



Midland Park Borough

Date Issued: 9/13/2022
 Application Number: ZC-1
 Application Date: 9/2/2022
 Project Number: _____
 Permit Number: ZC-1
 Fee: \$100.00 CHK 93

ZONING CERTIFICATE

Worksite **11 CENTRAL AVE**
 Location: **Midland Park Borough, NJ**

Owner: **11 CENTRAL LLC**
 Address: **95 S Franklin Tpk**
RAMSEY, NJ 07446

Applicant: **Chris Irving**
 Address: **3 Thornhill Dr**
Ramsey, NJ 07446

Block: 40 Lot: 1.01 Qualifier: _____ Zone: B1

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: (None)

Work Description:

ZONING CERTIFICATE - NON-RESIDENTIAL - Name of Occupant: CAP Midland Park II LLC dba 11 Central

Previous Tenant: Legends

Area of Building Sq Ft.: 4000

Area of Occupant SqFt: 2500

Section of Bldg: 1st Floor

*** OWNERSHIP CHANGE ONLY***

ANY CHANGES TO PHYSICAL ASPECT OF BUSINESS OR USE WILL REQUIRE BUILDING DEPARTMENT AND OR ZONING APPROVAL

Application Approved Date: 9/13/2022

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 Officer

9/13/2022
 Date

Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes ___ No .
2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
3. Is the Proposed use permitted? Yes No ___.
4. If no, application must be made to the Zoning Board of Adjustment.
5. Is there an increase in the parking requirements for the proposed over the previous use?
Yes ___ No .
6. If no, skip to question #9.
7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance?
Yes ___ No ___.
8. If the answer to question #7 is no, an application must be made to the Zoning Board for a Parking variance.
9. Is there an accurate site plan, existing conditions plan, or an As-Built drawing on file, approved by the Planning Board or Zoning Board? Yes No ___.

-
1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the Planning Board for approval.
 2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the plan and parking analysis for the purposes of issuing the Zoning Certificate.

NAME OF APPLICANT CAP MIDLAND PARK II LLC DBA 11 CENTRAL
ADDRESS 11 CENTRAL AVE BLOCK _____ LOT _____ ZONE B-1
PREVIOUS TENANT LEGENDS PREVIOUS USE RESTAURANT / BAR / PACKAGED GOODS
UNIT# — AREA Sq. Ft. 2500 PROPOSED USE SAME
CHANGES —

RELOCATION? — PHONE 201-259-6633 EMAIL CIRVING@CARTRIDGEEXCHANGE.COM

DATE 9/12/22 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? —

- OWNERSHIP CHANGE ONLY
- ANY CHANGES TO PHYSICAL ASPECT OF BUSINESS OR USE WILL REQUIRE BUILDING DEPT. AND OR ZONING APPROVAL.

MB 9/16/22



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

Date Issued: 9/14/2022
 Application Number: ZC-8
 Application Date: 9/14/2022
 Project Number: _____
 Permit Number: ZC-8
 Fee: \$100.00

Zoning Certificate

Worksite: **212 GODWIN AVE**
 Location: **OFFICES OF JOSEPH A ELIYA ESQ**
Midland Park Borough, NJ

Owner: **212 GODWIN AVE LLC**
 Address: **27 MYRTLE AVE**
MIDLAND PARK, NJ 07432

Applicant: **OFFICES OF JOSEPH A ELIYA ESQ**
 Address: **27 MYRTLE AVE**
MIDLAND PARK, NJ 07432

Block: 17 Lot: 13.02 Qualifier: _____ Zone: _____

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: **(None)**

Work Description:

ZONING CERTIFICATE - NON-RESIDENTIAL - Name of Occupant: OFFICES OF JOSPEH A ELIYA ESQ

Area of Building Sq Ft.: 750

Area of Occupant SqFt: 750

Section of Bldg: ENTIRE BUILDING

Previous Tenant: PETER JEFFER

Application Approved Date: 9/15/2022

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

9/16/2022
 Date

Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes ___ No .
2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
3. Is the Proposed use permitted? Yes No ___.
4. If no, application must be made to the Zoning Board of Adjustment.
5. Is there an increase in the parking requirements for the proposed over the previous use?
Yes ___ No .
6. If no, skip to question #9.
7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance?
Yes ___ No ___.
8. If the answer to question #7 is no, an application must be made to the Zoning Board for a Parking variance.
9. Is there an accurate site plan, existing conditions plan, or an As-Built drawing on file, approved by the Planning Board or Zoning Board? Yes ___ No .

-
1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the Planning Board for approval.
 2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the plan and parking analysis for the purposes of issuing the Zoning Certificate.

NAME OF APPLICANT JOSEPH A ELIYA, ESQ

ADDRESS 212 GODWIN AVE BLOCK 17 LOT 13.02 ZONE B-1

PREVIOUS TENANT PETER JEFFER PREVIOUS USE BUSINESS

UNIT# ^{ENTIRE} BUILDING AREA Sq. Ft. 750 PROPOSED USE BUSINESS OFFICE

CHANGES _____

RELOCATION? — PHONE 201-615-1499 EMAIL JAELIYA@GMAIL.COM.

DATE 9/14/22 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.



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

Date Issued: 9/14/2022
 Application Number: ZC-5
 Application Date: 9/2/2022
 Project Number: _____
 Permit Number: ZC-5
 Fee: \$100.00 CHK 770

Zoning Certificate

Worksite: **1 GODWIN AVE**
 Location: **WAX BAR & MORE - STUDIO 10**
Midland Park Borough, NJ

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

Applicant: **EUN J LEE**
 Address: **13 MARKHAM CIRCLE**
ENGLEWOOD, NJ 07631

Block: 3 Lot: 24.01 Qualifier: _____ Zone: _____

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: **(None)**

Work Description:

ZONING CERTIFICATE - NON-RESIDENTIAL - Name of Occupant: WAX BAR & MORE

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 107

Section of Bldg: STUDIO 10

Application Approved Date: 9/15/2022

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

9/16/2022
Date

Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes ___ No .
2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
3. Is the Proposed use permitted? Yes No ___.
4. If no, application must be made to the Zoning Board of Adjustment.
5. Is there an increase in the parking requirements for the proposed over the previous use?
Yes ___ No .
6. If no, skip to question #9.
7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance?
Yes No ___.
8. If the answer to question #7 is no, an application must be made to the Zoning Board for a Parking variance.
9. Is there an accurate site plan, existing conditions plan, or an As-Built drawing on file, approved by the Planning Board or Zoning Board? Yes No ___.

1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the Planning Board for approval.
2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the plan and parking analysis for the purposes of issuing the Zoning Certificate.

NAME OF APPLICANT Wax Bar + More

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

PREVIOUS TENANT - N/A - PREVIOUS USE STUDIO

UNIT# 10 AREA Sq. Ft. 107 PROPOSED USE WAXING & SKIN CARE SERVICES

CHANGES —

RELOCATION? — PHONE 201-602-4544 EMAIL MARILYN@SOLA.SALONS.COM

Board of Health Approval Required – Yes ___ No

DATE 9/14/22 ZONING OFFICIAL M. Bandy APPROVED-Yes No ___

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



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

Date Issued: 9/14/2022
 Application Number: ZC-6
 Application Date: 9/2/2022
 Project Number: _____
 Permit Number: ZC-6
 Fee: \$100.00 CHK 341

Zoning Certificate

Worksite: **1 GODWIN AVE**
 Location: **STUDIO 23**
Midland Park Borough, NJ

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

Applicant: **STUDIO 911 LLC**
 Address: **379 LINCOLN AVE**
GLEN ROCK, NJ 07452

Block: 3 Lot: 24.01 Qualifier: _____ Zone: _____

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: **(None)**

Work Description:

ZONING CERTIFICATE - NON-RESIDENTIAL - Name of Occupant: STUDIO 911 LLC

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 110

Section of Bldg: STUDIO 23

Application Approved Date: 9/14/2022

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

9/16/2022
 Date

Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes ___ No .
 2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
 3. Is the Proposed use permitted? Yes No ___.
 4. If no, application must be made to the Zoning Board of Adjustment.
 5. Is there an increase in the parking requirements for the proposed over the previous use?
Yes ___ No .
 6. If no, skip to question #9.
 7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance?
Yes No ___.
 8. If the answer to question #7 is no, an application must be made to the Zoning Board for a Parking variance.
 9. Is there an accurate site plan, existing conditions plan, or an As-Built drawing on file, approved by the Planning Board or Zoning Board? Yes No ___.
-

1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the Planning Board for approval.
2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the plan and parking analysis for the purposes of issuing the Zoning Certificate.

NAME OF APPLICANT STUDIO 911 LLC

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

PREVIOUS TENANT - N/A - PREVIOUS USE —

STUDIO
UNIT# 23 AREA Sq. Ft. 110 PROPOSED USE COSMETOLOGY - HAIR STYLING & COLORING, ETC.

CHANGES —

RELOCATION? — PHONE 201-786-8244 EMAIL MARILYN@SOLA-SALONS.COM

Board of Health Approval Required - Yes ___ No

DATE 9/14/22 ZONING OFFICIAL M. B... APPROVED - Yes No ___

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



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

Date Issued: 9/14/2022
 Application Number: ZC-7
 Application Date: 9/2/2022
 Project Number: _____
 Permit Number: ZC-7
 Fee: \$100.00 CHK 161

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: **13 SAINTS SALON LLC**
 Address: **275 LAFAYETTE AVE**
LYNDHURST, NJ 07071

Block: 3 Lot: 24.01 Qualifier: _____ Zone: _____

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: **(None)**

Work Description:

ZONING CERTIFICATE - NON-RESIDENTIAL - Name of Occupant: 13 SAINTS SALON

Area of Building Sq Ft.: 7174

Area of Occupant SqFt: 210

Section of Bldg: STUDIO 32

Application Approved Date: _____

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

9/16/2022
 Date

Zoning Certificate Checklist

1. Is the property located in the I-1 or I-2 Zone? Yes ___ No .
 2. If yes, the application must be submitted to the Planning Board pursuant to 34-21.3d.
 3. Is the Proposed use permitted? Yes No ___.
 4. If no, application must be made to the Zoning Board of Adjustment.
 5. Is there an increase in the parking requirements for the proposed over the previous use?
Yes ___ No .
 6. If no, skip to question #9.
 7. If yes, does the site have enough parking spaces to meet the requirements of the Zoning Ordinance?
Yes No ___.
 8. If the answer to question #7 is no, an application must be made to the Zoning Board for a Parking variance.
 9. Is there an accurate site plan, existing conditions plan, or an As-Built drawing on file, approved by the Planning Board or Zoning Board? Yes No ___.
-

1. If the property is in the I-1 or I-2 zone, the applicant must submit a plan and parking analysis to the Planning Board for approval.
2. If the property is in the B-1, B-2, or B-3 Zone, the zoning officer at his discretion, may approve the plan and parking analysis for the purposes of issuing the Zoning Certificate.

NAME OF APPLICANT 13 SAINTS SALON

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

PREVIOUS TENANT - N/A - PREVIOUS USE _____

STUDIO

UNIT# 32 AREA Sq. Ft. 210 PROPOSED USE COSMETOLOGY - HAIR CUTTING, COLORING + STYLING

CHANGES _____

RELOCATION? ___ PHONE 973-856-3418 EMAIL Marilyn@SOLA.SALONS.COM

Board of Health Approval Required - Yes ___ No

DATE 9/14/22 ZONING OFFICIAL Maria B... APPROVED - Yes No ___

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