

231 Greenwood Ave Tenant List

Tenant Name	Contact	Area (square feet)
Grainview Designs 9/21/04	Mike Rossomando - 201-788-3255	9,347
Triple R Batting Coach	Ryan Rivera - 201-747-9399	3,442
RC Jenne Construction Company 4/25/06	Bob Jenne - 201-954-1850	1,573
Advanced Air Tech - GONE	Dave Dolin - 201-745-9577	1,000
Natures Choice Spray Foam - No Cert.	Mike Pinto - 201-966-2941	800
American Filter & Tank - 11/21/07 - Need ZC	John Spanedda - 201-310-6801	789
Corridors LLC - GONE	Jon - 973-865-0497	653
The Drawing Room - Needs ZC	Christine Zaccardi - 201-232-8855	500
Jean Claude Stone Carving - Needs ZC	Jean Claude - 201-926-3555	296
Taskin Consulting - 2nd Floor - Needs ZC - - Proj.	Anastasia Taskin - 917-364-0214	750
Total Occupied:		19,150
Front Area & Second Story Office	Vacant	2,850
Totals:		22,000

#1 =

+ 16 spots in rear from front = 16 in front

PLANNING BOARD

32 Spaces on Site.

check existing and proposed tenants for parking.

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 AMERICAN FILTER AND TANK (John Spacedda)

ADDRESS 231 GREENWOOD BLOCK 48 LOT 1-02 ZONE I-2

PREVIOUS TENANT _____ PREVIOUS USE _____

UNIT# _____ AREA Sq. Ft. 790 PROPOSED USE ?

CHANGES BEEN THERE SINCE 2007 - NO Z.C

RELOCATION? _____ PHONE _____ EMAIL _____

DATE 2/25/02 ZONING OFFICIAL Mal Bury APPROVED-Yes No

UCC USE GROUP: PREVIOUS USE _____ PROPOSED USE _____ CCO REQUIRED? _____

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 NATORES' CHOICE SFI - MIKE PINTO

ADDRESS 531 GREENWOOD AVE BLOCK 48 LOT 1.02 ZONE I-2

PREVIOUS TENANT _____ PREVIOUS USE _____

UNIT# _____ AREA Sq. Ft. 1000 PROPOSED USE STORAGE OF EQUIPMENT + Vehicles

CHANGES HAS BEEN OCCUPYING WITHOUT Z. C. FOR MANY YEARS

RELOCATION? _____ PHONE _____ EMAIL _____

DATE 2/25/02 ZONING OFFICIAL Malinda APPROVED-Yes No

UCC USE GROUP: PREVIOUS USE _____ PROPOSED USE _____ CCO REQUIRED? _____

1 space for each employee!

**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

JAN 14 2022

BUILDING DEPT.

Cash _____ Check # 2793 (AS)

STREET ADDRESS OF PROPERTY: 231 GREENWOOD AVE ZONE: I-2 BLOCK: 48 LOT: 1.02

NAME OF OCCUPANT: ** Nature's Choice SFI AREA OF BLDG. - SQ.FT. 22,000 SF AREA OF OCCUPANT - SQ.FT. 1000 SF SECTION OF BLDG. Rear

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):
Storage of equipment and production materials

PREVIOUS TENANT, IF APPLICABLE: _____

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

Michael F Pinto - 132 Claremont

APPLICANT'S ADDRESS: 132 Claremont Ave

APPLICANT'S PHONE: 201-966-2941 E-MAIL: mpinto@natureschoicestfi.com

NAME OF OWNER OF BUILDING: 231 GREENWOOD AVE LLC ADDRESS OF OWNER: 265 GREENWOOD AVE MIDLAND PARK

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>- SEE ATTACHED RENT ROLL / TENANT LIST</u>	

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

NUMBER OF PEOPLE: Min 1 Max 3 NUMBER OF DAILY CUSTOMERS/VISITORS: NONE WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO

HOURS OF OPERATION: From 6:30 AM To 6:30 PM NUMBER OF DAYS OPEN WEEKLY: 5-6

GALS. WATER USED: 2 gal EXTENT OF NOISE: MINIMAL / NONE
FUMES OR ODORS: minimal OTHER NUISANCES: NONE

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? YES NO
IF YES, EXPLAIN Propane - 1 tank for forklift and 1 tank for portable heater

PROPOSED PERIOD OF OCCUPANCY: FROM 1/01/2022 TO 12/31/2022

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 Michael F Pinto DATE 1/10/22

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 THE DRAWING ROOM - (CHRISTINE ZACCARI)
ADDRESS 231 GREENWOOD AVE BLOCK 48 LOT 1-02 ZONE I-2
PREVIOUS TENANT _____ PREVIOUS USE _____
UNIT# _____ AREA Sq. Ft. 500 PROPOSED USE ART STUDIO
CHANGES _____
RELOCATION? _____ PHONE 201-232-8853 EMAIL _____
DATE 2/25/02 ZONING OFFICIAL M. Bunting APPROVED-Yes No
UCC USE GROUP: PREVIOUS USE _____ PROPOSED USE _____ CCO REQUIRED? _____

1. Parking space required

RECEIVED AT
BOROUGH OF MIDLAND PARK
JAN 14 2022
BUILDING DEPT.

APPLICATION FOR ZONING CERTIFICATE
FOR NON-RESIDENTIAL USE

\$106 APPLICATION FEE
PAYABLE TO "BOROUGH OF MIDLAND PARK"

280 Godwin Avenue
Borough of Midland Park, NJ 07432

Cash _____ Check # 259 (AS)

STREET ADDRESS OF PROPERTY:
231 GREENWOOD AVE

ZONE: I-2 BLOCK: 48 LOT: 1.02

NAME OF OCCUPANT: ** THE DRAWING ROOM AREA OF BLDG. SQ. FT. 22,000 SF AREA OF OCCUPANT. SQ. FT. 500 SF SECTION OF BLDG. OFFICE - 1st FLOOR

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

Art Studio

PREVIOUS TENANT, IF APPLICABLE: NONE

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

APPLICANT'S ADDRESS: Christine Zaccardi 288 BARNSTABLE DR, WYCKOFF NJ

APPLICANT'S PHONE: 201-232-8855 E-MAIL: Artist628@gmail.com

NAME OF OWNER OF BUILDING: 231 GREENWOOD AVE LLC ADDRESS OF OWNER: 265 GREENWOOD AVE, MIDLAND PARK

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

LIST OF ALL OTHER OCCUPANTS OF BUILDING	
Name:	Type of Business:
<u>- SEE ATTACHED RENT ROLL / TENANT LIST</u>	

Incoming Shipments Number Weekly: <u>X</u>	<u>TYPE CONVEYANCE</u>	<u>PRODUCT</u>	<u>COMMENTS</u>
Outgoing Shipments Number Weekly: <u>X</u>			
NUMBER OF PEOPLE: Min <u>1</u> Max <u>3</u>	NUMBER OF DAILY CUSTOMERS/VISITORS: <u>NONE</u>	WILL YOU DEAL WITH THE GENERAL PUBLIC? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
HOURS OF OPERATION: From <u>6:30 AM</u> To <u>6:30 PM</u>	NUMBER OF DAYS OPEN WEEKLY: _____		
GALS. WATER USED: <u>X</u>	EXTENT OF NOISE: <u>MINIMAL / NONE</u>	OTHER NUISANCES: _____	
FUMES OR ODORS: _____	ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		
IF YES, EXPLAIN _____			

PROPOSED PERIOD OF OCCUPANCY: FROM 1/01/2022 TO 12/31/2022

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 Christine Zaccardi DATE 01-13-22

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 JEAN CLAUDE STONE CARVING

ADDRESS 931 Greenwood Ave BLOCK 48 LOT 1-02 ZONE I-2

PREVIOUS TENANT _____ PREVIOUS USE _____

UNIT# _____ AREA Sq. Ft. 300 PROPOSED USE ?

CHANGES _____

RELOCATION? _____ PHONE 201-926-3535 EMAIL _____

DATE 2/25/00 ZONING OFFICIAL Mal Berry APPROVED-Yes No

UCC USE GROUP: PREVIOUS USE _____ PROPOSED USE _____ CCO REQUIRED? _____

1 Parking space required

RECEIVED AT
BOROUGH OF MIDLAND PARK
JAN 14 2022
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 # 187 (AS)

STREET ADDRESS OF PROPERTY: Z31 GREENWOOD AVE ZONE: I-2 BLOCK: 48 LOT: 1.02

NAME OF OCCUPANT: ** JEAN CLAUDE MARCHIONNI LLC AREA OF BLDG.- SQ.FT. 22,000 SF AREA OF OCCUPANT- SQ.FT. 296 SF SECTION OF BLDG. REAR SOUTH CORNER

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

PREVIOUS TENANT, IF APPLICABLE: _____

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:
JEAN CLAUDE MARCHIONNI LLC

APPLICANT'S ADDRESS: 481 MANCHESTER AVE, NORTH HALEDON, NY 07508

APPLICANT'S PHONE: 201-996-3555 E-MAIL: JCMARCHIONNI@AOL.COM

NAME OF OWNER OF BUILDING: Z31 GREENWOOD AVE LLC ADDRESS OF OWNER: 265 GREENWOOD AVE MIDLAND PARK

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>- SEE ATTACHED RENT ROLL / TENANT LIST</u>	

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

NUMBER OF PEOPLE: Min 1 Max 3 NUMBER OF DAILY CUSTOMERS/VISITORS: NONE WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO

HOURS OF OPERATION: From 6:30 AM To 6:30 PM NUMBER OF DAYS OPEN WEEKLY: 7

GALS. WATER USED: X EXTENT OF NOISE: MINIMAL / NONE
FUMES OR ODORS: X OTHER NUISANCES: X

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

PROPOSED PERIOD OF OCCUPANCY: FROM 1/01/2022 TO 12/31/2022

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 [Signature] DATE 01-11-2022

Zoning Certificate Checklist

1. Is the property located in the I-1 (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 ANASTASIA TASKIN CONSULTING

ADDRESS 231 Greenwood BLOCK 48 LOT 1-02 ZONE I-2

PREVIOUS TENANT _____ PREVIOUS USE _____

UNIT# _____ AREA Sq. Ft. 750 PROPOSED USE BUSINESS OFFICE

CHANGES _____

RELOCATION? _____ PHONE 911-364-0214 EMAIL _____

DATE 2/25/22 ZONING OFFICIAL [Signature] APPROVED Yes No

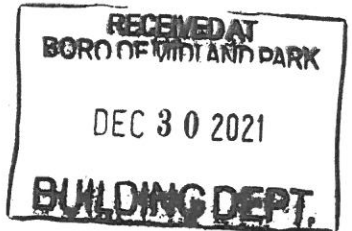
UCC USE GROUP: PREVIOUS USE _____ PROPOSED USE _____ CCO REQUIRED? _____

3 parking spaces required

**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 # 1328 (AS)

STREET ADDRESS OF PROPERTY:

231 Greenwood Ave # 4

ZONE:

I-2

BLOCK:

48

LOT:

1.02

NAME OF OCCUPANT: **

Anastasia Taskin Consulting

AREA OF BLDG.- SQ.FT.

22,000 SF

AREA OF OCCUPANT- SQ.FT.

750 SF

SECTION OF BLDG.

2nd FLOOR

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

Business Consulting and Mediation

- ALSO EMAIL: ZUIDEMA REALTY
@GMAIL.COM

PREVIOUS TENANT, IF APPLICABLE:

PRECISION CONTROLS

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

Anastasia Taskin Consulting / Anastasia S. Taskin

APPLICANT'S ADDRESS:

281 Cedar Hill Avenue Wyckoff, NJ, 07481

APPLICANT'S PHONE:

917-364-0214

E-MAIL:

Anastasiataskin@gmail.com

NAME OF OWNER OF BUILDING:

231 Greenwood Ave, LLC.

ADDRESS OF OWNER:

265 Greenwood Ave, Midland Park, NJ
07432

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>SEE ATTACHED</u>	

*Needs Confirmation
of all Certificates
and Parking
Analysis*

Incoming Shipments

TYPE CONVEYANCE

PRODUCT

Number Weekly: _____

X

X

Outgoing Shipments

Number Weekly: _____

X

X

NUMBER OF PEOPLE:

Min 1 Max 5

NUMBER OF DAILY CUSTOMERS/VISITORS:

WILL YOU DEAL WITH THE GENERAL PUBLIC?

YES

NO

HOURS OF OPERATION:

From 7:00 AM To 6:00 PM

NUMBER OF DAYS OPEN WEEKLY:

6

GALS. WATER USED: _____

Ø

EXTENT OF NOISE: _____

Ø

FUMES OR ODORS: _____

Ø

OTHER NUISANCES: _____

Ø

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED?

NO

YES

IF YES, EXPLAIN _____

PROPOSED PERIOD OF OCCUPANCY:

FROM Jan 15, 2022 TO Jan 15, 2023

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

DATE 12/28/21