



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

Date Issued: 9/11/2023  
 Application Number: ZC-67  
 Application Date: 9/5/2023  
 Project Number: \_\_\_\_\_  
 Permit Number: ZC-67  
 Fee: \$100.00

# ZONING CERTIFICATE

Worksite: **1 GODWIN AVE**  
 Location: **STUDIO #22**  
**Midland Park Borough, NJ**

Owner: **1 GODWIN AVE LLC**  
 Address: **1 GODWIN AVE**  
**MIDLAND PARK, NJ 07432**

Applicant: **BERMET DZHUMADYLOVA**  
 Address: **105 DESIMONE CT**  
**RAMSEY, NJ 07446**

Block: 3 Lot: 24.01 Qualifier: \_\_\_\_\_ Zone: B-3

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

Present Use: **(None)**

- Non Conforming Use  Non Conforming Structure

Proposed Use: **Personal Service LICENSED SKIN CARE SPECIALIST**

Work Description:

**ZONING CERTIFICATE - Name of Occupant: BD SERVICES**

**Area of Building Sq Ft.: 7174**

**Area of Occupant SqFt: 105**


**Section of Bldg: STUDIO #22**

**PREVIOUS TENANT: N/A**

Application Approved Date: 9/11/2023

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

9/11/2023  
 \_\_\_\_\_  
 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 BD SERVICES BERMET DZHUMATDYLOVA  
ADDRESS 1 GODWIN AVE BLOCK 3 LOT 24.01 ZONE B-3  
PREVIOUS TENANT — PREVIOUS USE —  
UNIT# 22 AREA Sq. Ft. 105 PROPOSED USE LICENSED SKIN CARE SPECIALIST  
CHANGES —  
RELOCATION? — PHONE 201-450-8569 EMAIL MARILYN@SOLA.SALMS.COM  
DATE 9/11/23 ZONING OFFICIAL Melinda APPROVED-Yes  No \_\_\_  
BD OF HEALTH APPROVAL REQUIRED - Yes \_\_\_ No  PB APPROVAL REQUIRED - Yes \_\_\_ No   
UCC USE GROUP: PREVIOUS USE — PROPOSED USE — CCO REQUIRED? No

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

SEP 06 2023

Cash \$100 Check # (AS)

STREET ADDRESS OF PROPERTY: 1 Godwin Ave Midland Park ZONE: B-3 BLOCK: 3 LOT: 24.01

NAME OF OCCUPANT: BD Services AREA OF BLDG.- SQ.FT. 7174 AREA OF OCCUPANT- SQ.FT. 105 sq ft SECTION OF BLDG. Studio 22

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):

Skincare Services Licensed skin care specialist

PREVIOUS TENANT, IF APPLICABLE: N/A

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

Bermet Dzhumadylova

APPLICANT'S ADDRESS: 105 De Simone Ct Ramsey NJ 07446

APPLICANT'S PHONE: 201-450-8569 E-MAIL: Marilyn@sdasalons.com Kristiana@sdasalons.com

NAME OF OWNER OF BUILDING: 1 Godwin Ave LLC ADDRESS OF OWNER: 1 Godwin Avenue Midland Park NJ

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

Table with 2 columns: Name, Type of Business. Row 1: N/A, N/A

Table with 4 columns: Incoming Shipments, TYPE CONVEYANCE, PRODUCT, COMMENTS. Rows for Number Weekly, Outgoing Shipments, Number Weekly.

NUMBER OF PEOPLE: Min 1 Max 3 NUMBER OF DAILY CUSTOMERS/VISITORS: 5 to 10 WILL YOU DEAL WITH THE GENERAL PUBLIC? YES

HOURS OF OPERATION: From 9 To 3 NUMBER OF DAYS OPEN WEEKLY: 5

GALS. WATER USED: 4 Gallons Per customer plus or minus EXTENT OF NOISE: Regular Salon Noise OTHER NUISANCES:

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO

PROPOSED PERIOD OF OCCUPANCY: FROM 08/31/2023 TO Agreement Renewed Annually

note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE ROHIBITED

EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATI

APPLICANT SIGNATURE [Signature] DATE 08/31/23



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

Date Issued: 9/27/2023  
 Application Number: ZC-49  
 Application Date: 5/17/2023  
 Project Number: \_\_\_\_\_  
 Permit Number: ZC-49  
 Fee: \$100.00

# ZONING CERTIFICATE

Worksite: **245 GODWIN AVE**  
 Location: **NATURES DETOX**  
**Midland Park Borough, NJ**

Owner: **IOZZIA, FRANK**  
 Address: **159 SOUTH AVE**  
**HAWTHORNE, NJ 07506**

Applicant: **RAYMOND GONZALEZ**  
 Address: **373 BEECH STREET**  
**TEANECK, NJ 07666**

Block: 20.09 Lot: 7.01 Qualifier: \_\_\_\_\_ Zone: B-1

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

Present Use: **BARBER SHOP**

Non Conforming Use

Non Conforming Structure

Proposed Use: **BUSINESS JUICE BAR - SMOOTHIES - VEGAN BAR, ETC**

Work Description:

**ZONING CERTIFICATE -**

**Name of Occupant: NATURES DETOX**

**Area of Building Sq Ft.: 2,680**

**Area of Occupant SqFt: 1,450**


**Section of Bldg: FIRST FLOOR - LEFT SIDE**

**PREVIOUS TENANT: BARBER SHOP**

Application Approved Date: 9/27/2023

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

9/27/2023  
 \_\_\_\_\_  
 Date

**Zoning Certificate Checklist**

1. Is the property located in the I-1 or I-2 Zone? Yes \_\_\_ No X.
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 X 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 \_\_\_.

- 
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 NATURE'S DETOX RAYMOND GONZALEZ  
ADDRESS 245 GODWIN AVE BLOCK 20.09 LOT 1.01 ZONE B-1  
PREVIOUS TENANT MORALI BARBER HOUSE PREVIOUS USE BARBER SHOP  
UNIT# LEFT AREA Sq. Ft. 1450 PROPOSED USE JUICE BAR - SMOOTHIES - VEGAN BAR etc.  
CHANGES \_\_\_\_\_  
RELOCATION? \_\_\_ PHONE 551-486-6266 EMAIL FURNACE FITNESS @ GMAIL. Com  
DATE 9/25/23 ZONING OFFICIAL Mal Bunn 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

13 SPACES on SITE  
12.8 Needed.  
Parking OK - MB 9/27/23

APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

REC'D AT BORO OF MIDLAND PARK

MAY 17 2023

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

280 Godwin Avenue Borough of Midland Park, NJ 07432

BUILDING DEPT.

Cash [checked] Check # (AS)

STREET ADDRESS OF PROPERTY: 245-600WIN AVE ZONE: B-1 BLOCK: 20.09 LOT: 1.01

NAME OF OCCUPANT: Natures Detox AREA OF BLDG.- SQ.FT. 2,680 AREA OF OCCUPANT- SQ.FT. 1,450 SECTION OF BLDG. 1ST FL

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED): Juice Bar Including Smoothies, Vegan Wraps, & Vegan bowls.

PREVIOUS TENANT, IF APPLICABLE: BARBERSHOP

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION: Raymond Gonzalez

APPLICANT'S ADDRESS: 373 Beech St, Teaneck N.J.

APPLICANT'S PHONE: 551-486-6266 E-MAIL: FurnaceFitness@gmail.com

NAME OF OWNER OF BUILDING: Frank Iozzia ADDRESS OF OWNER: 159 South Ave Hawthorne NJ

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

Table with 2 columns: Name, Type of Business. Row 1: Pooch LLC, Dog Grooming, 330#

Table with 4 columns: Incoming Shipments, TYPE CONVEYANCE, PRODUCT, COMMENTS. Includes data for weekly shipments of vegetables, grains, spices, and returns.

NUMBER OF PEOPLE: Min 1 Max 100 NUMBER OF DAILY CUSTOMERS/VISITORS: 50-100 WILL YOU DEAL WITH THE GENERAL PUBLIC? YES

HOURS OF OPERATION: From 7:00 AM To 6:00 PM NUMBER OF DAYS OPEN WEEKLY: 6-7

GALS. WATER USED: Unknown EXTENT OF NOISE: Juicer & Blenders FUMES OR ODORS: None OTHER NUISANCES:

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

PROPOSED PERIOD OF OCCUPANCY: FROM 8/1/23 TO 8/1/28

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 5/16/23