



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/15/2022

Zoning District: B-2

Block: 13
Lot: 18
Address: **6 Prospect Street**

Property Owner: Haskell Plaza GP
Property Owner Address: 6 Prospect Street, Suite 2A

Name of Occupant: **The Therapy Stop LLC**
Phone: 201-292-3493
Email Address: rcottingham73@yahoo.com
Emergency Contact: Rebecca Cottingham
Phone: 201-220-7718

Previous Tenant: **Insula Management Co**

This is to certify that the above-described premises together with any building thereon, are used or proposed to be used as or for: **OCCUPATIONAL 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: 18,000
Unit Square Footage: 1,200
Unit #: 3C

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

8/17/22
Date

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

Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes ___ No X.
2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
3. Is the Proposed use permitted? Yes X 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 X.
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 X 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 THE THERAPY SHOP LLC REBECCA COTTINGHAM

ADDRESS 6 PROSPECT ST BLOCK 13 LOT 18 ZONE B2

PREVIOUS TENANT INSULA MANAGEMENT CO PREVIOUS USE BUS-OFFICE

UNIT# 3C AREA Sq. Ft. 1200 PROPOSED USE OCCUPATIONAL THERAPY

CHANGES —

RELOCATION? — PHONE 201-220-7718 EMAIL RCOTTINGHAM@YAHOO.COM

DATE 8/15/22 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!



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/29/2022

Zoning District: B-2

Block: 55
Lot: 7.02
Address: **686 Godwin Avenue**

Property Owner: DIRNAN, INC.
Property Owner Address: 686 Godwin Avenue, Midland Park, NJ 07432

Name of Occupant: **Klingen & Associates, LLC**
Phone: 201-327-2125
Email Address: bob@klingenassociates.com
Emergency Contact: Robert Klingen
Phone: 201-264-6383

Previous Tenant: Anderson & Anderson

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

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: 12,690
Unit Square Footage: 900
Unit #: #310 – Back Left

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 Bundy

Zoning Officer

8/29/22

Date

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

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 KLINGEN & ASSOCIATES, LLC

ADDRESS 686 GODWIN AVE BLOCK 55 LOT 7.02 ZONE B-2

PREVIOUS TENANT ANDERSON & ANDERSON PREVIOUS USE OFFICE USE

UNIT# 310 AREA Sq. Ft. 900 PROPOSED USE OFFICE SPACE

CHANGES _____

RELOCATION? PHONE 201-321-2125 EMAIL _____

DATE 8/29/22 ZONING OFFICIAL Mark Bering 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



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/29/2022

Zoning District: B-1

Block: 45

Lot: 7

Address: **658 Godwin Avenue**

Property Owner: ARV at Midland Park, LLC

Property Owner Address: 100 Passaic Avenue - Ste 150, 150 Fairfield, NJ 07004

Name of Occupant: **Service Master Restoration Solutions**

Phone: 866-428-0512

Email Address: al@servicemasterrrs.com

Emergency Contact: Al Kiswani

Phone: 973-317-4549

Previous Tenant: **No Change**

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

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: 720

Unit Square Footage: 480

Unit #: 4 Right Bays

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)

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 SERVICEMASTER RESTORATION SOLUTIONS

ADDRESS 658 GODWIN AVE BLOCK 45 LOT 7 ZONE B-1

PREVIOUS TENANT No Change PREVIOUS USE STORAGE
4 RIGHT

UNIT# BAYS AREA Sq. Ft. 480 PROPOSED USE STORAGE FOR SERVICE MASTER RESTORATION.

CHANGES —

RELOCATION? — PHONE 913-317-4549 EMAIL AL@SERVICEMASTER, Com. ?

DATE 8/29/22 ZONING OFFICIAL Mal Bundy APPROVED-Yes No ___

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

UCC USE GROUP: PREVIOUS USE S PROPOSED USE S CCO REQUIRED? No!

**SOLA SALON OCCUPANTS
1 GODWIN AVE - 3/24.01**

Studio #	Applicant	Services	Date Approved By Zoning Official
1	Mirrorball Hair Studio	Cosmetologist - Hair Stylist - Hair Cutting, Coloring & Styling	8/17/2022
2	Bel Nails Studio	Manicurist, Gel Nail Services	Not Yet Approved
3	Mealz Beauty	Cosmetologist - Hair Stylist - Hair Cutting, Coloring & Styling	
4			
5			
6			
7			
8			
9			
10			
11			
12	TOSH	Cosmetologist - Hair Stylist - Hair Cutting, Coloring & Styling	8/17/2022
13			
14	True Barber, LLC	Cosmetologist/Barbering	8/17/2022
15			
16			
17			
18	Purrfectly Bare Wax Studio	Cosmetologist - Skincare & Waxing	8/17/2022
19			
20	Melissa's Hair Chair	Beautician - Hair Coloring, Cutting & Styling	8/17/2022
21			
22			
23			
24			
25			
26	Noelle Hair Studio	Cosmetologist - Hair Stylist - Hair Cutting, Coloring & Styling	8/17/2022
27			
28			
29			
30	Elizabeths Hair Design Studio	Hair Services	8/8/2022
31			
32			
33			
34	Beauty By Elena	Skincare Specialist - Skincare Services, Facials	8/17/2022
35			



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/17/2022

Zoning District: B-3

Block: 3
Lot: 24.01
Address: **1 Godwin Avenue**

Property Owner: 1 Godwin Ave, LLC
Property Owner Address: 1 Godwin Ave, Midland Park, NJ 07432

Name of Occupant: **Mirrorball Hair Studio**
Phone: 908-914-1026
Email Address: hairbycaseyward@gmail.com
Emergency Contact: Casey Ward
Phone: 900-914-1026

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: **COSMETOLOGY & HAIR SERVICES**

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: 7174
Unit Square Footage: 150
STUDIO #: 1

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

8/17/22

Date

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

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 Mirrorball Hair Studio

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

PREVIOUS TENANT - N/A - PREVIOUS USE _____

STUDIO UNIT# 1 AREA Sq. Ft. 150 PROPOSED USE COSMETOLOGY & HAIR SERVICES

CHANGES _____

RELOCATION? _____ PHONE 908-914-1026 EMAIL hairbycaseyward@gmail.com

Board of Health Approval Required - Yes ___ No

DATE 8/17/22 ZONING OFFICIAL _____ APPROVED-Yes ___ No ___

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? NO



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/17/2022

Zoning District: B-3

Block: 3
Lot: 24.01
Address: **1 Godwin Avenue**

Property Owner: 1 Godwin Ave, LLC
Property Owner Address: 1 Godwin Ave, Midland Park, NJ 07432

Name of Occupant: **Mealz Beauty**
Phone: 551-341-2247
Email Address: mealz.beauty7@gmail.com
Emergency Contact: Amelia Bolton
Phone: 201-937-9328

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: **COSMETOLOGY & HAIR SERVICES**

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: 7174
Unit Square Footage: 150
STUDIO #: 3

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

8/17/22

Date

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

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 Mealz Beauty

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

PREVIOUS TENANT - N/A - PREVIOUS USE _____

STUDIO UNIT# 3 AREA Sq. Ft. 150 PROPOSED USE COSMETOLOGY & HAIR SERVICES

CHANGES _____

RELOCATION? _____ PHONE 937-9328 EMAIL mealz.beauty7@gmail.com

Board of Health Approval Required - Yes ___ No

DATE 8/17/22 ZONING OFFICIAL Mal Bond APPROVED-Yes No ___

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? No



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/17/2022

Zoning District: B-3

Block: 3
Lot: 24.01
Address: **1 Godwin Avenue**

Property Owner: 1 Godwin Ave, LLC
Property Owner Address: 1 Godwin Ave, Midland Park, NJ 07432

Name of Occupant: **TOSH**
Phone: 862-282-2926
Email Address:
Emergency Contact: Natasha Rivera
Phone: 862-282-2926

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: **COSMETOLOGY & HAIR SERVICES**

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: 7174
Unit Square Footage: 210
STUDIO #: **12**

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

8/17/22
Date

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

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 TOSH

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 COSMETOLOGY & HAIR SERVICES

CHANGES ---

RELOCATION? --- PHONE - 862 - 282-2926 EMAIL ---

Board of Health Approval Required - Yes ___ No

DATE 8/17/22 ZONING OFFICIAL Imal Bandy APPROVED-Yes No ___

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? NO



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/17/2022

Zoning District: B-3

Block: 3
Lot: 24.01
Address: 1 Godwin Avenue

Property Owner: 1 Godwin Ave, LLC
Property Owner Address: 1 Godwin Ave, Midland Park, NJ 07432

Name of Occupant: **True Barber, LLC**
Phone: 201-975-5093
Email Address: TrueBarber88@gmail.com
Emergency Contact: Tammy Aspinwall
Phone: 914-320-1566

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: **COSMETOLOGY & HAIR SERVICES**

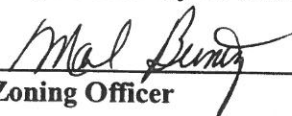
Which is a:

- 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: 7174
Unit Square Footage: 150
STUDIO #: 14

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

8/17/22
Date

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

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 Barber LLC

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

PREVIOUS TENANT - N/A - PREVIOUS USE ---

STUDIO UNIT# 14 AREA Sq. Ft. 150 PROPOSED USE COSMETOLOGY ; HAIR SERVICES

CHANGES ---

RELOCATION? --- PHONE 975-5093 EMAIL truebarber88@gmail.com

Board of Health Approval Required - Yes ___ No

DATE 8/11/22 ZONING OFFICIAL M. Perry APPROVED-Yes No ___

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? NO



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/17/2022

Zoning District: B-3

Block: 3
Lot: 24.01
Address: **1 Godwin Avenue**

Property Owner: 1 Godwin Ave, LLC
Property Owner Address: 1 Godwin Ave, Midland Park, NJ 07432

Name of Occupant: **Purrfectly Bare Wax Studio**
Phone: 201-914-5445
Email Address: mkatz23192@gmail.com
Emergency Contact: Megan Katz
Phone: 201-914-5445

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: **COSMETOLOGY – SKIN CARE - WAXING**

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: 7174
Unit Square Footage: 110
STUDIO #: **18**

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

8/17/22

Date

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

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 Purrfectly Bare Wax Studio
ADDRESS 1 Godwin Ave BLOCK 3 LOT 24.01 ZONE B-3
PREVIOUS TENANT - N/A - PREVIOUS USE _____
^{STUDIO} UNIT# 18 AREA Sq. Ft. 110 PROPOSED USE COSMETOLOGY - SKIN CARE - WAXING
CHANGES _____
RELOCATION? _____ PHONE 914-5445 EMAIL mkatz3192@gmail.com
Board of Health Approval Required - Yes ___ No
DATE 8/17/22 ZONING OFFICIAL Mal Bury APPROVED - Yes No ___
UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? No



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/17/2022

Zoning District: B-3

Block: 3
Lot: 24.01
Address: **1 Godwin Avenue**

Property Owner: 1 Godwin Ave, LLC
Property Owner Address: 1 Godwin Ave, Midland Park, NJ 07432

Name of Occupant: **Melissa's Hair Chair**
Phone: 917-583-2565
Email Address:
Emergency Contact: Melissa Quinn
Phone: 917-583-2565

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: **COSMETOLOGY & HAIR SERVICES**

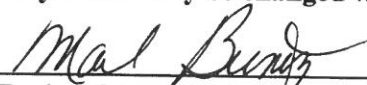
Which is a:

- 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: 7174
Unit Square Footage: 110
STUDIO #: 20

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

8/17/22

Date

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

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 Melissa's Hair Chair

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

PREVIOUS TENANT - N/A - PREVIOUS USE _____

STUDIO

UNIT# 20 AREA Sq. Ft. 110 PROPOSED USE COSMETOLOGY & HAIR SERVICES

CHANGES _____

RELOCATION? _____ PHONE 583-2565 EMAIL _____

Board of Health Approval Required - Yes ___ No

DATE 8/17/22 ZONING OFFICIAL _____ APPROVED-Yes No ___

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? NO



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/17/2022

Zoning District: B-3

Block: 3
Lot: 24.01
Address: **1 Godwin Avenue**

Property Owner: 1 Godwin Ave, LLC
Property Owner Address: 1 Godwin Ave, Midland Park, NJ 07432

Name of Occupant: **Noelle Hair Studio**
Phone: 646-645-3359
Email Address:
Emergency Contact: Leonela Pichardo
Phone: 646-645-3359

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: **COSMETOLOGY & HAIR SERVICES**

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: 7174
Unit Square Footage: 110
STUDIO #: **26**

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

8/17/22

Date

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

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 Noelle Hair Studio

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

PREVIOUS TENANT - N/A - PREVIOUS USE _____

STUDIO
UNIT# 26 AREA Sq. Ft. NO PROPOSED USE COSMETOLOGY & HAIR SERVICES

CHANGES _____

RELOCATION? _____ PHONE 645-3359 EMAIL _____

Board of Health Approval Required - Yes ___ No

DATE 8/17/22 ZONING OFFICIAL Mal Bundy APPROVED-Yes No ___

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? NO



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/8/2022

Zoning District: B-3

Block: 3
Lot: 24.01
Address: **1 Godwin Avenue**

Property Owner: 1 Godwin Ave, LLC
Property Owner Address: 1 Godwin Ave, Midland Park, NJ 07432

Name of Occupant: **Elizabeth's Hair Design Studio**
Phone: 551-206-4461
Email Address: ElizabethsHDS@gmail.com
Emergency Contact: Elizabeth Vanlenten
Phone: 551-206-4461

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: **COSMETOLOGY & HAIR SERVICES**

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: 7174
Unit Square Footage: 110
STUDIO #: 30

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 Bung 8/17/22
Zoning Officer Date

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

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 ELIZABETH'S HAIR DESIGN STUDIO

ADDRESS 1 GODWIN AVE BLOCK 3 LOT 24-01 ZONE B-3

PREVIOUS TENANT — N/A PREVIOUS USE —

UNIT# 30 AREA Sq. Ft. 110 PROPOSED USE COSMETOLOGY AND HAIR SERVICES

CHANGES —

RELOCATION? — PHONE 551-206-4461 EMAIL ELIZABETH HDS @ GMAIL.COM

DATE 8/8/22 ZONING OFFICIAL Mal Bury 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



BOROUGH OF
Midland Park
NEW JERSEY

ZONING CERTIFICATE

Approved by Zoning Official 8/17/2022

Zoning District: B-3

Block: 3
Lot: 24.01
Address: **1 Godwin Avenue**

Property Owner: 1 Godwin Ave, LLC
Property Owner Address: 1 Godwin Ave, Midland Park, NJ 07432

Name of Occupant: **Beauty By Elena**
Phone: 347-833-0926
Email Address:
Emergency Contact: Elena Postolaki
Phone: 347-833-0926

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: **SKIN CARE & FACIALS**

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: 7174
Unit Square Footage: 110
STUDIO #: 34

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 Bering

Zoning Officer 8/17/22
Date

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

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 Beauty By Elena

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

PREVIOUS TENANT - N/A - PREVIOUS USE _____

STUDIO
UNIT# 34 AREA Sq. Ft. 110 PROPOSED USE SKIN CARE & FACIALS

CHANGES _____

RELOCATION? _____ PHONE 833-0924 EMAIL _____

Board of Health Approval Required - Yes ___ No

DATE 8/17/22 ZONING OFFICIAL Mal Bundy APPROVED-Yes No ___

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? NO