



**COUNTY OF BERGEN**  
**Department of Planning & Engineering**

One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601-7076  
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<http://www.co.bergen.nj.us/planning>

**James J. Tedesco, III**  
*County Executive*

**Joseph A. Femia**  
*Director/County Engineer*

October 5, 2023

Midland Park Planning Board  
280 Godwin Avenue  
Midland Park, NJ 07432

Re: Application No. SP8789  
Ohana Dental LLC  
Block 13; Lot 1  
**Midland Park**

Dear Board Members:

Please be advised that our office is in receipt of a Site Plan Application in your community. The Applicant/Agent, has so indicated on the enclosed Development Review Application, that filing has also taken place with your Board. If this is not the case, please advise us.

As you know, it is the Department of Planning and Engineering's policy not to accept an application unless it has been filed locally. We do this in order to assure that both reviews, yours and the County's, are undertaken concurrently so as to foster a coordinated result. Your Board is invited to provide this office with copies of your requirements (recommendations) to the Applicant so we may accomplish this end.

If you have any questions regarding our policy, or this application, please give me a call.

Sincerely,

A handwritten signature in blue ink that reads "Eric V. Timsak" with a circled "BP" below it.

Eric V. Timsak, P.P.  
Supervising Planner

Enclosure

# SITE PLAN

Application # SP 8789

James J. Tedesco, III  
County Executive

Joseph A. Femia, P.E.  
Director/County Engineer



COUNTY OF BERGEN  
Department of Planning & Engineering  
One Bergen County Plaza, Hackensack N.J. 07601-7000 (201) 336-6446

## APPLICATION FOR SITE PLAN APPROVAL

The undersigned hereby applies for approval of the accompanying site development plan. Four (4) copies of this Application accompanied by the Initial Filing Fee and four (4) copies of the plan conforming to the minimum details as outlined in Appendix C, Site Plan Details, of the County of Bergen Land Development Standards for Sustainable Development. Permission is hereby given to walk the property for review purposes. We acknowledge that the reporting period set forth in N.J.S.A. 40:27-6.7 shall not begin to run until this application and accompanying plans are COMPLETE IN ALL RESPECTS. We acknowledge and agree that if this application is not completed within one year of the date of filing, it will be subject to administrative dismissal without prejudice. The copies of the plan submitted for review should be FOLDED, not rolled.

(1) Municipality... Midland Park (2) Project Name Application of Ohana Dental, LLC

(3) Full Project Description Construction of one story addition to the existing building which is being used as a dental practice

(4) Location (Street address and nearest intersecting street) 30 Prospect Street (E. Center Street)

(5) County Facilities Affected

(6) Block(s) 13 (7) Lot(s) 1 (8) Plot Area (ACRES) .29 acres

(9) Municipal Zoning B-2 (10) Existing Use Dental Office (11) Proposed Use Dental Office

(12) If residential, indicate the number of Dwelling Units

(13) Number of Parking Spaces Existing 11 Proposed New 1 Required Total 12

(14) Tot. Area of Bldg. (All Floors) Existing 1,575 Sq. Ft. New 677 Sq. Ft. Total 2,252 Sq. Ft.

(15) Impervious Area Existing 56.6% Sq. Ft. New -0.3% Sq. Ft. Total 56.3% Sq. Ft.

(16) This plan has also been filed with the following municipal / regional agencies:

Planning Bd. (Date) 9/1/22 Bd. Of Adjustment (Date) Const. Official (Date) Status Pending

NJ Sports & Exposition Authority (Date) Status Highlands Comm. (Date) Status

Soil Conservation District (Date) Status

**Name, Address, Telephone Number and E-mail address of:**

(17) Applicant James Venuti, on behalf of Ohana Dental, LLC 30 Prospect St Midland Park, NJ 07432 201-444-5675 hello@ohanadentalnj.com

(18) Attorney ..... David M. Repetto, Esq. 130 Main St, Hackensack, NJ 07601 201-487-1080 drepetto@harwoodlloyd.com

(19) Property Owner ..... MJ Prospect Holdings, LLC 30 Prospect St, Midland Park, NJ 07432 201-444-5675 hello@ohanadentalnj.com

(20) Plan Preparer ..... Thomas Sterns, P.E. of GB Engineering 144 Jewell St, Garfield, NJ 07026 973-340-0948 gbsurveyor@aol.com

(21) Contract Purchaser ..... N/A

**(22) Certification of Applicant or Agent**

Please check  I do hereby apply for site plan review and approval. I hereby submit four (4) copies of the application form, four (4) prints of the signed and sealed drawing(s) and the filing fee. I hereby grant permission to the County of Bergen to enter onto the subject property for site investigation purposes. I understand that the life of this application is one (1) calendar year from the date it is accepted by this office for filing. I further understand that if this application is deemed incomplete due to errors, omissions, missing information, missing reports or incorrect fees then the application may be rejected within two (2) weeks of notification from this department

Please check  I do hereby apply for site plan review and exemption. I hereby submit one (1) copy of the application form, one (1) copy of the signed and sealed drawing(s) and the exemption fee. I further understand that if this application is deemed incomplete due to errors, omissions, missing information, missing reports or incorrect fees then the application may be rejected within two (2) weeks of notification from this department.

I certify that the foregoing statements and materials submitted are true and correct. I further certify that I am the individual applicant or applicant's agent and that I am authorized to sign the application.

James Venuti

Printed Name of Applicant or Agent

Signature of Applicant or Agent

**\*\* ALL FIELDS MUST BE FILLED OUT - INCOMPLETE FORMS WILL BE RETURNED - (MARK SECTIONS N/A if not applicable)**

**PLEASE SEE FEE SCHEDULE FOR FEES**

<b>FOR OFFICIAL USE ONLY</b>	OK N 10/4/23	<b>RECEIVED</b>
Filing Fee <u>195/23</u>	Reproducible Plan .....	Processing Fee .....
Performance Guarantee .....	Soil .....	Other.....
Approved Plan Received by: .....	.....	Date: .....
(Please print)	(Signature)	