



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

ZONING DISTRICT: I-2

LOCATION: 95 Greenwood Avenue

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

NAME OF OCCUPANT: **VH Construction**
EMERGENCY CONTACT: Vahak Hanessian

201-389-6666

201-390-9317

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:

OFFICE/STORAGE

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)

- previously approved by the Planning Board - No zoning certificate on file
2300 sq ft - First Floor - Right Side

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 Bury 11/3/22
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 .
 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 VH CONSTRUCTION (VAHAK HANESSIAN)

ADDRESS 95 GREENWOOD AVE BLOCK 33 LOT 1 ZONE I-2

PREVIOUS TENANT — PREVIOUS USE —

UNIT# — AREA Sq. Ft. — PROPOSED USE OFFICE / STORAGE

CHANGES —

RELOCATION? — PHONE — EMAIL —

DATE 12 / 22 / 21 ZONING OFFICIAL Mal Buning APPROVED-Yes No

UCC USE GROUP: PREVIOUS USE B-52 PROPOSED USE B-52 CCO REQUIRED? No

VH CONSTRUCTION WAS PREVIOUSLY APPROVED BY THE PLANNING BOARD BUT DID NOT HAVE A ZONING CERTIFICATE ON FILE.

MMB