



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

Date Issued: 1/17/2024  
 Application Number: ZC-88  
 Application Date: 1/17/2024  
 Project Number: \_\_\_\_\_  
 Permit Number: ZC-88  
 Fee: \$100.00 CHK 740

# ZONING CERTIFICATE

Worksite: **225 FRANKLIN AVE**  
 Location: **230-232 GODWIN AVE - BRANDING TIME**  
 Midland Park Borough, NJ

Owner: **MP FRANKLIN LLC**  
 Address: **546 LONG DRIVE**  
 WYCKOFF, NJ 07481

Applicant: **TOM REHAIN**  
 Address: **493 CHERRY ST**  
 FRANKLIN LAKES, NJ 07417

Block: 17 Lot: 17 Qualifier: \_\_\_\_\_ Zone: B-1

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

Present Use: RETAIL

Non Conforming Use

Non Conforming Structure

Proposed Use: RETAIL CUSTOM EMBROIDERY

Work Description:

**ZONING CERTIFICATE -**

**Name of Occupant: BRANDING TIME**

**Area of Building Sq Ft.: 2000**

**Area of Occupant SqFt: 1000**

**Section of Bldg: RED BUILDING**

**PREVIOUS TENANT: CHANGE OF BUILDING OWNERSHIP ONLY**

Application Approved Date: 1/17/2024

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

1/18/2024  
 \_\_\_\_\_  
 Date



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

Date Issued: 1/17/2024  
 Application Number: ZC-89  
 Application Date: 1/17/2024  
 Project Number: \_\_\_\_\_  
 Permit Number: ZC-89  
 Fee: \$100.00 CHK 740

# ZONING CERTIFICATE

Worksite: **225 FRANKLIN AVE**  
 Location: **228 GODWIN AVE - GINGERBREAD  
 CONSIGNMENT**  
**Midland Park Borough, NJ**

Owner: **MP FRANKLIN LLC**  
 Address: **546 LONG DRIVE  
 WYCKOFF, NJ 07481**

Applicant: **MAUREEN WUERFEL**  
 Address: \_\_\_\_\_  
 , NJ

Block: 17 Lot: 17 Qualifier: \_\_\_\_\_ Zone: B-1

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

Present Use: RETAIL

Non Conforming Use  Non Conforming Structure  
 Proposed Use: RETAIL

Work Description:

**ZONING CERTIFICATE -**

**Name of Occupant: GINGERBREAD CONSIGNMENT**

**Area of Building Sq Ft.: 2000**

**Area of Occupant SqFt: 1000**

**Section of Bldg: 1ST FLOOR**

**PREVIOUS TENANT: CHANGE OF BUILDING OWNERSHIP ONLY**

Application Approved Date: 1/17/2024

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

1/18/2024  
 Date



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

Date Issued: 1/17/2024  
 Application Number: ZC-90  
 Application Date: 1/17/2024  
 Project Number: \_\_\_\_\_  
 Permit Number: ZC-90  
 Fee: \$100.00 CHK 740

# ZONING CERTIFICATE

Worksite **225 FRANKLIN AVE**  
 Location: **225 FRANKLIN AVE - HERITAGE INC**  
**Midland Park Borough, NJ**

Owner: **MP FRANKLIN LLC**  
 Address: **546 LONG DRIVE**  
**WYCKOFF, NJ 07481**

Applicant: **PAUL MARTOLA**  
 Address: \_\_\_\_\_  
 \_\_\_\_\_, NJ

Block: 17 Lot: 17 Qualifier: \_\_\_\_\_ Zone: B-1

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

Present Use: **SALES OFFICE**

Non Conforming Use  Non Conforming Structure  
 Proposed Use: **SALES OFFICE**

Work Description:

**ZONING CERTIFICATE -**

**Name of Occupant: HERITAGE INC**

**Area of Building Sq Ft.:4000**

**Area of Occupant SqFt: 600**

**Section of Bldg: SUITE #4 - FAR RIGHT OF BUILDING**

**PREVIOUS TENANT: CHANGE OF BUILDING OWNERSHIP ONLY**

Application Approved Date: 1/17/2024

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

1/18/2024  
 Date



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

Date Issued: 2/2/2024  
 Application Number: ZC-91  
 Application Date: 1/26/2024  
 Project Number: \_\_\_\_\_  
 Permit Number: ZC-91  
 Fee: \$100.00

# ZONING CERTIFICATE

Worksite **64 GODWIN AVE**  
 Location: **LOMUPO PLUMBING & HEATING**  
**Midland Park Borough, NJ**

Owner: **CDA LLC C/O LORUSSO**  
 Address: **43 BLUEBERRY CT**  
**MAHWAH, NJ 07430**

Applicant: **JOSEPH LOMUPO**  
 Address: **11 STEVENS LANE**  
**TUXEDO PARK, NY 10987**

Block: 6 Lot: 19.02 Qualifier: \_\_\_\_\_ Zone: B-3

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

Present Use: BUSINESS

Non Conforming Use

Non Conforming Structure

Proposed Use: BUSINESS PLUMBING & HEATING OFFICE

Work Description:

**ZONING CERTIFICATE -**

**Name of Occupant: LOMUPO PLUMBING & HEATING**

**Area of Building Sq Ft.: 800**

**Area of Occupant SqFt: 800**

**Section of Bldg: ENTIRE BUILDING**

**PREVIOUS TENANT: OUR POOL CO.**

Application Approved Date: 2/2/2024

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

2/6/2024  
 Date



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

Date Issued: 1/30/2024  
 Application Number: ZC-92  
 Application Date: 1/29/2024  
 Project Number: \_\_\_\_\_  
 Permit Number: ZC-92  
 Fee: \$100.00 CHK 163

# ZONING CERTIFICATE

Worksite **44 GODWIN AVE**  
 Location: **SUITE 300**  
**Midland Park Borough, NJ**

Owner: **GALASSO INVESTMENTS LLC**  
 Address: **318 MANOR ROAD**  
**RIDGEWOOD, NJ 07450**

Applicant: **ENHEA OH**  
 Address: **1350 15TH ST**  
**APT 14D**  
**FORT LEE, NJ 07024**

Block: 5 Lot: 1 Qualifier: \_\_\_\_\_ Zone: B-3

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

Present Use: BUSINESS

Non Conforming Use

Non Conforming Structure

Proposed Use: BUSINESS OFFICE CHILDREN'S THERAPY

Work Description:

**ZONING CERTIFICATE -**

**Name of Occupant: SWEET BLOOM ABA CHILDREN'S THERAPY**

**Area of Building Sq Ft.: 21,000**

**Area of Occupant SqFt: 5240**

**Section of Bldg: TOP FLOOR - SUITE 300**

**PREVIOUS TENANT: SOVEREIGN MEDICAL GROUP**

Application Approved Date: 1/30/2024

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

1/30/2024  
 Date

