

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 ACCORDING TO THE PAPERWORK SUBMITTED
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 .

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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 BERGEN CRUSH, LLC

ADDRESS 301 GREENWOOD AVE BLOCK 52 LOT 1 ZONE I-2

PREVIOUS TENANT HAFCO PREVIOUS USE WAREHOUSE

UNIT# RIGHT SIDE AREA Sq. Ft. 4937 PROPOSED USE BATTING CAGES FOR CHILDREN

CHANGES —

RELOCATION? — PHONE 917-596-8943 EMAIL DGROUP@KaufmanDolowick.Com

DATE 4/12/24 ZONING OFFICIAL Mal. Burdy APPROVED-Yes No

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

UCC USE GROUP: PREVIOUS USE S PROPOSED USE B CCO REQUIRED? Yes

• APPLICANT'S PARKING ANALYSIS IS CORRECT AS LONG AS THE OCCUPANCIES ARE TRUE. THEY SHOW ALL WAREHOUSE SPACES.

• I BELIEVE THE PARKING LOT SHOULD BE RESTRIPE AND INCLUDE HANDICAPPED PARKING SPACES. (2 REQUIRED)

• ALSO, QUESTION WHERE THE PROPERTY LINE IS IN THE FRONT OF THE BUILDING.

• NOTE, A PORTION OF THE WESTERN PARKING LOT IS IN WYCKOFF.

MWB 4/12/24

APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

BUILDING DEPT. JAN 02 2024

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

280 Godwin Avenue Borough of Midland Park, NJ 07432

Cash _____ Check # 1326 (AS)

REC'D AT BORO OF MIDLAND PARK

STREET ADDRESS OF PROPERTY: 301 Greenwood Avenue ZONE: I-2 Zone BLOCK: 52.00 LOT: 1

NAME OF OCCUPANT: ** BERGEN CRUSH, LLC AREA OF BLDG.- SQ.FT. 54,275 AREA OF OCCUPANT- SQ.FT. 4,937 SECTION OF BLDG.

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED): Hitting cage facility for limited number of children practicing baseball

PREVIOUS TENANT, IF APPLICABLE: Subdivision of existing HafcoVac's space

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION: Bergen Crush, LLC - David Group and Yash Risbud

APPLICANT'S ADDRESS: c/o Holly Schepisi, Esq. O'Toole Scrivo, LLC, 14 Village Park Road, Cedar Grove, NJ 07009

APPLICANT'S PHONE: 917-328-5276 E-MAIL: Dgroup@kaufmandolowich.com; risbud@icloud.com

NAME OF OWNER OF BUILDING: Mid-Green Associates ADDRESS OF OWNER: 495 Mola Blvd, Elmwood Park, NJ 07407

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

Table with 2 columns: Name, Type of Business. Row 1: Hafco Foundry, Manufacturer and distributor of vacuum cleaner units

Table with 4 columns: Incoming Shipments, TYPE CONVEYANCE, PRODUCT, COMMENTS. Includes rows for Number Weekly (N/A) and Outgoing Shipments (N/A)

NUMBER OF PEOPLE: Min Less than 10 Max 15-20 NUMBER OF DAILY CUSTOMERS/VISITORS: Pre-booked batting cage with coach WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO X

HOURS OF OPERATION: From 4-10 pm - M-F To 9am-9pm - weekend NUMBER OF DAYS OPEN WEEKLY: 7 days

GALS. WATER USED: Minimal - toilet and handwash EXTENT OF NOISE: Minimal

FUMES OR ODORS: N/A OTHER NUISANCES: Enclosed Batting Cages

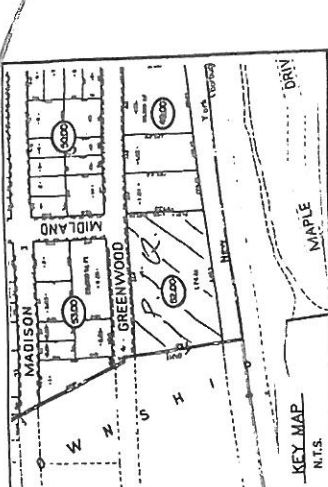
ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO X YES IF YES, EXPLAIN

PROPOSED PERIOD OF OCCUPANCY: FROM January 2024 TO June 2027

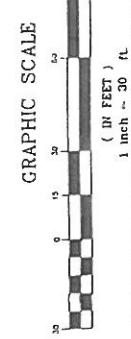
Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE ROHIBITED

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

APPLICANT SIGNATURE Dave G... DATE 12/26/2023



- NOTES**
1. CONTOURS SHOWN HEREON ARE IN USGS DATUM
 2. LOT AREA: 96,389 SF., 2.2 AC.
 3. REFERENCE MAPS:
 - SURVEY OF PROPERTY AT 301 GREENWOOD AVE
 - PREPARED BY RIGG ASSOCIATES, P.A., DATED 5/8/76
 - TAX ASSESSMENT MAP LOT 1, BLOCK 52 D)
 4. FIELD SURVEY BY THIS OFFICE ON 8/6/12.



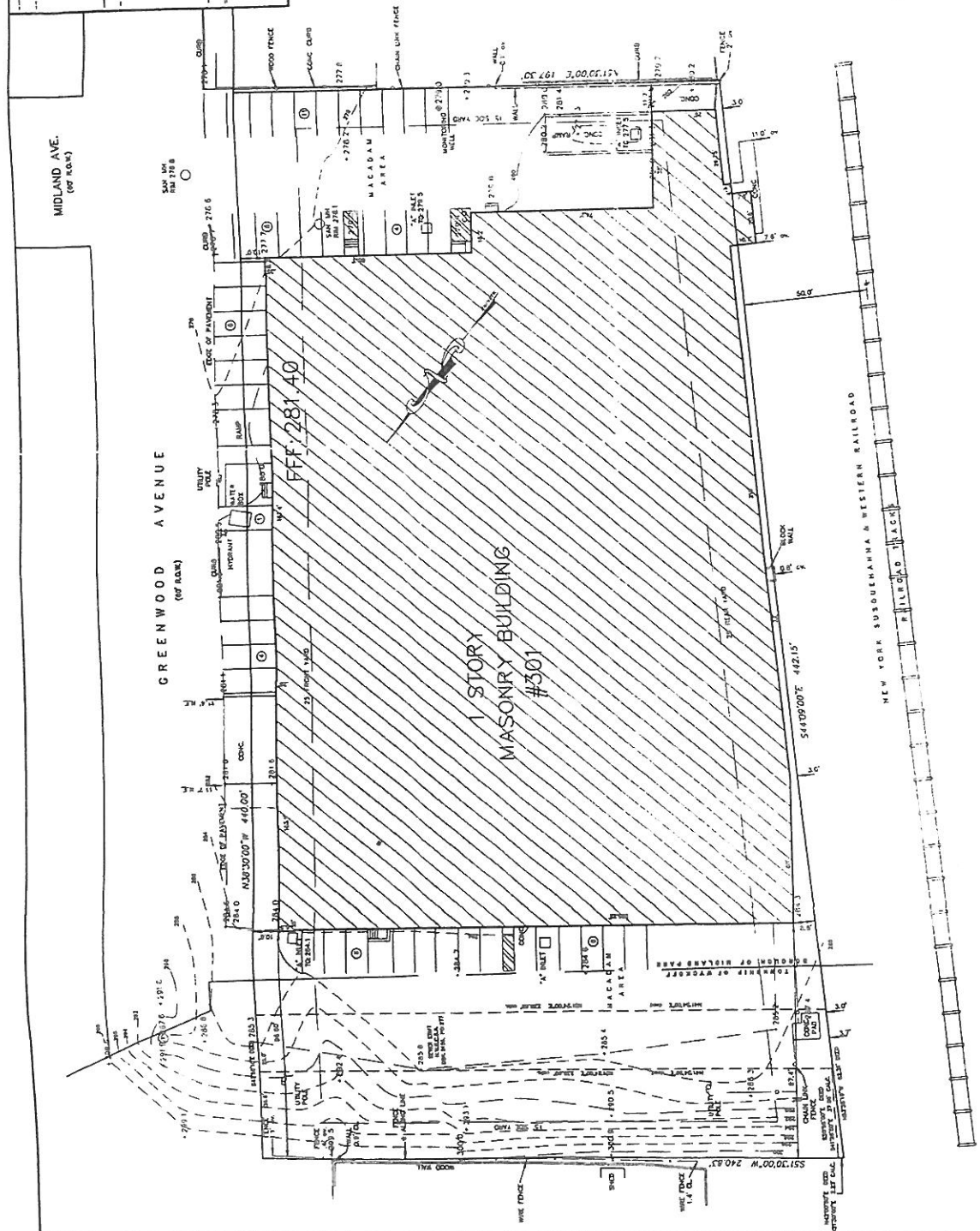
SITE PLAN

LOT 1, BLOCK 52.00
 CURRENT TAX ASSESSMENT MAP
 301 GREENWOOD AVENUE
 BOROUGH OF MIDLAND PARK, BERGEN COUNTY, NEW JERSEY

SCALE: 1"=30'
 CHECKED BY: [Signature] DATE: 8/27/12
 DRAWN BY: [Signature] DATE: 8/27/12
 SHEET: 1 OF 1

ROBERT J. WEISSMAN, P.E. & L.S.
 WEISSMAN ENGINEERING CO., P.C.
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 688 ROUTE 145, SUITE 200, MIDLAND PARK, NJ 07432
 908.200.2300 FAX: 908.200.2300
 Email: rjweiss@weissman.com
 CERTIFICATION OF AUTHORIZATION # 246437928500

WEC
 N.J. P.E. & L.S. REG. NO. 20,624



OWNER/APPLICANT:
 MIDGREEN ASSOCIATES, LLC
 65 HARRISTOWN ROAD
 GLEN ROCK, N.J. 07452

ZONING DATA (I-2 INDUSTRIAL ZONE)

ITEM	REQUIRED	EXISTING & PROPOSED
PRINCIPAL BLDG	30 FT.	35 FT.
HEIGHT (STOREYS)	3	1 STORY
BUILDING COVERAGE	40%	61.50% *
IMP. LOT COVERAGE	50%	50.00% *
FRONT YARD	25 FT.	10.0 FT. *
SIDE YARD, REAR	15 FT.	11.7 FT. *
BOTH	30 FT.	100.0 FT. *
REAR YARD	25 FT.	3.0 FT. *

* EXISTING NONCONFORMITY

NO.	DATE	DESCRIPTION	BY

