

## Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes X 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 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 AD-VECTORS BIOTECH LLC.

ADDRESS 59 GREENWOOD AVE BLOCK 33 LOT 7.01 ZONE I-2

PREVIOUS TENANT      PREVIOUS USE     

UNIT# 4A AREA Sq. Ft. 623 PROPOSED USE VECTOR RESEARCH AND DEVELOPMENT

CHANGES     

RELOCATION?      PHONE 540-750-6541 EMAIL WENKE316@GMAIL.COM

DATE 1/5/24 ZONING OFFICIAL Mal Bunday 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

- PLEASE QUESTION APPLICANT AS TO EXACT NATURE OF BUSINESS.
- BOARD OF HEALTH APPROVAL MAY BE REQUIRED.

LZC-82

# APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

REC'D AT BORO OF MIDLAND PARK

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

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

DEC 22 2023

Cash \_\_\_\_\_ Check # 124 (AS)

BUILDING DEPT.

STREET ADDRESS OF PROPERTY: 59 Greenwood Ave., Midland Park, NJ 07432 ZONE: I-2 BLOCK: 33 LOT: 7.01

NAME OF OCCUPANT: \*\* Ad-Vectors Biotech LLC AREA OF BLDG.- SQ.FT. 63,221 sq. ft. AREA OF OCCUPANT- SQ.FT. 623 sq. ft. SECTION OF BLDG. Unit #4A

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):  
Office/Lab, Vector research and development

PREVIOUS TENANT, IF APPLICABLE: N/A

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:  
Ke Wen

APPLICANT'S ADDRESS: 245 Rock Rd., Ridgewood, NJ 07450

APPLICANT'S PHONE: 540-750-6541 E-MAIL: wenke316@gmail.com

NAME OF OWNER OF BUILDING: John Dack ADDRESS OF OWNER: 80 Greenwood Ave. Midland Park, NJ 07432

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET: Laura Asman  
(PROPERTY OWNER SIGNATURE)

### LIST OF ALL OTHER OCCUPANTS OF BUILDING

Name:	Type of Business:

Incoming Shipments TYPE CONVEYANCE PRODUCT COMMENTS  
Number Weekly: Occasionally UPS, FedEx, etc Commercial products

Outgoing Shipments  
Number Weekly: Occasionally UPS, FedEx, etc Products to customers

NUMBER OF PEOPLE: 2 4 NUMBER OF DAILY CUSTOMERS/VISITORS: \_\_\_\_\_ WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO

HOURS OF OPERATION: From 6am To 6pm NUMBER OF DAYS OPEN WEEKLY: 5-7

GALS. WATER USED: Minimal EXTENT OF NOISE: Minimal  
FUMES OR ODORS: No OTHER NUISANCES: No

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

PROPOSED PERIOD OF OCCUPANCY: FROM 2/1/2024 TO 1/31/2026

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 Ke Wen DATE 12/21/2023