



Borough of
Midland Park

280 Godwin Avenue • Midland Park, New Jersey 07432
Tel: 201-445-5720 • Fax: 551-600-8296
www.midlandparknj.org

ZONING CERTIFICATE

BLOCK: 5 LOT: 25.01
LOCATION: 32 Godwin Avenue

ZONING DISTRICT: B-3

OWNER OF PROPERTY: James Orefice
ADDRESS: 59 Hollow Brook Rd., Clifton, NJ 07830

NAME OF OCCUPANT: **Robin Bray LLC - dba Fitness Barre**
EMERGENCY CONTACT: James Orefice

201-805-9192
973-713-7389

PREVIOUS TENANT: RUG STORE

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for:

PHYSICAL FITNESS

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)

787 SqFt

**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: X ADEQUATE INADEQUATE
PLAN ON FILE: X APPROVED SITE PLAN PARKING SCHEMATIC

Mal Bray

Zoning Officer

9/15/21

Date

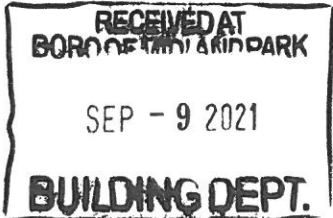
Cc: Police Dept., Fire Prevention Official, Fire Dept., Construction Official, Board of Health (if applicable)

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 ROBIN J BRAY LLC DBA (FITNESS BARRE.)
ADDRESS 32 GODWIN BLOCK 5 LOT 25.01 ZONE B-3
PREVIOUS TENANT RUG STORE PREVIOUS USE RETAIL
UNIT# _____ AREA Sq. Ft. 787 PROPOSED USE PHYSICAL FITNESS
CHANGES _____
RELOCATION? _____ PHONE 201-805-9327 EMAIL ROBIN@FITNESSBARRE.COM
DATE 9/13/21 ZONING OFFICIAL Mal Rg APPROVED-Yes No ___
UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? No



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 # 3333 (AS)

STREET ADDRESS OF PROPERTY: 32 Godwin Ave Midland Park 07432 ZONE: B-3 BLOCK: 5 LOT: 25.01
NAME OF OCCUPANT: Robin J. Bray LLC DBA Fitness Barre AREA OF BLDG.- SQ.FT. 787 sq ft AREA OF OCCUPANT- SQ.FT. SECTION OF BLDG. 1st Floor, Westside
SOLE PURPOSE OF OCCUPANY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED): Small personalized fitness classes. BACKSPACE

PREVIOUS TENANT, IF APPLICABLE:
NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION: Robin J. Bray - 2 Ballard Place Fair Lawn N.J 07410
APPLICANT'S ADDRESS: 2 Ballard Place Fair Lawn N.J 07410
APPLICANT'S PHONE: 201 8059327 E-MAIL: Robin@Fitnessbarre.com
NAME OF OWNER OF BUILDING: JAMES OREFICE ADDRESS OF OWNER: 59 HOLLOW BROOK RD. CALIFON, NJ 07830

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

Table with 2 columns: Name, Type of Business. Rows include Kristin PAW and Stacey HURLEY with business types Retail and Accounting.

Incoming Shipments TYPE CONVEYANCE PRODUCT COMMENTS
Number Weekly: 0
Outgoing Shipments
Number Weekly: 0

NUMBER OF PEOPLE: Min 3 Max 7 NUMBER OF DAILY CUSTOMERS/VISITORS: 14 -> 20 WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO

HOURS OF OPERATION: From 8:00am To 12pm NUMBER OF DAYS OPEN WEEKLY: 6

GALS. WATER USED: N/A EXTENT OF NOISE: music from a speaker/microphone
FUMES OR ODORS: N/A OTHER NUISANCES:

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

PROPOSED PERIOD OF OCCUPANCY: FROM 9/30/2021 TO 9/29/2026

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 Robin J. Bray Pres. Robin J. Bray LLC DATE 9/3/21