



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

Date Issued: 7/25/2023
 Application Number: ZC-61
 Application Date: 7/19/2023
 Project Number: _____
 Permit Number: ZC-61
 Fee: \$100.00 CHK 1310

ZONING CERTIFICATE

Worksite: **85 GODWIN AVE**
 Location: **PIANO WORKSHOP UNIT #29**
Midland Park Borough, NJ

Owner: **UB MIDLAND PARK I LLC**
 Address: **321 RAILROAD AVE**
GREENWICH, CT 06830

Applicant: **MARK WEISMAN**
 Address: **415 RT 24**
CHESTER, NJ 07930

Block: 3 Lot: 11 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: RETAIL SALES PIANO SALES & LESSONS

Work Description:

ZONING CERTIFICATE - Name of Occupant: PIANO WORKSHOP AT BERGEN COUNTY LLC

Area of Building Sq Ft.:

Area of Occupant SqFt: 1,475

Section of Bldg: UNIT 29

PREVIOUS TENANT: n/a

Application Approved Date: 7/25/2023

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

7/25/2023
 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 PIANO WORKSHOP of BERGEN COUNTY LLC

ADDRESS 25 GODWIN AVE BLOCK 3 LOT 11 ZONE B-3

PREVIOUS TENANT --- PREVIOUS USE ---

UNIT# 29 AREA Sq. Ft. 1475 PROPOSED USE PIANO SALES & LESSONS

CHANGES ---

RELOCATION? --- PHONE 201-650-9752 EMAIL MARKJWEISMAN@GMAIL.COM

DATE 7/24/23 ZONING OFFICIAL Mark Buring 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: 7/25/2023
 Application Number: ZC-62
 Application Date: 7/21/2023
 Project Number: _____
 Permit Number: ZC-62
 Fee: \$100.00 CHK 294

ZONING CERTIFICATE

Worksite: **1 GODWIN AVE**
 Location: **STUDIO 27**
Midland Park Borough, NJ

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

Applicant: **DIANE KAPPES**
 Address: **128 E CENTRAL AVE**
MAYWOOD, NJ 07607

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: MASSAGE SERVICES

Work Description:

ZONING CERTIFICATE - Name of Occupant: BLOOM WITHIN MASSAGE

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 105

Section of Bldg: STUDIO 27

PREVIOUS TENANT: N/A

Application Approved Date: 7/25/2023

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

7/25/2023
 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 Within Massage Therapy

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

PREVIOUS TENANT - N/A - PREVIOUS USE —

STUDIO
UNIT# 27 AREA Sq. Ft. 105 PROPOSED USE MASSAGE SERVICES

CHANGES —

RELOCATION? — PHONE — EMAIL —

Board of Health Approval Required – Yes ___ No

DATE 7/24/23 ZONING OFFICIAL Mal Bundy 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: 7/25/2023
 Application Number: ZC-63
 Application Date: 7/21/2023
 Project Number: _____
 Permit Number: ZC-63
 Fee: \$100.00 CHK 626

ZONING CERTIFICATE

Worksite: **1 GODWIN AVE**
 Location: **STUDIO 12**
Midland Park Borough, NJ

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

Applicant: **LISA DEMARCO**
 Address: **95 MAGNOLIA WAY**
NORTH HALEDON, NJ 07508

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: Beauty Salon**

Non Conforming Use Non Conforming Structure
 Proposed Use: **Personal Service: Beauty Salon Hair Cutting, Coloring & Styling**

Work Description:

ZONING CERTIFICATE - Name of Occupant: TRUE COLORS SALON LLC

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 210

Section of Bldg: STUDIO 12

PREVIOUS TENANT: TOSH - NATASHA RIVERA

Application Approved Date: 7/25/2023

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

7/25/2023
 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 True Colors Salon LLC

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

PREVIOUS TENANT N/A PREVIOUS USE —

^{STUDIO}
UNIT# 12 AREA Sq. Ft. 210 PROPOSED USE HAIR CUTTING, COLORING & STYLING

CHANGES —

RELOCATION? — PHONE — EMAIL —

Board of Health Approval Required - Yes ___ No

DATE 7/24/23 ZONING OFFICIAL Mal Budy 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: 7/26/2023
 Application Number: ZC-59
 Application Date: 6/27/2023
 Project Number: _____
 Permit Number: ZC-59
 Fee: \$100.00 CHK 20957

ZONING CERTIFICATE

Worksite **85 GODWIN AVE**
 Location: **CRUNCH SELECT @ BASEMENT**
 Midland Park Borough, NJ

Owner: **UB MIDLAND PARK I LLC**
 Address: **321 RAILROAD AVE**
GREENWICH, CT 06830

Applicant: **GREG FUCHS**
 Address: **60 DAVENPORT FARM LANE EAST**
STAMFORD, CT 06903

Block: 3 Lot: 11 Qualifier: _____ Zone: B-3

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: PHYSICAL TRAINING GYM - EXPANSION

Work Description:

ZONING CERTIFICATE - Name of Occupant: CRUNCH FITNESS

Area of Building Sq Ft.: 130,000

Area of Occupant SqFt: 8,500

Section of Bldg: BASEMENT

PREVIOUS TENANT: TUESDAY MORNING

Application Approved Date: 7/26/2023

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

7/26/2023
 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 CRUNCH FITNESS

ADDRESS 85 GODWIN BLOCK 3 LOT 11 ZONE B-3

PREVIOUS TENANT TUESDAY MORNING PREVIOUS USE RETAIL

UNIT# 16 A AREA Sq. Ft. 8500 PROPOSED USE GYM - EXPANSION

CHANGES _____

RELOCATION? _____ PHONE 917-886-7200 EMAIL GREGFUCA@optonline.net

DATE 7/24/24 ZONING OFFICIAL Mal Budy APPROVED-Yes No

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

UCC USE GROUP: PREVIOUS USE B PROPOSED USE A-3 CCO REQUIRED?



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

Date Issued: 7/28/2023
 Application Number: ZC-60
 Application Date: 7/18/2023
 Project Number: _____
 Permit Number: ZC-60
 Fee: \$100.00

ZONING CERTIFICATE

Worksite **80 GODWIN AVE**
 Location: **Midland Park Borough, NJ**

Owner: **GODWIN PARK LLC**
 Address: **222 GRAND AVENUE**
ENGLEWOOD, NJ 07631

Applicant: **HDR Holdiongs LLC c/o Jason Botcher**
 Address: **399 JEFFERSON RD**
PARSIPPANY, NJ 07054

Block: 6 Lot: 17.02 Qualifier: _____ Zone: B-3

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

Present Use: Restaurant

- Non Conforming Use Non Conforming Structure

Proposed Use: Restaurant

Work Description:

ZONING CERTIFICATE - Name of Occupant: HDR Holdings LLC dba WONDER
Area of Building Sq Ft.: 14,700
Area of Occupant SqFt: 3,350
Section of Bldg: RIGHT SIDE
PREVIOUS TENANT: DUNKIN DONUTS
NO DELIVERIES PERMITTED BETWEEN 10:00PM & 6:00AM - 26' BOX TRUCK MAX
NO "WONDER" DELIVERY OF FOOD PREP TRUCKS PERMITTED ON SITE

Application Approved Date: 7/28/2023

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

7/28/2023
 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 HDR HOLDINGS, LLC DBA WONDER

ADDRESS 80 GODWIN AVE BLOCK 6 LOT 17.02 ZONE B-3

PREVIOUS TENANT DUNKIN DONUTS PREVIOUS USE RESTAURANT

UNIT# EAST AREA Sq. Ft. 3350 PROPOSED USE RESTAURANT -

CHANGES ---

RELOCATION? --- PHONE 201-638-7252 EMAIL JBOTTCHE@WONDER.COM

DATE 7/28/23 ZONING OFFICIAL Mal Bundy 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

NO DELIVERIES PERMITTED BETWEEN 10PM & 6AM - 26' BOX TRUCK MAX.

NO "WONDER" DELIVERY OF FOOD PREP TRUCKS PERMITTED ON SITE.