



BOROUGH OF  
**Midland Park**  
NEW JERSEY

**ZONING CERTIFICATE**

Approved by Zoning Official 3/30/2022

Zoning District: B-3

Block: 3  
Lot: 21.01  
Address: 36 S. Rea Avenue

Property Owner: Airmont Acres LLC  
Property Owner Address: 36 S. Rea Ave, Midland Park, NJ 07432

Name of Occupant: **Freedom Glass and Mirror**  
Phone: 201-474-7660  
Email Address: Info@FreedomGlassMirror.com  
Emergency Contact: Brian Schwarz  
Phone: 201-873-6898

Previous Tenant: Shuart Contracting

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

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 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.

Total Square Footage: 632  
Unit Square Footage: 632  
Unit #: REAR Unit

Parking:  Adequate  Inadequate  
Plan on file:  Approved Site Plan  Parking Schematic

**A separate permit is required for any new construction, alteration, alarms, or signs (neon signs prohibited).  
If there is a Knox Box on site – No exterior keys/locks may be changed without first consulting the fire official.**

Maal Brumby  
Zoning Officer

4/1/22  
Date

MPPD  
MPFD  
Fire Prevention  
Construction  
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 FREEDOM GLASS & MIRROR (BRIAN SCHWARZ)

ADDRESS 36 S. REA AVE BLOCK 3 LOT 21.01 ZONE B-3

PREVIOUS TENANT SHUART CONTRACTING PREVIOUS USE OFFICE & STORAGE

UNIT# REAR AREA Sq. Ft. 632 PROPOSED USE GLASS & MIRROR BUSINESS

CHANGES —

RELOCATION? — PHONE 201-474-7660 EMAIL INFO@FREEDOMGLASSMIRROR.COM

DATE 3/30/22 ZONING OFFICIAL Mal Sund APPROVED - Yes  No \_\_\_

BOARD OF HEALTH APPROVAL REQUIRED? - Yes \_\_\_ No

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

**APPLICATION FOR ZONING CERTIFICATE  
FOR NON-RESIDENTIAL USE**

RECEIVED AT  
BOROUGH OF MIDLAND PARK  
  
MAR 29 2022  
  
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: 36 S. Pea Ave Midland Park ZONE: B3 BLOCK: 3 LOT: 21.01

NAME OF OCCUPANT: \*\* FREEDOM GLASS AND MIRROR AREA OF BLDG.- SQ.FT. 632 AREA OF OCCUPANT- SQ.FT. 632 SECTION OF BLDG. REAR

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):  
GLASS AND MIRROR SHOP. SHOWER DOOR INSTALLATION AND SERVICE  
WINDOW REPAIR. GLASS AND MIRROR INSTALLATION. NO AUTO GLASS

PREVIOUS TENANT, IF APPLICABLE: NA

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

APPLICANT'S ADDRESS: 34 DAIRY ST. MIDLAND PARK, NJ 07432

APPLICANT'S PHONE: (201) 474-7160 E-MAIL: INFO@FREEDOMGLASSMIRROR.COM

NAME OF OWNER OF BUILDING: Airmont Acres IIc ADDRESS OF OWNER: 36 S. Pea Ave M.P.

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:

Incoming Shipments TYPE CONVEYANCE PRODUCT COMMENTS  
Number Weekly: 0-1 RACK TRUCK GLASS + MIRROR

Outgoing Shipments  
Number Weekly: 0

NUMBER OF PEOPLE: Min 1 Max 3 NUMBER OF DAILY CUSTOMERS/VISITORS: 0-4 / BY APPOINTMENT WILL YOU DEAL WITH THE GENERAL PUBLIC? YES  NO

HOURS OF OPERATION: From 8:30 To 5:00 NUMBER OF DAYS OPEN WEEKLY: 5

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

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO  YES   
IF YES, EXPLAIN SOLVENTS - ADHESIVE CLEANERS (A FEW CANS)

PROPOSED PERIOD OF OCCUPANCY: FROM 04/01/22 TO 04/01/23

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 03/23/22