



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

Date Issued: 10/23/2023
 Application Number: ZC-71
 Application Date: 10/17/2023
 Project Number: _____
 Permit Number: ZC-71
 Fee: \$100.00

ZONING CERTIFICATE

Worksite **648 GODWIN AVE**
 Location: **Midland Park Borough, NJ**

Owner: **ARV AT MIDLAND PARK, LLC**
 Address: **100 PASSAIC AVE STE 150
 FAIRFIELD, NJ 07004**

Applicant: **URANIA RIOS**
 Address: **650 FAIRVIEW AVE
 APT #3
 FAIRVIEW, NJ 07022**

Block: 45 Lot: 7 Qualifier: _____ Zone: B-1

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

Present Use: Personal Service: Nail Salon

Non Conforming Use

Non Conforming Structure

Proposed Use: Personal Service: Nail Salon

Work Description:

ZONING CERTIFICATE - Name of Occupant: FLAWLESS NAIL SALON

Area of Building Sq Ft.: 22,100

Area of Occupant SqFt: 700

Section of Bldg: UNIT #10

PREVIOUS TENANT: HONG HOUSE OF NAILS

Application Approved Date: 10/23/2023

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, Zoning Officer

10/24/2023
 Date

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 FLAWLESS NAIL SALON URANIA RIOS

ADDRESS 644-649 GODWIN AVE BLOCK 45 LOT 7 ZONE B-1

PREVIOUS TENANT HONG HOUSE OF NAILS PREVIOUS USE NAIL SALON

UNIT# 10 AREA Sq. Ft. 700 PROPOSED USE NAIL SALON

CHANGES _____

RELOCATION? PHONE 201-681-8903 EMAIL IVONNE

DATE 10/23/23 ZONING OFFICIAL Mal Bunting 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