

Table 3.1 - Marlow Park - Existing Conditions & Proposed Parking Analysis

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
	445 Godwin Avenue	Refer to Individual Building Analysis (Table 3.1b)	166.70	
	Site Total		220.72	346.00
Block 33.00, Lot 7.01	59 Greenwood Avenue	Refer to Individual Building Analysis (Table 3.1c)	72.90	37.00
	Site Total		72.90	37.00
Combined Lots Parking Analysis			293.62	383.00
Required Parking per Ordinance #14-19**			220.22	
Parking Surplus of existing onsite parking			162.78	
* 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				
** 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%				

Prior Revisions

- 1/16/2020
- 1/27/2020
- 3/9/2020
- 4/23/2020
- 5/29/2020
- 7/14/2020
- 10/22/2020
- 11/10/2020
- 12/10/2020
- 1/10/2022
- 1/24/2022
- 3/18/2022
- 6/27/2022
- 8/2/2022
- 12/7/2023

Last Revised

2/19/2024

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

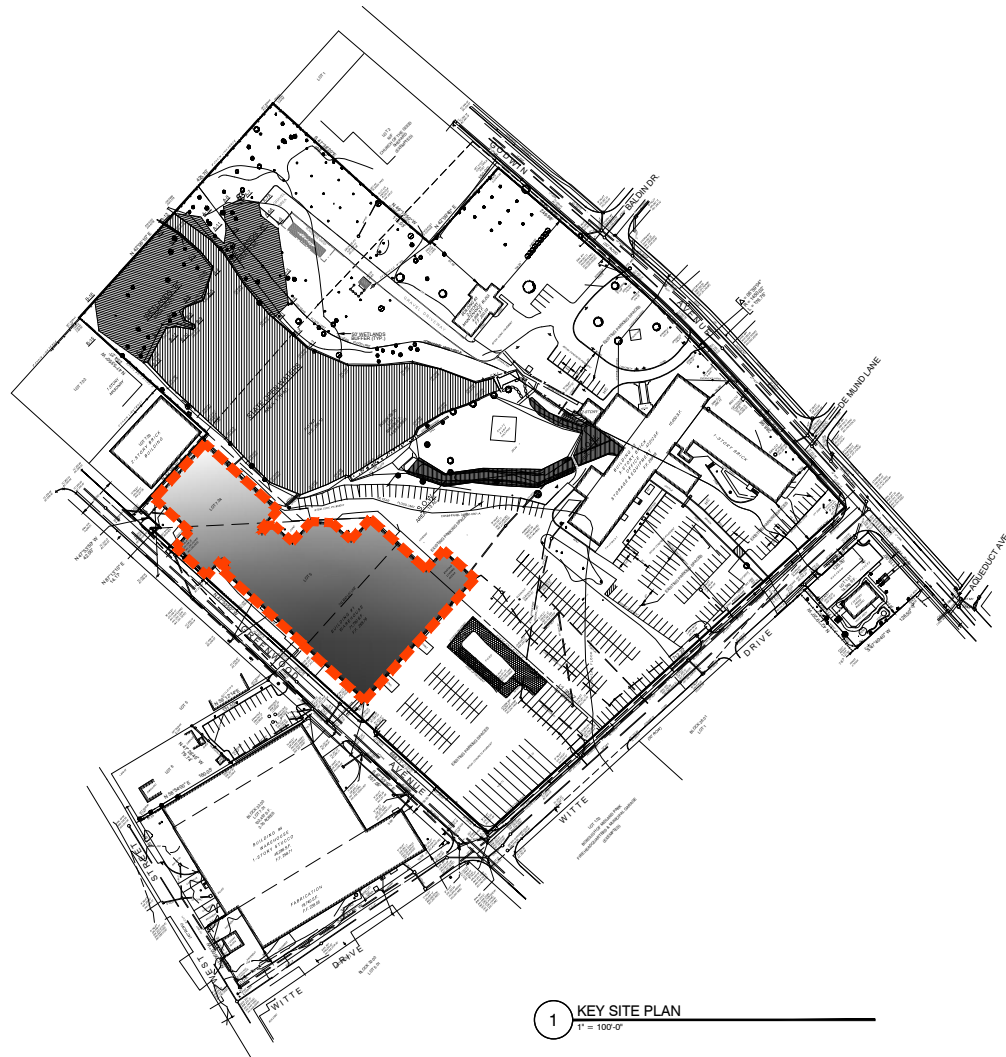
Suite	Principal Use	Tenant Use	Tenant	EXISTING AREA (SF)	Ord. Parking Rate	PARKING REQ.
Suite 1	Office	Office	Marlow Park	1,950	250	7.80
Suite 2	Office	Office	Marlow Park	1,950	250	7.80
Suite 3	Warehouse	Refer to Self Storage	Midland Self Storage	Refer to Self Storage (Warehouse)		
		Demolished Office	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	Edi Abramov	1,040	Employee	2.00
		Office Space	Edi Abramov	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

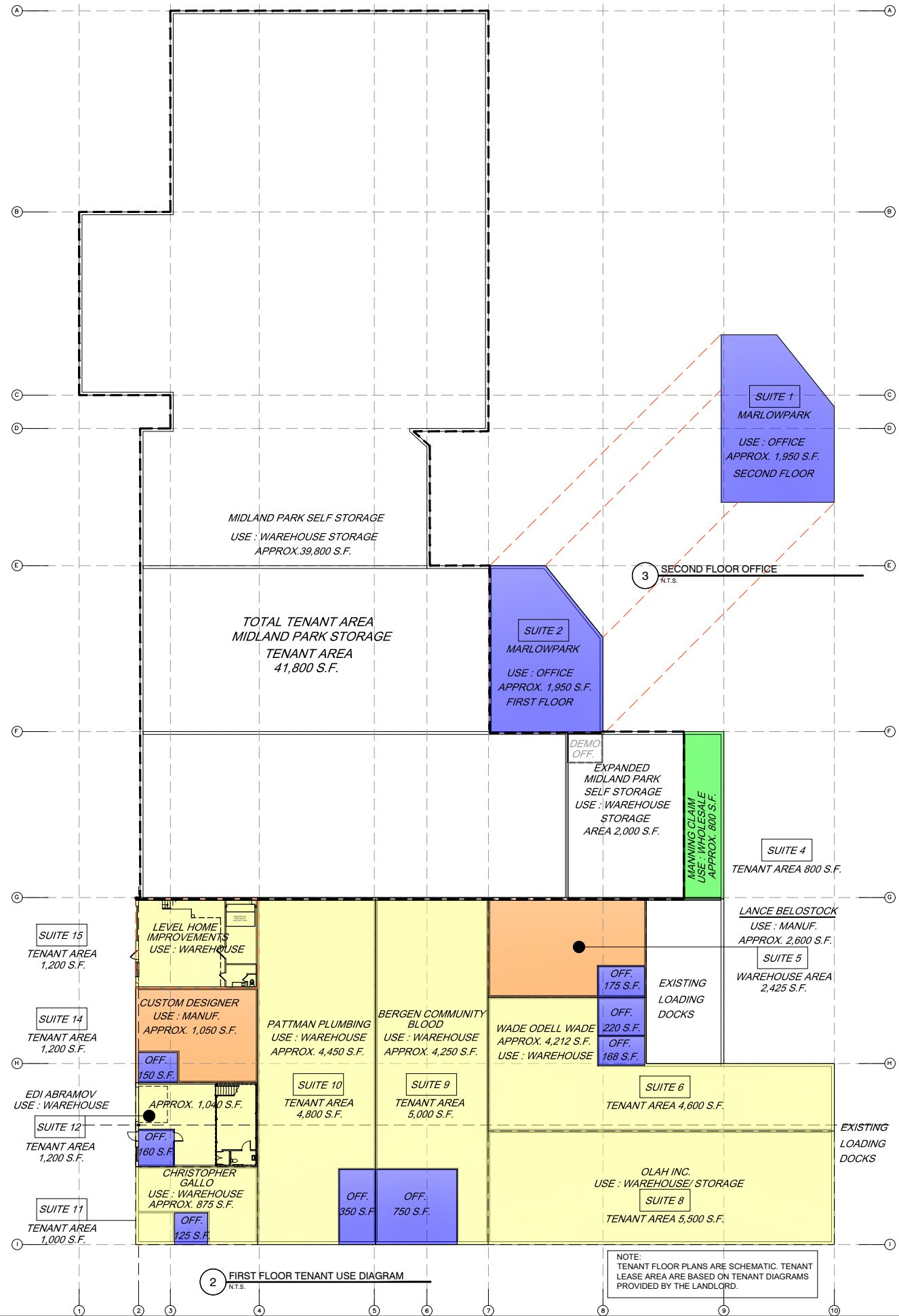
Suite	Principal Use	Tenant Use	Tenant	EXISTING AREA	Ord. Parking Rate	PARKING REQ.
Basement	Storage/ Mechanical	Storage/ Mechanical		11,944	employee	0
Basement (Ba)	Vacant	Vacant	Vacant	2,011	0	0
	Office	Office Space	Common area	470	250	1.88
First Floor (a)	Mixed Use Office	Office Space (variable user 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 Asspciates	3,000	250	12.00
				60,409		166.70
				445 Godwin Required Parking Spaces		166.70

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	Vacant	Vacant	3,370	Employee	0.00
		Vacant	Vacant	1,405	250	5.62
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
						0.00
NET Building Area				62,271		
Net 59 Greenwood Required Parking Spaces						70.48
Common area		Parking Ratio Varies	Mixed Use	2,146	884	2.43
Gross Building Area				64,417		
Net 59 Greenwood Required Parking Spaces						72.90



1 KEY SITE PLAN
1" = 100'-0"



2 FIRST FLOOR TENANT USE DIAGRAM
N.T.S.

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REVISOR:

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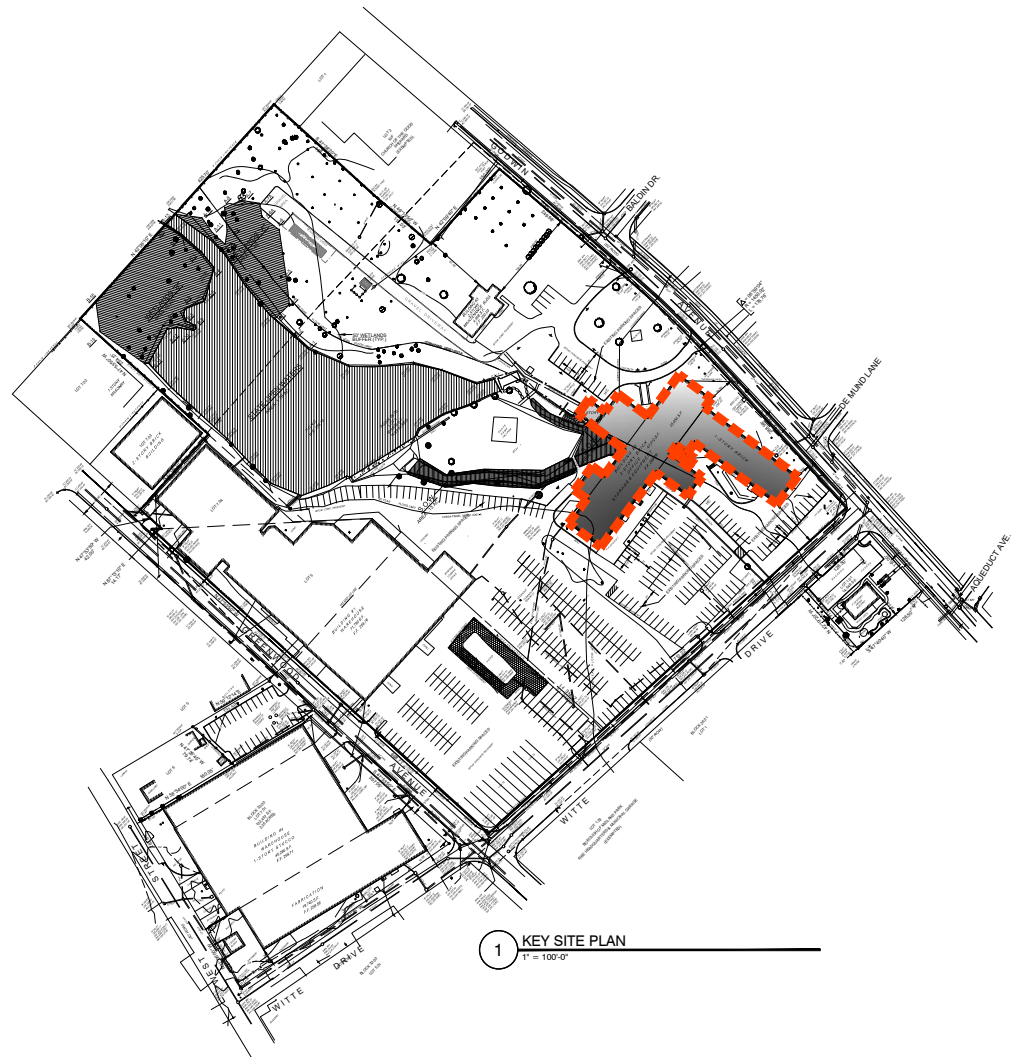
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CHECKED BY: N.T.
DATE: FEBRUARY 19, 2024
SCALE: 1" = 50'-0"

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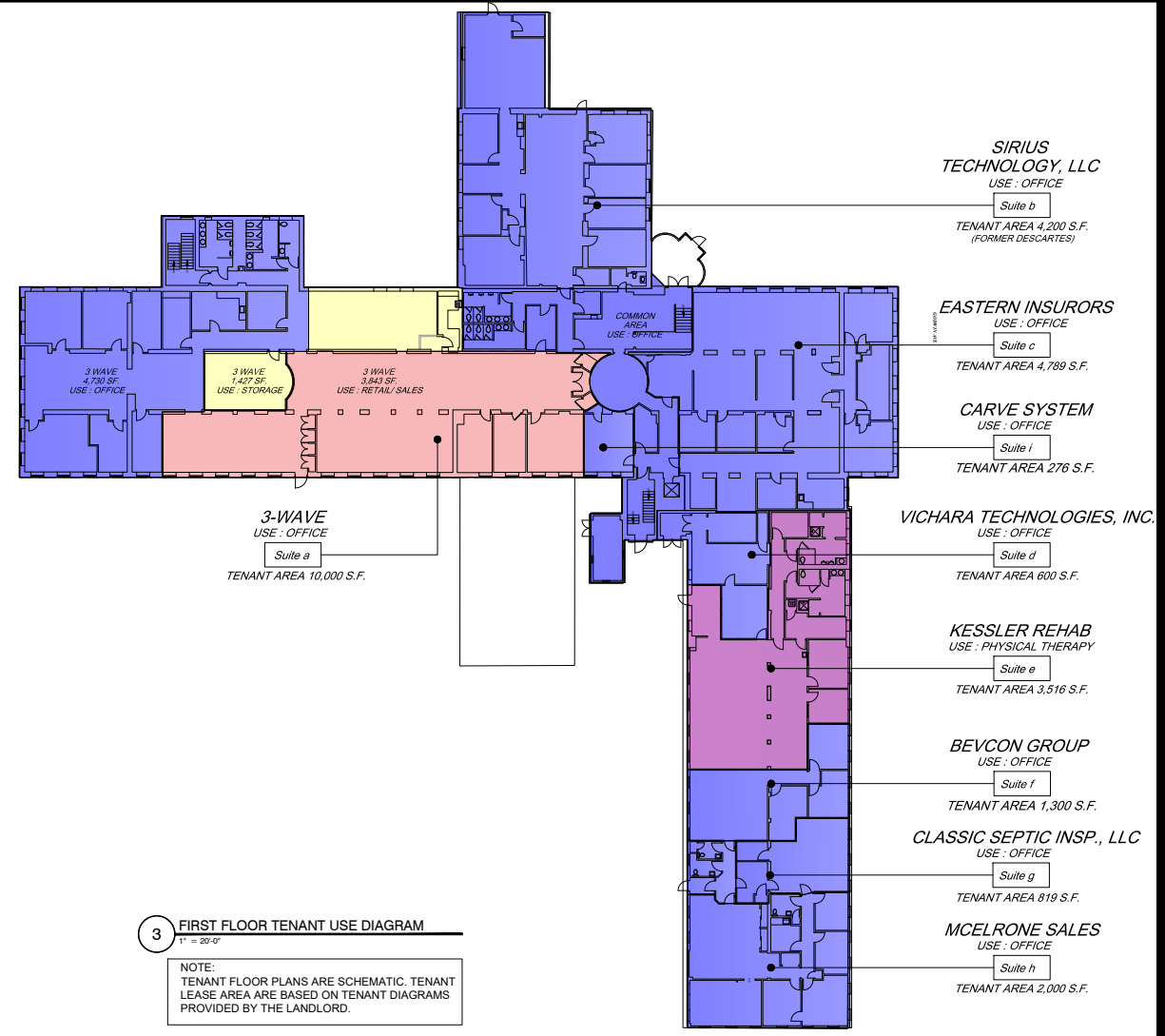
COMMERCIAL BUILDING
MARLOW PARK L.L.C.
80 GREENWOOD AVENUE MIDLAND PARK, NJ
BLOCK 28.00 LOT 4.01 BERGEN COUNTY

80 GREENWOOD
USE DIAGRAM

JOB NUMBER
0431203
DRAWING NUMBER
PA-1

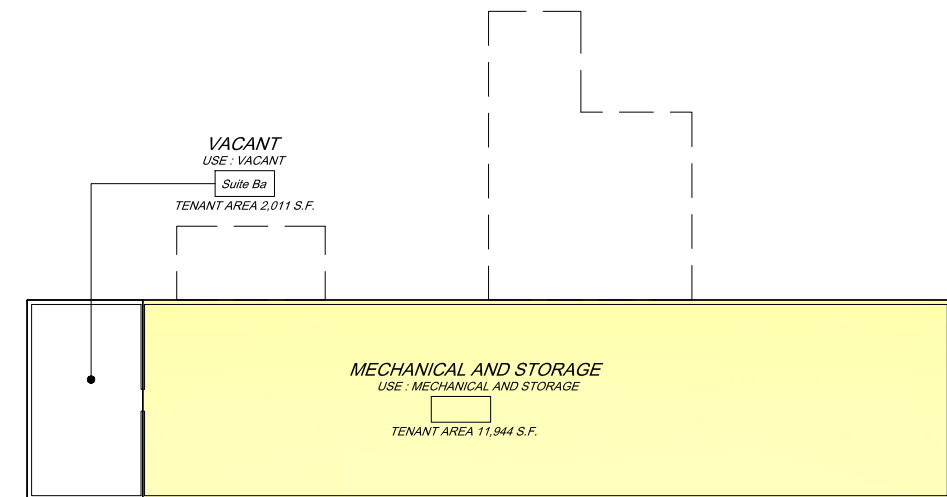


1 KEY SITE PLAN
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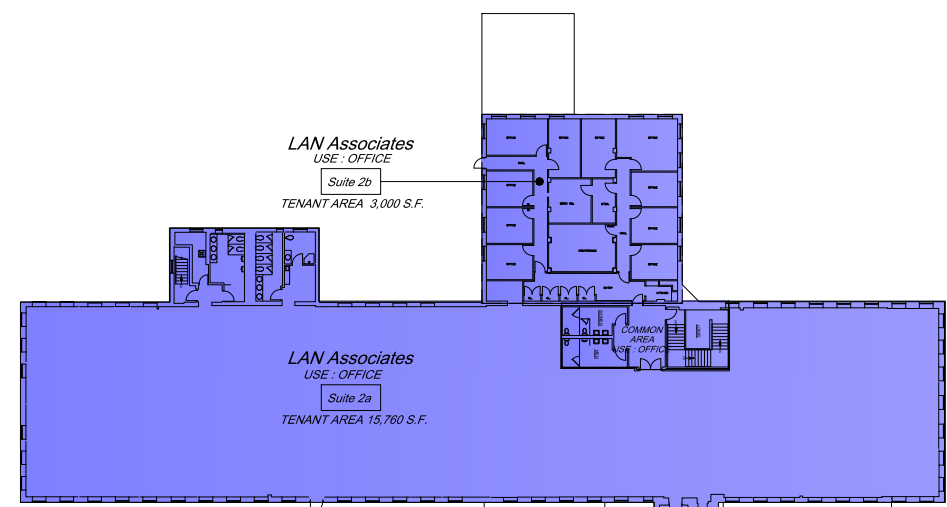
3 FIRST FLOOR TENANT USE DIAGRAM
1" = 20'-0"

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



2 BASEMENT TENANT USE DIAGRAM
1" = 20'-0"

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4 SECOND FLOOR TENANT USE DIAGRAM
1" = 20'-0"

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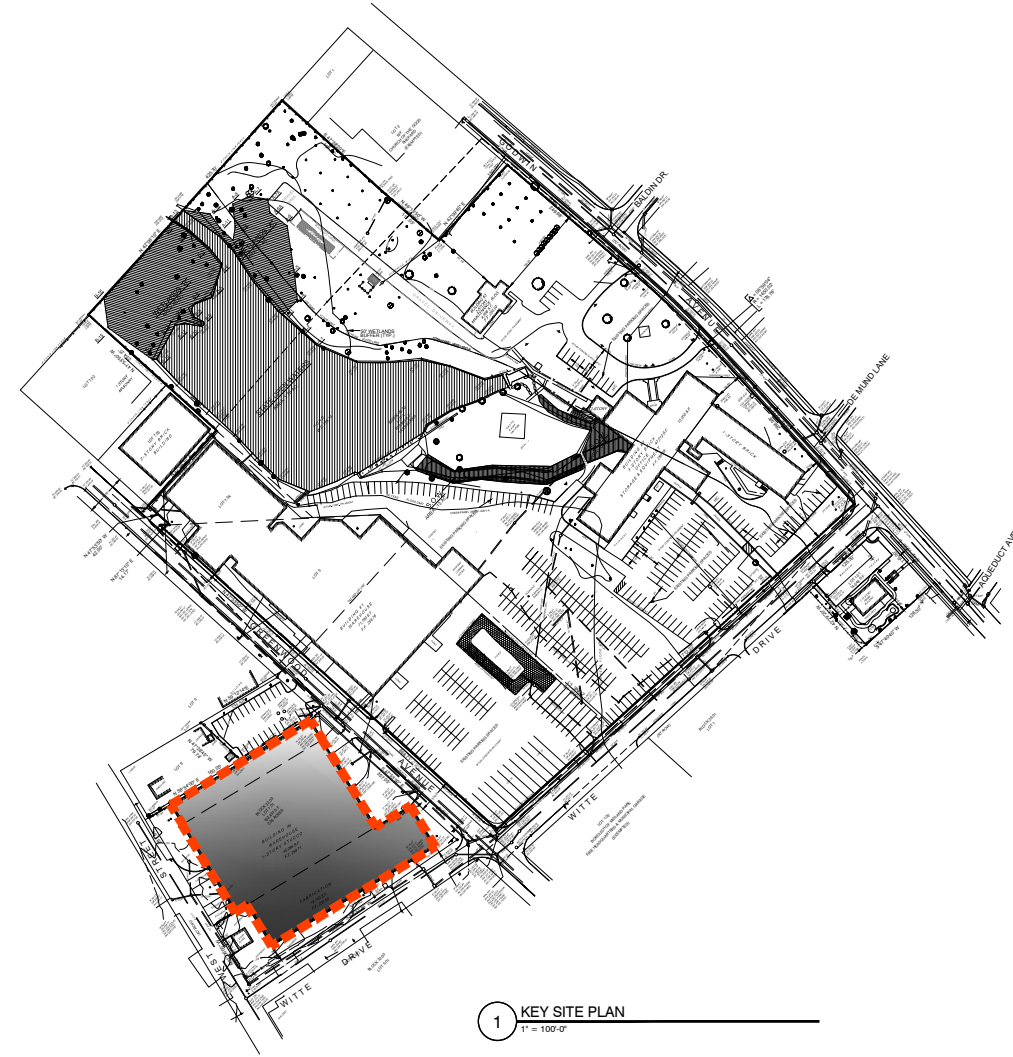
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COMMERCIAL BUILDING
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445 GODWIN AVENUE, MIDLAND PARK, NJ
BLOCK 26.00, LOT 4.01, BERGEN COUNTY
445 GODWIN AVENUE
USE DIAGRAM

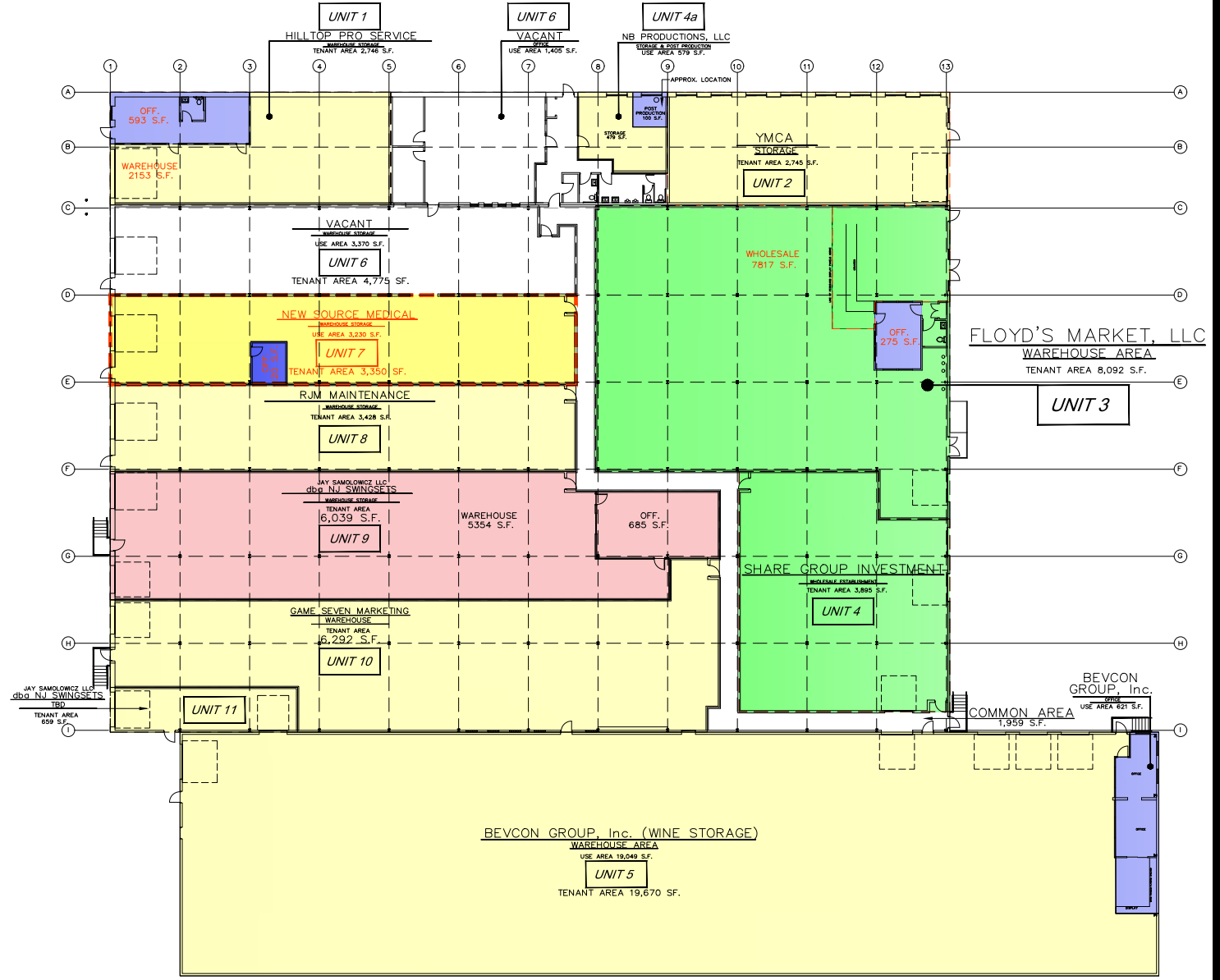
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1 KEY SITE PLAN
 1" = 100'-0"



2 FIRST FLOOR TENANT USE DIAGRAM
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 BLOCK 33.00, LOT 7.01, BERGEN COUNTY

59 GREENWOOD
 USE DIAGRAM
 JOB NUMBER
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 DRAWING NUMBER
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