



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

Date Issued: 5/8/2023
 Application Number: ZC-41
 Application Date: 4/27/2023
 Project Number: _____
 Permit Number: ZC-41
 Fee: \$100.00

ZONING CERTIFICATE

Worksite **1 GODWIN AVE**
 Location: **STUDIO 25**
Midland Park Borough, NJ

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

Applicant: **ADRIANA GUEVARA**
 Address: **429 EDMUND AVE**
PATERSON, NJ 07502

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: ANASSA BEAUTY SPA LLC

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 105

Section of Bldg: STUDIO 25

PREVIOUS TENANT: N/A

Application Approved Date: 5/8/2023

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

5/8/2023
 Date



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

Date Issued: 5/8/2023
 Application Number: ZC-44
 Application Date: 5/3/2023
 Project Number: _____
 Permit Number: ZC-44
 Fee: \$100.00 CHK 101

ZONING CERTIFICATE

Worksite: **1 GODWIN AVE**
 Location: **STUDIO 6**
Midland Park Borough, NJ

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

Applicant: **DIANE CHERICO**
 Address: **345 JEFFERSON AVE**
SADDLE BROOK, NJ 07663

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: GET THE KNOTS OUT

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 105

Section of Bldg: STUDIO 6

PREVIOUS TENANT: N/A

Application Approved Date: 5/8/2023

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

5/8/2023
 Date



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

Date Issued: 5/8/2023
 Application Number: ZC-46
 Application Date: 5/8/2023
 Project Number: _____
 Permit Number: ZC-46
 Fee: \$100.00

ZONING CERTIFICATE

Worksite: **1 GODWIN AVE**
 Location: **STUDIO #15**
Midland Park Borough, NJ

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

Applicant: **EMILY WALLIS**
 Address: **137 PADADENA PL**
HAWTHORNE, NJ 07506

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: Beauty Salon COSMETOLOGY - HAIRCUTTERS - STYLING

Work Description:

ZONING CERTIFICATE -

Name of Occupant: EMILY STUDIO 15 LLC

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 210

Section of Bldg: STUDIO 15

PREVIOUS TENANT: N/A

Application Approved Date: 5/8/2023

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

5/8/2023
 Date



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

Date Issued: 5/8/2023
 Application Number: ZC-47
 Application Date: 5/8/2023
 Project Number: _____
 Permit Number: ZC-47
 Fee: \$100.00 CHK 117

ZONING CERTIFICATE

Worksite: **1 GODWIN AVE**
 Location: **STUDIO 26**
Midland Park Borough, NJ

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

Applicant: **JESSICA BONILLA**
 Address: **146 8TH AVE**
HAWTHORNE, NJ 07506

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: Beauty Salon COSMETOLOGY - HAIRSTYLING & CUTTING**

Work Description:

ZONING CERTIFICATE -
Name of Occupant: JESSICA KATHARINE LLC

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 105

Section of Bldg: STUDO 26

PREVIOUS TENANT: LEONELA PICHARDO

Application Approved Date: 5/8/2023

Upon review it was determined that the ZONING CERTIFICATE:

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- 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

5/8/2023
 Date



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

Date Issued: 5/9/2023
 Application Number: ZC-45
 Application Date: 5/5/2023
 Project Number: _____
 Permit Number: ZC-45
 Fee: \$100.00 CHK 131

ZONING CERTIFICATE

Worksite **291 GODWIN AVE**
 Location: **293 GODWIN AVE**
Midland Park Borough, NJ

Owner: **291 GODWIN LLC C/O SBG**
 Address: **455 TARRYTOWN RD ST 1589**
WHITE PLAINS, NY 10607

Applicant: **VINCENT FAILLA**
 Address: **435 HOLLYWOOD AVE**
FAIRFIELD, NJ 07004

Block: 21 Lot: 12 Qualifier: _____ Zone: B-2

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: BUSINESS OFFICE

Work Description:

ZONING CERTIFICATE -

Name of Occupant: WESSEX REALTY INC dba CENTURY 21 THE CROSSING

Area of Building Sq Ft.:

Area of Occupant SqFt: 195

Section of Bldg: FIRST FLOOR

PREVIOUS TENANT: SCATTERED GEMS

Application Approved Date: 5/9/2023

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

5/9/2023
 Date



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

Date Issued: 5/10/2023
 Application Number: ZC-48
 Application Date: 5/9/2023
 Project Number: _____
 Permit Number: ZC-48
 Fee: \$100.00 CHK 3826

ZONING CERTIFICATE

Worksite **1 GODWIN AVE**
 Location: **STUDIO #33**
Midland Park Borough, NJ

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

Applicant: **DINA SANTERO**
 Address: **36 CENTRE ST**
WALDWICK, NJ 07463

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: Beauty Salon COSMETOLOGIST - HAIR CUTTING, STYLING & CUTTING**

Work Description:

ZONING CERTIFICATE -

Name of Occupant: HAIR RITUAL LLC

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 105

Section of Bldg: STUDIO 33

PREVIOUS TENANT: N/A

Application Approved Date: 5/10/2023

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

5/10/2023
 Date



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

Date Issued: 5/19/2023
 Application Number: ZC-50
 Application Date: 5/18/2023
 Project Number: _____
 Permit Number: ZC-50
 Fee: \$100.00 CHK 2345

ZONING CERTIFICATE

Worksite **1 GODWIN AVE**
 Location: **STUDIO #29**
Midland Park Borough, NJ

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

Applicant: **MICHELE LITTERIO**
 Address: **126 ARNOT PL**
PARAMUS, NJ 07652

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: Beauty Salon COSMETOLOGY - HAIR COLORING, STYLING, CUTTING

Work Description:

ZONING CERTIFICATE - Name of Occupant: SALON BLU

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 150

Section of Bldg: STUDIO #29

PREVIOUS TENANT: N/A

Application Approved Date: 5/19/2023

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

5/22/2023
 Date



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

Date Issued: 6/1/2023
 Application Number: ZC-54
 Application Date: 5/31/2023
 Project Number: _____
 Permit Number: ZC-54
 Fee: \$100.00 CHK 1424

ZONING CERTIFICATE

Worksite: **85 GODWIN AVE**
 Location: **CODE NINJAS**
Midland Park Borough, NJ

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

Applicant: **MEGAN CALLEA**
 Address: **6 KATHARINA PL**
WASHINGTON TWP, NJ 07676

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: TUTORING/INSTRUCTION

Non Conforming Use

Non Conforming Structure

Proposed Use: TUTORING/INSTRUCTION

Work Description:

ZONING CERTIFICATE -

Name of Occupant: CODE NINJAS

Area of Building Sq Ft.: 130,000

Area of Occupant SqFt: 3,025

Section of Bldg: IN-LINE WITH RETAIL

PREVIOUS TENANT: CODE NINJAS

Application Approved Date: 6/6/2023

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

6/6/2023
 Date



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

Date Issued: 6/6/2023
 Application Number: ZC-51
 Application Date: 5/26/2023
 Project Number: _____
 Permit Number: ZC-51
 Fee: \$100.00 CHK 4984

ZONING CERTIFICATE

Worksite **648 GODWIN AVE**
 Location: **UNIT # 12**
Midland Park Borough, NJ

Owner: **ARV AT MIDLAND PARK, LLC**
 Address: **100 PASSAIC AVE STE 150**
FAIRFIELD, NJ 07004

Applicant: **JAMES RODANO**
 Address: **169 BEHNKE AVE**
PARAMUS, NJ 07652

Block: 45 Lot: 7 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: KITCHEN & BATH CABINET - SHOWROOM

Work Description:

ZONING CERTIFICATE -

Name of Occupant: NEW JERSEY CABINET DISTRIBUTORS LLC

Area of Building Sq Ft.: 22,100

Area of Occupant SqFt:

Section of Bldg: 700

PREVIOUS TENANT: RAY'S CLEANERS

Application Approved Date: 6/6/2023

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

6/6/2023
 Date



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

Date Issued: 6/6/2023
 Application Number: ZC-52
 Application Date: 5/30/2023
 Project Number: _____
 Permit Number: ZC-52
 Fee: \$100.00 CHK 0312

ZONING CERTIFICATE

Worksite **227 GODWIN AVE**
 Location: **Midland Park Borough, NJ**

Owner: **SEOKGOK LLC**
 Address: **20 ADELAIDE PL**
ENGLEWOOD, NJ 07020

Applicant: **EUN KYUNG PARK**
 Address: **21 RIVER ST**
APT 384
LITTLE FERRY, NJ 07643

Block: 20.10 Lot: 2 Qualifier: _____ Zone: B-1

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

Present Use: **Personal Service: Nail Salon**

Non Conforming Use

Non Conforming Structure

Proposed Use: **Personal Service: Nail Salon**

Work Description:

ZONING CERTIFICATE -
Name of Occupant: TRISEVEN NAILS LLC

Area of Building Sq Ft.: 2500

Area of Occupant SqFt: 1200

Section of Bldg: FIRST FLOOR

PREVIOUS TENANT: TIP TOE NAILS LLC

Application Approved Date: 6/6/2023

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

6/6/2023
 Date



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

Date Issued: 6/6/2023
 Application Number: ZC-53
 Application Date: 5/30/2023
 Project Number: _____
 Permit Number: ZC-53
 Fee: \$100.00 CHK 131

ZONING CERTIFICATE

Worksite **66 GODWIN AVE**
 Location: **NORTHSTAR FUNDING INC**
Midland Park Borough, NJ

Owner: **PREMIUM MANAGEMENT SERVICES LLC**
 Address: **66 GODWIN AVE**
MIDLAND PARK, NJ 07432

Applicant: **JOSEPH PISA**
 Address: **431 LAFAYETTE AVE**
WYCKOFF, NJ 07481

Block: 6 Lot: 1.03 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: BUSINESS OFFICE

Work Description:

ZONING CERTIFICATE -

Name of Occupant: NORTHSTAR FUNDING INC

Area of Building Sq Ft.: 2037

Area of Occupant SqFt: 1000

Section of Bldg: FIRST FLOOR

PREVIOUS TENANT: GEM AND I

Application Approved Date: 6/6/2023

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

6/6/2023
 Date



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

Date Issued: 6/6/2023
 Application Number: ZC-55
 Application Date: 5/31/2023
 Project Number: _____
 Permit Number: ZC-55
 Fee: \$100.00 CHK 157

ZONING CERTIFICATE

Worksite **1 GODWIN AVE**
 Location: **SUITE #16**
Midland Park Borough, NJ

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

Applicant: **MELISSA QUINN**
 Address: **64 COTTAGE ST**
MIDLAND PARK, NJ 07432

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: Beauty Salon

Work Description:

ZONING CERTIFICATE -

Name of Occupant: MELISSA'S HAIR CHAIR

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 111

Section of Bldg: SUITE #16

PREVIOUS TENANT: N/A

Application Approved Date: 6/6/2023

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

6/6/2023
 Date



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

Date Issued: 6/6/2023
 Application Number: ZC-56
 Application Date: 5/31/2023
 Project Number: _____
 Permit Number: ZC-56
 Fee: \$100.00 CHK 530

ZONING CERTIFICATE

Worksite **1 GODWIN AVE**
 Location: **STUDIO #32**
Midland Park Borough, NJ

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

Applicant: **JOHN DAMIANI**
 Address: **823 MURRAY ST**
ELIZABETH, NJ 07202

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: Beauty Salon

Work Description:

ZONING CERTIFICATE -

Name of Occupant: JUD SERVICES

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 210

Section of Bldg: STUDIO #32

PREVIOUS TENANT: GIANNA ZOCCO

Application Approved Date: 6/6/2023

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

6/6/2023
 Date