



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

Date Issued: 11/16/2023
 Application Number: ZC-73
 Application Date: 11/14/2023
 Project Number: _____
 Permit Number: ZC-73
 Fee: \$100.00 CHK 1200

ZONING CERTIFICATE

Worksite **668 GODWIN AVE**
 Location: **666 GODWIN AVE**
Midland Park Borough, NJ

Owner: **DIRNAN INC.**
 Address: **P.O. BOX 180**
MIDLAND PARK, NJ 07432

Applicant: **ELI NOWAK**
 Address: **627 QUACKENBUSH AVE**
WYCKOFF, NJ 07481

Block: 45 Lot: 8.02 Qualifier: _____ Zone: B-1

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

Present Use: **BUSINESS OFFICE**

Non Conforming Use

Non Conforming Structure

Proposed Use: **Counseling Mental Health**

Work Description:

ZONING CERTIFICATE - Name of Occupant: E NOWAK COUNSELING SERVICES LLC

Area of Building Sq Ft.: 19,200

Area of Occupant SqFt: 168

Section of Bldg: FIRST FLOOR

PREVIOUS TENANT: LEVY PUBLISHING BUSINESS OFFICE

Application Approved Date: 11/16/2023

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 Official

11/16/2023
 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 ___ 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 ELI NOWAK

ADDRESS 666 GODWIN AVE BLOCK 45 LOT 8.02 ZONE B-1

PREVIOUS TENANT LEVY PUBLISHING PREVIOUS USE BUS. OFFICE

UNIT# _____ AREA Sq. Ft. 168 PROPOSED USE MENTAL HEALTH COUNSELING

CHANGES _____

RELOCATION? ___ PHONE 201-704-7637 EMAIL ENOWAK COUNSELING @ GMAIL.COM

DATE 11/15/23 ZONING OFFICIAL Mal Bury APPROVED-Yes X No ___

BD OF HEALTH APPROVAL REQUIRED - Yes ___ No X PB APPROVAL REQUIRED - Yes ___ No X

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



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

Date Issued: 11/20/2023
 Application Number: ZC-74
 Application Date: 11/17/2023
 Project Number: _____
 Permit Number: ZP-23-0096
 Fee: \$100.00 CHK 158

ZONING CERTIFICATE

Worksite **218 FRANKLIN AVE**
 Location: **Midland Park Borough, NJ**

Owner: **H&L REAL ESTATE LLC**
 Address: **218 FRANKLIN AVE**
MIDLAND PARK, NJ 07432

Applicant: **Anthony & Jill Fasano**
 Address: **671 Eastern Ct**
Ridgewood, NJ 07450

Block: 14 Lot: 17 Qualifier: _____ Zone: B-1

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

Present Use: BUSINESS OFFICE

Non Conforming Use Non Conforming Structure
 Proposed Use: BUSINESS OFFICE Corporate Training & Coaching

Work Description:

ZONING CERTIFICATE - Name of Occupant: ENGINEERED CONTENT INC

Area of Building Sq Ft.: 1,500

Area of Occupant SqFt: 1,500

Section of Bldg: ENTIRE BUILDING

PREVIOUS TENANT: AVIATION NEWS

Application Approved Date: 11/20/2023

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 Official

11/20/2023
 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 ___ 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 ENGINEERED CONTENT, INC ANTHONY FASANO
ADDRESS 218 FRANKLIN AVE BLOCK 14 LOT 17 ZONE B-1
PREVIOUS TENANT AVIATION NEWS PREVIOUS USE BUS. OFFICE
UNIT# ENTIRE AREA Sq. Ft. 1500 ^{BOTH FLOORS} PROPOSED USE BUS OFFICE - CORP. TRAINING & COACHING
CHANGES ALL TRAINING TO BE DONE REMOTELY
RELOCATION? - PHONE 732-687-4725 EMAIL ANTHONY@EngineeredContent.Com.
DATE 11/20/23 ZONING OFFICIAL Mail Bundo APPROVED-Yes X No ___
BD OF HEALTH APPROVAL REQUIRED - Yes ___ No X PB APPROVAL REQUIRED - Yes ___ No X
UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? No



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

Date Issued: 12/7/2023
 Application Number: ZC-76
 Application Date: 11/29/2023
 Project Number: _____
 Permit Number: ZC-76
 Fee: \$100.00 CHK 5165

ZONING CERTIFICATE

Worksite: **1 GODWIN AVE**
 Location: **STUDIO #20**
Midland Park Borough, NJ

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

Applicant: **RACHEL MATTEO**
 Address: **1253 MULBERRY DRIVE**
MAHWAH, NJ 07430

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: Personal Service

Non Conforming Use

Non Conforming Structure

Proposed Use: Personal Service SKIN CARE, FACIALS

Work Description:

ZONING CERTIFICATE - Name of Occupant: BLOOM ESTHETICS RM

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 110

Section of Bldg: STUDIO 20

PREVIOUS TENANT: MELISSA QUINN

Application Approved Date: 12/7/2023

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 Official

12/7/2023
 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 BLOOM ESTHETICS RM - RACHEL MATTEO

ADDRESS 1 Godwin Ave BLOCK 3 LOT 24.01 ZONE B-3

PREVIOUS TENANT MELISSA QUINN PREVIOUS USE STUDIO

UNIT# 20 AREA Sq. Ft. 110 PROPOSED USE SKIN CARE, FACIALS

CHANGES —

RELOCATION? — PHONE 262-813-9056 EMAIL MARILYN@SOLA.SALONS.COM

Board of Health Approval Required – Yes ___ No

DATE 12/4/23 ZONING OFFICIAL Mal Bunday APPROVED-Yes No ___

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? NO



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

Date Issued: 12/8/2023
 Application Number: ZC-77
 Application Date: 12/1/2023
 Project Number: _____
 Permit Number: ZC-77
 Fee: \$100.00

ZONING CERTIFICATE

Worksite: **668 GODWIN AVE**
 Location: **666 GODWIN AVE**
Midland Park Borough, NJ

Owner: **DIRNAN INC.**
 Address: **P.O. BOX 180**
MIDLAND PARK, NJ 07432

Applicant: **DIANE SARDANOPOLI**
 Address: **14 1/2 GARBARINO AVE**
WANAQUE, NJ 07465

Block: 45 Lot: 8.02 Qualifier: _____ Zone: B-1

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

Present Use: PSYCHOTHERAPY

Non Conforming Use Non Conforming Structure

Proposed Use: MENTAL HEALTH COUNSELING

Work Description:

ZONING CERTIFICATE -
Name of Occupant: DIANE SARDANOPOLI - STREAMS OF LIVING WATER LLC

Area of Building Sq Ft.: 19,200

Area of Occupant SqFt: 120

Section of Bldg: 1ST FLOOR

PREVIOUS TENANT: PHIL BRACCO, PSYCHOTHERAPIST

Application Approved Date: 12/8/2023

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
 Mark Berninger, Zoning Official

12/8/2023
 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 DIANE SARDANOPOLI

ADDRESS 666 GODWIN AVE BLOCK 45 LOT 8.02 ZONE B-1

PREVIOUS TENANT PHIL BRACCO - PSYCHOTHERAPIST PREVIOUS USE PSYCHOTHERAPY

UNIT# 1st floor AREA Sq. Ft. 120 PROPOSED USE MENTAL HEALTH COUNSELING.

CHANGES _____

RELOCATION? — PHONE 201-873-6496 EMAIL DSARDANOPOLI@GMAIL.COM

DATE 12/4/23 ZONING OFFICIAL Maal Buning 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!



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

Date Issued: 12/8/2023
 Application Number: ZC-79
 Application Date: 12/6/2023
 Project Number: _____
 Permit Number: ZC-79
 Fee: \$100.00

ZONING CERTIFICATE

Worksite: **623 GODWIN AVE**
 Location: **629 GODWIN AVE**
Midland Park Borough, NJ

Owner: **GODWIN SHOPPES LLC**
 Address: **174 COTTAGE ROAD**
WYCKOFF, NJ 07481

Applicant: **JULIO DELACRUZ**
 Address: **140 W 4TH LEE RD**
BOGOTA, NJ 07603

Block: 46 Lot: 1 Qualifier: _____ Zone: B-1

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

Present Use: CLEANERS/LAUNDRY

Non Conforming Use Non Conforming Structure
 Proposed Use: CLEANERS/LAUNDRY - CHANGE OF OWNERSHIP

Work Description:

ZONING CERTIFICATE -
Name of Occupant: DLC CLEANERS NJ INC

Area of Building Sq Ft.: 7800

Area of Occupant SqFt: 1200

Section of Bldg: #629

PREVIOUS TENANT: SPRING DRY CLEANERS LLC

Application Approved Date: 12/8/2023

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 Official

12/8/2023
 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 ___ 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 DLC CLEANERS NJ, INC JULIO DELACRUZ

ADDRESS 629 GODWIN AVE BLOCK 46 LOT 1 ZONE B-1

PREVIOUS TENANT SPRING DRY CLEANERS PREVIOUS USE DRY CLEANERS

UNIT# 629 AREA Sq. Ft. 1200 PROPOSED USE DRY CLEANERS

CHANGES —

RELOCATION? — PHONE 201-997-4402 EMAIL JULIO92@GMAIL.COM

DATE 12/8/23 ZONING OFFICIAL Mal Bunn APPROVED-Yes X No ___

BD OF HEALTH APPROVAL REQUIRED - Yes ___ No X PB APPROVAL REQUIRED - Yes ___ No X

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? No!

• CHANGE OF OWNERSHIP!