



Midland Park Borough
 280 Godwin Avenue
 Midland Park, NJ 07432
 (551) 600-8289

Date Issued: 1/10/2023
 Application Number: ZC-25
 Application Date: 10/5/2022
 Project Number: _____
 Permit Number: ZC-25
 Fee: \$100.00 CHK 1356

ZONING CERTIFICATE

Worksite: **85 GODWIN AVE**
 Location: **THE QUILT SPOT**
Midland Park Borough, NJ

Owner: **UB MIDLAND PARK I LLC**
 Address: **321 RAILROAD AVE**
GREENWICH, CT 06830

Applicant: **LINSEE PATRIS**
 Address: **512 S MAPLE AVE**
GLEN ROCK, NJ 07452

Block: 3 Lot: 11 Qualifier: _____ Zone: **B-3**

This Certifies that an application for the issuance of a ZONING CERTIFICATE has been examined.

Present Use: **(None)**

Non Conforming Use

Non Conforming Structure

Proposed Use: **RETAIL - SEWING & CRAFT SPPLES**

Work Description:

ZONING CERTIFICATE -

Name of Occupant: THE QUILT SPOT

Area of Building Sq Ft.: 130,000

Area of Occupant SqFt: 1,500

Section of Bldg: SUITE 25 - IN REAR

PREVIOUS TENANT: N/A

Application Approved Date: 1/10/2023

Upon review it was determined that the ZONING CERTIFICATE:

- Permitted by Ordinance
- Permitted by Variance approved on: _____
- Approved with Conditions
- Valid Nonconforming Use/Structure is established by
 - Zoning Board of Adjustment
 - Zoning Officer

Mark Berninger
Mark Berninger
Zoning Official

1/10/2023
 Date

APPLICATION FOR ZONING CERTIFICATE
FOR NON-RESIDENTIAL USE

JAN 09 2023

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

280 Godwin Avenue
Borough of Midland Park, NJ 07432

BUILDING DEPT.

Cash Check # 1356 (AS)

STREET ADDRESS OF PROPERTY: 85 Godwin Ave Suite #25 ZONE: B3 BLOCK: 3 LOT: 11

NAME OF OCCUPANT: ** The Quilt Spot AREA OF BLDG.- SQ.FT. 130,000 AREA OF OCCUPANT- SQ.FT. 1600 1500 SECTION OF BLDG. SUITE 25

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED):
Retail - Sewing & Craft Supplies

PREVIOUS TENANT, IF APPLICABLE: _____

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

APPLICANT'S ADDRESS: 512 S. Maple Ave Glen Rock, NJ 07452

APPLICANT'S PHONE: 917 776 2597 E-MAIL: Linsee@thequiltspotnj.com

NAME OF OWNER OF BUILDING: UB Midland Park 1, LLC ADDRESS OF OWNER: do Urstadt Biddle Properties Inc, 321 Railroad Ave, Greenwich, CT 06830

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

LIST OF ALL OTHER OCCUPANTS OF BUILDING UB Midland Park 1, LLC by: Urstadt Biddle Properties Inc, its sole member

Name:	Type of Business:
<u>Community Thrift Store</u>	<u>retail</u>
<u>Kings Super Mkt</u>	<u>super mkt</u>
<u>Petco</u>	<u>retail</u>

Incoming Shipments
Number Weekly: 3 TYPE CONVEYANCE UPS to box PRODUCT Sewing Supplies COMMENTS _____
Outgoing Shipments
Number Weekly: 3 TYPE CONVEYANCE UPS/USPS PRODUCT Sewing Supplies COMMENTS _____

NUMBER OF PEOPLE: Min 1 Max 30 NUMBER OF DAILY CUSTOMERS/VISITORS: 10 WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO

HOURS OF OPERATION: From 9 To 5 NUMBER OF DAYS OPEN WEEKLY: 3-5

GALS. WATER USED: 10-20 EXTENT OF NOISE: no much, minimal

FUMES OR ODORS: _____ OTHER NUISANCES: _____

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? (NO) YES

PROPOSED PERIOD OF OCCUPANCY: FROM JAN 2023 TO JUN 2026 2029

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 [Signature] DATE 1/4/2023