



# Borough of Midland Park

280 Godwin Avenue ♦ Midland Park, New Jersey 07432  
Tel: 201-445-5720 ♦ Fax: 551-600-8296  
[www.midlandparknj.org](http://www.midlandparknj.org)

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August 16, 2021

## PLEASE TAKE NOTE:

On Monday August 16, 2021, the Planning Board of the Borough of Midland Park will hold their regularly scheduled meeting in the Council Chambers, Municipal Building, 280 Godwin Avenue, Midland Park, NJ. The meeting will begin at 7:30 pm.

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READING OF THE OPEN PUBLIC MEETINGS ACT  
PLEDGE OF ALLEGIANCE  
ROLL CALL

Approval of minutes – July 19, 2021

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## ZONING CERTIFICATES:

Antik Butik – 11 Paterson Avenue – BL 19 LT 3.01 – Retail/Antique Store

Certificates approved by the Zoning Officer or Zoning Board:

Ridgewood Periodontal – 413 Godwin Avenue – BL 26.01 LT 1.01 – Periodontal/Dentist Office  
Sheri Bechtel LCSW LLC – 24 Godwin Avenue – BL 5 LT 24 – Business Office/Patient Consultation

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## PUBLIC HEARINGS:

None

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## COMMUNICATIONS:

Englewood Warehousing 3 LLC – 268 Greenwood Ave – BL 50 LT 9 – Release of Performance Bond

Marlow Park LLC – 80 Greenwood/445 Godwin/59 Greenwood – Updated Parking Analysis

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## ADJOURNMENT

**BOROUGH OF MIDLAND PARK – PLANNING BOARD MINUTES**

**JULY 19, 2021**

**PLEASE TAKE NOTE:**

ON MONDAY, JUNE 21, 2021 THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK HELD A REGULARLY SCHEDULED MEETING IN THE MIDLAND PARK COUNCIL CHAMBERS, 280 GODWIN AVE., MIDLAND PARK, NJ. THE FORMAL MEETING BEGAN AT 7:30 P.M.

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**SUNSHINE LAW STATEMENT:** This meeting is being held in accordance with the Sunshine Law, notice having been published according to law with a copy on file in the Borough Clerk’s Office and a copy posted on the bulletin board in the Municipal Building.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Kent Rigg, Chairman	present	Mr. David Wostbrock, Vice-Chair	excused
Councilman Ken Kruis	present	Ms. Stephanie Pantale	present
Mayor Harry Shortway, Jr.	present	Alt. #1 Mr. Robert Mulder	present
Mr. Michael Rau	present	Alt. #2 Ms. Isabel Duffy	present

D. Siss, Board Attorney and E. Boe, Board Engineer, were present on behalf of the Board.

Minutes of 6/21/21 meeting – approved

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**ZONING CERTIFICATES:**

**Noble Klass Academy – 6 Prospect St – BL 13 LT 18** – Han Chen and Justin Kim, applicants, sworn in – Applicants have been in the business for 20 years, and this is a new location. Mr. Chen expects approximately 20 students at a time, about 5 per room. 80% of the students are in High School and the rest Middle School. Board questions parking on the property; Mr. Kim does not think parking will be an issue as most students will be dropped off and picked up, and their prime time for tutoring is late afternoon, early evening, and Saturday. Mr. Chen discussed hours; During the school year they will be open Tuesday through Saturday and then during the summer they will be open Monday through Friday for summer school with possible additional classes on Saturdays. There is no assigned parking on the property for this tenant. Motion to approve zoning certificate by Mr. Mulder, seconded by Ms. Pantale; all voted in favor.

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**NEW BUSINESS:**

**Highland School – 31 Highland Ave – BL 13 LT 3** –Peter Galasso, Principal of Highland School. Mr. Galasso would like to create an outdoor classroom. Board discussed the need for a survey and whether one has already been done or not; survey on file to show outdoor classroom is on the school property is strongly recommended. Mr. Galasso further described use– More teachers started taking their classes outside because of the pandemic in the spring and fall, not likely to be used in the winter. Classroom will be at the front of the school on the left-hand side. Location options are limited due to the rec fields, the playground and pavement areas and the large tree by the gymnasium. The design includes shrubbery and trees to make it as private as possible. Board has concerns about security issues, discussed lighting the area at night and reviewing plans with the PD. Mr. Galasso is instructed to be mindful of enclosing the area with shrubbery. Board also discussed stormwater. Per Mr. Boe, the new ordinance requires anything over 300 SF to provide stormwater mitigation, pervious pavers or a seepage pit are options. No motion required, Atty Siss to draft a letter summarizing the Board’s comments.

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**COMMUNICATIONS:**

**Bond Ordinance Review – Ordinance #13-21** – No comments.

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Meeting adjourned – 7:53 PM  
Jessica Harmon

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 ANTIKA BUTIK (KRISTINE MULLER)  
ADDRESS 11 PATERSON AVE BLOCK 19 LOT 3-01 ZONE I-2  
PREVIOUS TENANT HERMAN WINKLER PREVIOUS USE RETAIL  
UNIT# 12 AREA Sq. Ft. 400 PROPOSED USE RETAIL  
CHANGES \_\_\_\_\_  
RELOCATION?  PHONE 201-669-7089 EMAIL \_\_\_\_\_  
DATE 7/14/21 ZONING OFFICIAL Mal Bunda APPROVED-Yes  No   
UCC USE GROUP: PREVIOUS USE M PROPOSED USE M CCO REQUIRED? No

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

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

RECEIVED AT  
BORO OF MIDLAND PARK  
JUL 13 2021  
BUILDING DEPT.

STREET ADDRESS OF PROPERTY: 11 PATERSON AVE. MIDLAND PARK, NJ 07432 ZONE:\* I-2 BLOCK: 19 LOT: 3.01  
 NAME OF OCCUPANT:\*\* Antik Butik AREA OF BLDG.-SQ.FT. 13,000 AREA OF OCCUPANT- SQ.FT. 4000 SECTION OF BLDG. 12

SOLE PURPOSE OF OCCUPANCY: Sell Antiques  
 PREVIOUS TENANT, IF APPLICABLE HERMAN WINKLER Antik Butik I@gmail.com

NAME OF APPLICANT / IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:  
Kristine Muller 344 Putnam Ave Stanburys Lks

APPLICANT'S ADDRESS: \_\_\_\_\_  
 APPLICANT'S PHONE: 201 669-7089 SIGNATURE: Kristine Muller

NAME OF OWNER OF BUILDING: HENRY WOSTBROCK ADDRESS OF OWNER: 34 BUTTERNUT AVE MP NJ 07432

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET Henry W. Wostbrock  
 (Property Owner Signature)

LIST ALL OTHER OCCUPANTS OF BUILDING: Name:	Type of Business:
<u>RETAIL STORES</u>	<u>Antique</u>
<u>GARDEN SHOP</u>	

PLANNED USE INCLUDING PRODUCTS OR SERVICES SOLD OR MANUFACTURED:  
ANTIQUÉ - SALLING

Incoming shipments: Number weekly _____	Type Conveyance _____	Product _____	Comments _____
Outgoing shipments: Number weekly _____	_____	_____	<u>OWNER PERSONAL CAR</u>
NUMBER OF PEOPLE: Start <u>1</u> Final _____	NUMBER DAILY CUSTOMERS OR VISITORS _____		WILL YOU DEAL WITH GENERAL PUBLIC? <u>YES</u> NO
HOURS OF OPERATION: From <u>11</u> To <u>5</u>	NUMBER OF DAYS OPEN WEEKLY: <u>5</u>		
GALS. WATER USED: _____	EXTENT OF NOISE _____	FUMES OR ODORS _____	OTHER NUISANCES _____
ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? <u>NO</u> YES, EXPLAIN _____			
PROPOSED PERIOD OF OCCUPANCY: From _____ To _____			
COMMENTS: _____ (SPACE BELOW FOR PLANNING BOARD USE)			

**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 HIS OWN CERTIFICATE OF OCCUPANCY: IF YOU VACATE, SUCCESSOR WILL REQUIRE A NEW CERTIFICATE.



# Borough of Midland Park

280 Godwin Avenue • Midland Park, New Jersey 07432  
Tel: 201-445-5720 • Fax: 551-600-8296  
www.midlandparknj.org

## ZONING CERTIFICATE

BLOCK: 26.01 LOT: 1.01  
LOCATION: 413 Godwin Avenue

ZONING DISTRICT: B-2

OWNER OF PROPERTY: 413 Godwin Associates  
ADDRESS: 34 Maynard Court, Ridgewood, NJ 07450

NAME OF OCCUPANT: Ridgewood Periodontal  
EMERGENCY CONTACT: Daniel Barabas

201-447-0885  
201-739-5936

PREVIOUS TENANT: JACOBSEN LANDSCAPING

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

### PERIODONTAL/DENTIST OFFICE

Which is a:

- Use permitted by Ordinance
- Use permitted by 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 the applicant as specified on the reverse hereof. Also specified on the reverse hereof is a detailed statement of all aspects of the conforming use.
- There is a nonconforming structure on the premises by reason of insufficient ( ) setback, ( ) side yards, ( ) rear yard, ( ) other (specify)

### FIRST FLOOR ONLY

A separate permit is required for any new construction, alteration, alarms or signs (neon signs are prohibited).

PARKING:  ADEQUATE  INADEQUATE

PLAN ON FILE:  APPROVED SITE PLAN  PARKING SCHEMATIC

Mal Budy 7/26/01  
Zoning Officer Date

Cc: Police Dept., Fire Prevention Official, Fire Dept., Construction Official, Board of Health (if applicable)



## 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 RIDGEWOOD PERIODONTAL

ADDRESS 413 GODWIN AVE BLOCK 26.01 LOT 1.01 ZONE B-2

PREVIOUS TENANT JACOBSEN LANDSCAPING PREVIOUS USE BUSINESS OFFICE

UNIT# \_\_\_\_\_ AREA Sq. Ft. \_\_\_\_\_ PROPOSED USE DENTAL OFFICE - 1<sup>ST</sup> FLOOR ONLY

CHANGES \_\_\_\_\_

RELOCATION? - PHONE 201-739-5936 EMAIL DCBARABASO@GMAIL.COM

DATE 7/14/21 ZONING OFFICIAL Mal Bura APPROVED-Yes  No \_\_\_

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



Borough of  
Midland Park

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www.midlandparknj.org

## ZONING CERTIFICATE

BLOCK: 5 LOT: 24

LOCATION: 24 Godwin Avenue

ZONING DISTRICT: B-3

OWNER OF PROPERTY: Dochart Inc

ADDRESS: 134 Lake End Rd, Newfoundland NJ 07435

NAME OF OCCUPANT: Sheri Bechtel LCSW LLC

732-580-1818

EMERGENCY CONTACT: Art Messineo

201-960-0332

PREVIOUS TENANT: Full Service Realty LLC

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

### Business Office/Patient Consultation

Which is a:

- Use permitted by Ordinance
- Use permitted by 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 by the undersigned Zoning Officer on the basis of evidence supplied by the 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)

135 sq ft / 2<sup>nd</sup> floor

**A separate permit is required for any new construction, alteration, alarms or signs (neon signs are prohibited).**

PARKING:   x   ADEQUATE        INADEQUATE

PLAN ON FILE:   x   APPROVED SITE PLAN        PARKING SCHEMATIC

  
Zoning Officer

7/28/21

Date

Cc: Police Dept., Fire Prevention Official, Fire Dept., Construction Official, Board of Health (if applicable)

**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 SHERI BECHTEL LCSW LLC

ADDRESS 24 GODWIN AVE BLOCK 5 LOT 24 ZONE B-3

PREVIOUS TENANT FULL SERVICE REALTY PREVIOUS USE BUSINESS OFFICE

UNIT# 2nd floor AREA Sq. Ft. 135 PROPOSED USE BUSINESS OFFICE / PATIENT CONSULTATION

CHANGES \_\_\_\_\_

RELOCATION? \_\_\_ PHONE 732-580-1818 EMAIL SBechtel1818@GMAIL.COM.

DATE 7/24/21 ZONING OFFICIAL Mal Rung APPROVED-Yes  No \_\_\_

UCC USE GROUP: PREVIOUS USE B PROPOSED USE B CCO REQUIRED? NO



## Amy Davidson

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**From:** Amy Davidson  
**Sent:** Thursday, August 5, 2021 3:10 PM  
**To:** Moe Abouda  
**Cc:** Jessica Harmon  
**Subject:** RE: permit # 20200227

Good Afternoon,

I have forwarded your request for the release of the performance bond to the Planning Board Secretary, Jessica Harmon, (copied on this email) to be added to the August 16<sup>th</sup> Planning Board Agenda.

Please be aware that a maintenance bond, per your resolution, must be provided in order to release of the performance bond.

Regards,

**Amy Davidson**  
**Technical Asst. to the Construction Official**  
280 Godwin Avenue  
Midland Park, NJ 07432  
551-600-8279  
M-F 8:30AM-12:30PM

**From:** Moe Abouda <mabouda@sparqllc.com>  
**Sent:** Monday, July 12, 2021 9:55 AM  
**To:** Amy Davidson <ADavidson@midlandparknj.org>  
**Cc:** Michael Paskas <mpaskas@sparqllc.com>; Paul Chaderjian <pchaderjian@sparqllc.com>  
**Subject:** permit # 20200227

Amy,  
Thank you for your time on the phone. As requested we are looking for the release for the bond on this project. If there is something you can provide us in writing that would be great. Thank you for your time.



**Moe Abouda**

**Project Manager**

(862) 276-3488 M | (201) 676-7805 O | [mabouda@sparqllc.com](mailto:mabouda@sparqllc.com)

268 Greenwood Ave Midland Park, NJ 07432

[sparqllc.com](http://sparqllc.com) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Twitter](#)



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

May 7, 2021

Sent Via Email: jharmon@midlandparknj.org

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

Attn: Ms. Jessica Harmon, Secretary

Subject: Midland Park Planning Board/  
Englewood Warehousing 3, LLC  
Site Plan Application for Site Improvements  
As-Built Survey Review  
268 Greenwood Ave.  
Block 50, Lot 9  
LAN Job #2.2428.246

Dear Ms. Harmon:

LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) is in receipt of an existing conditions survey, dated 3/11/21. LAN has reviewed this plan and performed a site visit to review the site. From that site visit, we noted the following:

1. The landscaping was installed in general conformance with the approved plans. It was noted that some of the plantings appear to be unhealthy. The applicant will be responsible for replacing these plantings if they die.
2. The Knox box was installed on the building. It should be confirmed that the fire official has reviewed and approved of this installation.

After our review, it is LAN's opinion that the improvements were constructed in general conformity with the approved plans. LAN would take no exception to the issuance of a CA, presuming the following are provided to the Planning Board:

1. A copy of an approval letter from Bergen County Planning Board (or a letter indicating that BCPB approval was not required in accordance with Resolution condition #1.)
2. A copy of the final approval from BCSCD should be provided to the board in accordance with Resolution condition #7 (assuming the project was subject to the jurisdiction of the Bergen County Soil Conservation District.)
3. Proof of recording of the subdivision deed merging the two lots into one lot in accordance with resolution condition #12.

It should be noted that in accordance with the approved Resolution, Item #5, "The Planning Board will retain jurisdiction for a period of one year after the issuance of a certificate of occupancy for the improvements to review the lighting and impose additional requirements." This condition shall remain in effect for one year.

Respectfully submitted,

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

A handwritten signature in black ink, appearing to read 'Erik E. Boe', with a long horizontal flourish extending to the right.

Erik E. Boe, PE

EB:eb/P:\200-AE\2400-2499\2428\2428.246\Admin\Letters\2428246LHarmon050721.docx

cc: File #2.2428.246  
Darryl W. Siss, Esq. (Via Email: [dsiss@trslawfirm.com](mailto:dsiss@trslawfirm.com))

## **Jessica Harmon**

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**From:** Michael Rau  
**Sent:** Tuesday, May 25, 2021 1:50 PM  
**To:** Jessica Harmon  
**Subject:** RE: 268 Greenwood Ave - Englewood Warehousing 3 LLC

My Apologies Jess,

Yes, the Knox Box has been installed & keys placed inside.  
This happened some time ago. I dealt with Sparq Communications.

Any questions please feel free to reach out to me with any other questions.

Sincerely,

**Mike Rau, NJCEM**  
Fire Official  
Borough of Midland Park, N.J.  
201-445-2044  
[Mr.au@midlandparknj.org](mailto:Mr.au@midlandparknj.org)

**From:** Jessica Harmon <[JHarmon@midlandparknj.org](mailto:JHarmon@midlandparknj.org)>  
**Sent:** Tuesday, May 25, 2021 11:09 AM  
**To:** Michael Rau <[Mr.au@midlandparknj.org](mailto:Mr.au@midlandparknj.org)>  
**Subject:** RE: 268 Greenwood Ave - Englewood Warehousing 3 LLC

Following up on this – I know you said yes but can you email it?

Jessica Harmon  
Planning and Zoning Board Secretary  
Borough of Midland Park  
551-600-8284  
[jharmon@midlandparknj.org](mailto:jharmon@midlandparknj.org)

**From:** Jessica Harmon  
**Sent:** Tuesday, May 18, 2021 11:30 AM  
**To:** Michael Rau <[Mr.au@midlandparknj.org](mailto:Mr.au@midlandparknj.org)>  
**Subject:** 268 Greenwood Ave - Englewood Warehousing 3 LLC

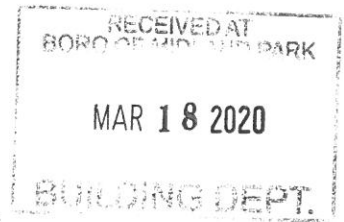
Mike –

Can you confirm if you reviewed/approved of the installation of the Knox box installed on this building?

Thank you!

Jessica Harmon  
Planning and Zoning Board Secretary

\*CORRECTED LETTER



**COUNTY OF BERGEN**  
**DEPARTMENT OF PLANNING AND ENGINEERING**  
One Bergen County Plaza • 4<sup>th</sup> Floor. • Hackensack, N.J. 07601-7076  
Tel. (201) 336-6446 • Fax (201) 336-6449

James J. Tedesco III  
County Executive

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

February 26, 2020

Englewood Warehousing 3, LLC  
61 Lake Road.  
Far Hills, New Jersey 07931

RE: Site Plan Exemption No. SPEX20-05  
Englewood Warehousing 3, LLC  
Block 50, Lots 9 & 10  
Midland Park

Dear Applicant:

A Review by the Department of Planning and Engineering's Site Plan Review Team of the above-referenced plan indicates that Bergen County Planning Board approval will not be required.

Sincerely,

A handwritten signature in black ink that reads "Eric V. Timsak".

Eric V. Timsak  
Supervising Planner

C: Midland Park Planning Board; Construction Official ✓  
Page Consultants, Inc.  
Colin M. Quinn, Esq.

\*Incorrect Town Referenced





# Bergen County Soil Conservation District

700 Kinderkamack Rd., Suite 106

Oradell, NJ 07649

Telephone: (201) 261-4407

Fax: (201) 261-7573

RECEIVED AT  
BORO OF MIDLAND PARK  
MAY 25 2021  
BUILDING DEPT.



State Soil Conservation  
Committee

## REPORT OF COMPLIANCE

This certifies that the Soil Erosion and Sediment Control measures to the extent indicated comply with the Soil Erosion and Sediment Control Plans as certified by the Soil Conservation District pursuant to Chapter 251, P.L. 1975 as amended, the Soil Erosion and Sediment Control Act, (NJSA 4:24-39 et seq.)

To: MR. MARK BORNINGER Construction Official

Municipality: MIDLAND PARK SCD Application No: 20-2396

Project Name: PARKING LOT

Block(s): 50 Lot(s): 10 Street Address: 228 GLENWOOD  
AUSCUS

Block(s):            Lot(s):            Street Address:           

CONDITIONAL COMPLIANCE\* (CRC)       REPORT OF COMPLIANCE - NO CONDITIONS (ROC)

### \*CONDITIONS:

1. Establishment of permanent stabilization of all disturbed areas in accordance with the certified soil erosion and sediment control plan.

Conditions above must be satisfied no later than \_\_\_\_\_

FINAL REPORT OF COMPLIANCE

(Invalid if checked in addition to the CRC and/or ROC boxes unless authorized by district official)

Date: 5/25/21 Signature of District Official: K. Mitchell

### Distribution:

Municipal Construction Office (white), Developer/Owner (yellow), District (pink)

20

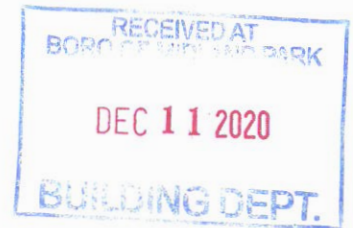


Table 3.1 - Marlow Park - Existing Conditions & Proposed Parking Analysis					Prior Revisions
Block and Lot	Building	General Building Use	Required Parking	Existing Parking	
Block 26.00, Lot 4.01	80 Greenwood Avenue	Refer to Individual Building Analysis (Table 3.1a)	53.01	346.00	2/21/2018
	445 Godwin Avenue	Refer to Individual Building Analysis (Table 3.1b)	189.33		4/1/2019
	<b>Site Total</b>		<b>242.34</b>	<b>346.00</b>	8/30/2018
Block 33.00, Lot 7.01	59 Greenwood Avenue	Refer to Individual Building Analysis (Table 3.1c)	59.71	37.00	4/1/2019
	<b>Site Total</b>		<b>59.71</b>	<b>37.00</b>	9/17/2019
<b>Combined Lots Parking Analysis</b>			<b>302.05</b>	<b>383.00</b>	11/13/2019
<b>Required Parking per Ordinance #14-19**</b>			<b>226.54</b>		11/20/2019
<b>Parking Surplus of existing onsite parking</b>			<b>156.46</b>		1/16/2020
* 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					1/27/2020
** 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%					3/9/2020
					4/23/2020
					5/29/2020
					7/14/2020
					10/22/2020
					11/10/2020
					<b>Last Revised</b>
					<b>12/10/2020</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	Self Storage (Warehouse)*	Midland Self Storage	5,500	employee	1.00
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	Certified Refrigeration	875	1	1.00
		Office Space	Certified Refrigeration	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		53.01
*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		53.01



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

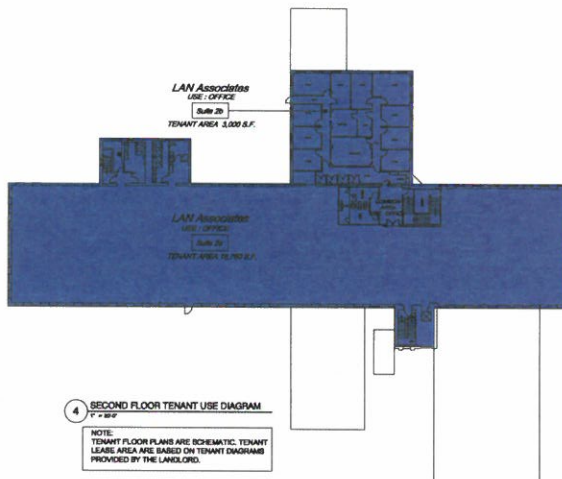
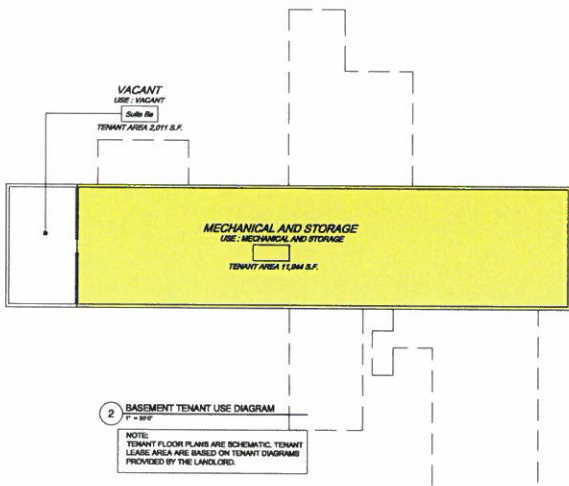
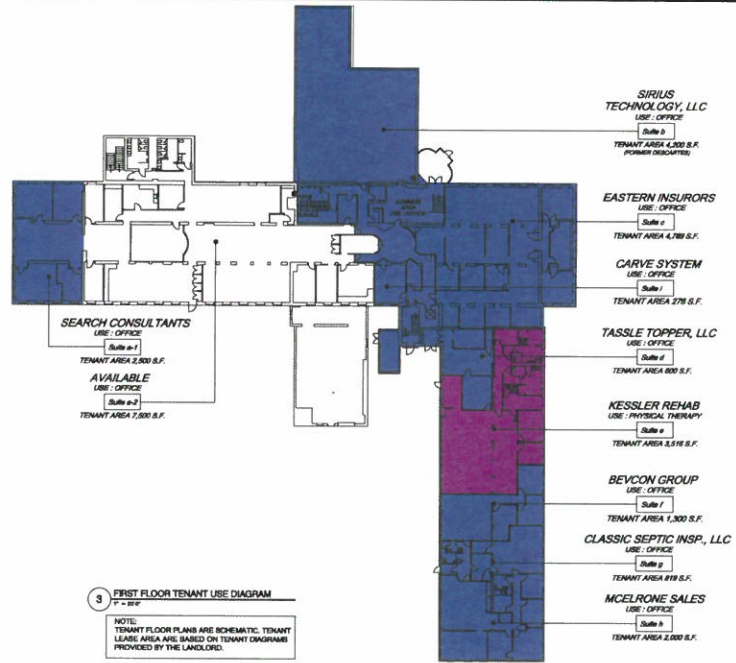
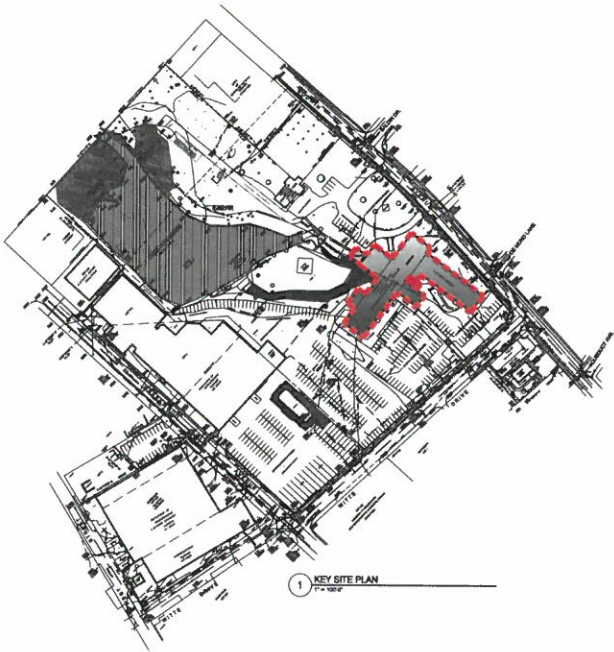
Suite	Principal Use	Tenant Use	Tenant	EXISTING AREA	Ord. Parking Rate	PARKING REQ.
Basement	Storage/ Mechanical	Storage/ Mechanical		11,944	employee	0
Basement (Ba)	Vacant	Vacant	Vacant	2,011	0	0
	Office	Office Space	Common area	470	250	1.88
First Floor (a)	Office	Office Space (variable user occupancies 10,000 sf of total occupied area)	Search Consultants Available	2,500	250	40.00
			Available	7,500		
			Available	0		
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	Tassle Topper, LLC	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		189.33
				445 Godwin Required Parking Spaces		<b>189.33</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	Ramapo Wholesaler	7,817	600	13.03
		Office Space	Ramapo Wholesaler	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	Joerns, LLC	Joerns, LLC	3,370	Employee	3.00
		Joerns, LLC	Joerns, LLC	1,405	250	5.62
Unit 7	Warehouse	Joerns, LLC	Joerns, LLC	3,230	Employee	3.00
		Joerns, LLC	Joerns, LLC	120	250	0.48
Unit 8	Warehouse	Storage	RJM Maintenance	3,428	Employee	1.00
Unit 9	Warehouse	Storage	NJ Swingsets	5,355	Employee	2.00
		Office Space	NJ Swingsets	685	250	2.74
Unit 10	Warehouse	Storage	Game Seven	6,292	Employee	4.00
Unit 11	Warehouse	Storage	NJ Swingsets	659	Employee	1.00
						0.00
<b>NET Building Area</b>				62,271		
				<b>Net 59 Greenwood Required Parking Spaces</b>		<b>57.72</b>
Common area		Parking Ratio Varies	Mixed Use	2,146	1,079	1.99
<b>Gross Building Area</b>				64,417		
				<b>Net 59 Greenwood Required Parking Spaces</b>		<b>59.71</b>







WICK TEMPLERSON P.A.S.A.  
P.O. Box 1000  
117 1st Avenue S.  
Seattle, WA 98101

REVISIONS

NO.	DATE	DESCRIPTION
1	12/15/11	ISSUED FOR PERMIT
2	12/15/11	ISSUED FOR PERMIT
3	12/15/11	ISSUED FOR PERMIT
4	12/15/11	ISSUED FOR PERMIT
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DESIGNED BY: M.E. N.T.  
CHECKED BY: N.T.  
DATE: DECEMBER 15, 2011  
SCALE: 1" = 20' 0"

DESIGNED BY: M.E. N.T.  
CHECKED BY: N.T.  
DATE: DECEMBER 15, 2011  
SCALE: 1" = 20' 0"

PROPOSED INTERIOR IMPROVEMENT  
MARLOW PARK, L.L.C.  
LOT 7.21, BLOCK 3.0, MIDLAND PARK, NJ  
445 GODWIN AVENUE  
USE DIAGRAM

0431203

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