



Engineering,
Planning,
Architecture,
Surveying Inc.

June 23, 2022

Borough of Midland Park
Planning Board
280 Godwin Ave
Midland Park, NJ 07432

Attn.: Jessica Harmon

Via e-mail: jharmon@midlandparknj.org

Subject: Midland Park Planning Board/
First Hartford Realty Corporation
CVS Pharmacy and Building Addition
Site Plan Application with Variances
Final Resolution Compliance
Godwin Ave. (CR 80) & Erie Ave.
Block 6, Lot 17.02
LAN Job #2.2428.243

Dear Ms. Harmon:

LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) is in receipt of the following documents:

1. As-built survey by DPK Consulting, dated 05/05/2021
2. BCSCD report of compliance dated 3/24/22

LAN has performed several site visits to review the final conditions at the site and has concluded that the project has been constructed in general conformity with the approved site plans. It should be noted that only the CVS portion of the project has been completed to date. The building addition on the eastern building is currently under construction. This portion of the site shall be further evaluated during and after the completion of this portion of the project.

1. It should be confirmed that the Borough Council has amended Ordinance Section 3-13.3 to eliminate the requirement for the fire zone around the CVS building to allow the parking as proposed.
2. The applicant shall be required to continue to comply with all of the resolution requirements regarding the timing of the site and sign lighting on the site. This requirement shall remain in effect perpetually.
3. Final approval from Bergen County shall be received prior to the issuance of a final Certificate of Occupancy.

Assuming the above conditions are met, it is our opinion that all relevant conditions of the Planning Board resolution have been met, and LAN takes no exception to the Borough issuing a final certificate of occupancy for the CVS building.

Should you have any questions regarding the above comment do not hesitate to contact me.
Respectfully submitted,

LAN Associates, Engineering, Planning,
Architecture, Surveying, Inc. (LAN)

A handwritten signature in black ink, appearing to be 'Erik Boe', written in a cursive style.

Erik Boe, PE, LEED AP

cc: File #2.2428.243
Darryl Siss, Esq. (via email: darryl@trslawfirm.com)
Doug Grysko (via email: dgrysko@dynamicec.com)
Daniel Tarabokija (via email: dtarabokija@dynamicec.com)