

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 ___.

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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 RIGORO GYM LLC

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

PREVIOUS TENANT HAGGERTY DOG TRAINING PREVIOUS USE ON-SITE DOG TRAINING

UNIT# ENTIRE SPACE AREA Sq. Ft. 3500 PROPOSED USE _____

CHANGES _____

RELOCATION? — PHONE 347-740-0978 EMAIL RIGOROGYM@GMAIL.COM

DATE 4/1/24 ZONING OFFICIAL Mal Bundy APPROVED-Yes — No —

BD OF HEALTH APPROVAL REQUIRED - Yes No ___ PB APPROVAL REQUIRED - Yes No ___

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

* PARKING MAY BE AN ISSUE.
* UP TO 100 CUSTOMERS DAILY ?

REC'D AT BORO OF MIDLAND PARK

MAR 22 2024

BUILDING DEPT.

APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

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

280 Godwin Avenue Borough of Midland Park, NJ 07432

Cash _____ Check # 296 (AS)

STREET ADDRESS OF PROPERTY: 18 Central Ave, Midland Park, NJ 07432
ZONE: Retail 31 BLOCK: 46 LOT: 4
NAME OF OCCUPANT: Rigoro Gym LLC
AREA OF BLDG.- SQ.FT. AREA OF OCCUPANT- SQ.FT. SECTION OF BLDG. 22-24

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

Martial Arts Gym - Also will be selling Gym Related Merchandise (No kitchen) Snacks, such as protein bars, Oran-Orange Juice - NO alcohol

PREVIOUS TENANT, IF APPLICABLE: Haggerty Dog Training

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

APPLICANT'S ADDRESS: 12 Normandy Village Unit 5, Nanuet, NY 10954

APPLICANT'S PHONE: 347-740-0978 E-MAIL: Rigorogym@gmail.com

NAME OF OWNER OF BUILDING: Laretta Family Partnership LLC ADDRESS OF OWNER: 621 Godwin Avenue, Midland Park, NJ 07432

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET: FRANK LAURETTA (PROPERTY OWNER SIGNATURE)

Table with 2 columns: Name, Type of Business. Title: LIST OF ALL OTHER OCCUPANTS OF BUILDING

Incoming Shipments TYPE CONVEYANCE PRODUCT COMMENTS
Number Weekly: Minimum - Merchandise
Outgoing Shipments
Number Weekly: 0
NUMBER OF PEOPLE: Min 30 Max 100 NUMBER OF DAILY CUSTOMERS/VISITORS: 100 approx WILL YOU DEAL WITH THE GENERAL PUBLIC? YES
HOURS OF OPERATION: From 6am To 10pm NUMBER OF DAYS OPEN WEEKLY:
GALS. WATER USED: N/A EXTENT OF NOISE: Minimum
FUMES OR ODORS: 0 OTHER NUISANCES: NONE
ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? NO

IF YES, EXPLAIN
PROPOSED PERIOD OF OCCUPANCY: FROM May 1 2024 TO April 30 2025 w/ 2-5 yr options

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 3/29/24

PAULA M. CORNETT

Broker / Owner

CORNETT 
REALTY LLC

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