



Borough of Midland Park

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

NOVEMBER 16, 2020

PLEASE TAKE NOTE:

ON MONDAY, NOVEMBER 16, 2020, THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK WILL HOLD A TELE-CONFERENCED MEETING VIA A GO TO MEETING WHICH IS ACCESSIBLE TO THE PUBLIC BY CALLING 1-866-899-4679 (access code 344-750-437). THE MEETING WILL BEGIN AT 7:30 PM AND INCLUDE A WORKSHOP SESSION, IF NECESSARY.

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

Approval of Minutes- 9/21/2020

ZONING CERTIFICATES:

HILLTOP PRO SERVICES LLC-BL 33 LT 7.01 -WAREHOUSE/OFFICE/SHOWROOM

Certificates approved by the Zoning Officer or Zoning Board:

SUSAN ESSERMAN, LCSW, LLC – 24 Godwin Ave- BL 5 LT 24 – Counseling Office
SKAZKA CALES, LLC – 648 Godwin Ave – BL 45 LT 7 – Bakery, Retail
JAG-TECH, LLC dba MIDLAND PARK FOOD MART – 184 Godwin Ave – BL 17 LT 9.01 – Convenience Store
LAURETTA'S CENTRAL CAFÉ – 18 Central Ave – BL 46 LT 4 – Restaurant
OMLAND & OSTERKORN INC – 42 Central Ave – BL 47 LT 7 – Office – Engineer & Surveyor
PIANO WORKSHOP AT BERGEN COUNTY LLC – 85 Godwin Ave – BL 3 LT 11 – Retail Sales
ADVANCED SPEECH THERAPY, LLC – 24 Godwin Ave – BL 5 LT 24 – Speech Therapy Office

PUBLIC HEARING:

John Panariello– 80 West St - BL 33 LT 2 – Amended site plan application

COMMUNICATIONS:

Planning Board 2021 meeting dates

ADJOURNMENT

BOROUGH OF MIDLAND PARK - PLANNING BOARD MINUTES
SEPTMEBER 21, 2020

PLEASE TAKE NOTE:

ON MONDAY, SEPTEMBER 21, 2020, THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK HELD A TELE-CONFERENCED MEETING VIA A GO TO MEETING WHICH WAS ACCESSIBLE TO THE PUBLIC BY CALLING 1-866-899-4679.

THE MEETING BEGAN AT 7:30 PM.

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:

Mr. Kent Rigg, Chairman	present	Mrs. Stephanie Pantale	present
Councilman Ken Kruis	present	Ms. Ester Vierheilig	present
Mayor Harry Shortway, Jr.	present	Alt. #1 Tim Omelianuk	excused
Mr. Michael Rau	present	Alt. #3 Robert Mulder	excused
Mr. David Wostbrock, Vice-chair	present		

D. Siss, board attorney, and E. Boe, board engineer, were present on behalf of the board.

Minutes of 8/17/20 were approved.

COMMUNICATIONS:

218 Irving St – Elzahra Education Foundation Inc – BL 25.10 LT 21.02 – LAN letter dated 8/21/2020 – Sediment Control – Board questioned if problem had been addressed. Erik Boe stated there are still problems, that Bergen County Soil Conservation will do an inspection and follow-up.

175 Paterson Ave – The Kentshire – BL 26.01- LT 27 – Motion made by Mr. Rau to recommend the return of unused escrow, seconded by Ms. Pantale; all voted in favor.

November 23, 2020 Planning Board Meeting to be moved back to original date of November 16, 2020 – Motion made by Ms. Pantale to move date, seconded by Ms. Vierheilig; all voted in favor

Meeting was adjourned at 7:38

Submitted by: Amy Davidson

Hilltop Pro
@gmail

**APPLICATION FOR
ZONING CERTIFICATE
FOR NON-RESIDENTIAL USE**
280 Godwin Avenue
Borough of Midland Park NJ 07432

RECEIVED AT
BORO OF MIDLAND PARK

OCT 22 2020

BUILDING DEPT.

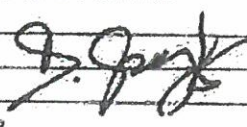
STREET ADDRESS OF PROPERTY 59 Greenwood Avenue, Midland Park, N.J. Unit #1 ZONE L-1/L-2 BLOCK 33 LOT 701

NAME OF OCCUPANT Hilltop Pro Services LLC AREA OF BLDG SQ.FT. 2500 sq.ft. AREA OF OCCUPANT SQ.FT. 2500 sq.ft. SECTION OF BLDG L-1/L-2


SOLE PURPOSE OF OCCUPANCY Storage / Office / Wholesale

PREVIOUS TENANT IF APPLICABLE TKO Automotive

NAME OF APPLICANT / IF A CORPORATION NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION
Dagoberto Gonzalez

APPLICANT'S ADDRESS 39 Grand Street Garfield NJ 07026 SIGNATURE 

APPLICANT'S PHONE 201-956-8790 NAME OF OWNER OF BUILDING Marlow Park LLC ADDRESS OF OWNER 80 Greenwood Ave Midland Park NJ 07432

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

LIST ALL OTHER OCCUPANTS OF BUILDING Name	Type of Business
<u>Bevcon</u>	<u>Wine storage & distribution</u>
<u>Joerns</u>	<u>Medical Equipment storage</u>
<u>Ferguson</u>	<u>Plumbing supplies storage & dist.</u>

PLANNED USE INCLUDING PRODUCTS OR SERVICES SOLD OR MANUFACTURED
Occupied Space will consists of Showroom, Storage and Office Space for a Flooring Installation Service

Incoming shipments: Number weekly 1 Type Conveyance Box truck Product Flooring Comments _____

Outgoing shipments: Number weekly 1 Type Conveyance Box Truck Product Flooring Comments _____

NUMBER OF PEOPLE Start 6 End 6 NUMBER DAILY CUSTOMERS OR VISITORS 2 WILL YOU DEAL WITH GENERAL PUBLIC? YES NO

HOURS OF OPERATION From 8am To 4pm NUMBER OF DAYS OPEN WEEKLY 5

GALS WATER USED 2 EXTENT OF NOISE min FLAMES OR ODDS None OTHER NUISANCES None

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? YES EXPLAIN _____

PROPOSED PERIOD OF OCCUPANCY From November 1, 2020 To November 1, 2023

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

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 HILLTOP PRO SERVICES

ADDRESS 59 GREENWOOD AVE - BLOCK 33 LOT 7.01 ZONE I-2

PREVIOUS TENANT TKO AUTOMOTIVE PREVIOUS USE VEHICLE REPAIR

UNIT# 1 AREA Sq. Ft. 2500 PROPOSED USE WAREHOUSE - OFFICE - SHOWROOM

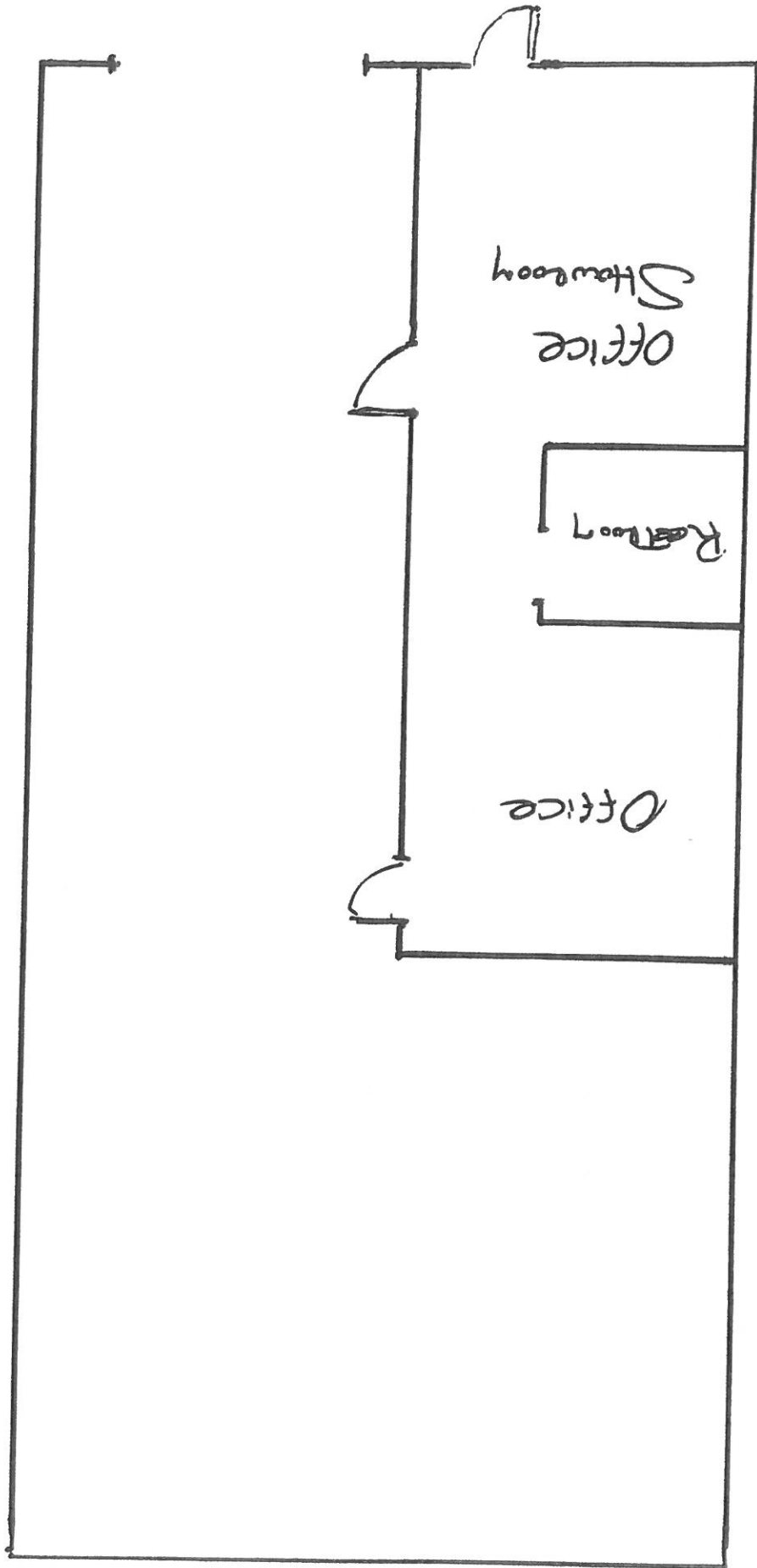
CHANGES _____

RELOCATION? _____ PHONE 201-956-8790 EMAIL _____

DATE 10/26/20 ZONING OFFICIAL Mal Bandy APPROVED-Yes No

UCC USE GROUP: PREVIOUS USE _____ PROPOSED USE _____ CCO REQUIRED? _____

Applicant is seeking to occupy a 2746 sq.ft. space formerly occupied as "TKO Automotive" as a flooring warehouse with two offices. The warehouse space of 2100 sq. ft. will require one parking space. The two office spaces which equal 645 sq.ft. will require three parking spaces. A total of four parking spaces will be required. Also, applicant will have customers visit the premises on a limited basis to make selections.



MOST UP TO DATE - MARLOW PARK

BUILDING DEPT.
AUG 11 2020
 RECEIVED AT
 BORO OF MARLOW AND PARK

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)	63.56	346.00	3/6/2017
	445 Godwin Avenue	Refer to Individual Building Analysis (Table 3.1b)	242.07		4/11/2017
	Site Total		305.63	346.00	5/9/2017
Block 33.00, Lot 7.01	59 Greenwood Avenue	Refer to Individual Building Analysis (Table 3.1c)	57.25	37.00	2/21/2018
	Site Total		57.25	37.00	6/21/2018
Combined Lots Parking Analysis			362.88	383.00	8/30/2018
Parking Surplus of existing onsite parking			20.12		4/1/2019
Parking Surplus inclusive of 60 Space Variance granted June 17, 2013*			80.12		9/17/2019
* 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					11/13/2019
					11/20/2019
					1/16/2020
					1/27/2020
					3/9/2020
					4/23/2020
					5/29/2020
					Last Revised
					7/14/2020

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 Demolished Office	Midland Self Storage Midland Self Storage	Refer to Self Storage (Warehouse) Refer to Self Storage (Warehouse)		
Suite 4	Wholesale	Wholesale Establishment	Manning Claim	800	600	1.33
Suite 5	Warehouse	Industrial Manufacturing Office Space	Lance Belostock Lance Belostock	2,425 175	400 250	6.06 0.70
Suite 6	Warehouse	Warehouse Storage Office Space	Wade Odell Wade Wade Odell Wade	4,212 388	employee 250	4.00 1.55
Suite 8	Wholesale	Wholesale Establishment Office Space	McGinley Packaging McGinley Packaging	4,480 1,020	600 250	7.47 4.08
Suite 9	Warehouse	Warehouse Storage Office	Bergen Comm. Blood Bergen Comm. Blood	4,250 750	4 250	4.00 3.00
Suite 10	Warehouse	Warehouse Office Space	Pattman Plumbing Pattman Plumbing	4,450 350	employee 250	2.00 1.40
Suite 11	Warehouse	Warehouse Storage Office Space	Certified Refrigeration Certified Refrigeration	875 125	1 250	1.00 0.50
Suite 12	Wholesale	Warehouse Storage Office Space	Edi Abramov Edi Abramov	1,040 160	Employee 250	2.00 0.64
Suite 14	Manufacturing	Industrial Manufacturing Office Space	Custom Designers Custom Designers	1,050 150	400 250	2.63 0.60
Suite 15	Warehouse	Manufacturing	Level Home Improvements	1,200	Employee	3.00
Midland Park Self Storage	Warehouse	Self Storage (Warehouse)* Common Area	Midland Self Storage Industrial	41,800 3,330 76,930	employee employee	2.00 0.00 63.56
*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		63.56

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	Sinus Technology, LLC	4,200	250	16.80
First Floor (c)	Office	Office Space	Eastern Insurers	4,513	250	18.05
First Floor (d)	Office	Office Space	Tassie Topper, LLC	600	250	2.40
First Floor (e)	Physical Therapy	Physical Therapy	Kessler Rehab	3,516	50	70.32
First Floor (f)	Office	Office Space	Bevercon 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 Associates	3,000	250	12.00
				60,409		242.07
				445 Godwin Required Parking Spaces		242.07

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	Office	Car Repair	TKO Automotive	2,746	Service Bay	4.00
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	Joems, LLC	Joems, LLC	3,370	Employee	3.00
		Joems, LLC	Joems, LLC	1,405	250	5.62
Unit 7	Warehouse	Joems, LLC	Joems, LLC	3,230	Employee	3.00
		Joems, LLC	Joems, 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
NET Building Area				62,271		
Common area				Net 59 Greenwood Required Parking Spaces		55.34
Gross Building Area				Parking Ratio Varies	Mixed Use	1.91
				Net 59 Greenwood Required Parking Spaces		57.25

PROPOSED INTERIOR IMPROVEMENT
MARLOW PARK L.L.C.
 101 WEST BLOOMINGDALE AVE. CHICAGO, IL 60610
80 GREENWOOD
 119 WEST BLOOMINGDALE AVE. CHICAGO, IL 60610
 Phone: (773) 525-1773

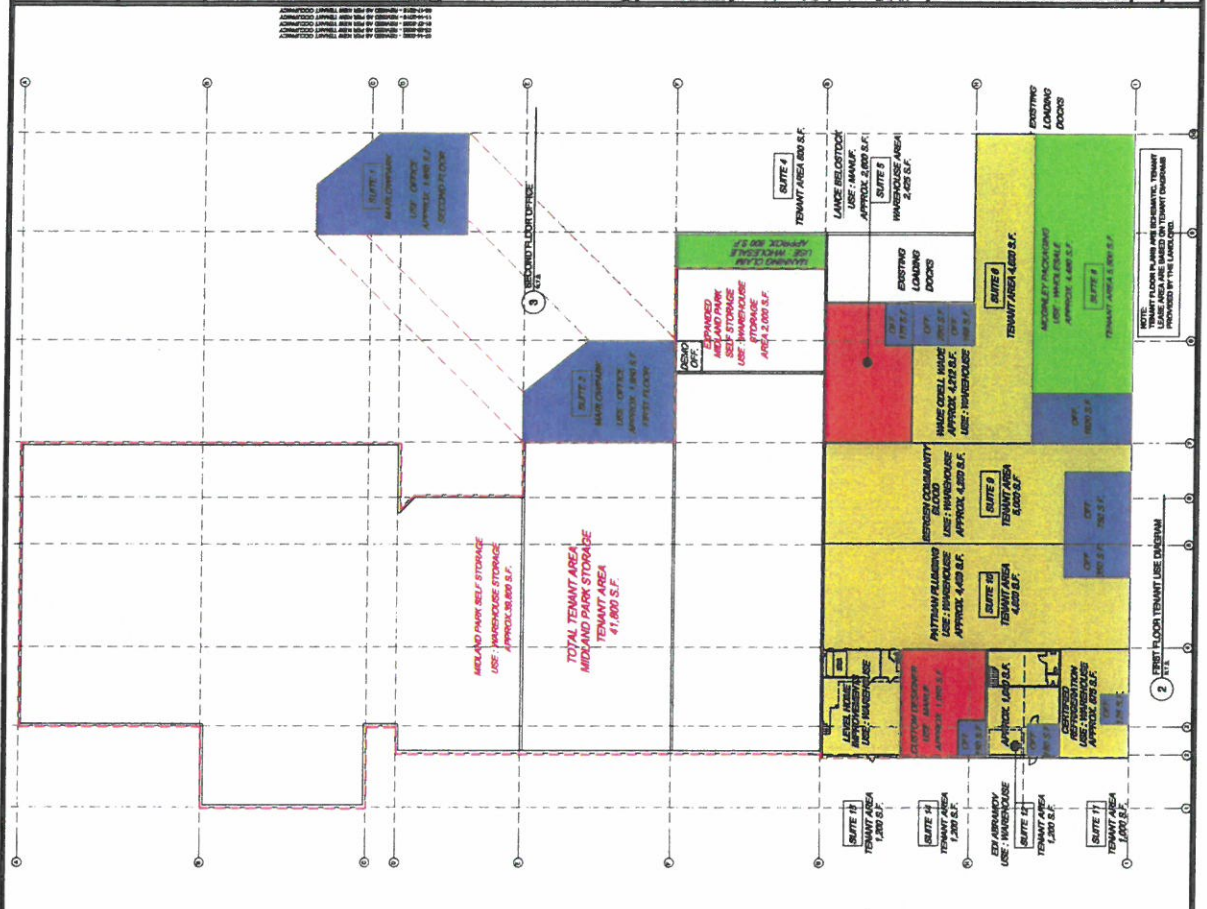
PA-1
 04/31/2023
 DATE

NICK RASBARI & ASSOCIATES
 ARCHITECTS - ENGINEERS
 101 WEST BLOOMINGDALE AVE. CHICAGO, IL 60610
 Phone: (773) 525-1773

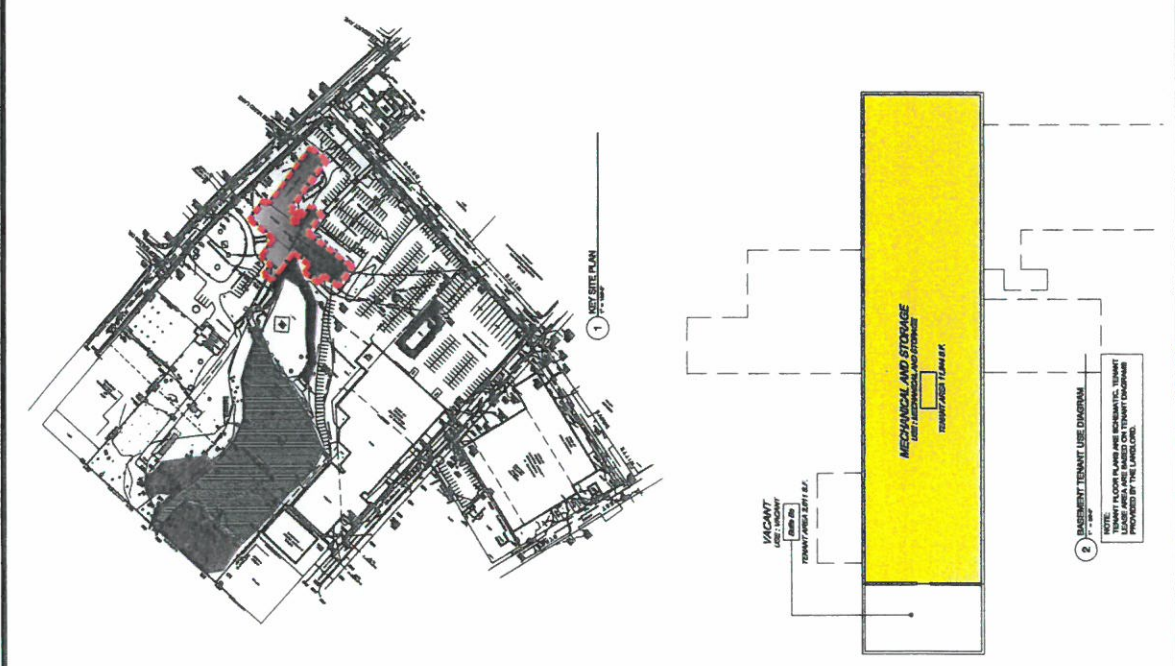
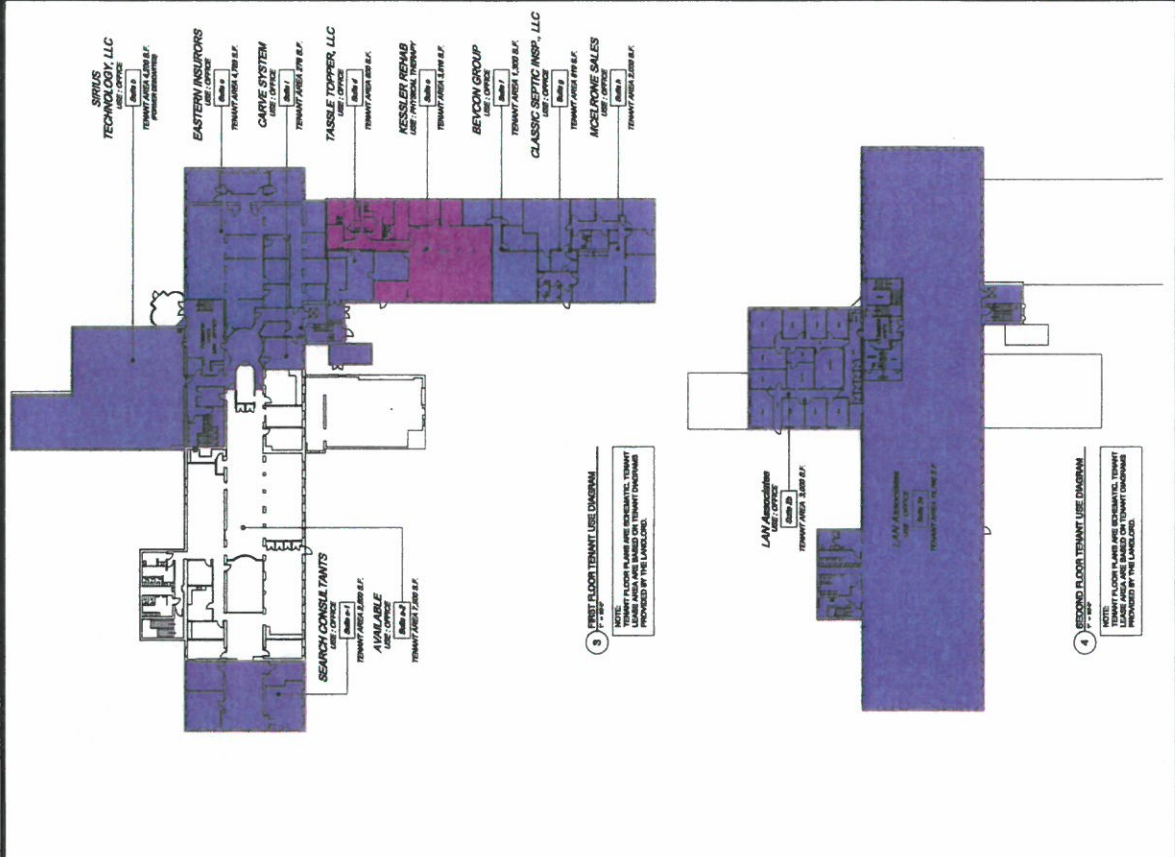
SCALE: 1" = 20'-0"
DATE: DECEMBER 14, 2023
PROJECT: 80 GREENWOOD
CHECKED BY: N.T.
DRAWN BY: M.A.

REVISIONS:

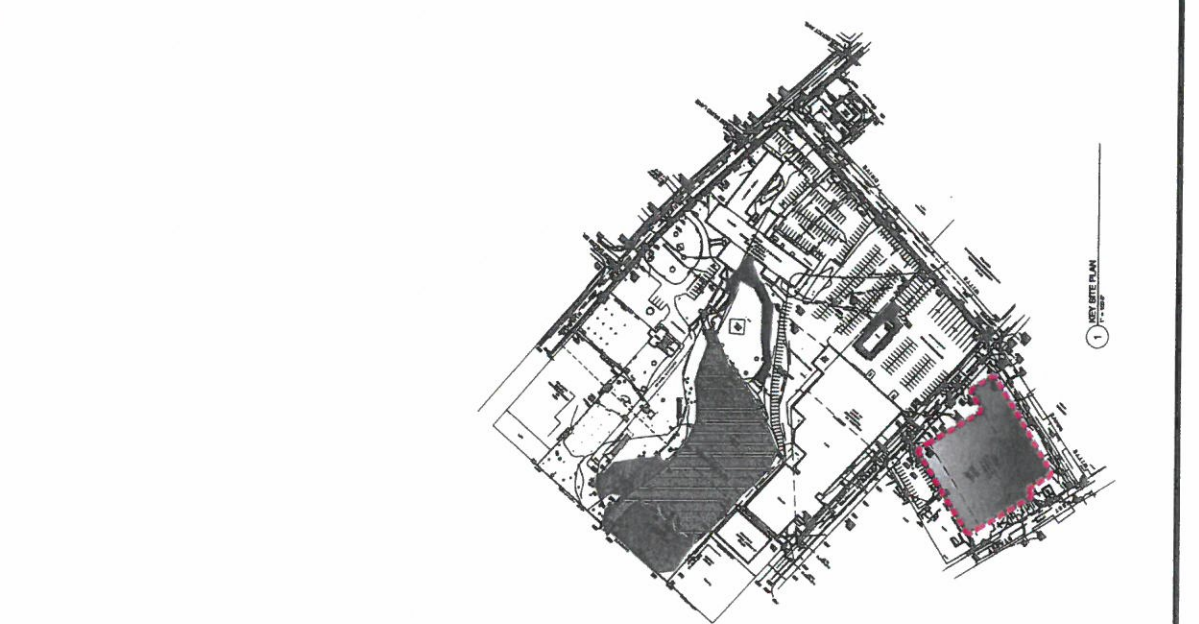
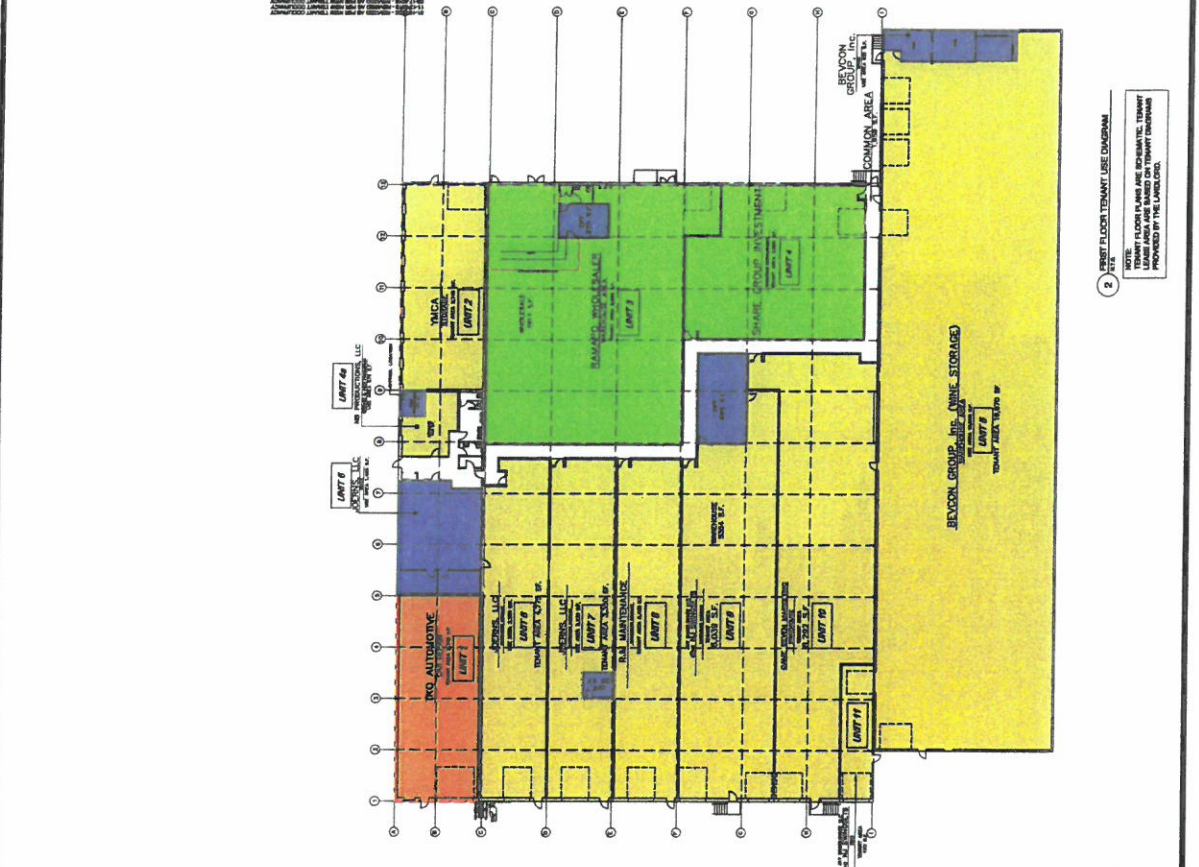
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/14/23
2	REVISIONS TO PERMIT	12/14/23
3	REVISIONS TO PERMIT	12/14/23
4	REVISIONS TO PERMIT	12/14/23
5	REVISIONS TO PERMIT	12/14/23
6	REVISIONS TO PERMIT	12/14/23
7	REVISIONS TO PERMIT	12/14/23
8	REVISIONS TO PERMIT	12/14/23
9	REVISIONS TO PERMIT	12/14/23
10	REVISIONS TO PERMIT	12/14/23
11	REVISIONS TO PERMIT	12/14/23
12	REVISIONS TO PERMIT	12/14/23
13	REVISIONS TO PERMIT	12/14/23
14	REVISIONS TO PERMIT	12/14/23
15	REVISIONS TO PERMIT	12/14/23
16	REVISIONS TO PERMIT	12/14/23
17	REVISIONS TO PERMIT	12/14/23
18	REVISIONS TO PERMIT	12/14/23
19	REVISIONS TO PERMIT	12/14/23
20	REVISIONS TO PERMIT	12/14/23
21	REVISIONS TO PERMIT	12/14/23
22	REVISIONS TO PERMIT	12/14/23
23	REVISIONS TO PERMIT	12/14/23
24	REVISIONS TO PERMIT	12/14/23
25	REVISIONS TO PERMIT	12/14/23
26	REVISIONS TO PERMIT	12/14/23
27	REVISIONS TO PERMIT	12/14/23
28	REVISIONS TO PERMIT	12/14/23
29	REVISIONS TO PERMIT	12/14/23
30	REVISIONS TO PERMIT	12/14/23
31	REVISIONS TO PERMIT	12/14/23
32	REVISIONS TO PERMIT	12/14/23
33	REVISIONS TO PERMIT	12/14/23
34	REVISIONS TO PERMIT	12/14/23
35	REVISIONS TO PERMIT	12/14/23
36	REVISIONS TO PERMIT	12/14/23
37	REVISIONS TO PERMIT	12/14/23
38	REVISIONS TO PERMIT	12/14/23
39	REVISIONS TO PERMIT	12/14/23
40	REVISIONS TO PERMIT	12/14/23
41	REVISIONS TO PERMIT	12/14/23
42	REVISIONS TO PERMIT	12/14/23
43	REVISIONS TO PERMIT	12/14/23
44	REVISIONS TO PERMIT	12/14/23
45	REVISIONS TO PERMIT	12/14/23
46	REVISIONS TO PERMIT	12/14/23
47	REVISIONS TO PERMIT	12/14/23
48	REVISIONS TO PERMIT	12/14/23
49	REVISIONS TO PERMIT	12/14/23
50	REVISIONS TO PERMIT	12/14/23
51	REVISIONS TO PERMIT	12/14/23
52	REVISIONS TO PERMIT	12/14/23
53	REVISIONS TO PERMIT	12/14/23
54	REVISIONS TO PERMIT	12/14/23
55	REVISIONS TO PERMIT	12/14/23
56	REVISIONS TO PERMIT	12/14/23
57	REVISIONS TO PERMIT	12/14/23
58	REVISIONS TO PERMIT	12/14/23
59	REVISIONS TO PERMIT	12/14/23
60	REVISIONS TO PERMIT	12/14/23
61	REVISIONS TO PERMIT	12/14/23
62	REVISIONS TO PERMIT	12/14/23
63	REVISIONS TO PERMIT	12/14/23
64	REVISIONS TO PERMIT	12/14/23
65	REVISIONS TO PERMIT	12/14/23
66	REVISIONS TO PERMIT	12/14/23
67	REVISIONS TO PERMIT	12/14/23
68	REVISIONS TO PERMIT	12/14/23
69	REVISIONS TO PERMIT	12/14/23
70	REVISIONS TO PERMIT	12/14/23
71	REVISIONS TO PERMIT	12/14/23
72	REVISIONS TO PERMIT	12/14/23
73	REVISIONS TO PERMIT	12/14/23
74	REVISIONS TO PERMIT	12/14/23
75	REVISIONS TO PERMIT	12/14/23
76	REVISIONS TO PERMIT	12/14/23
77	REVISIONS TO PERMIT	12/14/23
78	REVISIONS TO PERMIT	12/14/23
79	REVISIONS TO PERMIT	12/14/23
80	REVISIONS TO PERMIT	12/14/23
81	REVISIONS TO PERMIT	12/14/23
82	REVISIONS TO PERMIT	12/14/23
83	REVISIONS TO PERMIT	12/14/23
84	REVISIONS TO PERMIT	12/14/23
85	REVISIONS TO PERMIT	12/14/23
86	REVISIONS TO PERMIT	12/14/23
87	REVISIONS TO PERMIT	12/14/23
88	REVISIONS TO PERMIT	12/14/23
89	REVISIONS TO PERMIT	12/14/23
90	REVISIONS TO PERMIT	12/14/23
91	REVISIONS TO PERMIT	12/14/23
92	REVISIONS TO PERMIT	12/14/23
93	REVISIONS TO PERMIT	12/14/23
94	REVISIONS TO PERMIT	12/14/23
95	REVISIONS TO PERMIT	12/14/23
96	REVISIONS TO PERMIT	12/14/23
97	REVISIONS TO PERMIT	12/14/23
98	REVISIONS TO PERMIT	12/14/23
99	REVISIONS TO PERMIT	12/14/23
100	REVISIONS TO PERMIT	12/14/23



1. SITE PLAN
12/14/23



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/16/02
2	REVISED PER COMMENTS	12/16/02
3	REVISED PER COMMENTS	12/16/02
4	REVISED PER COMMENTS	12/16/02
5	REVISED PER COMMENTS	12/16/02
6	REVISED PER COMMENTS	12/16/02
7	REVISED PER COMMENTS	12/16/02
8	REVISED PER COMMENTS	12/16/02
9	REVISED PER COMMENTS	12/16/02
10	REVISED PER COMMENTS	12/16/02
11	REVISED PER COMMENTS	12/16/02
12	REVISED PER COMMENTS	12/16/02
13	REVISED PER COMMENTS	12/16/02
14	REVISED PER COMMENTS	12/16/02
15	REVISED PER COMMENTS	12/16/02
16	REVISED PER COMMENTS	12/16/02
17	REVISED PER COMMENTS	12/16/02
18	REVISED PER COMMENTS	12/16/02
19	REVISED PER COMMENTS	12/16/02
20	REVISED PER COMMENTS	12/16/02
21	REVISED PER COMMENTS	12/16/02
22	REVISED PER COMMENTS	12/16/02
23	REVISED PER COMMENTS	12/16/02
24	REVISED PER COMMENTS	12/16/02
25	REVISED PER COMMENTS	12/16/02
26	REVISED PER COMMENTS	12/16/02
27	REVISED PER COMMENTS	12/16/02
28	REVISED PER COMMENTS	12/16/02
29	REVISED PER COMMENTS	12/16/02
30	REVISED PER COMMENTS	12/16/02
31	REVISED PER COMMENTS	12/16/02
32	REVISED PER COMMENTS	12/16/02
33	REVISED PER COMMENTS	12/16/02
34	REVISED PER COMMENTS	12/16/02
35	REVISED PER COMMENTS	12/16/02
36	REVISED PER COMMENTS	12/16/02
37	REVISED PER COMMENTS	12/16/02
38	REVISED PER COMMENTS	12/16/02
39	REVISED PER COMMENTS	12/16/02
40	REVISED PER COMMENTS	12/16/02
41	REVISED PER COMMENTS	12/16/02
42	REVISED PER COMMENTS	12/16/02
43	REVISED PER COMMENTS	12/16/02
44	REVISED PER COMMENTS	12/16/02
45	REVISED PER COMMENTS	12/16/02
46	REVISED PER COMMENTS	12/16/02
47	REVISED PER COMMENTS	12/16/02
48	REVISED PER COMMENTS	12/16/02
49	REVISED PER COMMENTS	12/16/02
50	REVISED PER COMMENTS	12/16/02
51	REVISED PER COMMENTS	12/16/02
52	REVISED PER COMMENTS	12/16/02
53	REVISED PER COMMENTS	12/16/02
54	REVISED PER COMMENTS	12/16/02
55	REVISED PER COMMENTS	12/16/02
56	REVISED PER COMMENTS	12/16/02
57	REVISED PER COMMENTS	12/16/02
58	REVISED PER COMMENTS	12/16/02
59	REVISED PER COMMENTS	12/16/02
60	REVISED PER COMMENTS	12/16/02
61	REVISED PER COMMENTS	12/16/02
62	REVISED PER COMMENTS	12/16/02
63	REVISED PER COMMENTS	12/16/02
64	REVISED PER COMMENTS	12/16/02
65	REVISED PER COMMENTS	12/16/02
66	REVISED PER COMMENTS	12/16/02
67	REVISED PER COMMENTS	12/16/02
68	REVISED PER COMMENTS	12/16/02
69	REVISED PER COMMENTS	12/16/02
70	REVISED PER COMMENTS	12/16/02
71	REVISED PER COMMENTS	12/16/02
72	REVISED PER COMMENTS	12/16/02
73	REVISED PER COMMENTS	12/16/02
74	REVISED PER COMMENTS	12/16/02
75	REVISED PER COMMENTS	12/16/02
76	REVISED PER COMMENTS	12/16/02
77	REVISED PER COMMENTS	12/16/02
78	REVISED PER COMMENTS	12/16/02
79	REVISED PER COMMENTS	12/16/02
80	REVISED PER COMMENTS	12/16/02
81	REVISED PER COMMENTS	12/16/02
82	REVISED PER COMMENTS	12/16/02
83	REVISED PER COMMENTS	12/16/02
84	REVISED PER COMMENTS	12/16/02
85	REVISED PER COMMENTS	12/16/02
86	REVISED PER COMMENTS	12/16/02
87	REVISED PER COMMENTS	12/16/02
88	REVISED PER COMMENTS	12/16/02
89	REVISED PER COMMENTS	12/16/02
90	REVISED PER COMMENTS	12/16/02
91	REVISED PER COMMENTS	12/16/02
92	REVISED PER COMMENTS	12/16/02
93	REVISED PER COMMENTS	12/16/02
94	REVISED PER COMMENTS	12/16/02
95	REVISED PER COMMENTS	12/16/02
96	REVISED PER COMMENTS	12/16/02
97	REVISED PER COMMENTS	12/16/02
98	REVISED PER COMMENTS	12/16/02
99	REVISED PER COMMENTS	12/16/02
100	REVISED PER COMMENTS	12/16/02



2 FIRST FLOOR TENANT USE DIAGRAM
 NOTE:
 TENANT FLOOR PLANS ARE INFORMATIONAL. TENANT
 FLOOR PLANS SHALL BE PROVIDED BY THE LANDLORD.

1 SITE SITE PLAN



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 5 LOT 24 ZONING DISTRICT B-3
LOCATION- 24 Godwin Ave

OWNER OF PROPERTY- Dochart Inc.
ADDRESS- c/o Arthur Messineo, 287 Barnstable Dr., Wyckoff, NJ 07481

NAME OF OCCUPANT- SUSAN ESSERMAN MSW, LCSW, LLC 201/218-5206
EMERGENCY CONTACT- Susan Esserman 201/218-5206
PREVIOUS TENANT- Roots & Wings Mindfulness Center – Jenny Mills

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

COUNSELING 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 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).

139 SF- 1ST FL # 5

PARKING- ADEQUATE INADEQUATE

PLAN ON FILE- APPROVED SITE PLAN PARKING SCHEMATIC

Mal Rind 9/23/20
Zoning Officer 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 ___.
-

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 SUSAN ESSERMAN LCSW, LLC

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

PREVIOUS TENANT ROOTS & WINGS - JENNY MILLS PREVIOUS USE PATIENT CONSULTATION

UNIT# 5-1ST FLOOR AREA Sq. Ft. 139 PROPOSED USE PATIENT CONSULTATION

CHANGES _____

RELOCATION? - PHONE 201-218-5206 EMAIL _____

DATE 9/14/20 ZONING OFFICIAL *M. B. [Signature]* APPROVED-Yes No ___

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



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 ZONING DISTRICT B-1
LOCATION- 648 Godwin Ave

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

NAME OF OCCUPANT- SKAZKA CAKES LLC 201/228-0550
EMERGENCY CONTACT- Ivan Kovalenko 201/410-8037
PREVIOUS TENANT- Tony's Italian Kitchen

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- RETAIL

which is a:

- 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 # 646 (now combined with unit #648)

*A total of two tables with 4 chairs each (for both units) 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- * ADEQUATE _____ INADEQUATE

PLAN ON FILE- APPROVED SITE PLAN _____ PARKING SCHEMATIC

Mal B...
Zoning Officer

9/28/2020
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 ___.

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 MIDLAND PARK FOOD MART

ADDRESS 184 GODWIN AVE BLOCK 17 LOT 9.01 ZONE B-1

PREVIOUS TENANT SAME PREVIOUS USE CONV. STORE

UNIT# _____ AREA Sq. Ft. 1155 PROPOSED USE Conv. Store

CHANGES _____

RELOCATION? - PHONE 201-726-2826 EMAIL _____

DATE 9/28/20 ZONING OFFICIAL Mal Bunday APPROVED-Yes No ___

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

CHANGE OF OWNERSHIP ONLY. NO OTHER CHANGES!



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 46 LOT 4
LOCATION- 18 Central Ave

ZONING DISTRICT B-1

OWNER OF PROPERTY- Salvatore Laretta, et al
ADDRESS- 621 Godwin Ave, Midland Park, NJ 07432

NAME OF OCCUPANT- LAURETTA'S CENTRAL CAFE

EMERGENCY CONTACT- John T. Chomenko

973/897-6378

PREVIOUS TENANT- Hogan's Restaurant

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

RESTAURANT- Serving breakfast and lunch

is a:

- (X) 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 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).

1,807 SF – Unit marked #20

Construction Plan indicates 42 seats

PARKING- _____ ADEQUATE ___X___ INADEQUATE

PLAN ON FILE- _____ APPROVED SITE PLAN _____ PARKING SCHEMATIC

Mal Bury
Zoning Officer

10/19/20
Date

cc: Police Dept, Fire Prevention, Fire Dept., Construction Official, Bd 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 LAURETTA'S CENTRAL CAFE (JOHN CHOMENKO)

ADDRESS 18 CENTRAL AVE BLOCK 46 LOT 4 ZONE B-1

PREVIOUS TENANT HOGAN'S RESTAURANT PREVIOUS USE RESTAURANT

UNIT# AREA Sq. Ft. 1800 PROPOSED USE CAFE

CHANGES

RELOCATION? — PHONE 973-897-6378 EMAIL JOHNCHOMENKO@GMAIL.COM

DATE 10/19/20 ZONING OFFICIAL Mal Bunnig APPROVED-Yes No ___

UCC USE GROUP: PREVIOUS USE A PROPOSED USE B CCO REQUIRED? YES!

• PREVIOUS RESTAURANT SEATING WAS 64 SEATS.
• Proposed SEATING IS 42.



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 47 LOT 7
LOCATION- 42 Central Avenue

ZONING DISTRICT ASFD

OWNER OF PROPERTY- RIGS DEVELOPMENT I LLC
ADDRESS- 131 Lincoln Ave, Ridgewood, NJ 07450

NAME OF OCCUPANT- OMLAND & OSTERKORN, INC
EMERGENCY CONTACT- Kiertsen Omland

973-647-7820
201-294-9214

PREVIOUS TENANT- Robin Bray dba Fitness Barre

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

OFFICE SPACE for ENGINEER & SURVEYOR

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 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).

1,000 SF – First floor
*Per resolution dated 7/14/2010

PARKING- ADEQUATE _____ INADEQUATE

PLAN ON FILE- APPROVED SITE PLAN _____ PARKING SCHEMATIC


Zoning Officer _____ Date 10/30/20

cc: Police Dept, Fire Prevention Official, 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 ___.
-

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 OMLAND, OSTERKORN, INC

ADDRESS 42 CENTRAL AVE BLOCK 47 LOT 7 ZONE ASFD

PREVIOUS TENANT ROBIN BRAY DBA- FITNESS BARRE PREVIOUS USE DANCE INSTRUCTION

UNIT# GROUND AREA Sq. Ft. 1000 PROPOSED USE OFFICE SPACE

CHANGES ---

RELOCATION? ___ PHONE 973-647-7820 EMAIL _____

DATE 10/26/20 ZONING OFFICIAL M. Blum APPROVED-Yes No ___

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



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 3 LOT 11 ZONING DISTRICT B-3
LOCATION- 85 Godwin Ave

OWNER OF PROPERTY- UB Midland Park I, LLC
ADDRESS- 321 Railroad Ave., Greenwich, CT 06830

NAME OF OCCUPANT- PIANO WORKSHOP AT BERGEN COUNTY, LCC 551/800-5965
EMERGENCY CONTACT- Mark Weisman 201/650-9752
PREVIOUS TENANT- Otimo Jiu Jitsu

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

RETAIL SALES – PIANOS AND BOOKS & PIANO INSTRUCTION

which is a:

- Use permitted by Ordinance
- Use and 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).

1300 SF – Lower level rear, off Goffle Rd
Piano instruction limited to four rooms.

PARKING- ADEQUATE INADEQUATE

PLAN ON FILE- APPROVED SITE PLAN PARKING SCHEMATIC

Mal Buning 11/2/2020
Zoning Officer 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 ___.

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 PIANO WORKSHOP AT BERGEN COUNTY, LLC

ADDRESS 85 GODWIN BLOCK 3 LOT 11 ZONE B-3

PREVIOUS TENANT OTIMO JIU JITSU PREVIOUS USE _____

UNIT# 28 AREA Sq. Ft. 1300 PROPOSED USE RETAIL SALES OF PIANOS/BOOKS & PIANO INSTRUCTION.

CHANGES 7 SPACES REQUIRED - 7 SPACES ALLOTTED.

RELOCATION? _____ PHONE 201-650-9752 EMAIL _____

DATE 10/7/20 ZONING OFFICIAL MM APPROVED-Yes No ___

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

PIANO INSTRUCTION TO HAVE 4 ROOMS.



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 5 LOT 24 ZONING DISTRICT B-3
LOCATION- 24 Godwin Ave

OWNER OF PROPERTY- Dochart Inc.
ADDRESS- c/o Arthur Messineo, 287 Barnstable Dr., Wyckoff, NJ 07481

NAME OF OCCUPANT- ADVANCED SPEECH THERAPY, LLC 201/660-2227
EMERGENCY CONTACT- Gezime Djonovic 201/660-2227
PREVIOUS TENANT- None – new office floor plan

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


SPEECH THERAPY 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 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).

96 SF- Basement-unit #8

PARKING- ___X___ ADEQUATE _____ INADEQUATE

PLAN ON FILE- ___X___ APPROVED SITE PLAN _____ PARKING SCHEMATIC


Zoning Officer

11/4/20
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 ___.
-

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 ADVANCED SPEECH THERAPY, LLC

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

PREVIOUS TENANT — PREVIOUS USE —

UNIT# B 8 AREA Sq. Ft. 96 PROPOSED USE SPEECH THERAPY

CHANGES —

RELOCATION? — PHONE 201-660-2227 EMAIL ADVANCED SPEECH CONSULTANTS@GMAIL.COM

DATE 11/2/20 ZONING OFFICIAL Mal Bunday APPROVED-Yes No ___

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