

Please be advised that a meeting was held to update the zoning ordinance.

Myself, Erik Boe, (Planning Board Engineer), and representatives from the Planning and Zoning Boards were present.

One of the matters agreed on was to restrict all Pet training and grooming businesses to the "I" zones only.

This is one of the items to be recommended to the council for a Zoning ordinance change.

Mark Berninger

Zoning Certificate Checklist

Send  
to  
ZBA

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 KATHY SANTO DOG TRAINING

ADDRESS 1824 CENTRAL AVE BLOCK 46 LOT 4 ZONE B-1

PREVIOUS TENANT HAGGERTY DOG TRAINING PREVIOUS USE DOG TRAINING

UNIT# ENTIRE AREA Sq. Ft. 3500 PROPOSED USE DOG TRAINING

CHANGES ---

RELOCATION? --- PHONE 201-562-8316 EMAIL INFO@KATHYSANTO.COM

DATE 2/8/23 ZONING OFFICIAL Mal Bunday APPROVED-Yes \_\_\_ No \_\_\_

BD OF HEALTH APPROVAL REQUIRED - Yes  No \_\_\_ PB APPROVAL REQUIRED - Yes  No \_\_\_

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

APPLICANT SEEKS TO EXPAND ON THE PREVIOUS USE OF DOG TRAINING BY ADDING DAY CARE AND OVERNIGHT BOARDING. THE BOARD APPROVED THE PREVIOUS USE OF DOG TRAINING WITH CONDITIONS. I'M NOT SURE THAT DAY CARE OR BOARDING IS A PERMITTED USE AND MIGHT REQUIRE A USE VARIANCE. MB 2/8/23

22-21

REC'D AT BORO OF MIDLAND PARK

# APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

REC'D AT BORO OF MIDLAND PARK

280 Godwin Avenue  
Borough of Midland Park, NJ 07432

JAN 25 2023  
JAN 24 2023  
BUILDING DEPT.  
BUILDING DEPT.

\$100 APPLICATION FEE  
PAYABLE TO "BOROUGH OF MIDLAND PARK"

Cash \_\_\_\_\_ Check # 4950 (AS)

STREET ADDRESS OF PROPERTY:

824 Central Ave Midland Park NJ 07432

ZONE:

B-1

BLOCK:

46

LOT:

4

NAME OF OCCUPANT: \*\*

Kathy Santo Dog Training

AREA OF BLDG.- SQ.FT.

3500.

AREA OF OCCUPANT- SQ.FT.

3500 SQ FT

SECTION OF BLDG.

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):

Looking to expand and grow services. While still providing great care for dogs. Currently we offer daycare, classes and training but we are looking to add over night boarding services for our students at a new location while having the current location as our main site for training and daycare.

PREVIOUS TENANT, IF APPLICABLE:

Haggerty Dog Training

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:

Kathy Santo Dog Training

APPLICANT'S ADDRESS:

21 Harrison Ave Waldwick NJ

APPLICANT'S PHONE:

201-512-8316

E-MAIL:

info@kathysanto.com


NAME OF OWNER OF BUILDING:

Frank, SAL, ETTORE LAURETTA.

ADDRESS OF OWNER:

621 Salvo Ave

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET:

  
(PROPERTY OWNER SIGNATURE)

### LIST OF ALL OTHER OCCUPANTS OF BUILDING

Name:	Type of Business:
<u>Rosyntha</u>	<u>Nail Salon</u>
<u>Fran Floris</u>	<u>Florist</u>
<u>Laurettas Cleaners</u>	<u>DRY Cleaning</u>

Incoming Shipments	TYPE CONVEYANCE	PRODUCT	COMMENTS
Number Weekly: <u>10</u>	<u>Amazon/mail</u>	<u>Dog Products</u>	
Outgoing Shipments			
Number Weekly: <u>5</u>	<u>Mail</u>	<u>Mail</u>	<u>Customer Paper work</u>

NUMBER OF PEOPLE: Min 2 Max 5 NUMBER OF DAILY CUSTOMERS/VISITORS: 25-35 WILL YOU DEAL WITH THE GENERAL PUBLIC?  YES  NO

HOURS OF OPERATION: From 7:15 Am To 7pm NUMBER OF DAYS OPEN WEEKLY: 7

GALS. WATER USED: approx 35,000 gals/month EXTENT OF NOISE: Noise Monitored and controlled

FUMES OR ODORS: Dog waste removed in real time OTHER NUISANCES: None

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED?  NO  YES

IF YES, EXPLAIN \_\_\_\_\_

PROPOSED PERIOD OF OCCUPANCY: FROM ASAP TO until we grow out of space

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 ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE  DATE 1/23/23