



**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: 8 LOT: 1  
LOCATION: 342 Erie Avenue

ZONING DISTRICT: R-1

OWNER OF PROPERTY: PARKWOOD DELI LLC  
ADDRESS: 342 Erie Avenue, Midland Park NJ 07432

NAME OF OCCUPANT: **HAPPY TAILORING**  
EMERGENCY CONTACT: KIRA VRSALOVIC

201-788-9383  
201-493-1659

PREVIOUS TENANT: MARIA'S CUSTOM TAILORING

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

**TAILOR**

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)

LOWER SECTION

**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 Budy 11/2/22  
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 X.
  2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
  3. Is the Proposed use permitted? Yes X 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 X.
  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 X 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 HAPPY TAILORING (KIRA VRSALOVIC)

ADDRESS 342 ERIE AVE BLOCK 8 LOT 1 ZONE R-1

PREVIOUS TENANT MARIA'S CUSTOM TAILORING PREVIOUS USE TALOR

UNIT#            AREA Sq. Ft.            <sup>Lower</sup> SECTION            PROPOSED USE TALOR

CHANGES           

RELOCATION? - PHONE 201-788-9383 EMAIL KUZKUZIA @ GMAIL. Com

DATE 1/10/22 ZONING OFFICIAL Mal Burton APPROVED-Yes X 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 # 15132401(AS)

STREET ADDRESS OF PROPERTY: 342 Erie Ave., Midland Park ZONE: R-1 BLOCK: 8 LOT: 1

NAME OF OCCUPANT: \*\* Happy Tailoring AREA OF BLDG.- SQ.FT. \_\_\_\_\_ AREA OF OCCUPANT- SQ.FT. \_\_\_\_\_ SECTION OF BLDG. Lower Level

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):  
Design, Styling, Tailoring and Alterations

PREVIOUS TENANT, IF APPLICABLE: Maria Custom tailoring

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:  
Happy Tailoring (KIRA VRSALOVIC)

APPLICANT'S ADDRESS: 30 Mulder Lane, Midland Park, NJ, 07432

APPLICANT'S PHONE: 201-788-9383 E-MAIL: kuzkuzia@gmail.com

NAME OF OWNER OF BUILDING: Roger ADDRESS OF OWNER: \_\_\_\_\_

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>Parkwood Deli</u> <u>342 ERIE AVE</u> <u>MIDLAND PARK</u>	<u>Deli/Cafe</u>

Incoming Shipments  
Number Weekly: 0

Outgoing Shipments  
Number Weekly: 0

NUMBER OF PEOPLE: Min 1 Max 2 NUMBER OF DAILY CUSTOMERS/VISITORS: 5 WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO

HOURS OF OPERATION: From 10 To 5 NUMBER OF DAYS OPEN WEEKLY: 5

GALS. WATER USED: \_\_\_\_\_ EXTENT OF NOISE: Low

FUMES OR ODORS: none OTHER NUISANCES: \_\_\_\_\_

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO YES

PROPOSED PERIOD OF OCCUPANCY: FROM January, 2022 TO indefinite

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 12/17/2021