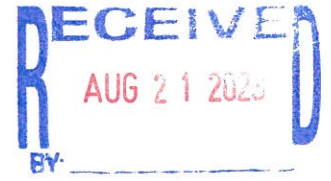


Jessica Harmon

From: Mark Berninger Sr.
Sent: Monday, August 21, 2023 9:23 AM
To: Jessica Harmon
Subject: 289 Godwin



Jessica:

Please inform the Board of Adjustment that I will be speaking to the owner of the business at the above address. I will also be watching to determine if any group classes are taking place.

Mark Berninger

**Borough of Midland Park
Zoning Bd. Of Adjustment**

emailed 8/14/23

Memo

To: Mark Berninger, Zoning Official
CC: Les Andersen, ZBA Chairman
From: Jessica Harmon
Date: 8/14/23
Re: Virga Fit LLC
289 Godwin Avenue
BL 21 LT 13

Mark,

The Zoning Board of Adjustment is requesting that you review the parking at 289 Godwin Avenue for possible enforcement. The Board has expressed concerns with regard to one of the tenants (Virga Fit LLC) possibly exceeding the scope of their Zoning Certificate approval.

Thank you,

Jessica Harmon
Secretary, Zoning Board of Adjustment



Midland Park Borough
 280 Godwin Avenue
 Midland Park, NJ 07432
 (551) 600-8289

Date Issued: 4/21/2023
 Application Number: ZC-34
 Application Date: 4/18/2023
 Project Number: _____
 Permit Number: ZC-34
 Fee: \$100.00

ZONING CERTIFICATE

Worksite: **289 GODWIN AVE**
 Location: **VIRGA FIT LLC**
Midland Park Borough, NJ

Owner: **GENERATION TWO REAL ESTATE LLC**
 Address: **289 GODWIN AVE**
SUITE B
MIDLAND PARK, NJ 07432

Applicant: **TRISHA VIRGA**
 Address: **[REDACTED]**
[REDACTED]

Block: 21 Lot: 13 Qualifier: _____ Zone: B-2

This Certifies that an application for the issuance of a ZONING CERTIFICATE has been examined.

Present Use: **BUSINESS OFFICE**

Non Conforming Use

Non Conforming Structure

Proposed Use: **PHYSICAL/PERSONAL TRAINING**

Work Description:

ZONING CERTIFICATE -

Name of Occupant: VIRGA FIT LLC

Area of Building Sq Ft.: 2900

Area of Occupant SqFt: 550

Section of Bldg: FRONT - SUITE A

PREVIOUS TENANT: N/A

Application Approved Date: 4/21/2023

Upon review it was determined that the ZONING CERTIFICATE:

- Permitted by Ordinance
- Permitted by Variance approved on: _____
- Approved with Conditions
- Valid Nonconforming Use/Structure is established by
 - Zoning Board of Adjustment
 - Zoning Officer

Mark Berninger
Mark Berninger
Zoning Official

4/21/2023
 Date

ZC-34

REC'D AT BORO OF MIDLAND PARK

APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

APR 18 2023

BUILDING DEPT.

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

280 Godwin Avenue Borough of Midland Park, NJ 07432

Cash \$100- Check # (AS)

STREET ADDRESS OF PROPERTY: 289 Godwin Ave, Suite A ZONE: B2 BLOCK: 21 LOT: 13

NAME OF OCCUPANT: ** Virga Fit LLC AREA OF BLDG.- SQ.FT. 2900 AREA OF OCCUPANT- SQ.FT. 550 SECTION OF BLDG. front

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

PREVIOUS TENANT, IF APPLICABLE:

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

APPLICANT'S ADDRESS:

APPLICANT'S PHONE: 347.466.0406 E-MAIL: virga_fit@gmail.com

NAME OF OWNER OF BUILDING: Gina Campanella Esq ADDRESS OF OWNER: 289 Godwin Ave, Midland Park, NJ

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

Table with 2 columns: Name, Type of Business. Row 1: Campanella Law office, Business law.

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

NUMBER OF PEOPLE: Min 1 Max 3 NUMBER OF DAILY CUSTOMERS/VISITORS: Varies WILL YOU DEAL WITH THE GENERAL PUBLIC? YES (NO) By appointment only

HOURS OF OPERATION: From By appointment To only NUMBER OF DAYS OPEN WEEKLY: 6

GALS. WATER USED: unknown 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 5/1/23 TO 4/30/35

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 4/13/23

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 VIRGA FIT LLC TRISHA VIRGA

ADDRESS 289 GODWIN AVE BLOCK 21 LOT 13 ZONE B-2

PREVIOUS TENANT — INSURANCE OFFICE PREVIOUS USE BUS. OFFICE

UNIT# "A" AREA Sq. Ft. 550 PROPOSED USE PERSONAL FITNESS TRAINING

CHANGES —

RELOCATION? — PHONE 347-446-0406 EMAIL VIRGA FIT @ GMAIL.COM

DATE 4/21/23 ZONING OFFICIAL Mal Bunday APPROVED-Yes No ___

BD OF HEALTH APPROVAL REQUIRED - Yes No ___ PB APPROVAL REQUIRED - Yes ___ No

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