

## Jessica Harmon

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**From:** Mark Berninger Sr.  
**Sent:** Wednesday, August 31, 2022 4:38 PM  
**To:** Jessica Harmon  
**Subject:** Academy Builders, 194 Greenwood Ave

Jessica: Please forward to the Planning Board.

To whom it may concern:

Please be advised that Academy builders of 194 Greenwood Ave has met its obligations and completed all work and closed out all open permits for the above listed property, as per the Planning board's requirements.

Any temporary C O should be now changed to a permanent C O by the Planning board.

Mark Berninger, Zoning Official

Zoning Certificate Checklist

90-day  
temporary ZC  
approved at  
2/28/22 PB  
mtg

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 ACADEMY BUILDERS LLC

ADDRESS 194 Greenwood AVE BLOCK 39 LOT 2 ZONE I-2

PREVIOUS TENANT FORREST SIGNS PREVIOUS USE SIGN MAKER  
LEFT

UNIT# SIDE AREA Sq. Ft. 3000 PROPOSED USE OFFICE & STORAGE FOR CMST. Co.

CHANGES \_\_\_\_\_

RELOCATION?  PHONE 781-799-1730 EMAIL PATRICK@ACADEMYBUILDERS.NJ.COM

DATE 2/7/22 ZONING OFFICIAL Mal Bunting APPROVED-Yes  No

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

I would recommend a 90 DAY Temporary Zoning Certificate as work was done without permits and the issues have never been resolved. Permits need to be obtained and work completed and inspected. mpb.

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

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

RECEIVED AT  
BOROUGH OF MIDLAND PARK  
FEB 02 2022  
**BUILDING DEPT.**

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

Cash \_\_\_\_\_ Check # 1475 (AS)

STREET ADDRESS OF PROPERTY: 194 Greenwood Ave. Midland Park NJ 07432 ZONE: I-2 BLOCK: 39 LOT: 2

NAME OF OCCUPANT: \*\* ACADEMY BUILDERS LLC AREA OF BLDG.- SQ.FT. 1400 SF AREA OF OCCUPANT- SQ.FT. 2818.39 sq. ft. SECTION OF BLDG. \_\_\_\_\_

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

PREVIOUS TENANT, IF APPLICABLE: FOREVER SIGNS

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

APPLICANT'S ADDRESS: 27 Summit Lane, Ramsey NJ

APPLICANT'S PHONE: 781 299 1730 E-MAIL: patrick@academybuildersnj.com

NAME OF OWNER OF BUILDING: NINA POWERS ADDRESS OF OWNER: \_\_\_\_\_

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:

Incoming Shipments TYPE CONVEYANCE PRODUCT COMMENTS  
Number Weekly: N/A  
Outgoing Shipments  
Number Weekly: N/A

NUMBER OF PEOPLE: NUMBER OF DAILY CUSTOMERS/VISITORS: WILL YOU DEAL WITH THE GENERAL PUBLIC?  
Min 3 Max 12 220 YES NO

HOURS OF OPERATION: From 6 AM To 6 PM NUMBER OF DAYS OPEN WEEKLY: 6

GALS. WATER USED: 1 bath EXTENT OF NOISE: Minimal for carpentry

FUMES OR ODORS: N/A OTHER NUISANCES: N/A

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

PROPOSED PERIOD OF OCCUPANCY: FROM 3/2022 TO 3/2024

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 1/27/2022

## Amy Davidson

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**From:** Mark Berninger Sr.  
**Sent:** Wednesday, February 9, 2022 11:13 AM  
**To:** Patrick Dobbins  
**Cc:** Amy Davidson  
**Subject:** 194 Greenwood

Patrick: I am recommending that your proposed occupancy of the building be approved. But as a condition, I would like to have a complete plan and list of all of the other tenants along with the spaces they occupy and the square footage of each space. I need these numbers so as to correctly calculate the parking. It will be the responsibility of the owner to provide this for me. I will also now need to have permits submitted for the work that was performed. (new garage door openings, etc.). This is also the responsibility of the owner. I would suggest a 90 day Zoning certificate

Thank you,

Mark Berninger/Zoning Official