

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 ✓ 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 X.

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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 WATER SOFTENING KAREN MURINO
ADDRESS 102 GODSWIN AVE BLOCK 18 LOT 17 ZONE B-1
PREVIOUS TENANT DELTA GAS PREVIOUS USE MOTOR VEHICLE REPAIR & FUEL
UNIT# _____ AREA Sq. Ft. 2218 PROPOSED USE SALES & SERVICE FOR WATER SOFTENERS.
CHANGES _____
RELOCATION? - PHONE 973-296-4849 EMAIL JOE@PBWATERSOFTENING.COM
DATE 12/16/22 ZONING OFFICIAL Mal Bury APPROVED-Yes - No -
BD OF HEALTH APPROVAL REQUIRED - Yes ___ No X PB APPROVAL REQUIRED - Yes X No ___
UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? NO

- SEE ZONING OFFICIAL NOTES -

**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

DEC 16 2022

BUILDING DEPT.

Cash _____ Check # 2484 (AS)

STREET ADDRESS OF PROPERTY: 102 Godwin Ave Midland Park ZONE: B-1-A BLOCK: 18 LOT: 17

NAME OF OCCUPANT: ** _____ AREA OF BLDG.- SQ.FT. 2218 AREA OF OCCUPANT- SQ.FT. 2218 SECTION OF BLDG. A11

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):
Retail Sales of water softening products

PREVIOUS TENANT, IF APPLICABLE: N/A

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:
Bergen Water Softening LLC DBA Passaic Bergen Water Softening

APPLICANT'S ADDRESS: 2025 Hamburg TPK Suite B Wayne NJ 07470

APPLICANT'S PHONE: 973-296-4849 E-MAIL: Joe@pbwaterssoftening.com

NAME OF OWNER OF BUILDING: 102 Piro LLC ADDRESS OF OWNER: 55 Garfield Pl, Ridgewood

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

LIST OF ALL OTHER OCCUPANTS OF BUILDING

Name:	Type of Business:
<u>NONE</u>	

Incoming Shipments	TYPE CONVEYANCE	PRODUCT	COMMENTS
Number Weekly: <u>2-3</u>	<u>Common CARRIER</u>	<u>WATER SOFTENERS</u>	
Outgoing Shipments			
Number Weekly: <u>5</u>	<u>OWNER'S OWN TRUCKS</u>	<u>WATER SOFTENERS</u>	

NUMBER OF PEOPLE: Min 1 Max 8 NUMBER OF DAILY CUSTOMERS/VISITORS: 8 WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO

HOURS OF OPERATION: From 8:00 AM To 6:00 PM NUMBER OF DAYS OPEN WEEKLY: 6

GALS. WATER USED: 20 EXTENT OF NOISE: NONE

FUMES OR ODORS: NONE OTHER NUISANCES: NO

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO YES

PROPOSED PERIOD OF OCCUPANCY: FROM JANUARY 1, 2022 TO DECEMBER 31, 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 CERTIFICATE

APPLICANT SIGNATURE X Joseph Muccio DATE 12/16/22

The property in question was a motor vehicle repair and fueling station.

It was originally owned by Walter Jasper and after he passed, his family took possession of the property and "day to day" operations.

The family retained possession of the property until I discovered a large underground gasoline leak. The DEP was notified and for roughly the last 10 years, the property has been vacant. During this time, the DEP performed a massive cleanup and has now given the property a somewhat "Clean bill of health".

The Jasper family sold the property to a company named "Ebury" which now sold it to the current owner. He would like to develop the property, but for the foreseeable future he would like to rent the property out.

The fuel tanks have been removed as well as the pumps, dispensers, kiosk and overhead canopy.

The DEP has also removed the equipment that was installed onsite to remove the contaminants from the ground water.

The DEP also indicated to me that they would like to see the property paved and will be maintaining one or more monitoring wells.

I believe the applicant and the owner would like to spruce up the building as well as pave the parking lot. Striping and traffic patterns will need to be addressed.

I have recommended to the applicant and owner that Site Plan approval will be required. They may ask for waivers from certain areas of the ordinance.

