



Borough of Midland Park

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

APRIL 19, 2021

PLEASE TAKE NOTE:

ON APRIL 19, 2021, THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK WILL HOLD THEIR REGULARLY SCHEDULED MEETING BY TELE-CONFERRING THE MEETING VIA GO-TO-MEETING WHICH IS ACCESSIBLE TO THE PUBLIC BY CALLING 1 877 309 2073 ACCESS CODE 467-062-293 OR JOIN <https://global.gotomeeting.com/join/467062293>. THE MEETING WILL BEGIN AT 7:30 PM.

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

Approval of minutes- March 15, 2021

ZONING CERTIFICATES:

Great White Mechanical, LLC – 23 Birch St – BL 26.01 LT 32 – HVAC company

Certificates approved by the Zoning Officer or Zoning Board:

Godwin Park, LLC – 80 Godwin Ave – BL 6 LT 17.02 – Temporary storage
JP's Pizza & Gourmet Food – 648 Godwin Ave – BL 45 LT 7 – Take-out restaurant
Garden State Garage and Siding – 26 Goffle Rd – BL 20.03 LT 6 – Office space

PUBLIC HEARINGS:

Mature Environments Inc/Mill Gardens – 36 Faner Rd – BL 27 LT 5 – Site plan waiver

COMMUNICATIONS:

Zoning Ordinance Change – Ordinance #07-21 for planning board review and comments.

ADJOURNMENT

BOROUGH OF MIDLAND PARK – PLANNING BOARD MINUTES

MARCH 15, 2021

PLEASE TAKE NOTE:

ON MONDAY, MARCH 15, 2021 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 P.M.

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

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

Minutes of 1/25/21 – approved with a spelling correction

ZONING CERTIFICATES:

B.L. Automotive- 282 Greenwood Ave- BL 50 LT 14- Barry Luyster, owner – Automotive repair, some cutting and welding. Board reminded applicant that all work needs to be done inside the building. Motion to approve zoning certificate by Mr. Wostbrock, seconded by Councilman Kruis; all voted in favor.

RESOLUTIONS:

Emergency Remote Meeting Protocols– Atty. Siss clarified that applicants are required to be on video and that Board members are recommended to be on video, not just audio/phone. Motion to approve resolution by Ms. Pantale, seconded by Mr. Wostbrock; all voted in favor.

COMMUNICATIONS:

Cornerstone Diversified Properties LLC – BL 25 LT 12 – motion to approve return of unused escrow by Ms. Vierheilig, seconded by Ms. Pantale; all voted in favor.

Contracts & Resolutions for 2021 – Atty. Siss for Board Attorney and LAN Assoc. for Board Engineer. Motion to approve contracts and resolutions by Mr. Wostbrock, seconded by Councilman Kruis; all voted in favor.

LAN letter – John Panariello – 80 West St. – BL 33 LT 2 – revised site plan has met relevant conditions of the Planning Board resolution.

First Hartford/ CVS – 80 Godwin Ave – BL 6 LT 17.02 – Erik Boe, Board Engineer, reviewed minor deviation from approved site plan regarding trees near the driveway. Propose keeping existing trees, will still be required to replace if one dies. Mr. Boe to confirm line of sight, specifically regarding tree closest to street. Board has no objections to change. Also discussed future construction next to CVS location, they will have to provide appropriate safety measures for vehicles/pedestrians prior to a TCO being issued for CVS.

Meeting adjourned – 7:50 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 GREAT WHITE MECHANICAL, LLC
 ADDRESS 23 BIRCH ST BLOCK 30-02 LOT 1-05 ZONE I-2
 PREVIOUS TENANT FRANZEN INTERNATIONAL PREVIOUS USE Office/Warehouse
 UNIT# A AREA Sq. Ft. 4000 PROPOSED USE DAILY FUNCTIONS OF AN HVAC Co.
 CHANGES _____

RELOCATION? YES PHONE _____ EMAIL _____

DATE 3/29/21 ZONING OFFICIAL Mal Berry APPROVED-Yes No PB Required

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

MOVING FROM ANOTHER UNIT ON THE SAME SITE.

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

280 Godwin Avenue
Borough of Midland Park, NJ 07432

RECEIVED AT
BOARD OF PLANNING
MAR 24 2021
BUILDING DEPT.

STREET ADDRESS OF PROPERTY: 23 Birch St ZONE: R-1 BLOCK: 30.02 LOT: 1.05

NAME OF OCCUPANT: Great White Mechanical LLC AREA OF BLDG.-SQ.FT. 4000 AREA OF OCCUPANT- SQ.FT. 4000 SECTION OF BLDG. Unit A

SOLE PURPOSE OF OCCUPANCY: Running Daily functions of a mechanical HVAC company.

PREVIOUS TENANT, IF APPLICABLE: Franzen International

NAME OF APPLICANT / IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION: Dylan Neumann

APPLICANT'S ADDRESS: 12-31 Sunnyside Dr Fair Lawn NJ 07410

APPLICANT'S PHONE: 201-797-0031 SIGNATURE: [Signature]

NAME OF OWNER OF BUILDING: Tenastic, Inc. ADDRESS OF OWNER: 33 Greenwood Ave., Midland Park, NJ 07432

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

LIST ALL OTHER OCCUPANTS OF BUILDING: Name:	Type of Business:
<u>ImageTek</u>	<u>PRINTING</u>
<u>Tenastic</u>	<u>Storage Business Equipment</u>
<u>Valley Ten +</u>	<u>Storage Party Rentals</u>

PLANNED USE INCLUDING PRODUCTS OR SERVICES SOLD OR MANUFACTURED:

Incoming shipments: Number weekly 5 Type Conveyance Supply House / UPS Product Parts Comments _____
 Outgoing shipments: Number weekly 1 Type Conveyance J&K UPS Product Parts Paperwork Comments _____
 NUMBER OF PEOPLE: Start 9 Final 11 NUMBER DAILY CUSTOMERS OR VISITORS 8 WILL YOU DEAL WITH GENERAL PUBLIC? YES NO
 HOURS OF OPERATION: From 7:30 AM To 5:00 PM NUMBER OF DAYS OPEN WEEKLY: 5
 GALS. WATER USED: normal Bathroom EXTENT OF NOISE NA FUMES OR ODORS NA OTHER NUISANCES _____
 ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO YES EXPLAIN See Attached MSDS sheets.
 PROPOSED PERIOD OF OCCUPANCY: From April 20, 2021 To _____
 COMMENTS: (SPACE BELOW FOR PLANNING BOARD USE)

TFeldman@GreatWhiteMechanical.com

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.



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ZONING CERTIFICATE

BLOCK 6 LOT 17.02
LOCATION- 80 Godwin Ave

ZONING DISTRICT B-3

OWNER OF PROPERTY- Godwin Park, LLC
ADDRESS- 222 Grand Avenue, Englewood, NJ 07631

NAME OF OCCUPANT – GODWIN PARK, LLC 201-310-8362
EMERGENCY CONTACT- Paul Schmidt 201-310-8362
PREVIOUS TENANT- Dry Cleaners

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

TEMPORARY STORAGE

- 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).

7840 SQ. FT – LEFT SIDE

SPACE NOT TO BE USED AS LIVING QUARTERS

PARKING- ADEQUATE INADEQUATE

PLAN ON FILE- APPROVED SITE PLAN PARKING SCHEMATIC


Zoning Officer

3/22/21
Date

cc: Police Dept, Fire Prevention, Fire Dept, Construction Off., 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 GODWIN PARK LLC

ADDRESS 80 GODWIN AVE BLOCK ___ LOT ___ ZONE B-3

PREVIOUS TENANT DRY CLEANERS PREVIOUS USE LAUNDRY

UNIT# — AREA Sq. Ft. 7840[#] PROPOSED USE TEMPORARY STORAGE

CHANGES —

RELOCATION? — PHONE 201-310 - EMAIL —

DATE 3/22/21 ZONING OFFICIAL Mal Berry APPROVED-Yes No ___

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

SPACE NOT TO BE USED AS LIVING QUARTERS.



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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 – JP'S PIZZA & GOURMET FOOD
EMERGENCY CONTACT- John Stuart

201-232-3312
201-232-3312

PREVIOUS TENANT - VACANT

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

TAKE-OUT RESTAURANT

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).

750 SF- Unit # 630

PARKING- X ADEQUATE _____ INADEQUATE

PLAN ON FILE- X APPROVED SITE PLAN _____ PARKING SCHEMATIC

Mal Bandy
Zoning Officer

3/24/21
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 JP'S - PIZZA & GOURMET FOODS. (JOHN STUART)

ADDRESS 630 GODWIN AVE BLOCK 45 LOT 7 ZONE B-1

PREVIOUS TENANT VACANT PREVIOUS USE _____

UNIT# 630 AREA Sq. Ft. 750 PROPOSED USE TAKE-OUT RESTAURANT

CHANGES _____

RELOCATION? — PHONE 201-232-3312 EMAIL JPSTUART23@GMAIL.COM

DATE 3/16/21 ZONING OFFICIAL Mal Bump APPROVED-Yes No ___

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



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ZONING CERTIFICATE

BLOCK: 20.02

LOT: 6

ZONING DISTRICT B-1

LOCATION- 26 Goffle Rd

OWNER OF PROPERTY- Goffle Realty LLC
ADDRESS- PO Box 126, Upper Saddle River, NJ 07458

NAME OF OCCUPANT- GARDEN STATE GARAGE AND SIDING 201-739-8700
EMERGENCY CONTACT- Rosa Conte 551-497-0000
PREVIOUS TENANT- The Quilt Spot

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

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).

700 SF – Unit #5

*PB approved site plan drawing dated 9/22/89 for purposes of zoning certificate approval.

PARKING- _____ ADEQUATE ___X___ INADEQUATE

PLAN ON FILE- _____ APPROVED SITE PLAN ___*___ PARKING SCHEMATIC


Zoning Officer

3/31/21
Date

cc: Police Dept, Fire Prevention, Fire Dept., Const. 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 GARDEN STATE GARAGE AND SIDING.

ADDRESS 26 GOFFLE RD BLOCK 20.02 LOT 6 ZONE B-1

PREVIOUS TENANT THE QUILT SPOT PREVIOUS USE SEWING QUILTS & SALES

UNIT# 5 AREA Sq. Ft. 700 PROPOSED USE OFFICE SPACE

CHANGES _____

RELOCATION? - PHONE 551-500-7431 EMAIL _____

DATE 3/29/21 ZONING OFFICIAL Mal Bunn APPROVED-Yes No ___

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

BOROUGH OF MIDLAND PARK

FOR OFFICE USE:

Dated Filed: _____ Completeness Review Date: _____

Notified Incomplete: _____ Deemed Complete: _____

Jurisdiction: Planning Board _____ Board of Adjustment _____

APPLICATION FOR DEVELOPMENT

SECTION I TYPE OF APPLICATION

_____	Preliminary Site Plan	_____	Appeal from Administrative Determination
_____	Final Site Plan	_____	Interpretation of Map or Ordinance
_____	Preliminary Major Subdivision	_____	Bulk Variance
_____	Final Major Subdivision	_____	Use Variance
_____	Amendment to Site Plan Approval	_____	Conditional Use Approval
<u>X</u>	Waiver	_____	Exception

SECTION II APPLICANT INFORMATION

see Addendum A to comply with N.J.S.A. 40:55D-48.1

NAME OF APPLICANT Mature Environments Inc. DBA Mill Gardens at Midland Park
 ADDRESS 1 Kalisa Way, Suite 301, Paramus, NJ 07652
 PHONE # 201-262-4142 EMAIL RC@LPMrealestate.com

NAME OF OWNER Nicholas Laganella II
 ADDRESS 1 Kalisa Way, Suite 301, Paramus, NJ 07652

IF OWNER IS A CORPORATION:
 PRESIDENT Nicholas Laganella II, President SECRETARY Richard J. Clancy, Chief Financial Officer

(UNLESS OTHERWISE NOTED, ALL CORRESPONDENCE WILL BE ADDRESSED TO APPLICANT)

INTEREST OF APPLICANT IN PROPERTY (IF NOT OWNER) _____

AUTHORIZED REPRESENTATIVE OF APPLICANT

NAME Nicholas Laganella
 ADDRESS 1 Kalisa Way, Suite 301, Paramus, NJ 07652
 PHONE NO. 201-262-4142 EMAIL NL@LPMrealestate.com

ATTORNEY FOR APPLICANT

NAME Peter A. Jeffer, Esq.
 ADDRESS 212 Goodwin Avenue, Midland Park, NJ 07432
 PHONE NO. 201-444-6469 EMAIL info@peterajeffer.com and petelaw@peterajeffer.com

ENGINEER FOR APPLICANT

NAME Lapatka Associates, Inc.
 ADDRESS 12 Route 17 North, Suite 230, Paramus, NJ 07652
 PHONE NO. 201-587-1600 EMAIL _____

ARCHITECT FOR APPLICANT

NAME N/A
 ADDRESS _____

PHONE NO. _____ EMAIL _____

SECTION III PROPERTY INFORMATION

ADDRESS 36 Faner Road, Midland Park, NJ 07432
BLOCK 27 LOT 5 ZONE DISTRICT R-1

SIZE OF PROPERTY
SQ. FT. 124.751 WIDTH 105 DEPTH 68

EXISTING CONDITIONS
USE OF PROPERTY Multiple Dwelling / Assisted Living Facility

BUILDINGS
SQ. FT.: TOTAL: _____ BY FLOOR: 1. _____ 2. _____ 3. _____

SETBACKS: FRONT: 60 REAR _____
SIDE 1 _____ SIDE 2 32

HEIGHT: # of Feet _____ # of Stories 2

PROPOSED CONDITIONS
USE OF PROPERTY same

NEW BUILDING _____ ADDITION TO EXISTING _____
SQ. FT.: TOTAL _____ BY FLOOR: 1. _____ 2. _____ 3. _____

SETBACKS: FRONT: _____ REAR: _____
SIDE 1 _____ SIDE 2 _____

HEIGHT: # of Feet _____ # of Stories _____

SECTION IV GENERAL

- A. EXPLAIN IN DETAIL THE EXACT NATURE OF THE APPLICATION AND THE CHANGES TO BE MADE TO THE PROPERTY (ATTACH ADDITIONAL PAGES IF NECESSARY).
This is an application entitled "Anita Laganella Memorial Park Mill Gardens, Midland Park, NJ" for the improvement of a landscaped area, see attachment.
- B. DOES THE APPLICANT OR OWNER OWN ANY CONTINGENT PROPERTY? NO
IF YES: ADDRESS _____ BLOCK _____ LOT _____
DESCRIBE USE: _____
- C. ARE THERE ANY EXISTING COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR EXCEPTIONS THAT ARE IN EFFECT? NO
DESCRIBE: _____
IF YES, PROVIDE A COPY OF EACH _____
- D. IS PROPERTY LOCATED IN FLOOD HAZZARD OR FLOOD PLAIN? NO
- E. DO PREMISES FRONT ON APPROVED STREET? YES NAME: Faner Road
- F. DO PREMISES REQUIRE EXTENSION OF MUNICIPAL FACILITIES? NO
IF YES, DESCRIBE _____
- G. HAS THEIR BEEN A PREVIOUS APPLICATION INVOLVING THIS PROPERTY? YES
IF YES, SET FORTH DATE, DESCRIPTION AND RESOLUTION Approx. 20 years ago and a Backup generator was approved in February of 2020.
- H. ARE ANY OFF-TRACT IMPROVEMENTS REQUIRED OR PROPOSED? NO
- I. ARE ANY LOW-INCOME HOUSING UNITS PROPOSED? _____ YES X NO
- J. IS A DEVELOPMENT FEE REQUIRED? _____ YES X NO

SECTION V VARIANCES, WAIVERS OR EXCEPTIONS

A. ARE ANY VARIANCES REQUESTED AS PART OF THIS APPLICATION? _____
 IF YES, LIST SECTION NO. OF ZONING ORDINANCE AND DESCRIPTION:

<u>SECTION</u>	<u>DESCRIPTION</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

USE ADDITIONAL SHEETS IF NECESSARY

B. ARE THERE ANY WAIVERS FROM THE SUBMISSION REQUIREMENTS REQUESTED? X
 IF YES, LIST SECTION NO. OF ORDINANCE AND DESCRIPTION:

<u>SECTION</u>	<u>DESCRIPTION</u>
_____	Waiver of formal site plan requirements to permit the installation and replacement of walking areas and other minor changes to the western side of the property as per the plans prepared by Lapatka Associates.
_____	_____
_____	_____
_____	_____
_____	_____

(THE PLANNING BOARD MUST APPROVE SUCH WAIVERS AS A CONDITION TO THE APPLICATION BEING DEEMED COMPLETE)

C. ARE THERE ANY EXCEPTIONS FROM THE DESIGN STANDARDS REQUESTED? NONE
 IF YES, LIST SECTION AND DESCRIPTION:

<u>SECTION</u>	<u>DESCRIPTION</u>
_____	_____
_____	_____
_____	_____
_____	_____

SECTION VI PLANS / DRAWINGS/REPORTS

LIST ALL PLANS SUBMITTED WITH THIS APPLICATION

TITLE	PREPARED BY	DATE
Plans for Anita Laganella Memorial Park Mill Gardens prepared by Alexander J. Laptka consisting of:		
Sheet 1 - Site Plan		
Sheet 2 - Landscape Plan		
Sheet 3 - Plant List and Details		

LIST ALL REPORTS SUBMITTED WITH THIS APPLICATION

TITLE	PREPARED BY	DATE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attachment to Section IV General A.
to Borough of Midland Park Application for Development of
Mature Environments Inc. DBA mill Gardens at Midland Park
Dated February 15, 2021

This is an application for a site plan waiver. The original site plan for Mill Gardens was approved some 20 years ago by the Planning Board of the Borough of Midland Park and a Revised Site Plan was approved in 2020 to allow a backup generator to be installed on the property.

This application for site plan waiver is to beautify and improve the westerly landscaped area of the property. The plan is to plant over 170 new plantings including trees, bushes, shrubs, and flowers to create a beautiful memorial park and to better screen the property from the adjacent properties. The existing macadam walk is proposed to be replaced with a concrete walk, in its same location. Two small areas are included for a Resident gazebo and smaller Employee gazebo. There are four benches proposed and two picnic tables which will also be placed on top of new pavers. Applicant is also proposing to enlarge the dumpster pad and install a small storage shed, which will be upscale and match the aesthetic of the gazebos. The dumpster pad has proposed additional new landscape screening which will be an improvement over the existing conditions. The small storage shed will be used primarily to store maintenance items.

The impact of these proposed changes to the existing Approvals is only a deminimus increase in coverage of 1,150 SF, resulting in our request for a site plan waiver. The net effect of these improvements will be an improved area which residents and employees can utilize in a safe, open-air environment.

The name of the new landscaped area is after the owner's late mother, Anita Laganella, who was a driving force behind the improvement of this property and facility.



Borough of
Midland Park

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BOROUGH OF MIDLAND PARK

CERTIFICATION OF TAXES

This is to certify that the status of taxes on the following property is as follows:

Block 27 Lot 5.01

Property Location: 36 Famer

Property Owner: Mature Environments / Mill Gardens

Amount of Delinquency Ø

Plus interest computed to date of payment

Date:

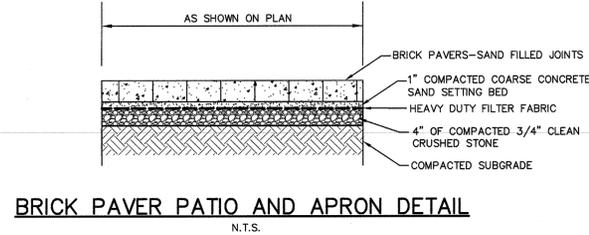


Ann Kurlu

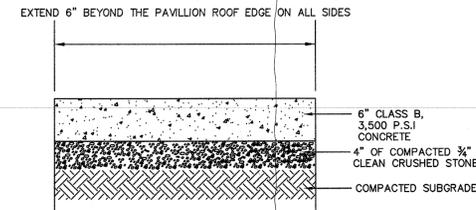
Tax Office

Fee: \$10.
Code: 21

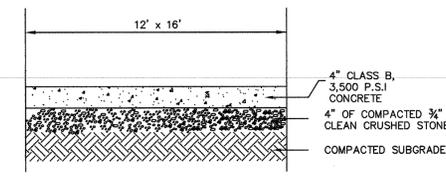
ck# 12364 # or cash



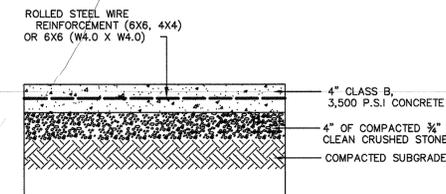
BRICK PAVER PATIO AND APRON DETAIL
N.T.S.



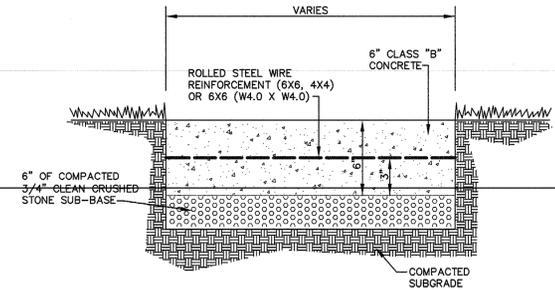
PAVILION CONCRETE PAD DETAIL
N.T.S.



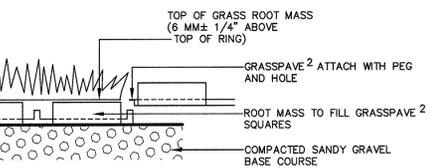
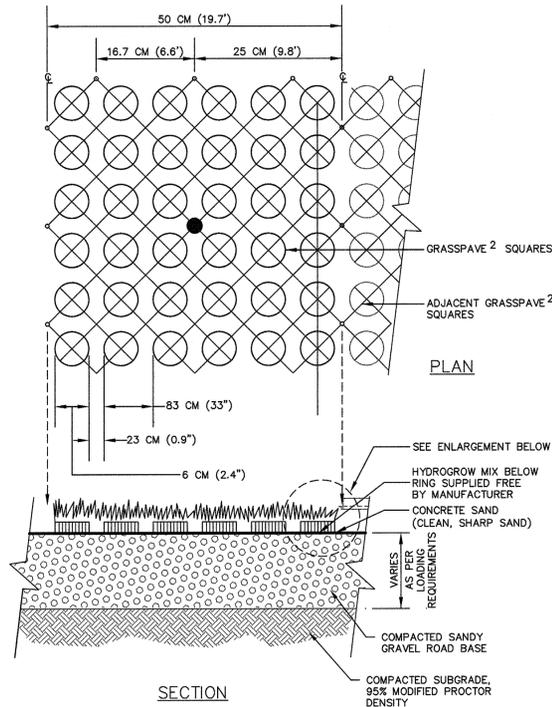
SHED CONCRETE PAD DETAIL
N.T.S.



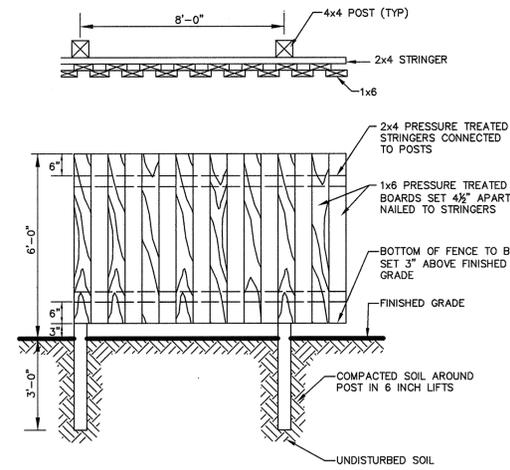
CONCRETE WALK DETAIL
N.T.S.



DUMPSTER CONCRETE PAD DETAIL
(NOT TO SCALE)

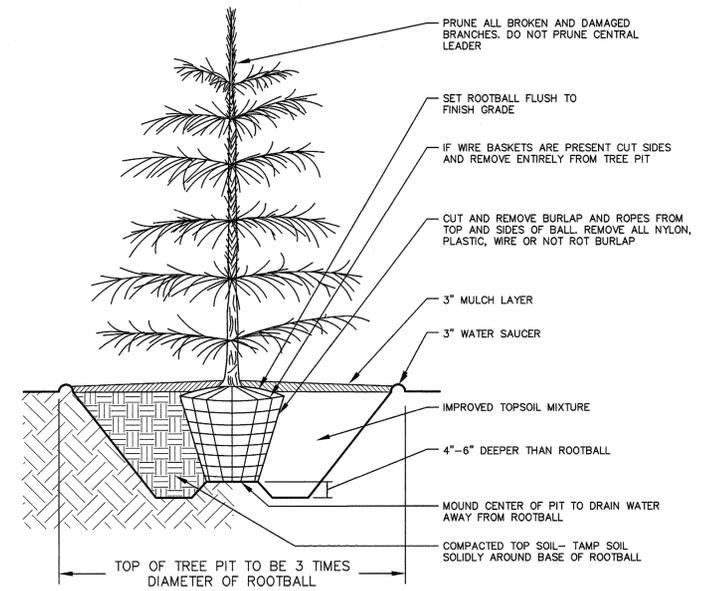


ENLARGEMENT
FIRE LANE DETAIL

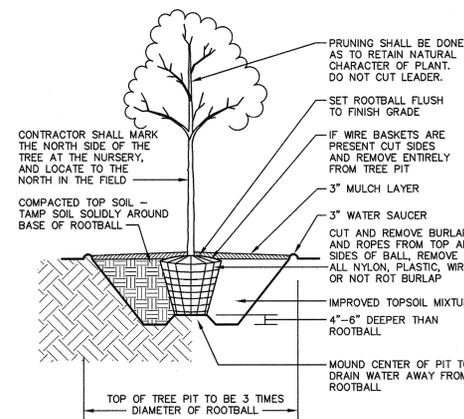


BOARD-ON-BOARD SOLID WOOD FENCE DETAIL
N.T.S.

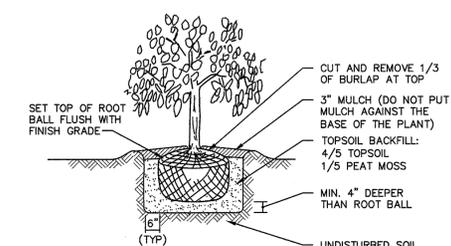
NOTE: ALL WOOD TO BE PRESSURE TREATED
ALL HARDWARE TO BE HOT DIPPED GALVANIZED



EVERGREEN TREE PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

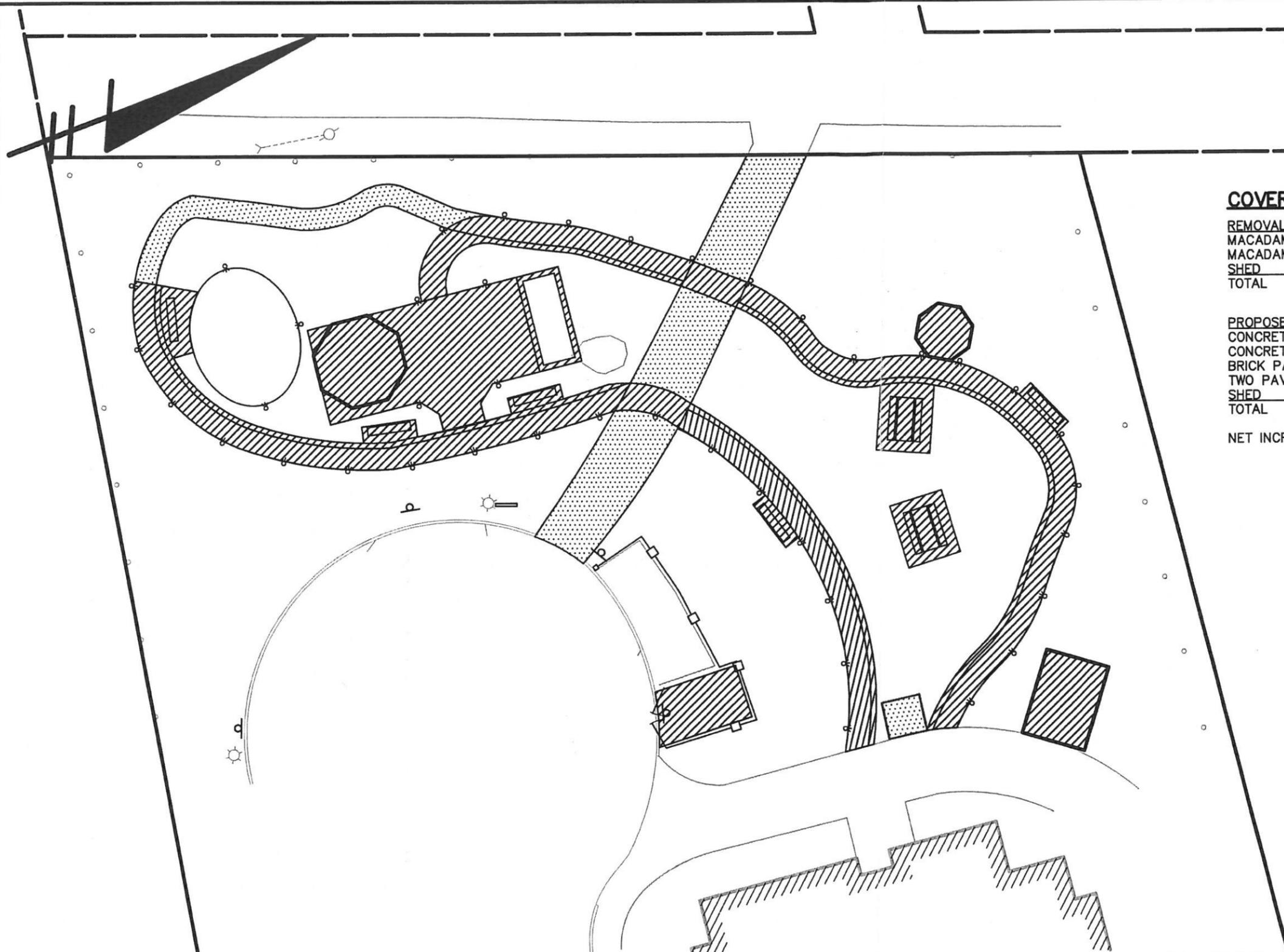


SHRUB PLANTING DETAIL
N.T.S.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT	REMARKS
AP	ACER PALMATUM SANGOKAKU	CORAL BARK JAPANESE MAPLE	1	3"-3 1/2" cal.	B & B	LOW BRANCHING FORM; SPECIMEN
AX	ABELIA X GRANDIFLORA FRANCIS MASON	VARIEGATED DWARF ABELIA	9	24"-30"	No. 3 can	DENSE FOLIAGE; UNIFORM VARIEGATION
BD	BUDDLEIA DAVIDII BLACK KNIGHT	BLACK NIGHT BUTTERFLYBUSH	1	36"-46"	No. 4 can	FULL BRANCHING
BE	BUDDLEIA DAVIDII HARLEQUIN	HARLEQUIN BUTTERFLYBUSH	1	36"-42"	No. 4 can	FULL BRANCHING
CCF	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	1	8"-10"	B & B	UNIFORM BRANCHING
CL	CLADRASTIS LUTEA	YELLOWWOOD	1	3"-3 1/2" cal.	B & B	LOW BRANCHING / MULTI-TRUNK FORM; SPECIMEN
CT	CLETHRA ALNIFOLIA COMPACTA	COMPACT SUMMERSWEET CLETHRA	9	24"-30"	No. 3 can	DENSE FOLIAGE
CV	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1	8"-10"	B & B	BROAD, FULL BRANCHING
CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	23	18"-24"	No. 2 can	FULL PLANTS
DO	DEUTZIA GRACILIS	SLENDER DEUTZIA	6	24"-30"	No. 3 can	DENSE FOLIAGE
HQP	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	6	24"-30"	No. 4 can	FULL PLANTS
IH	ILEX CRENATA HELLERI	DWARF JAPANESE HOLLY	4	18"-24"	No. 3 can	DENSE FOLIAGE
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	1	4 1/2"-5"	B & B	UNIFORM BRANCHING & FOLIAGE
PA	PICEA ABIES	NORWAY SPRUCE	12	10'-12'	B & B	DENSE BRANCHING
PLS	PRUNUS LAUROCERASUS 'SCHIPKAENIS'	SKIP LAUREL	5	5'-6"	B & B	FULL PLANTS
PV	PIERIS JAPONICA VALLEY VALENTINE	VALLEY VALENTINE JAPANESE ANDROMEDA	5	3 1/2"-4"	B & B	FULL FOLIAGE
RAG	RHUS AROMATICA 'GROW LOW'	GROW LOW FRAGRANT SUMAC	3	24"-30"	No. 3 can	FULL PLANTS
RDS	ROSA 'DRIFT SERIES' VAR.	DRIFT ROSE VAR.	12	18"-24"	No. 3 can	FULL PLANTS
RG	CALAMAGROSTIS X ACUTIFLORA	REED GRASS	5	30"	No. 3 can	FULL PLANTS
SX	SPIREA X BUMALDA 'GOLDFLAME'	GOLD FLAME SPIREA	9	24"-30"	No. 3 can	DENSE FOLIAGE; UNIFORM COLOR
TE	THUJA OCCIDENTALIS EMERALD	EMERALD ARBORVITAE	18	7"-8"	B & B	DENSE FOLIAGE
TG	THUJA STANDISHII x PLICATA GREEN GIANT	GREEN GIANT ARBORVITAE	9	7"-8"	3" pot	DENSE FOLIAGE
VM	VINCA MINOR	PERIWINKLE	3	4 1/2"-5"	B & B	FULL FOLIAGE
VR	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3	4 1/2"-5"	B & B	FULL FOLIAGE

DATE	REVISION	BY
PLANT LIST / DETAILS		
ANITA LAGANELLA MEMORIAL PARK MILL GARDENS		
MIDLAND PARK	BERGEN COUNTY	LOT 5.01 NEW JERSEY
LAPATKA ASSOCIATES, INC.		
12 ROUTE 17 NORTH, SUITE 230 PARAMUS, N.J. 07652 (201) 587-1600		
ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS		
ALEXANDER J. LAPATKA P.E. 28218 PROFESSIONAL ENGINEER		JEFFREY H. KLEINE L.S. 35848 PROFESSIONAL LAND SURVEYOR
DRAWN PUL	CHECKED SCALE AS SHOWN	DATE 11-17-20 SHEET No. 3 OF 3 PROJECT No. 93-178

FILE: 1983.9.3-178 - MILL GARDENS - MIDLAND PARK - NUTDRAWINGS.9.3-178 - 2020-10-21 - SITE PLAN.DWG - TAB:IMPERVIOUS COVERAGE - BY:CAD02 - DEVICE:A - LEFT SIDE SHARP WX-4050N PCL8.PCL - PLOT DATE:2020-11-8 12:23 PM - SIZE:Letter - PSTYLE:201



COVERAGE SUMMARY

REMOVALS	
MACADAM WALK	1,481 S.F.
MACADAM FIRELANE	917 S.F.
SHED	49 S.F.
TOTAL	2,447 S.F.

PROPOSED	
CONCRETE WALK	1,945 S.F.
CONCRETE DUMPSTER PAD	167 S.F.
BRICK PAVER AREAS	998 S.F.
TWO PAVILIONS	295 S.F.
SHED	192 S.F.
TOTAL	3,597 S.F.

NET INCREASE IN COVERAGE 1,150 S.F.

LAPATKA ASSOCIATES, INC.

12 ROUTE 17 NORTH, SUITE 230
PARAMUS, N.J. 07652
(201) 587-1600

(CERT. OF AUTH. 24GA27942100)

ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS

DWN.:	SHT.:	SCALE:	DATE:	PROJ.:
PL	1 of 1	1"=20'	11-5-20	93-178

DATE	REVISION	BY
COVERAGE EXHIBIT		
ANITA LAGANELLA MEMORIAL PARK		
MIDLAND PARK	BLOCK 27.00	LOT 5.01
	BERGEN COUNTY	NEW JERSEY



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

April 6, 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/
Mature Environments Inc.
DBA Mill Gardens at Midland Park
Proposed Landscaping Improvements
Anita Laganella Memorial Park
Site Plan Waiver
36 Fanner Road
Block 27, Lot 5.01
LAN Job #2.2428.256

Dear Ms. Harmon:

LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) is in receipt of the following documents, which form the basis of our initial review:

1. Application for Development
2. Site drawings prepared by Alexander J. Lapatka, PE consisting of three sheets, dated 11/17/20

It is our understanding from our initial review of the plans and applications that the applicant is seeking a site plan waiver for a number of landscaping improvements in their existing recreational/landscape area on the west side of the site. These improvements includes replacement of the existing pedestrian walkways, adding benches, picnic tables, two small gazebo/pavilions, a paver patio, & two garden areas. The existing paved fire lane is proposed to be removed and replaced with "reinforced turf". The existing dumpster area is proposed to be expanded to accommodate one additional dumpster, and the existing dumpster enclosure fencing is proposed to be replaced with new board-on-board fencing. New landscaping is proposed to supplement the existing landscaping in this area of the site. A new shed is proposed to replace an existing shed that is to be removed.

Review Comments:

1. The applicant is seeking approval under the site plan waiver ordinance Section 32-2 of the Land Use Ordinance. Specifically, Ordinance 32-2.1d indicates "*The Planning Board may waive site plan approval requirements if (i) the construction or alteration or change of use does not affect existing traffic circulation, drainage, relationship of buildings to each other or to the parking area, landscaping, buffering, lighting, parking requirements and other considerations of site plan review or if any such changes are deemed to be de minimis, and (ii) there is an accurate, approved site plan or existing conditions plan or as-built drawings on file. In order to request such a waiver, the applicant must submit an application for development and pay the application fee and appropriate escrows. The applicant shall include with such application such plans and other documentation as*

the Planning Board may require to make its determination. Any waiver that is granted may be on the condition that the applicant provide additional information or as-built drawings and comply with any requirements of the Planning Board Engineer. Notwithstanding that a waiver may be granted, the provisions of subsection 34-21.3 of the Zoning Ordinance shall remain applicable. No public notice shall be required for the waiver application.

2. LAN has reviewed the submitted plans as well as the approved site plan set on file with the Borough, which was last revised 8/9/98. The submitted site plans were based upon survey data from 8/16/01, last revised 11/08/16. We find that the as-built survey demonstrates general conformance with the approved site plans. We're satisfied that this fulfills the condition that there is an accurate, approved site plan on file. The plans for the recently approved backup generator are also on file with the Borough.
3. The proposed walkways and recreational areas are in the portion of the existing site that is currently used for similar purposes. The proposed landscaping is an expansion/enhancement of the existing landscaping in the area.
4. The proposed expansion of the dumpster area is immediately adjacent to the existing dumpster areas & closer to the building (further from the adjacent neighbors.)
5. It appears as if the increase in impervious area that will result from the wider walkways and new patio areas will be offset by the removal of some of the existing pathways and the replacement of the fire lane with "grasspave" stabilized grass. The applicant should provide testimony as to the areas of impervious area that are proposed to be removed vs. the proposed new impervious areas.
6. The applicant should be aware that the "grasspave" fire lane will need to be maintained in such a way that it remains accessible by emergency personnel. The applicant should confer with the fire department to clarify their requirements. This will include plowing in the winter, which will likely require specialized equipment to avoid damaging the grasspave system.
7. The applicant should provide testimony that all of the accessory structures will not exceed 16' in height in accordance with ordinance section 34-13.1.1.
8. The applicant should provide testimony that the aggregate area of all existing and proposed accessory structures does not exceed 30% of the area of the side or rear yard in which said accessory buildings are located in accordance with ordinance section 34-13.1.4.
9. All of the proposed accessory structures comply with the required 5' setbacks to lot lines in accordance with ordinance section 34-13.1.2.
10. All of the proposed accessory structures appear to comply with the requirements of ordinance section 34-13.1.6, 10' offset from principal dwelling, however no dimension is shown from the proposed shed to the principal structure. The applicant should provide testimony confirming that the shed is at least 10' from the principal building.
11. The applicant proposes "low-level walkway lighting" along the proposed walkways and patio areas. This proposed "low-level" lighting could be considered a de-minimis improvement if the applicant can provide adequate testimony that the proposed lighting is landscape-type lighting that will meet all of the ordinance requirements for glare and light-spillage. These lights will be required to comply with the requirements of ordinance section 32-6.5 and 34-15.5. (The more stringent light spillage requirement should be adhered to.) The applicant should provide testimony regarding how the lighting was designed so as to "minimize glare and reflection on adjacent properties" as required by ordinance section 32-6.1(e). The board should consider maintaining jurisdiction over the proposed lighting for a period of time after construction so that any lighting-related issues can be properly addressed to the satisfaction of the board.

Based upon our review of the provided information, it is our opinion that the application can be reviewed under the Site Plan Waiver Ordinance.

Respectfully submitted,

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

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\2428.256\Admin\Letters\2428256LHarmon040621.docx

cc: File #2.2428.256

Darryl Siss (via email: dsiss@trslawfirm.com)

Peter A. Jeffer (via email: petelaw@peterajeffer.com)

BOROUGH OF MIDLAND PARK

ORDINANCE #07-21

AN ORDINANCE BY THE BOROUGH OF MIDLAND PARK IN THE COUNTY OF BERGEN, NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING SECTION 34-1.4, PROHIBITED USES IN ALL ZONES, OF THE BOROUGH CODE

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, Section 31a of the Act authorizes municipalities by Ordinance to adopt regulations governing the number of cannabis establishments (defined in Section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”),

cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location manner and times operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, Section 31b of the Act authorizes municipalities by Ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality; and

WHEREAS, Section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and

WHEREAS, pursuant to Section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such Ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and

WHEREAS, the Mayor and Council of the Borough of Midland Park has determined that, due to present uncertainties regarding the potential future impacts that allowing one or more classes of cannabis business might have on New Jersey municipalities in general, and on the Borough of Midland Park in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of the Borough's residents and members of the public who visit, travel, or conduct business in the Borough of Midland Park, to amend the Borough of Midland Park's zoning regulations to prohibit all manner of marijuana-related land use and development within the geographic boundaries of the Borough of Midland Park; and

WHEREAS, officials from two prominent non-profit organizations that have been established for the purpose of advising New Jersey municipalities on legal matters such as have been presented by the Act (those organizations being the New Jersey State League of Municipalities and the New Jersey Institute of Local Government Attorneys) have strongly urged that, due to the complexity and novelty of the Act; the many areas of municipal law that are or may be implicated in decisions as to whether or to what extent cannabis or medical cannabis should be permitted for land use purposes or otherwise regulated in any particular municipality; and the relatively short duration in which the Act would allow such decisions to be made before imposing an automatic authorization of such uses in specified zoning districts subject to unspecified conditions, the most prudent course of action for all municipalities, whether or not generally in favor of cannabis or medical cannabis land development and uses, would be to prohibit all such uses within the Act's 180-day period in order to ensure sufficient time to carefully review all aspects of the Act and its impacts;

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Midland Park, in the County of Bergen, State of New Jersey, as follows:

1. Pursuant to Section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), all cannabis establishments, cannabis distributors or cannabis delivery services are hereby prohibited from operating anywhere in the Borough of Midland Park, except for the delivery of cannabis items and related supplies by a delivery service.

2. Chapter 34 of the Borough Code, Zoning, Section 34-1, General Provisions, Subsection 34-4.1, Prohibited Uses In All Zones, is hereby amended to read as follows: “In every Zoning District referred to in Section 34-2 of this Chapter, no land or building shall be used or allowed to be used for any class of cannabis establishment, cannabis distributor or retailer, or cannabis delivery service as said terms are defined in Section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service.”

3. Any person found guilty of violating the provisions of this Ordinance shall be subject to such fines and penalties as set forth in Section 1-5 of the Borough Code.

4. Any article, section, paragraph, subsection, clause, or other provision of the Midland Park Borough Code inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.

5. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this Ordinance shall be deemed valid and effective.

6. This Ordinance shall take effect upon its passage and publication and filing with the Bergen County Planning Board, and as otherwise provided for by law.

Wendy Martin, Borough Clerk

Harry Shortway Jr., Mayor

Member	Motion	Second	Aye	Nay	Abstain	Absent
Damiano						
Kruis						
Sansone						
DeLuca						
Peet						
Iannone						

Introduction: April 8, 2021

Final Adoption:

**BOROUGH OF MIDLAND PARK
280 GODWIN AVENUE
MIDLAND PARK, NJ 07432**

ORDINANCE #07-21

AN ORDINANCE BY THE BOROUGH OF MIDLAND PARK IN THE COUNTY OF BERGEN, NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING SECTION 34-1.4, PROHIBITED USES IN ALL ZONES, OF THE BOROUGH CODE

NOTICE IS HEREBY GIVEN, that the proposed Ordinance was introduced and passed on the first reading at a regular meeting of the Borough Council of the Borough of Midland Park, Bergen County, New Jersey, held on April 8, 2021, and that said Ordinance will be taken up for further consideration and final passage at the Regular meeting of the Borough Council on May 13, 2021 at 8:00 P.M., or as soon thereafter will be given the opportunity to be heard concerning the same. Meetings are currently being held electronically in lieu of in-person regular Public Meeting at Midland Park Borough Hall, Midland Park, New Jersey due to the current situation involving the COVID-19 Virus and directives of State and County Governments

TAKE FURTHER NOTICE, that the Borough Clerk has posted a copy of said Ordinance on the bulletin board in Midland Park Borough Hall and will make copies of the Ordinance available to members of the general public who request the same.

Wendy Martin, R.M.C.
Borough Clerk

Proof of Publication is required
1 Reprint requested

For the April 14, 2021 issue of The Bergen Record

**BOROUGH OF MIDLAND PARK
280 GODWIN AVENUE
MIDLAND PARK, NJ 07432**

ORDINANCE #07-21

**AN ORDINANCE BY THE BOROUGH OF MIDLAND PARK IN THE COUNTY OF
BERGEN, NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF
CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND
AMENDING SECTION 34-1.4, PROHIBITED USES IN ALL ZONES, OF THE
BOROUGH CODE**

NOTICE IS HEREBY GIVEN, that the foregoing Ordinance was introduced at a regular meeting of the Borough Council of the Borough of Midland Park, Bergen County, held on April 8, 2021, and was passed on final reading and approved at a Regular meeting of the said Borough Council, held on May 13, 2021. Meetings are currently being held electronically in lieu of in-person regular Public Meeting at Midland Park Borough Hall, Midland Park, New Jersey due to the current situation involving the COVID-19 Virus and directives of State and County Governments.

**Lorenzo Damiano
Kenneth Kruis
Robert Sansone
Lorraine DeLuca
Nancy Peet
Jerry Iannone**

Proof of Publication Required
1 Reprint Requested

For the May 19, 2021 issue of The Bergen Record