



Borough of Midland Park

280 Godwin Avenue • Midland Park, New Jersey 07432
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www.midlandparknj.org

ZONING CERTIFICATE

BLOCK: 40 LOT: 1.04
LOCATION: 27 Central Avenue

ZONING DISTRICT: B-1

OWNER OF PROPERTY: HBR Realty LLC
ADDRESS: 891 Ewing Street A-1, South Hackensack, NJ 07606

NAME OF OCCUPANT: **NATIONAL ARTIFACTS**
EMERGENCY CONTACT: Michael Parness

917-549-7727
917-549-7727

PREVIOUS TENANT: RUFF HOUSE

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)

2600 SqFt - Unit C

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 Bering 12/22/21
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 .
 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 ___.
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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 NATIONAL ARTIFACTS

ADDRESS 27 CENTRAL BLOCK 40 LOT 1-04 ZONE B-1

PREVIOUS TENANT RUFF HOUSE PREVIOUS USE DOGGY DAY CARE

UNIT# C AREA Sq. Ft. 2600 PROPOSED USE RETAIL

CHANGES _____

RELOCATION? _____ PHONE 917-549-7127 EMAIL NATIONALARTIFACTS@GMAIL.COM

DATE 12/17/21 ZONING OFFICIAL Mal B... APPROVED-Yes No ___

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