

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 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.US.COM
DATE 2/7/22 ZONING OFFICIAL Mal [Signature] 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**

RECEIVED AT
BOROUGH OF MIDLAND PARK

FEB 02 2022

BUILDING DEPT.

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

280 Godwin Avenue
Borough of Midland Park, NJ 07432

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: FORREST SLIMS

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

APPLICANT'S ADDRESS: 27 SHUMWAY LANE, RAMSEY NJ

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

NAME OF OWNER OF BUILDING: NINA FOUNDEST 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: Min 3 Max 12 NUMBER OF DAILY CUSTOMERS/VISITORS: >20 WILL YOU DEAL WITH THE GENERAL PUBLIC? 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

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

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