

**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  N/A
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 .

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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 MARSON POOLS INC

ADDRESS 190 BANK ST BLOCK 34 LOT 3.06 ZONE I-2

PREVIOUS TENANT — PREVIOUS USE —

UNIT# ENTIRE AREA Sq. Ft. 6020 PROPOSED USE POOL SERVICE - EQUIPMENT STORAGE

CHANGES —

RELOCATION? — PHONE 201-478-2052 EMAIL MARSON POOLS @ GMAIL.COM

DATE 4/24/23 ZONING OFFICIAL Mal Bundy APPROVED-Yes  No

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

UCC USE GROUP: PREVIOUS USE — PROPOSED USE B CCO REQUIRED? —

— No RETAIL SALES PERMITTED. —

### APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

APR 20 2023

BUILDING DEPT.

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

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

Cash Check # 34744 (AS)

STREET ADDRESS OF PROPERTY: 190 Bank Street, Midland Park, NJ 07432  
ZONE: I-2 Industrial BLOCK: 34 LOT: 3.06

NAME OF OCCUPANT: \*\* MARSON POOLS INC  
AREA OF BLDG.- SQ.FT. 6020 SQ.FT. AREA OF OCCUPANT- SQ.FT. 6020 SQ.FT. SECTION OF BLDG. All

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):  
Swimming pool service & sales

PREVIOUS TENANT, IF APPLICABLE: N/A New Construction

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

Christian Marson

APPLICANT'S ADDRESS: 5 FERGUSON PLACE, GIEN ROCK, NJ 074

APPLICANT'S PHONE: 201 478 2052 E-MAIL: marsonpools@gmail.com

NAME OF OWNER OF BUILDING: Kusdoms LLC (c/o Stephan & Kimberly Schnitker) ADDRESS OF OWNER: 840 High Woods Drive, Franklin Lakes, NJ 07417

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET: Stephan & Kimberly Schnitker  
Site Plan complete except for planting and paving, Final Inspections for Building Dept. scheduled. Looking for TCO (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: 3 TRUCK POOL PARTS Parts & Equipmt.

Outgoing Shipments  
Number Weekly: \_\_\_\_\_

NUMBER OF PEOPLE: NUMBER OF DAILY CUSTOMERS/VISITORS: WILL YOU DEAL WITH THE GENERAL PUBLIC?  
Min 4 Max 35 Rarely YES  NO

HOURS OF OPERATION: From 6:30 To 5:30 NUMBER OF DAYS OPEN WEEKLY: 6

GALS. WATER USED: ? restroom use EXTENT OF NOISE: minimal, just vehicles  
FUMES OR ODORS: none OTHER NUISANCES: \_\_\_\_\_

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO  YES   
IF YES, EXPLAIN One Oxy-Acetylene torch. 1 oxygen tank, 1 acetylene tank

PROPOSED PERIOD OF OCCUPANCY: FROM ~5/2023 TO ~5/2028

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 [Signature] DATE 4/19/23