in the parking requirements for the proposed over the previous use? Yes \_\_\_ No \_\_\_.
  6. If no, skip to question #9.
  7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance? Yes \_\_\_ No \_\_\_.
  8. If the answer to question #7 is no, an application must be made to the Zoning Board for a Parking variance.
  9. Is there an accurate site plan, existing conditions plan, or an As-Built drawing on file, approved by the Planning Board or Zoning Board? Yes  No \_\_\_.
- 

1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the Planning Board for approval.
2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the plan and parking analysis for the purposes of issuing the Zoning Certificate.

NAME OF APPLICANT SPIOTTI AND ASSOCIATES

ADDRESS 612 GODWIN AVE BLOCK 42 LOT 8.01 ZONE B-1

PREVIOUS TENANT ATLANTIC STEWARDSHIP BANK PREVIOUS USE OFFICE

UNIT#        AREA Sq. Ft. 6500 PROPOSED USE BUSINESS OFFICE

CHANGES       

RELOCATION? — PHONE 973-943-6590 EMAIL RSPiOTTI@SPIOTTILAW.COM

DATE 10 / 25 / 21 ZONING OFFICIAL Mal Rudy APPROVED-Yes  No \_\_\_

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? NO

**APPLICATION FOR ZONING CERTIFICATE  
FOR NON-RESIDENTIAL USE**

RECEIVED AT  
BOROUGH OF MIDLAND PARK  
OCT 22 2021  
BUILDING DEPT.

\$100 APPLICATION FEE  
PAYABLE TO "BOROUGH OF MIDLAND PARK"

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

Cash \_\_\_\_\_ Check # 738 (AS)

STREET ADDRESS OF PROPERTY: 612 500 WIN AVE ZONE: B-1 BLOCK: 42 LOT: B.01  
 NAME OF OCCUPANT: \*\* SPIOTT ASSOCIATES AREA OF BLDG.- SQ.FT. 6500 SF AREA OF OCCUPANT- SQ.FT. 6500 SF SECTION OF BLDG. 100%

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):

Business office of Law Firm

PREVIOUS TENANT, IF APPLICABLE: ATLANTIC STEWARDSHIP BANK

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:

ROBERT SPIOTT

APPLICANT'S ADDRESS: 271 W HIGHWAY 46 STE 105F FRANKLIN NJ 07004

APPLICANT'S PHONE: 973 943 6590 E-MAIL: RSPIOTT@SPIOTTLAW.COM

NAME OF OWNER OF BUILDING: 612 500 WIN, LLC ADDRESS OF OWNER: 764 COMMANCHE LAKE FRANKLIN LAKE NJ 07417

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET:

Ran  
PROPERTY OWNER SIGNATURE

LIST OF ALL OTHER OCCUPANTS OF BUILDING

Name:	Type of Business:

Incoming Shipments 0 TYPE CONVEYANCE \_\_\_\_\_ PRODUCT \_\_\_\_\_ COMMENTS \_\_\_\_\_  
 Number Weekly: 0  
 Outgoing Shipments 0  
 Number Weekly: 0

NUMBER OF PEOPLE: Min 5 Max 8 NUMBER OF DAILY CUSTOMERS/VISITORS: VERY FEW - MAYBE 5 PER MONTH WILL YOU DEAL WITH THE GENERAL PUBLIC? YES  NO

HOURS OF OPERATION: From 9:30 To 6:30 NUMBER OF DAYS OPEN WEEKLY: 5

GALS. WATER USED: TBD EXTENT OF NOISE: NONE

FUMES OR ODORS: NONE OTHER NUISANCES: NONE

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED?  NO  YES  
 IF YES, EXPLAIN \_\_\_\_\_

PROPOSED PERIOD OF OCCUPANCY: FROM 11/15/21 TO TBD

Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE PROHIBITED

\*\* EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE Ran DATE 10/22/21





Borough of  
Midland Park

280 Godwin Avenue • Midland Park, New Jersey 07432  
Tel: 201-445-5720 • Fax: 551-600-8296  
www.midlandparknj.org

**ZONING CERTIFICATE**

BLOCK: 21 LOT: 12

ZONING DISTRICT: B-2

LOCATION: 291-293 Godwin Avenue

OWNER OF PROPERTY: Silver Brick

ADDRESS: 1688 Meridian Ave, Ste 700, Miami Beach, FL 33139

NAME OF OCCUPANT: **SCATTERED GEMS**

646-899-2251

EMERGENCY CONTACT: Denise Venice

646-899-2251

PREVIOUS TENANT: STATE FARM INSURANCE

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for:

**RETAIL**

Which is a:

- Use permitted by Ordinance
- Use permitted by variance approved on \_\_\_\_\_ subject to any special conditions attached to the grant thereof.
- Valid nonconforming use as established by ( ) finding of the Zoning Board of Adjustment, or ( ) by the by the undersigned Zoning Officer on the basis of evidence supplied by the applicant as specified on the reverse hereof. Also specified on the reverse hereof is a detailed statement of all aspects of the nonconforming use.
- There is a nonconforming structure on the premises by reason of insufficient ( ) setback, ( ) side yards, ( ) rear yard, ( ) other (specify)

300 SQ FT

**A separate permit is required for any new construction, alteration, alarms or signs (neon signs are prohibited).**

**If there is a Knox Box on site - no exterior locks may be changed without first consulting the fire official.**

PARKING:  X  ADEQUATE   INADEQUATE

PLAN ON FILE:  X  APPROVED SITE PLAN   PARKING SCHEMATIC

*Mal Biny*  
Zoning Officer

10/27/21  
Date

Cc: Police Dept., Fire Prevention Official, Fire Dept., Construction Official, Board of Health (if applicable)

## Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes \_\_\_ No .
  2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
  3. Is the Proposed use permitted? Yes  No \_\_\_.
  4. If no, application must be made to the Zoning Board of Adjustment.
  5. Is there an increase in the parking requirements for the proposed over the previous use? Yes \_\_\_ No .
  6. If no, skip to question #9.
  7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance? Yes \_\_\_ No \_\_\_.
  8. If the answer to question #7 is no, an application must be made to the Zoning Board for a Parking variance.
  9. Is there an accurate site plan, existing conditions plan, or an As-Built drawing on file, approved by the Planning Board or Zoning Board? Yes  No \_\_\_.
- 

1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the Planning Board for approval.
2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the plan and parking analysis for the purposes of issuing the Zoning Certificate.

NAME OF APPLICANT SCATTERED GEMS. (DENISE VENICE)

ADDRESS 491-293 GODWIN BLOCK 21 LOT 12 ZONE B-2

PREVIOUS TENANT STATE FARM (INSURANCE) PREVIOUS USE OFFICE

UNIT# \_\_\_\_\_ AREA Sq. Ft. 300 PROPOSED USE RETAIL

CHANGES \_\_\_\_\_

RELOCATION? — PHONE 646-899-2251 EMAIL VENICE D666@gmail.com.

DATE 10/25/21 ZONING OFFICIAL Mal Budy APPROVED-Yes  No \_\_\_

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? No



RECEIVED AT  
BOROUGH OF MIDLAND PARK  
OCT 12 2021  
BUILDING DEPT.

APPLICATION FOR ZONING CERTIFICATE  
FOR NON-RESIDENTIAL USE

\$100 APPLICATION FEE  
PAYABLE TO "BOROUGH OF MIDLAND PARK"

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

Cash \_\_\_\_\_ Check # 953 (AS)

STREET ADDRESS OF PROPERTY: 291-293 Godwin Avenue, #3 ZONE: B2 BLOCK: 21 LOT: 12

NAME OF OCCUPANT: \*\* DENISE VENICE AREA OF BLDG.- SQ.FT. \_\_\_\_\_ AREA OF OCCUPANT- SQ.FT. 300 SQ feet SECTION OF BLDG. \_\_\_\_\_

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):  
Flexible SPACE, RETAIL SALES OF FASHION JEWELRY, HANDCRAFTS  
FASHION ACCESS, HOME DECOR. POP UP SHOP. ART-CRAFT  
STUDIO, CRAFT CLASSES.

PREVIOUS TENANT, IF APPLICABLE: ?

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:  
DENISE VENICE, 9 CHATHAM RD, MONROE, NY 10950 (LLC. in process)

APPLICANT'S ADDRESS: ↓

APPLICANT'S PHONE: 646-899-2251 E-MAIL: VENICE666@gmail.com

NAME OF OWNER OF BUILDING: SILVER BRICK (291 Godwin LLC) ADDRESS OF OWNER: 1688 Meridian Ave, STE 700, Miami BEACH, FL. 33139

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET: \_\_\_\_\_ (PROPERTY OWNER SIGNATURE)

LIST OF ALL OTHER OCCUPANTS OF BUILDING

Name:	Type of Business:
<u>ONE BODY MATRIX</u>	<u>PILATES + NUTRITIONIST</u>
<u>ZENAIDA FABRICS</u>	<u>FABRIC STORE</u>

Incoming Shipments TYPE CONVEYANCE PRODUCT COMMENTS  
Number Weekly: 5-10 MAIL small products/supplies/ART supplies

Outgoing Shipments  
Number Weekly: 5-10 MAIL STORE ITEMS (ordered online)

NUMBER OF PEOPLE: Min 1 Max 15 NUMBER OF DAILY CUSTOMERS/VISITORS: ? TBD WILL YOU DEAL WITH THE GENERAL PUBLIC?  YES  NO

HOURS OF OPERATION: From 10:00 To 8:00 NUMBER OF DAYS OPEN WEEKLY: 6 or less

GALS. WATER USED: ? EXTENT OF NOISE: MINIMAL  
FUMES OR ODORS: NONE OTHER NUISANCES: NONE KNOWN

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED?  NO  YES  
IF YES, EXPLAIN WATER BASED CRAFT PAINTS, non-flammable CRAFT SUPPLIES

PROPOSED PERIOD OF OCCUPANCY: FROM 10/1/2021 TO 10/1/2022

Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE PROHIBITED

\*\* EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE Denise Venice DATE 9/16/2021  
EAF CRAFT LOVE LLC. (DBA SCATTERED GEMS)



**Borough of  
Midland Park**

280 Godwin Avenue • Midland Park, New Jersey 07432

Tel: 201-445-5720 • Fax: 551-600-8296

www.midlandparknj.org

**ZONING CERTIFICATE**

BLOCK: 20.02 LOT: 2

ZONING DISTRICT: B-1

LOCATION: 21 Van Blarcom Avenue

OWNER OF PROPERTY: 2JS Realty, LLC

ADDRESS: 668 Virgil Avenue, Ridgefield Park, NJ 07057

NAME OF OCCUPANT: **CREATED HEIRLOOMS dba STUFF**

201-482-6325

EMERGENCY CONTACT: Lois Cooper

551-795-0641

PREVIOUS TENANT: Mayfair Home Improvements

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for:

**RETAIL & WAREHOUSE**

Which is a:

- Use permitted by Ordinance
- Use permitted by variance approved on \_\_\_\_\_ subject to any special conditions attached to the grant thereof.
- Valid nonconforming use as established by ( ) finding of the Zoning Board of Adjustment, or ( ) by the by the undersigned Zoning Officer on the basis of evidence supplied by the applicant as specified on the reverse hereof. Also specified on the reverse hereof is a detailed statement of all aspects of the nonconforming use.
- There is a nonconforming structure on the premises by reason of insufficient ( ) setback, ( ) side yards, ( ) rear yard, ( ) other (specify)

Center Section - Showroom = 1270 sq ft - Office & Warehouse = 2138 sq ft - parking per resolution

**A separate permit is required for any new construction, alteration, alarms or signs (neon signs are prohibited).**

**If there is a Knox Box on site - no exterior locks may be changed without first consulting the fire official.**

PARKING: \_\_\_ADEQUATE \_\_\_x\_\_\_INADEQUATE

PLAN ON FILE: \_\_\_APPROVED SITE PLAN \_\_\_x\_\_\_PARKING SCHEMATIC

*Mal Budy*  
\_\_\_\_\_  
Zoning Officer 11/1/21  
Date

Cc: Police Dept., Fire Prevention Official, Fire Dept., Construction Official, Board of Health (if applicable)

## Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes \_\_\_ No X.
  2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
  3. Is the Proposed use permitted? Yes X No \_\_\_.
  4. If no, application must be made to the Zoning Board of Adjustment.
  5. Is there an increase in the parking requirements for the proposed over the previous use? Yes \_\_\_ No X.
  6. If no, skip to question #9.
  7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance? Yes \_\_\_ No \_\_\_.
  8. If the answer to question #7 is no, an application must be made to the Zoning Board for a Parking variance.
  9. Is there an accurate site plan, existing conditions plan, or an As-Built drawing on file, approved by the Planning Board or Zoning Board? Yes X No \_\_\_.
- 

1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the Planning Board for approval.
2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the plan and parking analysis for the purposes of issuing the Zoning Certificate.

NAME OF APPLICANT STUFF "LOIS COOPER"

ADDRESS 21 VAN BLARCOM BLOCK 20.02 LOT 2 ZONE B-1

PREVIOUS TENANT MAYFAIR Home Improvements PREVIOUS USE Retail

UNIT# \_\_\_\_\_ AREA Sq. Ft. 3408 PROPOSED USE Retail & Warehouse

CHANGES \_\_\_\_\_

RELOCATION? - PHONE 551-795-0641 EMAIL STUFFSTORE@OPTIMUM.NET

DATE 10/29/21 ZONING OFFICIAL M. Bundy APPROVED-Yes X No \_\_\_

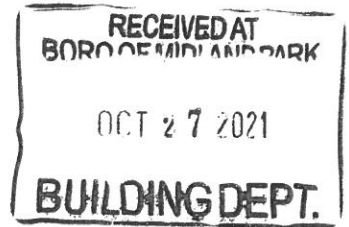
UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? No

SHOW ROOM 1270 #  
OFFICE & Warehouse 2138 #

**APPLICATION FOR ZONING CERTIFICATE  
FOR NON-RESIDENTIAL USE**

\$100 APPLICATION FEE  
PAYABLE TO "BOROUGH OF MIDLAND PARK"

280 Godwin Avenue  
Borough of Midland Park, NJ 07432



Cash \_\_\_\_\_ Check # \_\_\_\_\_ (AS)

STREET ADDRESS OF PROPERTY:

21 Van Blarcom Ave

ZONE:

B-1

BLOCK:

20.02

LOT:

2

NAME OF OCCUPANT: \*\*

Stuff

AREA OF BLDG. - SQ.FT.

AREA OF OCCUPANT - SQ.FT.

3300

SECTION OF BLDG.

middle

SOLE PURPOSE OF OCCUPANCY/PLANNED USE, (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):

Retail antiques & collectibles, vintage

PREVIOUS TENANT, IF APPLICABLE: Mayfar Window Glass Doors

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:

APPLICANT'S ADDRESS: LOIS E COOPER

APPLICANT'S PHONE: 551-795-0641

E-MAIL: stuffstore@optimum.net

NAME OF OWNER OF BUILDING:

215 Realty LLC

ADDRESS OF OWNER:

668 Virginia Ridgefield NJ 07057

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET:

(PROPERTY OWNER SIGNATURE)

**LIST OF ALL OTHER OCCUPANTS OF BUILDING**

Name:	Type of Business:
<u>Laush Lash</u>	<u>eyelash salon</u>
<u>JK noble Nails</u>	<u>Nail Salon</u>

Incoming Shipments	TYPE CONVEYANCE	PRODUCT	COMMENTS
Number Weekly: _____	_____	_____	_____
Outgoing Shipments			
Number Weekly: _____	_____	_____	_____

NUMBER OF PEOPLE: Min 1 Max 6 NUMBER OF DAILY CUSTOMERS/VISITORS: 12 WILL YOU DEAL WITH THE GENERAL PUBLIC?  YES  NO

HOURS OF OPERATION: From 10 To 5 NUMBER OF DAYS OPEN WEEKLY: 5

GALS. WATER USED: Approx 15 EXTENT OF NOISE: minimal

FUMES OR ODORS: None OTHER NUISANCES: None

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED?  NO  YES  
IF YES, EXPLAIN \_\_\_\_\_

PROPOSED PERIOD OF OCCUPANCY: FROM Nov. 2021 TO Oct 2024

Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE ROHIBITED

EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE [Signature] DATE 10/27/21



# Borough of Midland Park

280 Godwin Avenue ♦ Midland Park, New Jersey 07432  
Tel: 201-445-5720 ♦ Fax: 551-600-8296  
www.midlandparknj.org

## ZONING CERTIFICATE

BLOCK: 3 LOT: 23.01  
LOCATION: 55 Godwin Avenue

ZONING DISTRICT: B-3

OWNER OF PROPERTY: Levwall, LLC  
ADDRESS: 46 Berwyn Place, Fair Lawn, NJ 07410

NAME OF OCCUPANT: **Burger Barn, LLC dba Burger King #517** 201-652-9841  
EMERGENCY CONTACT: Rene Cevallos 201-925-4000

PREVIOUS TENANT: Burger King

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for:

### RESTAURANT

Which is a:

- Use permitted by Ordinance
- Use permitted by variance approved on \_\_\_\_\_ subject to any special conditions attached to the grant thereof.
- Valid nonconforming use as established by ( ) finding of the Zoning Board of Adjustment, or ( ) by the by the undersigned Zoning Officer on the basis of evidence supplied by the applicant as specified on the reverse hereof. Also specified on the reverse hereof is a detailed statement of all aspects of the nonconforming use.
- There is a nonconforming structure on the premises by reason of insufficient ( ) setback, ( ) side yards, ( ) rear yard, ( ) other (specify)

3100 SQ. FT. - - Ownership Change Only - Emergency Contact Info Updated

**A separate permit is required for any new construction, alteration, alarms or signs (neon signs are prohibited).**

**If there is a Knox Box on site - no exterior locks may be changed without first consulting the fire official.**

PARKING:   x   ADEQUATE        INADEQUATE

PLAN ON FILE:   x   APPROVED SITE PLAN        PARKING SCHEMATIC

Mal Bury 11/1/21  
Zoning Officer Date

Cc: Police Dept., Fire Prevention Official, Fire Dept., Construction Official, Board of Health (if applicable)

## Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes \_\_\_ No X.
  2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
  3. Is the Proposed use permitted? Yes X No \_\_\_.
  4. If no, application must be made to the Zoning Board of Adjustment.
  5. Is there an increase in the parking requirements for the proposed over the previous use? Yes \_\_\_ No \_\_\_.
  6. If no, skip to question #9.
  7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance? Yes \_\_\_ No \_\_\_.
  8. If the answer to question #7 is no, an application must be made to the Zoning Board for a Parking variance.
  9. Is there an accurate site plan, existing conditions plan, or an As-Built drawing on file, approved by the Planning Board or Zoning Board? Yes X No \_\_\_.
- 

1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the Planning Board for approval.
2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the plan and parking analysis for the purposes of issuing the Zoning Certificate.

NAME OF APPLICANT BURGER BARN, LLC - DBA "BURGER KING #517"  
ADDRESS 55 GODWIN AVE BLOCK 3 LOT 23-01 ZONE B-3  
PREVIOUS TENANT \_\_\_\_\_ PREVIOUS USE RESTAURANT  
UNIT# \_\_\_\_\_ AREA Sq. Ft. \_\_\_\_\_ PROPOSED USE RESTAURANT - NO CHANGE  
CHANGES NONE - OWNERSHIP ONLY.  
RELOCATION? \_\_\_\_\_ PHONE 201-626-8559 EMAIL \_\_\_\_\_  
DATE 11/1/21 ZONING OFFICIAL Mal Sunday APPROVED-Yes X No \_\_\_  
UCC USE GROUP: PREVIOUS USE A PROPOSED USE A CCO REQUIRED? No

OWNERSHIP CHANGE ONLY - EMERGENCY CONTACT INFO - UPDATED



**APPLICATION FOR ZONING CERTIFICATE  
FOR NON-RESIDENTIAL USE**

\$100 APPLICATION FEE  
PAYABLE TO "BOROUGH OF MIDLAND PARK"

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

**RECEIVED AT  
BOROUGH OF MIDLAND PARK  
OCT 28 2021  
BUILDING DEPT.**

Cash  Check # \_\_\_\_\_ (AS)

STREET ADDRESS OF PROPERTY: 55 Godwin Ave., Midland Park NJ 07432 ZONE: B-3 BLOCK: 3 LOT: 23.01  
 NAME OF OCCUPANT: \*\* Burger King #517 AREA OF BLDG.- SQ.FT. 3100 sf AREA OF OCCUPANT- SQ.FT. N/A SECTION OF BLDG. N/A  
 SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):  
Fast Food Restaurant

PREVIOUS TENANT, IF APPLICABLE: Harvey Management Corp  
 NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:  
Burger Barn, LLC Colwin Edwards  
 APPLICANT'S ADDRESS: 68 S. Service Rd, Ste 100, Melville, NY 11747  
 APPLICANT'S PHONE: 201-626-8559 E-MAIL: colwin@burgerbarnllc.com  
 NAME OF OWNER OF BUILDING: Levwall, LLC ADDRESS OF OWNER: Hte Berwyn Pl. Far Lawn NJ 07410

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET: Levwall, LLC.  
By: [Signature]  
 (PROPERTY OWNER SIGNATURE)

LIST OF ALL OTHER OCCUPANTS OF BUILDING	
Name:	Type of Business:
<u>None</u>	

Incoming Shipments TYPE CONVEYANCE PRODUCT COMMENTS  
 Number Weekly: ± 10 Truck Food + products related to a restaurant  
 Outgoing Shipments  
 Number Weekly: 0  
 NUMBER OF PEOPLE: Min \_\_\_\_\_ Max 65 NUMBER OF DAILY CUSTOMERS/VISITORS: Avg 500 incl. drive thru. WILL YOU DEAL WITH THE GENERAL PUBLIC?  YES  NO  
 HOURS OF OPERATION: From 6 am To midnight Mon-Thurs. Friday Sat 6am-1am Sun 10am-Mid. NUMBER OF DAYS OPEN WEEKLY: 7  
 GALS. WATER USED: abt 380 quarterly EXTENT OF NOISE: little  
 FUMES OR ODORS: none OTHER NUISANCES: none  
 ANY FLAMMABLES OR EXPLOSIVES USED OR STORED?  NO  YES  
 IF YES, EXPLAIN \_\_\_\_\_

PROPOSED PERIOD OF OCCUPANCY: FROM 10/1/2021 TO 12/31/2035

Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE PROHIBITED

\*\* EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE [Signature] DATE 10/28/2021