



BOROUGH OF  
**Midland Park**  
NEW JERSEY

**ZONING CERTIFICATE**

Approved by Zoning Official 6/29/2022

Zoning District: B-1

Block: 20.09  
Lot: 7.01  
Address: **245 Godwin Avenue**

Property Owner: Frank Iozzia  
Property Owner Address: 159 South Ave, Hackensack, NJ

Name of Occupant: **VERY Good Boy, LLC**  
Phone: 973-417-7179  
Email Address: Kathryn.ottilio@gmail.com  
Emergency Contact: **Kathryn Ottilio**  
Phone: 973-417-7179

Previous Tenant: Morali Barber House

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for: **HALO THERAPY**

Which is a:

- Use Permitted by Ordinance
- Use Permitted by variance approved on \_\_\_\_\_ subject to any special conditions attached to the grant thereof.
- Valid nonconforming use as established by  finding of the Zoning Board of Adjustment, or  by the undersigned Zoning Officer on the basis of evidence supplied by the applicant as specified on the reverse hereof. Also specified on the reverse hereof s a detailed statement of all aspects of the nonconforming use.

Total Square Footage: 2700  
Unit Square Footage: 1450  
Unit #: Lower

Parking:  Adequate  Inadequate  
Plan on file:  Approved Site Plan  Parking Schematic

**A separate permit is required for any new construction, alteration, alarms, or signs (neon signs prohibited).  
If there is a Knox Box on site – No exterior keys/locks may be changed without first consulting the fire official.**

*Maal Berney*  
Zoning Officer

*6/29/22*  
Date

MPPD  
MPFD  
Fire Prevention  
Construction  
Board of Health (if applicable)

**APPLICATION FOR ZONING CERTIFICATE  
FOR NON-RESIDENTIAL USE**

RECEIVED AT  
BOROUGH OF MIDLAND PARK  
  
JUN 17 2022  
  
**BUILDING DEPT.**

\$100 APPLICATION FEE  
PAYABLE TO "BOROUGH OF MIDLAND PARK"  
Cash \_\_\_\_\_ Check # 15748317 (AS)

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

STREET ADDRESS OF PROPERTY: 245 Godwin Ave. ZONE: B-1 BLOCK: 20.09 LOT: 7.01  
00020 0009 00007 0001

NAME OF OCCUPANT: \*\* VERY GOOD BOY AREA OF BLDG.-SQ.FT. 2700 AREA OF OCCUPANT-SQ.FT. 1450 SECTION OF BLDG. LOWER  
Kathryn Otilio

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):  
WWW.HARMONICEGG.COM - wooden chamber that uses sound + light waves to rebalance the body / Halotherapy - salt booth involves breathing tiny salt particles to improve breathing + reduce stress / products - personal + household products

PREVIOUS TENANT, IF APPLICABLE: MORALI BARBER HOUSE

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:  
Kathryn Otilio

APPLICANT'S ADDRESS: 1 Aviation way 4156

APPLICANT'S PHONE: 973.417.7179 E-MAIL: Kathryn.Otilio@gmail.com

NAME OF OWNER OF BUILDING: Frank Jozia ADDRESS OF OWNER: 154 South Ave Hawthorne NJ

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET: \_\_\_\_\_  
(PROPERTY OWNER SIGNATURE)

LIST OF ALL OTHER OCCUPANTS OF BUILDING	
Name:	Type of Business:
<u>Bow Wow Beauty Shop</u>	<u>PET GROOMER</u>
<u>Residential tenant on 2nd floor</u>	

Incoming Shipments	TYPE CONVEYANCE	PRODUCT	COMMENTS
Number Weekly: <u>0-2</u>	<u>Common Carrier</u>		
Outgoing Shipments			
Number Weekly: <u>0-4</u>	<u>common carrier</u>		

NUMBER OF PEOPLE: Win 2 Max 15 NUMBER OF DAILY CUSTOMERS/VISITORS: \_\_\_\_\_ WILL YOU DEAL WITH THE GENERAL PUBLIC?  YES  NO

HOURS OF OPERATION: From 10/11 am To 4/7 pm NUMBER OF DAYS OPEN WEEKLY: 5-6

GALS. WATER USED: Average or less EXTENT OF NOISE: Normal conversation or lower

SMELLS OR ODORS: N/A OTHER NUISANCES: N/A

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED?  NO  YES

IF YES, EXPLAIN \_\_\_\_\_

PROPOSED PERIOD OF OCCUPANCY: FROM July 2022 TO July 2027 + option

Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE PROHIBITED

EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE [Signature] DATE 6/17/22



BOROUGH OF  
**Midland Park**  
NEW JERSEY

**ZONING CERTIFICATE**

Approved by Zoning Official 7/13/2022

Zoning District: B-2

Block: 55  
Lot: 7.01  
Address: **686 Godwin Avenue**

Property Owner: Dirnan, Inc  
Property Owner Address: 686 Godwin Avenue, Midland Park NJ 07432

Name of Occupant: **Tax Planning Group**  
Phone: 201-847-1000  
Email Address: irana@certifiedbiz.com  
Emergency Contact: Imran Rana  
Phone: 201-525-1126

Previous Tenant: Photography by Haviland

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for: **Business Office**

Which is a:

- Use Permitted by Ordinance  
 Use Permitted by variance approved on \_\_\_\_\_ subject to any special conditions attached to the grant thereof.  
 Valid nonconforming use as established by  finding of the Zoning Board of Adjustment, or  by the undersigned Zoning Officer on the basis of evidence supplied by the applicant as specified on the reverse hereof. Also specified on the reverse hereof s a detailed statement of all aspects of the nonconforming use.

Total Square Footage: 3663  
Unit Square Footage: 1150  
Unit #: **Lower Level**

Parking:  Adequate  Inadequate  
Plan on file:  Approved Site Plan  Parking Schematic

**A separate permit is required for any new construction, alteration, alarms, or signs (neon signs prohibited).  
If there is a Knox Box on site – No exterior keys/locks may be changed without first consulting the fire official.**

  
Zoning Officer

  
Date

MPPD  
MPFD  
Fire Prevention  
Construction  
Board of Health (if applicable)

RECEIVED AT  
BOROUGH OF MIDLAND PARK  
JUL 11 2022  
BUILDING DEPT.

APPLICATION FOR ZONING CERTIFICATE  
FOR NON-RESIDENTIAL USE

\$100 APPLICATION FEE  
PAYABLE TO "BOROUGH OF MIDLAND PARK"

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

Cash \_\_\_\_\_ Check # 1670 (AS)

STREET ADDRESS OF PROPERTY: 686 Godwin Avenue, STE 100 (rear of Building) ZONE: B-2 BLOCK: 55 LOT: 7.01

NAME OF OCCUPANT: \*\* Tax Planning Group AREA OF BLDG.- SQ.FT. 3663 AREA OF OCCUPANT- SQ.FT. 1150 SECTION OF BLDG. lower level

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):  
Accounting & Tax Service. Professional Services.

PREVIOUS TENANT, IF APPLICABLE: Photography by Haviland

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:  
Imran Rana, 656 Chestnut Street, Washington Twp, NJ 07676

APPLICANT'S ADDRESS: 777 Franklin Avenue, Franklin Lakes, NJ 07417

APPLICANT'S PHONE: 201-847-1000 E-MAIL: irana@certifiedbiz.com

NAME OF OWNER OF BUILDING: Dirnan, Inc. ADDRESS OF OWNER: 686 Godwin Ave, Midland Park, NJ 07432

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET: *Cynthia Robbins*  
(PROPERTY OWNER SIGNATURE) as agent for Vander Sterre Br.

LIST OF ALL OTHER OCCUPANTS OF BUILDING	
Name:	Type of Business:
Dirnan Inc.	Real Estate Office
Vander Sterre Bros.	Real Estate Office
<u>WEISMAN ENGINEERING</u>	<u>ENGINEERS</u>

Incoming Shipments TYPE CONVEYANCE PRODUCT COMMENTS  
Number Weekly: ~ / A  
Outgoing Shipments  
Number Weekly: ~ / A

NUMBER OF PEOPLE: NUMBER OF DAILY CUSTOMERS/VISITORS: WILL YOU DEAL WITH THE GENERAL PUBLIC?  
Min 2 Max 4 1 or 2  YES  NO

HOURS OF OPERATION: From 9 am To 5 pm NUMBER OF DAYS OPEN WEEKLY: 4.5

GALS. WATER USED: 40 g/ month EXTENT OF NOISE: none  
FUMES OR ODORS: none OTHER NUISANCES: none

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED?  NO  YES  
IF YES, EXPLAIN \_\_\_\_\_

PROPOSED PERIOD OF OCCUPANCY: FROM August 1, 2022 TO July 31, 2025

Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE PROHIBITED

\*\* EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE *Imran Rana* DATE 7/11/2022



BOROUGH OF  
**Midland Park**  
NEW JERSEY

**ZONING CERTIFICATE**

Approved by Zoning Official 7/25/2022

Zoning District: B-1

Block: 21  
Lot: 4.01  
Address: 339 Godwin Avenue

Property Owner: Liany Farinas-Han, Sera Holdings LLC  
Property Owner Address: 6 Terhune Court, Upper Saddle River, NJ 07458

Name of Occupant: **River Podiatry**  
Phone: 845-735-8440  
Email Address: jaywhan@gmail.com  
Emergency Contact: Jungwoo Han  
Phone: 917-790-9906

Current Tenant: Dental Office

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for: **PODIATRIST'S OFFICE** - (1 exam room, front desk & waiting area to be used 1-2 days per week when dental office is closed)

Which is a:

- Use Permitted by Ordinance
- Use Permitted by variance approved on \_\_\_\_\_ subject to any special conditions attached to the grant thereof.
- Valid nonconforming use as established by  finding of the Zoning Board of Adjustment, or  by the undersigned Zoning Officer on the basis of evidence supplied by the applicant as specified on the reverse hereof. Also specified on the reverse hereof is a detailed statement of all aspects of the nonconforming use.

Total Square Footage: 2274  
Unit Square Footage: 500  
Unit #: 1 exam room in existing dental office

Parking:  Adequate  Inadequate  
Plan on file:  Approved Site Plan  Parking Schematic

**A separate permit is required for any new construction, alteration, alarms, or signs (neon signs prohibited).  
If there is a Knox Box on site – No exterior keys/locks may be changed without first consulting the fire official.**

*Mal Buning*  
\_\_\_\_\_  
Zoning Officer 7/29/22  
Date

MPPD  
MPFD  
Fire Prevention  
Construction  
Board of Health (if applicable)

**APPLICATION FOR ZONING CERTIFICATE  
FOR NON-RESIDENTIAL USE**

RECEIVED AT  
BOROUGH OF MIDLAND PARK  
  
JUN 15 2022  
  
**BUILDING DEPT.**

\$100 APPLICATION FEE  
PAYABLE TO "BOROUGH OF MIDLAND PARK"

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

Cash \_\_\_\_\_ Check # 102 (AS)

STREET ADDRESS OF PROPERTY: 339 Godwin Ave, Midland Park NJ 07432 ZONE: B-2 BLOCK: 21 LOT: 4.01

NAME OF OCCUPANT: \*\* River Podiatry AREA OF BLDG.- SQ.FT. 2274 total sq.ft. AREA OF OCCUPANT- SQ.FT. 500 sq.ft. SECTION OF BLDG. 1 examination room, front desk, waiting room

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):  
Podiatry Medical office using existing smiles by Bergen Dental office space  
only Monday mornings (9am - 12pm) and 2 Saturdays a  
month from (8am - 2pm)

PREVIOUS TENANT, IF APPLICABLE: \_\_\_\_\_

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:  
River Podiatry - Sungwoo Han, 6 Terhune Ct, Upper Saddle River, NJ 07458

APPLICANT'S ADDRESS: 6 Terhune Ct, Upper Saddle River, NJ 07458

APPLICANT'S PHONE: 917 790 9906 E-MAIL: jaywhan@gmail.com

NAME OF OWNER OF BUILDING: Liany Farinas - Han Sera Holdings LLC ADDRESS OF OWNER: 6 Terhune Ct, Upper Saddle River, NJ 07458

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET: \_\_\_\_\_  
(PROPERTY OWNER SIGNATURE)

LIST OF ALL OTHER OCCUPANTS OF BUILDING	
Name:	Type of Business:
<u>Smiles by Bergen Dental</u>	<u>Dental Office</u>

Incoming Shipments	TYPE CONVEYANCE	PRODUCT	COMMENTS
Number Weekly: <u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Outgoing Shipments			
Number Weekly: <u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

NUMBER OF PEOPLE: Min 2 Max 2 NUMBER OF DAILY CUSTOMERS/VISITORS: 10 WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO

HOURS OF OPERATION: From 9am To 12pm NUMBER OF DAYS OPEN WEEKLY: 1/2 day (twice a week)

GALS. WATER USED: 0 EXTENT OF NOISE: 0 FUMES OR ODORS: 0 OTHER NUISANCES: 0

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO YES

PROPOSED PERIOD OF OCCUPANCY: FROM present TO ongoing

Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE PROHIBITED

\*\* EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE \_\_\_\_\_ DATE 6/1/2022



BOROUGH OF  
**Midland Park**  
NEW JERSEY

**ZONING CERTIFICATE**

Approved by Zoning Official 8/1/2022

Zoning District: B-1

Block: 20.01  
Lot: 2.02  
Address: 119 Godwin Avenue

Property Owner: Leemilts Petroleum Inc c/o Getty  
Property Owner Address: 125 Jericho Turnpike – Suite 103, Jericho, NY 11753

Name of Occupant: **AR Brothers Detailing LLC**  
Phone: 201-759-1411 or 973-609-9982  
Email Address: ARBrotherscw@gmail.com  
Emergency Contact: Alinson Gonzalez  
Phone: 973-870-9713

Previous Tenant: N/A

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for: **AUTO DETAILING**

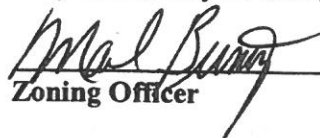
Which is a:

- Use Permitted by Ordinance
- Use Permitted by variance approved on \_\_\_\_\_ subject to any special conditions attached to the grant thereof.
- Valid nonconforming use as established by  finding of the Zoning Board of Adjustment, or  by the undersigned Zoning Officer on the basis of evidence supplied by the applicant as specified on the reverse hereof. Also specified on the reverse hereof s a detailed statement of all aspects of the nonconforming use.

Total Square Footage: 1196  
Unit Square Footage:  
Unit #: **LEFT BAY**

Parking:  Adequate  Inadequate  
Plan on file:  Approved Site Plan  Parking Schematic

**A separate permit is required for any new construction, alteration, alarms, or signs (neon signs prohibited).  
If there is a Knox Box on site – No exterior keys/locks may be changed without first consulting the fire official.**

  
Zoning Officer

8/3/22  
Date

MPPD  
MPFD  
Fire Prevention  
Construction  
Board of Health (if applicable)

**APPLICATION FOR ZONING CERTIFICATE  
FOR NON-RESIDENTIAL USE**

\$100 APPLICATION FEE  
PAYABLE TO "BOROUGH OF MIDLAND PARK"

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

RECEIVED AT  
BOROUGH OF MIDLAND PARK  
JUN 24 2022  
BUILDING DEPT.

Cash X 100 Check # \_\_\_\_\_ (AS)

STREET ADDRESS OF PROPERTY:

119 Godwin Ave Midland Park 1196.

ZONE:

B-1

BLOCK:

2001

LOT:

2.02

NAME OF OCCUPANT: \*\*

AREA OF BLDG.- SQ.FT.

AREA OF OCCUPANT- SQ.FT.

SECTION OF BLDG.

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):

DETAILING, TINT WINDOWS, INSTALL FIXTURES IN CARS, WRAPS VINYL CARS.

PREVIOUS TENANT, IF APPLICABLE: \_\_\_\_\_

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:

AR BROTHERS DETAILING LLC

APPLICANT'S ADDRESS:

450 BROADWAY, PATERSON NJ 07501

APPLICANT'S PHONE:

(973) 870-9713 (973) 609-9982

E-MAIL:

ARbrotherscw@gmail.com

NAME OF OWNER OF BUILDING:

ADDRESS OF OWNER:

Leemitts Petroleum Inc c/o Getty

125 Jericho Trpk Ste 103, Jericho, NY 11753

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET:

[Signature]  
(PROPERTY OWNER SIGNATURE)

LIST OF ALL OTHER OCCUPANTS OF BUILDING

Name:	Type of Business:
<u>Midland Auto Detailing Center</u>	<u>AUTO Detail</u>
	<u>AUTO Repair</u>

Incoming Shipments

TYPE CONVEYANCE

PRODUCT

COMMENTS

Number Weekly: 6

Outgoing Shipments

Number Weekly: 0

NUMBER OF PEOPLE:

NUMBER OF DAILY CUSTOMERS/VISITORS:

WILL YOU DEAL WITH THE GENERAL PUBLIC?

Min 5 Max 10

YES

NO

HOURS OF OPERATION:

From 8:30AM To 7:00PM

NUMBER OF DAYS OPEN WEEKLY: 6 DAYS

GALS. WATER USED:

3 Galons

EXTENT OF NOISE:

0 noise

FUMES OR ODORS:

OTHER NUISANCES:

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED?

NO

YES

IF YES, EXPLAIN \_\_\_\_\_

PROPOSED PERIOD OF OCCUPANCY:

FROM \_\_\_\_\_

TO 2023

Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE PROHIBITED

\*\* EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE

[Signature]

DATE

6/23/2022