



## 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 HAITZ ELECTRIC CO FRED HAITZ  
ADDRESS 80 GREENWOOD BLOCK 26 LOT 4.01 ZONE I-2  
PREVIOUS TENANT EDI ABRAMOV PREVIOUS USE \_\_\_\_\_  
UNIT# 12 AREA Sq. Ft. 600 PROPOSED USE STORAGE  
CHANGES —  
RELOCATION? — PHONE 201-906-9892 EMAIL FHAITZ@HAITZELECTRIC.COM  
DATE 3/20/24 ZONING OFFICIAL [Signature] 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

APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

MAR 20 2024

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

280 Godwin Avenue Borough of Midland Park, NJ 07432

BUILDING DEPT.

Cash \_\_\_\_\_ Check # 5324 (AS)

STREET ADDRESS OF PROPERTY: 80 Greenwood Ave Unit #12 ZONE: I2IA BLOCK: 26 LOT: 5 4.01
NAME OF OCCUPANT: Hartz Electric Co Inc AREA OF BLDG.- SQ.FT. 1200 AREA OF OCCUPANT- SQ.FT. #12 SECTION OF BLDG.

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED): Storage of electrical contracting tools + supplies

PREVIOUS TENANT, IF APPLICABLE: Edi Abramov

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION: Fred Hartz

APPLICANT'S ADDRESS: 105 W. Saddle River Rd Saddle River NJ 07458

APPLICANT'S PHONE: 201-906-9892 E-MAIL: fhartz@hartzelectric.com

NAME OF OWNER OF BUILDING: Maslow Park LLC ADDRESS OF OWNER: 80 Greenwood Ave. Midland Park, NJ 07432

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

Table with 2 columns: Name, Type of Business. Rows include Olah (Storage), Wade Odell Wade / Nehoc (Moving and Storage), and Patman (Plumbing / Storage).

Incoming Shipments: Number Weekly: 3 TYPE CONVEYANCE: Small Trucks PRODUCT: Electric Supplies COMMENTS:

Outgoing Shipments: Number Weekly: 0

NUMBER OF PEOPLE: Min 1 Max 2 NUMBER OF DAILY CUSTOMERS/VISITORS: 0 WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO (NO)

HOURS OF OPERATION: From 7:00 To 3:30 NUMBER OF DAYS OPEN WEEKLY: 5

GALS. WATER USED: Restroom only EXTENT OF NOISE: Minimal if any FUMES OR ODORS: None OTHER NUISANCES: None

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO (YES) IF YES, EXPLAIN 5 gallon gas in Safety Can

PROPOSED PERIOD OF OCCUPANCY: FROM May 2024 TO May 2026 +/-

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

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

APPLICANT SIGNATURE: Fred Hartz DATE: 3/19/24

Table 3.1 - Marlow Park - Existing Conditions & Proposed Parking Analysis					Prior Re
Block and Lot	Building	General Building Use	Required Parking	Existing Parking	
Block 26.00, Lot 4.01	80 Greenwood Avenue	Refer to Individual Building Analysis (Table 3.1a)	54.01	346.00	3/9/2
	445 Godwin Avenue	Refer to Individual Building Analysis (Table 3.1b)	166.70		4/23/
	<b>Site Total</b>		<b>220.72</b>	<b>346.00</b>	5/29/
Block 33.00, Lot 7.01	59 Greenwood Avenue	Refer to Individual Building Analysis (Table 3.1c)	69.16	37.00	7/14/
	<b>Site Total</b>		<b>69.16</b>	<b>37.00</b>	10/22/
<b>Combined Lots Parking Analysis</b>			<b>289.88</b>	<b>383.00</b>	11/10/
<b>Required Parking per Ordinance #14-19**</b>			<b>217.41</b>		12/10/
<b>Parking Surplus of existing onsite parking</b>			<b>165.59</b>		1/10/
* Planning Board Resolution Dated June 17, 2013; up to 92 stalls on Block 26.00, Lot 4.01 may be shared with Block 33.00, Lot 7.01. 60 stall variance granted for Block 26.00, Lot 4.01					1/24/
** For Non-Residential Mixed Uses with more than 10 tenants and more than 4 non related uses, the gross parking requirements shall be lessened by 25%					3/18/
					6/27/
					8/2/2
					12/7/
					2/19/
					2/22/
					<b>Last R</b>
					<b>3/22/</b>

**Table 3.1a - Marlow Park - 80 Greenwood Avenue Building Analysis**

Suite	Principal Use	Tenant Use	Tenant	EXISTING AREA (SF)	Ord. Parking Rate	PARKING REQ.
Suite 1	Office	Office	Marlow Park	1,950	250	7.80
Suite 2	Office	Office	Marlow Park	1,950	250	7.80
Suite 3	Warehouse	Refer to Self Storage	Midland Self Storage	Refer to Self Storage (Warehouse)		
		Demolised Office	Midland Self Storage	Refer to Self Storage (Warehouse)		
Suite 4	Wholesale	Wholesale Establishment	Manning Claim	800	600	1.33
Suite 5	Warehouse	Industrial Manufacturing	Lance Belostock	2,425	400	6.06
		Office Space	Lance Belostock	175	250	0.70
Suite 6	Warehouse	Warehouse Storage	Wade Odell Wade	4,212	employee	4.00
		Office Space	Wade Odell Wade	388	250	1.55
Suite 8	Warehouse	Warehouse Storage	Olah Inc.	5,500	employee	2.00
Suite 9	Warehouse	Warehouse Storage	Bergen Comm. Blood	4,250	employee	4.00
		Office	Bergen Comm. Blood	750	250	3.00
Suite 10	Warehouse	Warehouse	Pattman Plumbing	4,450	employee	2.00
		Office Space	Pattman Plumbing	350	250	1.40
Suite 11	Warehouse	Warehouse Storage	Christopher Gallo	875	1	1.00
		Office Space	Christopher Gallo	125	250	0.50
Suite 12	Wholesale	Warehouse Storage	Haitz Electric	1,040	Employee	2.00
		Office Space	Haitz Electric	160	250	0.64
Suite 14	Manufacturing	Industrial Manufacturing	Custom Designers	1,050	400	2.63
		Office Space	Custom Designers	150	250	0.60
Suite 15	Warehouse	Warehouse Storage	Level Home Improvements	1,200	Employee	3.00
Midland Park Self Storage	Warehouse	Self Storage (Warehouse)*	Midland Self Storage	41,800	employee	2.00
		Common Area	Industrial	3,330	employee	0.00
				76,930		54.01

\*Note: Increase of Midland Park Storage Warehouse by 2,000 SF. reallocation of vacant tenant Techni Service to Midland Park Storage

**80 Greenwood Required Parking Spaces**

**54.01**

**Table 3.1b - Marlow Park - 445 Godwin Avenue Building Analysis**

Suite	Principal Use	Tenant Use	Tenant	EXISTING AREA	Ord. Parking Rate	PARKING REQ.
Basement	Storage/ Mechanical	Storage/ Mechanical		11,944	employee	0
Basement (Ba)	Vacant	Vacant	Vacant	2,011	0	0
	Office	Office Space	Common area	470	250	1.88
First Floor (a)	Mixed Use Office	Office Space (variable user occupancies 10,000 sf of total occupied area)	Retail	3,843	200/ 250	17.37
			Office	4,730	250	24.63
			Storage	1,427	0	1.00
First Floor (b)	Office	Office Space	Sirius Technology, LLC	4,200	250	16.80
First Floor (c)	Office	Office Space	Eastern Insurors	4,513	250	18.05
First Floor (d)	Office	Office Space	Vichara Technologies	600	250	2.40
First Floor (e)	Physical Therapy	Physical Therapy	Kessler Rehab	3,516	200	17.58
First Floor (f)	Office	Office Space	Bevcon Group	1,300	250	5.20
First Floor (g)	Office	Office Space	Classic Septic Insp.	819	250	3.28
First Floor (h)	Office	Office Space	McElrone Sales	2,000	250	8.00
First Floor (i)	Office	Office Space	Carve Systems	276	250	1.10
Second Floor (2a)	Office	Office Space	LAN Associates	15,760	250	63.04
Second Floor (2b)	Office	Office Space	LAN Asspiates	3,000	250	12.00
				60,409		166.70
				<b>445 Godwin Required Parking Spaces</b>		<b>166.70</b>

**Table 3.1c - Marlow Park - 59 Greenwood Avenue Building Analysis**

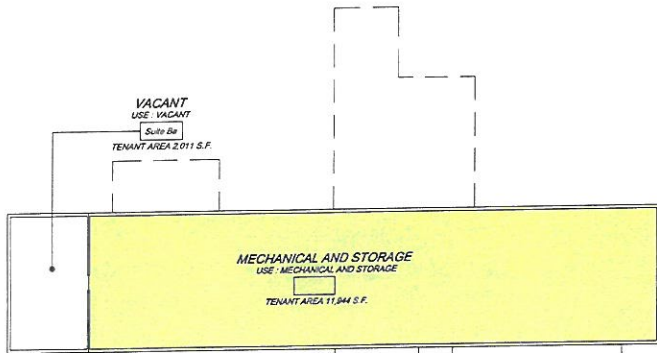
Suite	Principal Use	Tenant Use	Tenant	EXISTING AREA (SF)	Ord. Parking Rate	PARKING REQ.
Unit 1	Warehouse	Storage/ Warehouse	Hilltop Pro Service	2,153	Employee	4.00
		Office Space	Hilltop Pro Service	593	250	2.37
Unit 2	Warehouse	YMCA Storage	YMCA Storage	2,745	employee	2.00
Unit 3	Wholesale	Wholesale Establishment	Floyds Market, LLC	7,817	600	13.03
		Office Space	Floyds Market, LLC	275	250	1.10
Unit 4	Wholesale	Wholesale Establishment	Share Group Invest.	3,895	600	6.49
Unit 4a	Storage & Post Production	Storage/ Warehouse	NB Productions, LLC	479	Employee	2.00
		Office Space	NB Productions, LLC	100	250	0.40
Unit 5	Warehouse	Storage / Warehouse	Bevcon Group, Inc.	19,049	Employee	1.00
		Office Space	Bevcon Group, Inc.	621	250	2.48
Unit 6	Warehouse	Storage / Warehouse	Micro Graphic	4,775	Employee	2.00
Unit 7	Warehouse	Warehouse	New Source Medical	3,230	Employee	4.00
		Office Space	New Source Medical	120	250	0.48
Unit 8	Warehouse	Storage	RJM Maintenance	3,428	Employee	1.00
Unit 9	Warehouse/ Entertainment	Storage/ Entertainment	NJ Swingsets	5,355	1.5 Spaces/ Employee (Adult)	19.50
		Office Space/ Entertainment	NJ Swingsets	685		
Unit 10	Warehouse	Storage	Game Seven	6,292	Employee	4.00
Unit 11	Warehouse	Storage	NJ Swingsets	659	Employee	1.00
<b>NET Building Area</b>				62,271		
				<b>Net 59 Greenwood Required Parking Spaces</b>		<b>66.86</b>
Common area		Parking Ratio Varies	Mixed Use	2,146	931	2.30
<b>Gross Building Area</b>				64,417		
				<b>Net 59 Greenwood Required Parking Spaces</b>		<b>69.16</b>





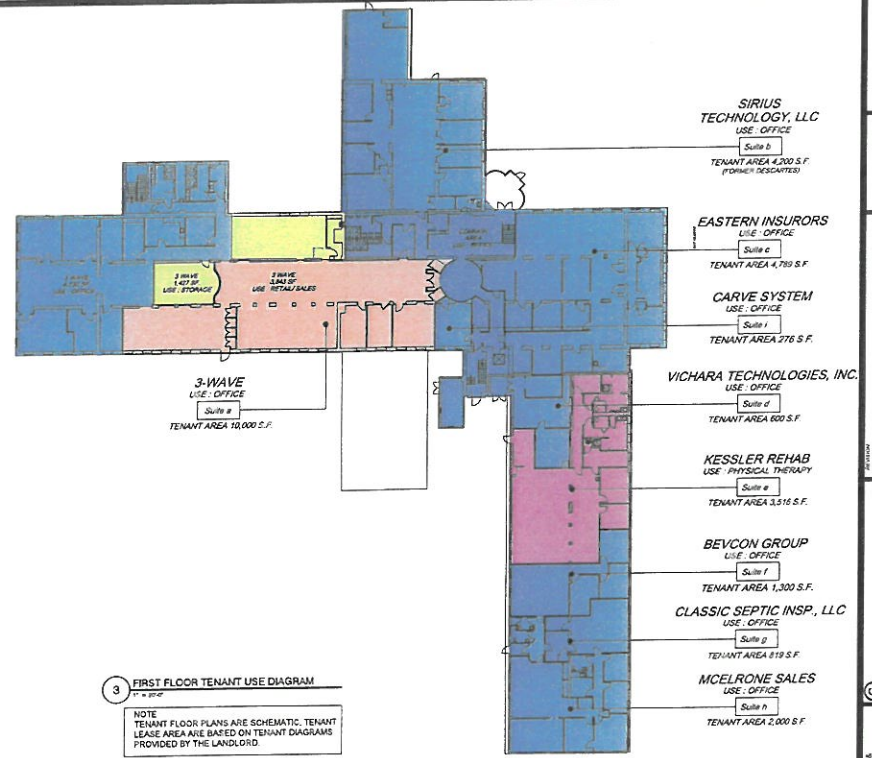


1 KEY SITE PLAN  
1" = 200'



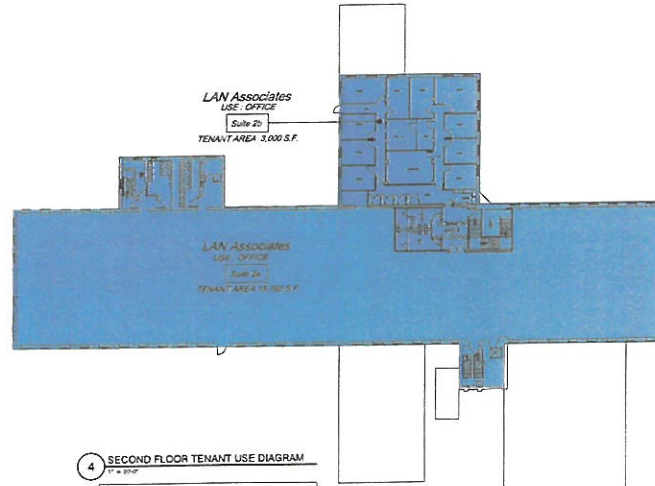
2 BASEMENT TENANT USE DIAGRAM  
1" = 200'

NOTE  
TENANT FLOOR PLANS ARE SCHEMATIC. TENANT LEASE AREA ARE BASED ON TENANT DIAGRAMS PROVIDED BY THE LANDLORD.



3 FIRST FLOOR TENANT USE DIAGRAM  
1" = 200'

NOTE  
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4 SECOND FLOOR TENANT USE DIAGRAM  
1" = 200'

NOTE  
TENANT FLOOR PLANS ARE SCHEMATIC. TENANT LEASE AREA ARE BASED ON TENANT DIAGRAMS PROVIDED BY THE LANDLORD.

NICK TARANTINO P.E. P.A.  
113 Godwin Ave. 3rd Floor  
NJ Engineer No. 36446  
N.Y. Engineer No. 87951

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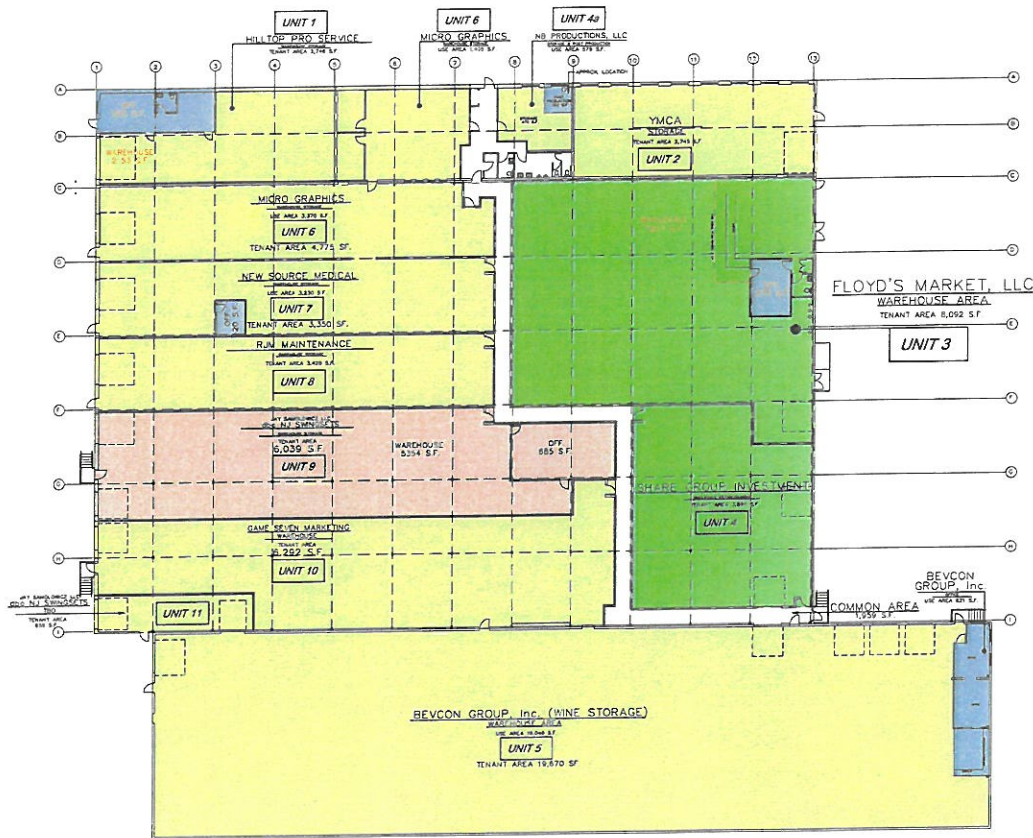
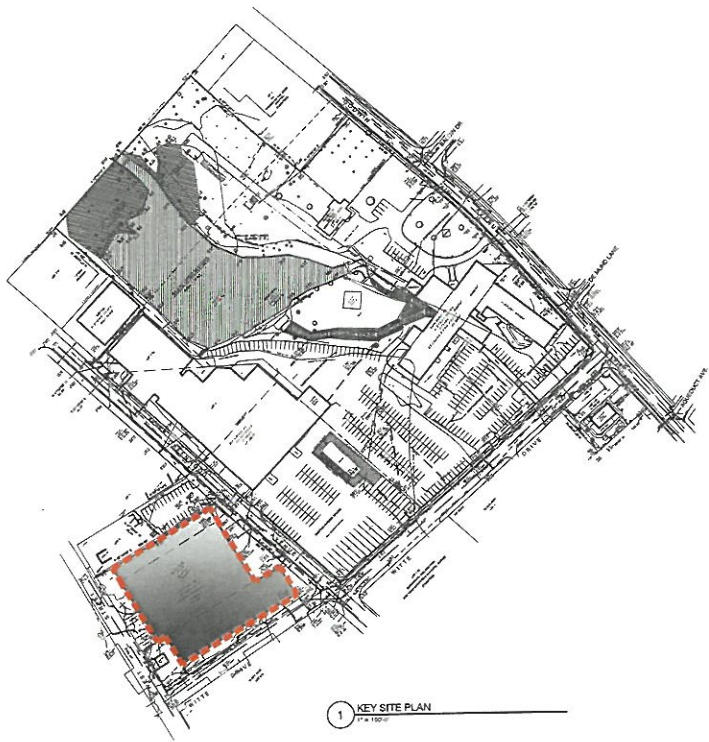
DESIGNED BY: M.S.  
DRAWN BY: N.T.  
CHECKED BY: N.T.  
DATE: MARCH 25, 2004  
SCALE: 1" = 50'-0"

Nick Tarantino & Associates  
Architects  
10 WILKEY SQUARE  
SUITE 200  
113 GODWIN AVENUE, 3RD FLOOR  
SEAFIELD, NJ 07094  
Phone: (201) 412-7044 Fax: 412-5974  
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COMMERCIAL BUILDING  
MARLOW PARK LLC  
445 GODWIN AVENUE, MIDLAND TOWN, NJ  
BLOCK 20.00 LOT 4.01 BERGEN COUNTY  
445 GODWIN AVENUE  
USE DIAGRAM

DWG NUMBER  
0431203

DRAWING NUMBER  
PA-2



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RENDERED & DIMENSIONED BY: NICK TAPALATSOS & ASSOCIATES ARCHITECTS - ENGINEERS  
CHECKED BY: N.T.  
DATE: MARCH 22, 2024  
SCALE: AS NOTED

NICK TAPALATSOS & ASSOCIATES  
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SEATTLE, WA 98104  
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COMMERCIAL BUILDING  
MARLOW PARK, L.L.C.  
59 GREENWOOD AVENUE, MIDLAND PARK, NJ  
BLOCK 3301, LOT 7.01, BERGEN COUNTY

59 GREENWOOD  
USE DIAGRAM

JOB NUMBER  
0431203

DRAWING NUMBER  
PA-3