



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

***Previously approved by Planning Board**

BLOCK: 33 LOT: 1 & BLOCK: 35 LOT: 12
LOCATION: 95 Greenwood Avenue

ZONING DISTRICT: I-2

OWNER OF PROPERTY: Marknev Associates LLC
ADDRESS: 95 Greenwood Avenue, Midland Park, NJ 07432

NAME OF OCCUPANT: **Master Repro Inc. dba Alphagraphics**
EMERGENCY CONTACT: Zdenka Chichmanian

201-447-4800
201-661-3301

PREVIOUS TENANT: N/A

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

COMMERCIAL PRINTING

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)

5000 sq ft - Unit A ----- *previously approved by the Planning Board - No zoning certificate on file

A separate permit is required for any new construction, alteration, alarms or signs (neon signs are prohibited).

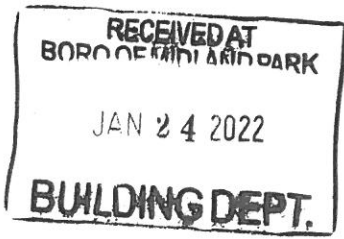
If there is a Knox Box on site - no exterior locks may be changed without first consulting the fire official.

PARKING: ADEQUATE INADEQUATE

PLAN ON FILE: APPROVED SITE PLAN PARKING SCHEMATIC


Zoning Officer 1/24/22
Date

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



APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

280 Godwin Avenue
Borough of Midland Park, NJ 07432

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

Cash Check # 1622 (AS)

STREET ADDRESS OF PROPERTY: 95 Greenwood Ave Midland Park, NJ 07432
ZONE: BLOCK: 33 & 35 LOT: 1 & 12

NAME OF OCCUPANT: ** Master Repro Inc.
AREA OF BLDG.- SQ.FT. 14,478
AREA OF OCCUPANT- SQ.FT. 5000
SECTION OF BLDG. A

SOLE PURPOSE OF OCCUPANY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED): Commercial Printing

PREVIOUS TENANT, IF APPLICABLE:

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION: Zdenka Chichmanian and George Chichmania

APPLICANT'S ADDRESS: 3 Holly Ct. Woodcliff Lake, NJ 07677

APPLICANT'S PHONE: 201-661-3301 E-MAIL:

NAME OF OWNER OF BUILDING: Marknev Associates LLC
ADDRESS OF OWNER: 95 Greenwood Ave. Midland Park New Jersey 07432

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

LIST OF ALL OTHER OCCUPANTS OF BUILDING

Table with 2 columns: Name, Type of Business

Incoming Shipments TYPE CONVEYANCE PRODUCT COMMENTS
Number Weekly: 2 UPS USPS Fedex Paper LTL deliveries

Outgoing Shipments
Number Weekly: 10

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

HOURS OF OPERATION: From 8:30AM To 5:00PM
NUMBER OF DAYS OPEN WEEKLY: 6

GALS. WATER USED: EXTENT OF NOISE: Moderate

FUMES OR ODORS: OTHER NUISANCES:

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

PROPOSED PERIOD OF OCCUPANCY: FROM 2005 TO Ongoing

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 Zdenka Chichmanian DATE 1.20.2022

MASTER REPRO HAS BEEN OCCUPYING THIS SPACE SINCE THE BUILDING WAS PURCHASED. THEY WERE ALSO APPROVED SOME TIME AGO BY THE PLANNING BOARD A FORMAL Z.C WAS NEVER ISSUED SINCE THE BOARD APPROVED IT. MBS 1/24/22