

7/25/2023 Date Issued: **ZC-61** Application Number: 7/19/2023 Application Date: Project Number: ZC-61 Permit Number:

\$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

Applicant: MARK WEISMAN

Fee:

Address: 415 RT 24

CHESTER, NJ 07930

| Gi               | REENWICH, CT   | 10030            |                 | 01.120         |                   |  |
|------------------|--|------------------|-----------------|----------------|-------------------|--|
| Block: 3         | Lot:   | 11               | Qualifier:      | Zone: E        | 3-3               |  |
| This Certifies   | that an application  | on for the issua | nce of a ZONING | CERTIFICATE ha | as been examined. |  |
| Present Use:     | (None)   |                  |                 |                |                   |  |
|                  | conforming Use<br>e: RETAIL SALE   | S PIANO SAL      | ES & LESSONS    | ☐ Non Conform  | ning Structure    |  |
| Work Descrip     |  |                  |                 |                |                   |  |
| ZONING C         | ERTIFICATE - N   | ame of Occup     | ant: PIANO WOR  | KSHOP AT BER   | GEN COUNTY LLC    |  |
| Area of Bu       | ilding Sq Ft.:   |                  |                 |                |                   |  |
| Area of Oc       | cupant SqFt: 1,  | 475              |                 |                |                   |  |
| Section of       | Bldg: UNIT 29  |                  |                 |                |                   |  |
| PREVIOUS         | TENANT: n/a  |                  |                 |                |                   |  |
| 5 15             | pproved Date: 7/   |                  |                 |                |                   |  |
| Upon review      | it was determined  | that the ZONI    | NG CERTIFICATE  | <u>:</u>       |                   |  |
| Permitte Approve | ed by Ordinance ed by Variance ap ed with Conditions onconforming Use Doning Board o | e/Structure is e | stablished by   | ☐ Zoning Offic | er                |  |
| M                | lal ,  | Bury             | -               | 2              | 7/25/2023<br>Date |  |

Mark Berninger Zoning Official

|                 | Al-V   |
|-----------------|--|
| 1.              | Is the property located in the I-1 or I-2 Zone? YesNo  |
| 2.              | If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.  |
| 3.              | Is the Proposed use permitted? YesNo   |
| 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?   |
|                 | YesNo  |
| 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?                               |
|                 | YesNo  |
| 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  |
|                 |  |
|                 |  |
| 1               | 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.   |
|                 | AME OF APPLICANT PIANO WORKSHOP OF BERGEN COUNTY 2LC   |
| NA              | AME OF APPLICANT TYAND WORKS HOK BY DEKAEN ( NUMTY LE  |
| ΑГ              | DDRESS & GODWIN AVE BLOCK 3 LOT 11 ZONE B-3  |
|                 |  |
| PR              | REVIOUS TENANT PREVIOUS USE  |
| LIN             | NIT# 29 AREA Sq. Ft. 1475 PROPOSED USE PIANO SALES & LESSONS   |
| Oi              | VIIII  |
|                 | ANGES  |
| REL             | LOCATION?PHONE 201-650 -9752 EMAIL MARK TWEISMANG GMAIL COM  |
| DA <sup>°</sup> | TE 7 124 123 ZONING OFFICIAL Mal BurninAPPROVED-Yes No   |
| ВD              | OF HEALTH APPROVAL REQUIRED – Yes No PB APPROVAL REQUIRED – Yes No   |
| U               | CC USE GROUP: PREVIOUS USE $\overline{\mathcal{B}}$ PROPOSED USE $\overline{\mathcal{B}}$ CCO REQUIRED? $\overline{\mathcal{N}}$ |
|                 |  |



Date Issued: Application Number:

Application Date:

Project Number: Permit Number:

Fee:

ZC-62

7/21/2023

7/25/2023

ZC-62

\$100.00 CHK 294

# **ZONING CERTIFICATE**

| W | orksite | 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>B-3</b>              |    |
|---------|------------------------------|---|--------------|------------------|-------------------------------|----|
| This Ce | rtifies                      | that an application   | for the issu | ance of a ZONING | CERTIFICATE has been examined | 1. |
| Present | Use:                         | (None)  |              |                  |                               |    |
|         |                              | onforming Use<br>: MASSAGE SEF  | VICES        |                  | ☐ Non Conforming Structure    |    |
| Work D  | •                            |   |              |                  |                               |    |
| ZONI    | NG C                         | RTIFICATE - Na  | me of Occup  | oant: BLOOM WITI | HIN MASSAGE                   |    |
| Area    | of Bu                        | Iding Sq Ft.: 717   | 74           |                  |                               |    |
| Area    | of Oc                        | cupant SqFt: 10   | 5            |                  |                               |    |
| Section | on of                        | 3ldg: STUDIO 27   |              |                  |                               |    |
| PREV    | /IOUS                        | TENANT: N/A   |              |                  |                               |    |
|         |                              | proved Date: 7/2  |              |                  |                               |    |
| Upon re | view i                       | was determined  | hat the ZON  | ING CERTIFICATE  | :                             |    |
| ☐ Pe    | ermitte<br>oprove<br>alid No | d by Ordinance<br>d by Variance app<br>d with Conditions<br>nconforming Use/<br>] Zoning Board of | Structure is | established by   | ☐ Zoning Officer              |    |

Mark Berninger Zoning Official

7/25/2023

Date

|  | 10    |
|--|-------|
| 1. Is the property located in the I-1 or I-2 Zone? YesNo/.   |       |
| 2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.                   |       |
| 3. Is the Proposed use permitted? YesNo  |       |
| <ol> <li>If no, application must be made to the Zoning Board of Adjustment.</li> </ol>                     |       |
| 5. Is there an increase in the parking requirements for the proposed over the previous use?                |       |
| YesNo_ <pre>No_</pre> .  |       |
| 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       | e?    |
| YesNo  |       |
| 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 t | the   |
| Planning Board or Zoning Board? YesNo  |       |
|  |       |
|  |       |
| 1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the | į     |
| Planning Board for approval.   | nlan  |
| 2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the  | piaii |
| and parking analysis for the purposes of issuing the Zoning Certificate.                                   |       |
|  |       |
|  |       |
| NAME OF APPLICANT 15100m Within Massage Therapy  |       |
| NAME OF APPLICANT Bloom Within MASSAGE Therapy  ADDRESS I Godwin Ave BLOCK 3 LOTZ4.0/ZONE B-3              |       |
| PREVIOUS TENANTPREVIOUS USE  |       |
|  |       |
| UNIT# 27 AREA Sq. Ft. 105 PROPOSED USE MASSAGE SERVICES  |       |
| CHANGES  |       |
| RELOCATION?PHONEEMAIL  |       |
| Board of Health Approval Required – Yes No   |       |
| DATE 7 24 23 ZONING OFFICIAL Mal Burney APPROVED-Yes No  |       |
| UCC USE GROUP: PREVIOUS USE B PROPOSED USE CCO REQUIRED?   |       |



Date Issued:

Application Number: Application Date:

Project Number:

Permit Number: Fee:

7/25/2023 ZC-63

7/21/2023

ZC-63

\$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

Applicant: LISA DEMARCO

Address: 95 MAGNOLIA WAY

| MIDLAN  | ID PARK, N                 | J 07432         |                    | NORTH HALED                                 | ON, NJ 0/508 |  |
|---|----------------------------|-----------------|--------------------|---|--------------|--|
| Block: 3  | Lot:                       | 24.01           | Qualifier:         | Zone: B-3                                   |              |  |
| This Certifies that                                   | an applicatio              | n for the issua | ance of a ZONING   | CERTIFICATE has been ex                     | amined.      |  |
| Present Use: Pers                                     | onal Servic                | e: Beauty Sa    | ilon               |   |              |  |
| ☐ Non Confort<br>Proposed Use: <b>Per</b>             |                            | ce: Beauty S    | alon Hair Cutting, | ☐ Non Conforming Structo Coloring & Styling | ıre          |  |
| Work Description:                                     |                            |                 |                    |   |              |  |
| ZONING CERTII   | FICATE - Na                | me of Occup     | ant: TRUE COLOR    | RS SALON LLC                                |              |  |
| Area of Building                                      | sq Ft.: 717                | 4               |                    |   |              |  |
| Area of Occupa  | nt SqFt: 210               | Ĺ               |                    |   |              |  |
| Section of Bldg                                       | STUDIO 12                  |                 |                    |   |              |  |
| PREVIOUS TEN  | ANT: TOSH                  | - NATASHA       | RIVERA             |   |              |  |
| Application Approve                                   | ed Date: 7/2               | 5/2023          |                    |   |              |  |
| Jpon review it was                                    | determined                 | that the ZONI   | NG CERTIFICATE:    |   |              |  |
| Permitted by Permitted by Approved with Valid Noncont | Variance app<br>Conditions | à <del>.</del>  | stablished by      |   |              |  |
| ☐ Zon   | ing Board of               | Adjustment      |                    | ☐ Zoning Officer                            |              |  |

Mal Burny Mark Berninger Zoning Official

7/25/2023

Date

|   | 1.      | Is the property located in the I-1 or I-2 Zone? YesNo   |
|---|---------|---|
|   | 2.      | If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.                       |
|   | 3.      | Is the Proposed use permitted? YesNo  |
|   | 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?                    |
|   |         | YesNo   |
|   | 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 VNo   |
|   | 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? YesNo   |
|   |         |   |
|   |         |   |
|   | 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.                                    |
|   |         |   |
|   |         |   |
| ı | NAME    | OF APPLICANT True Colors Salon LLC  |
|   |         | ss 1 Godwin Ave BLOCK 3 LOT24.0/ ZONE B-3   |
|   |         |   |
| ı | PREVIO  | DUS TENANT PREVIOUS USE  12 AREA Sq. Ft. 210 PROPOSED USE HAIR CUTTING, COLORING & STYLING                  |
| S | TUDI    | The Comment of STANGE   |
| l | JNIT#_  | AREA Sq. Ft. 210 PROPOSED USE HAIR COTTING, COLOURS & STYLING   |
|   | CHANG   | SES —   |
|   |         |   |
| F | RELOC   | ATION?PHONEEMAIL  |
|   | Roard   | of Health Approval Required – Yes No  |
|   |         |   |
| - | DATE_   | 7 124 123 ZONING OFFICIAL Mal Burn APPROVED-Yes No  |
|   | ורכ ויי | SE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED?   |
|   |         |   |



Date Issued: 7/26/2023

Application Number: ZC-59

Application Date: 6/27/2023

Project Number: ZC-59

\$100.00 CHK 20957

# **ZONING CERTIFICATE**

Worksite 85 GODWIN AVE

Location: CRUNCH SELECT @ BASEMENT

Midland Park Borough, NJ

Owner: UB MIDLAND PARK I LLC

Applicant: GREG FUCHS

Fee:

| Address: 321 RA<br>GREEN                                 | ILROAD AVI                    |               |                               | Address: 60 DAVENPOR<br>STAMFORD, C |          |  |
|--|-------------------------------|---------------|-------------------------------|-------------------------------------|----------|--|
| Block: 3   | Lot:                          | 11            | Qualifier:                    | Zone: B-3                           |          |  |
| This Certifies that Present Use: RE                      |                               | n for the iss | suance of a ZONING            | CERTIFICATE has been ex             | kamined. |  |
| ☐ Non Confo  | rming Use                     | AINING GY     | M - EXPANSION                 | ☐ Non Conforming Struc              | ture     |  |
| Work Description:  |                               | me of Occ     | upant: CRUNCH F               | TNESS                               |          |  |
| Area of Buildin  | g Sq Ft.: 130                 | ,000          |                               |                                     |          |  |
| Area of Occupa   | ant SqFt: 8,5                 | 00            |                               |                                     |          |  |
| Section of Bldg  | : BASEMEN                     | IT            |                               |                                     |          |  |
| PREVIOUS TEN<br>Application Approv<br>Jpon review it was | /ed Date: 7/2                 | 6/2023        | NING<br>—<br>NING CERTIFICATI | ≣:                                  |          |  |
| Permitted by Permitted by Approved wit Valid Noncor      | Variance app<br>th Conditions | Structure is  |                               | ☐ Zoning Officer                    |          |  |
|  |                               |               |                               |                                     |          |  |

Mark Berninger Zoning Official 7/26/2023 Date

|     | Vos No  |
|-----|---|
| 1.  | Is the property located in the I-1 or I-2 Zone? YesNo   |
| 2.  | If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.   |
| 3.  |   |
| 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?  |
|     | YesNo   |
| 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   |
| ٠.  | Planning Board or Zoning Board? YesNo   |
|     |   |
|     |   |
|     | analysis to the   |
| 1   | 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.  |
| 81  | AME OF APPLICANT CRUNCH FITNESS   |
| INA | AME OF APPLICANT CROWN 1110000 APPLICANT R-3  |
| A[  | DDRESS 85 GODWIN BLOCK 3 LOT ZONE B-3   |
|     | REVIOUS TENANT TUESDAY MORNING PREVIOUS USE RETAIL  |
|     |   |
| LIN | NIT# 14 A AREA Sq. Ft. 8500 PROPOSED USE GYM - EXPANSION  |
| UI  | WITH 14 / AREA SQ. FC. SOLD SOL   |
| CH. | ANGES   |
|     | OCATION?PHONE 917-886-7200 EMAIL GREGIULS @ opton/in. het   |
| REI | OCATION? PHONE 9/7-000 1000 EMAIL GALGARGONE, OF THE PROPERTY |
| DA  | TE 7 124 124 ZONING OFFICIAL Malfung APPROVED-Yes No.   |
| BD  | OF HEALTH APPROVAL REQUIRED – Yes No PB APPROVAL REQUIRED – Yes No  |
|     |   |
| 114 |   |
| U   | CC USE GROUP: PREVIOUS USE B PROPOSED USE A-3 CCO REQUIRED?   |



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

# **ZONING CERTIFICATE**

Worksite 80 GODWIN AVE

Location: Midland Park Borough, NJ

Owner: GODWIN PARK LLC

Address: 222 GRAND AVENUE

Applicant: HDR Holdiongs LLC c/o Jason Botcher

Address: 399 JEFFERSON RD

| ENGLEWOOD, NJ 07631 |   |                                      |                |                  | PARSIPPANY, NJ 07054 |                         |  |
|---------------------|---|--------------------------------------|----------------|------------------|----------------------|-------------------------|--|
| Block:              | 6   | Lot:                                 | 17.02          | Qualifier:       |                      | Zone: B-3               |  |
| This Ce             | rtifies that an a   | –<br>application                     | for the issual | nce of a ZONING  | CERTIFI              | CATE has been examined. |  |
| Present             | Use: Restau   | rant                                 |                |                  |                      |                         |  |
|                     | lon Conformin   |                                      |                |                  | ☐ Non                | Conforming Structure    |  |
| Work De             | escription:   |                                      |                |                  |                      |                         |  |
| ZONI                | NG CERTIFIC   | ATE - Nan                            | ne of Occupa   | ant: HDR Holding | s LLC d              | ba WONDER               |  |
| Area                | of Building Se  | q Ft.: 14,7                          | 00             |                  |                      |                         |  |
| Area                | of Occupant S   | SqFt: 3,3                            | 50             |                  |                      |                         |  |
| Section             | on of Bldg: R   | IGHT SID                             | E              |                  |                      |                         |  |
| PREV                | IOUS TENAN  | T: DUNK                              | N DONUTS       |                  |                      |                         |  |
| NO DI               | ELIVERIES PE  | ERMITTE                              | BETWEEN        | 10:00PM & 6:00A  | M - 26' E            | SOX TRUCK MAX           |  |
| NO "V               | VONDER" DE  | LIVERY O                             | F FOOD PRI     | EP TRUCKS PER    | MITTED               | ON SITE                 |  |
| 5 70                | on Approved I   |                                      |                |                  |                      |                         |  |
| Upon rev            | view it was det   | termined th                          | nat the ZONIN  | NG CERTIFICATE   | ::                   |                         |  |
| ☐ Pe                | rmitted by Ord<br>rmitted by Var<br>proved with Collid Nonconford<br>Zoning | iance app<br>onditions<br>ning Use/S |                | stablished by    | ☐ Zon                | ing Officer             |  |

Mark Berninger Zoning Official

7/28/2023 Date

| <ol> <li>Is the property located in the I-1 or I-2 Zone? YesNo</li> <li>If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.</li> </ol>                      |            |
|---|------------|
| 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?   |            |
|   |            |
| YesNo   |            |
| <ul><li>6. If no, skip to question #9.</li><li>7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance?</li></ul>                                |            |
|   |            |
| YesNo   |            |
| 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? YesNo   |            |
|   |            |
|   | _          |
| 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  | n          |
| and parking analysis for the purposes of issuing the Zoning Certificate.  |            |
|   |            |
| NAME OF APPLICANT HOR HOLDINGS, LLC DBA WONDER  |            |
| ADDRESS 80 GODWIN AVE BLOCK 6 LOT 17.02 ZONE B-3  |            |
| PREVIOUS TENANT DUNKIN DONUTS PREVIOUS USE RESTAURANT   |            |
|   |            |
| - 2360 PROPOSEDUCE PESTAMBANT-  |            |
| UNIT# EAST AREA Sq. Ft. 3350 PROPOSED USE RESTAURANT-   |            |
|   |            |
| CHANGES   |            |
| RELOCATION? — PHONE 201-638-7252 EMAIL TBOTTCHERC WOUNTER. COM  |            |
| RELOCATION?PHONE 201-638-7252 EMAIL JBOTTCHERC WOUNTER, COM  DATE 7/28/23 ZONING OFFICIAL Mal BurnyAPPROVED-Yes_No  |            |
| RELOCATION?PHONE 201-638-7252 EMAIL JBOTTCHER C WOUNTER. COM  DATE7 _ 28 _ 23 ZONING OFFICIAL Mal BurnerAPPROVED-YesNo  BD OF HEALTH APPROVAL REQUIRED - Yes No PB APPROVAL REQUIRED - Yes No |            |
| RELOCATION?PHONE 201-638-7252 EMAIL JBOTTCHER C WOUNTER. COM  DATE7 _ 28 _ 23 ZONING OFFICIAL Mal BurnerAPPROVED-YesNo  BD OF HEALTH APPROVAL REQUIRED - Yes No PB APPROVAL REQUIRED - Yes No |            |
| RELOCATION?PHONEPHONE   |            |
| RELOCATION?PHONEPHONE   | <i>X</i> - |
| RELOCATION?PHONE 201-638-7252 EMAIL JBOTTCHER C WOUNTER. COM  DATE7 _ 28 _ 23 ZONING OFFICIAL Mal BurnerAPPROVED-YesNo  BD OF HEALTH APPROVAL REQUIRED - Yes No PB APPROVAL REQUIRED - Yes No | 秋.         |
| RELOCATION?PHONEPHONE   | ₩.         |