



Borough of Midland Park

280 Godwin Avenue ♦ Midland Park, New Jersey 07432
Tel: 201-445-5720 ♦ Fax: 201-652-6348
www.midlandparknj.org

ZONING CERTIFICATE

BLOCK 45 LOT 7
LOCATION- 648 Godwin Ave

ZONING DISTRICT B-1

OWNER OF PROPERTY- ARV of Midland Park LLC
ADDRESS- 100 Passaic Ave #150, Fairfield, NJ 07004

NAME OF OCCUPANT- SKAZKA CAKES LLC
EMERGENCY CONTACT- Ivan Kovalenko
PREVIOUS TENANT- Tony's Italian Kitchen

201/228-0550
201/410-8037

This is to certify that the above described premises together with any building thereon, are used or proposed to be used as or for-

BAKERY

which is a:

- ☒ (X) Use permitted by Ordinance
- ☐ () Use required a parking variance approved on _____ subject to any special conditions attached to the grant thereof.
- ☐ () Valid nonconforming use as established by () finding of the Zoning Board of Adjustment, or () by the undersigned Zoning Officer on the basis of evidence supplied by applicant as specified on the reverse hereof. Also specified on the reverse hereof is a detailed statement of all aspects of the nonconforming use.
- ☐ () There is a nonconforming structure on the premises by reason of insufficient () setback, () side yards, () rear yard, () other (specify).

720sf- Unit # 648

*Two tables with 4 chairs each are permitted for the purpose of client sampling of cakes and bakery items. Restaurant use is not permitted for this premises at this time.

PARKING- X * ADEQUATE INADEQUATE

PLAN ON FILE- X APPROVED SITE PLAN PARKING SCHEMATIC

Mal Bandy
Zoning Officer

3/9/2020
Date

cc: Police Dept, Fire Prevention, Fire Dept., Construction Official, Bd of Health, if appl.

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 ☐.
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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 SKAZKA CAKES LLC

ADDRESS 648 GODWIN AVE BLOCK 45 LOT 7 ZONE

PREVIOUS TENANT TONY'S ITALIAN KITCHEN PREVIOUS USE RESTAURANT

UNIT# AREA Sq. Ft. 720 PROPOSED USE BAKERY

CHANGES

RELOCATION? - PHONE 201-410-8037 EMAIL SKAZKCAKES@GMAIL.COM

DATE 3/4/20 ZONING OFFICIAL M. Bunn APPROVED-Yes ☒ No ☐

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? No.

2 TABLES WITH 4 CHAIRS EACH ARE PERMITTED FOR PATRONS

SAMPLING CAKES AND BAKERY ITEMS. RESTAURANT IS NOT PERMITTED FOR THIS PREMISE AT THIS TIME.

ALL DELIVERIES WILL BE TO THE REAR OF THE PROPERTY BY BOX TRUCK OR SMALLER.

McDonnell & Whitaker, L.L.C.
Counsellors at Law

BRUCE E. WHITAKER

RICHARD C. McDONNELL
(1969-2011)

May 1, 2020

Borough of Midland Park
Attn: Janet Giardino, Planning Board
280 Godwin Avenue
Midland Park, NJ 07432



245 East Main Street
P.O. Box 379
Ramsey, New Jersey 07446-0379
201.934.0110
Fax 201.934.0448
mcwhitlaw@optonline.net

RE: Midgreen Associates, LLC
301 Greenwood Avenue, Midland Park
Block 52.00, Lot 1

Dear Ms. Giardino:

My client has requested that the above-referenced Application be withdrawn. I am requesting a reimbursement of the fees posted. Reimbursement should be made payable to Midgreen Associates, LLC.

Thank you for your consideration and stay safe.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Bruce E. Whitaker", written over a faint, larger signature.

BRUCE E. WHITAKER

BEW:rlb

Cc: Client

Darryl Siss, Esq.
Mark DiGennaro, Engineer
Township of Wyckoff

Over 30 Years of Service



LAN ASSOCIATES

SINCE 1965

ENGINEERING ■ PLANNING ■ ARCHITECTURE ■ SURVEYING, INC.

445 GODWIN AVENUE, MIDLAND PARK, NEW JERSEY 07432

P. 201-447-6400 ■ F. 201-447-1233 ■ WWW.LAN-NJ.COM

February 21, 2020

Sent Via Email: JGiardino@midlandparknj.org

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

Attn: Ms. Janet Giardino, Secretary

Subject: Kentshire Independent Senior Living
2018 Proposed Site Improvements
187 Paterson Avenue
Block 19.00, Lot 1
Block 26.01, Lot 27
LAN Job #2.2428.197

Dear Ms. Giardino:

LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) performed a site visit on 2/21/20 at the abovementioned property. The site contractor has completed their work at the site. The grass areas have been seeded and mulched, however grass is not expected to establish until springtime. The applicant may need to supplement the seed & mulch in the springtime to make sure grass is fully established in the disturbed areas, but notwithstanding, we find that the project has been completed in general conformance with the approved drawings.

Respectfully submitted,

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

Erik E. Boe, PE

EB:eb/

cc: File #2.2428.197

Mr. Joe Hanrahan (Via Email: jhanrahan@hammerengineering.com)

Mr. Darryl Siss (Via Email: darryl@trslawfirm.com)

Mr. Craig Gianetti (Via Email: cgianetti@daypitney.com)

ESCROW FEES

BLOCK 45 LOTS 8.01

TRUST# T-20--500-415

AGENCY: PLANNING BOARD

NAME OF APPLICANT: CV DENTAL LLC - DOUG VEENSTRA

PROPERTY LOCATION: 662 GODWIN AVE.

RE: Site plan waiver to cover green area with gravel

APPLICATION FEE AMOUNT: \$100.

DATE: 1/19/2016

FIDELITY BOND RECEIVED: AMOUNT:

CASH

BOND

LETTER OF CREDIT

DATE

LEGAL

ENGINEER

PLANNER

OTHER

FEES RECEIVED:

\$10. Tax Cert

1/19/2016

\$ 1,000. (ESCROW)

FEES EXPENDED

2/1/16 #28897 \$195. LAW
4/5/16 #29853 \$195. LAW

Bal. - 610.

Application
Withdrawn

*Site in compliance
per M. Berninger

11/8/2019

CERTIFIED COMPLETE DATE _____

FEES RETURNED: AMOUNT _____ DATE _____

10/20/21
325

ESCROW FEES				Fees Received (Date) Fees Received (\$)				Fees Expended (Date) Fees Expended (\$)				Fees Expended (Payee) Fees Expended (Comm)			
Block	17			8/6/2013	\$	2,500.00	Escrow	10/7/2013	\$	260.00		LAN			
Lot	8 & 9 (NOW 9.01)			3/4/2015	\$	2,000.00		10/31/2013	\$	780.00		LAN			
Trust #	T-20-500-403			12/16/2015	\$	2,000.00		11/26/2013	\$	260.00		LAN			
Agency	Planning Board			2/2/2016	\$	1,000.00		5/8/2014	\$	65.00		LAN			
				1/23/2017	\$	3,500.00		2/2/2015	\$	78.00		SISS			
Name of Applicant	180 Godwin Ave, LLC & 184 Godwin Ave, LLC			1/22/2018	\$	1,000.00		2/3/2015	\$	1,040.00		LAN			
Property Location	180 & 184 Godwin Ave			2/27/2018	\$	10,000.00	Dev. Agree	3/3/2015	\$	182.00		SISS			
Application Fees	\$	500						3/3/2015	\$	260.00		LAN			
2nd Application- use variance 1/23/18	\$	500						7/1/2015	\$	390.00		LAN			
Date	8/5/2013							9/1/2015	\$	156.00		SISS			
								9/4/2015	\$	65.00		LAN			
								10/5/2015	\$	65.00		SISS			
								11/3/2015	\$	182.00		SISS			
								12/1/2015	\$	104.00		SISS			
								12/1/2015	\$	1,300.00		LAN			
								12/31/2015	\$	16.12		AD			
								12/31/2015	\$	625.00		LAN			
								1/5/2016	\$	845.00		SISS			
								2/1/2016	\$	182.00		SISS			
								2/1/2016	\$	292.50		LAN			
								3/2/2017	\$	600.00		LAN			
								5/2/2017	\$	400.00		LAN			
								7/18/2017	\$	1,215.00		BURGIS			
								10/9/2017	\$	312.50		BURGIS			
								12/20/2017	\$	7.20		MAILING (Dev. Agree)			
								12/28/2017	\$	465.00		R.T. REGAN			
								12/31/2017	\$	900.00		LAN			
								1/3/2018	\$	160.00		SISS			
								1/31/2018	\$	250.00		LAN			
								3/5/2018	\$	280.00		SISS			
								4/5/2018	\$	363.00		SISS			
								5/8/2018	\$	600.00		LAN			
								7/2/2018	\$	303.00		SISS Recording Fee			
								7/13/2018	\$	500.00		LAN			
								12/1/2017	\$	340.00		SISS			
								4/9/2019	\$	200.00		LAN			
								8/1/2019	\$	400.00		LAN			
								9/12/2019	\$	500.00		LAN			
								10/8/2019	\$	110.00		BORO Tax map revision			
								10/7/2019	\$	500.00		LAN			
								10/30/2019	\$	300.00		LAN			
								12/31/2019	\$	100		LAN			
TOTAL Fees Received	\$	22,000.00													
TOTAL Fees Expended	\$	16,213.32													
ESCROW BALANCE	\$	5,786.68													

Bond- Received Amount

Cash

Bond#

Letter of Credit#

Date

ESCROW FEES

BLOCK 17 LOT 9.01
TRUST# T-20- -256-170

AGENCY: ZONING BOARD OF ADJUSTMENT

NAME OF APPLICANT: 184 GODWIN AVE, LLC
(Parking & sign variance)

PROPERTY LOCATION: 184 Godwin Ave

APPLICATION FEE AMOUNT: \$200.

DATE: 3/29/2019

FIDELITY BOND RECEIVED: AMOUNT:

CASH

BOND LETTER OF CREDIT

<u>DATE</u>	<u>LEGAL</u>	<u>ENGINEER</u>	<u>PLANNER</u>	<u>OTHER</u>
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FEES RECEIVED:

3/29/2019 1,000. (ESCROW)

\$10. 200' List

\$10. Tax Cert

FEES EXPENDED

4/15/19 #122.9.1 \$200. Westbrock Eng.
4/21/19 #10.24 AD
1/10/20 #22432 \$500. Landel
710.24

Bal. # 289.76