

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 VICHARA TECHNOLOGIES INC

ADDRESS 445 GODWIN AVE BLOCK 26 LOT 4.01 ZONE **I-1**

PREVIOUS TENANT _____ PREVIOUS USE _____

UNIT# D-BFL AREA Sq. Ft. 600 PROPOSED USE BUSINESS OFFICE - SOFTWARE DEVELOPMENT

CHANGES _____

RELOCATION? - PHONE 551-574-2022 EMAIL MHOW@VICHARA.COM

DATE 12/6/23 ZONING OFFICIAL Mal Bandy 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!

APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

DEC 06 2023

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

280 Godwin Avenue Borough of Midland Park, NJ 07432

BUILDING DEPT.

Cash _____ Check # 1540 (AS)

STREET ADDRESS OF PROPERTY: 445 Godwin Ave 50,000 ZONE: I-1 BLOCK: 26 LOT: 4.01

NAME OF OCCUPANT: Vichara Technologies Inc. AREA OF BLDG.- SQ.FT. 600 AREA OF OCCUPANT- SQ.FT. SECTION OF BLDG. Unit D-1st Floor

SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED): Managing Development Teams in Indig, Canada and Colombia for custom software for US based financial firms. (office use)

PREVIOUS TENANT, IF APPLICABLE:

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

APPLICANT'S ADDRESS: 1146 Briar Way Fort Lee, NJ 07024

APPLICANT'S PHONE: 551-574-2022 E-MAIL: mhow@vichara.com

NAME OF OWNER OF BUILDING: Marlow Park L.L.C. ADDRESS OF OWNER: 80 Greenwood Ave. Midland Park, NJ 07432

CERTIFICATION THAT ALL CONDITIONS OF SITE PLAN AND BUILDING PERMIT HAVE BEEN MET: [X] (PROPERTY OWNER SIGNATURE)

Table with 2 columns: Name, Type of Business. Rows include Eastern Insurance LLC (Insurance office), Powersolutions (IT Service office), LAN Associates (Architecture/Engineering Firm).

Incoming Shipments: Number Weekly: 0 TYPE CONVEYANCE: N/A PRODUCT: N/A COMMENTS: Outgoing Shipments: Number Weekly: 0 TYPE CONVEYANCE: N/A PRODUCT: N/A COMMENTS:

NUMBER OF PEOPLE: Min 1 Max 4 NUMBER OF DAILY CUSTOMERS/VISITORS: 0 WILL YOU DEAL WITH THE GENERAL PUBLIC? YES NO

HOURS OF OPERATION: From 9 AM To 5 PM NUMBER OF DAYS OPEN WEEKLY: 5

GALS. WATER USED: N/A EXTENT OF NOISE: None

FUMES OR ODORS: None OTHER NUISANCES: N/A

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

IF YES, EXPLAIN

PROPOSED PERIOD OF OCCUPANCY: FROM Jan 2024 TO Jan 2028

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: Michael How DATE: 11/29/2023

Jessica Harmon

From: Michael Sas <michael@tsapatsaris.com>
Sent: Thursday, December 7, 2023 12:47 PM
To: Jessica Harmon
Cc: John Dack (Marlow Park)
Subject: 445 Godwin - Vichara Zoning Certificate Application
Attachments: Vichara_Zoning Certificate Application.pdf; Building Occupancy Plans_12-07-2023.pdf; Parking Table_12-07-2023.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Jessica,

Please find attached the updated parking and occupancy tables for a new tenant application at 445 Godwin, Unit D, Vichara Technologies, Inc. Please let me know if you need any additional documents or information regarding this tenants application.

Sincerely,

Michael Sas, R.A.

NICK TSAPATSARIS & ASSOCIATES **ARCHITECT – ENGINEERS**

Washington

10303 Meridian Avenue N Suite 201 Office: 206.535.7972
Seattle, WA 98133 Email: michael@tsapatsaris.com

New Jersey

10 Wilsey Square Suite 300 Office: 201.447.7044
Ridgewood, NJ 07450 Fax: 201.447.6074

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

NICK TSAPATSARIS P.E. R.A.
 N.J. Architect Lic. 15195
 N.J. Engineer Lic. 36446
 N.Y. Engineer Lic. 07301

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 DATE: DECEMBER 07, 2023
 SCALE: 1" = 50'-0"

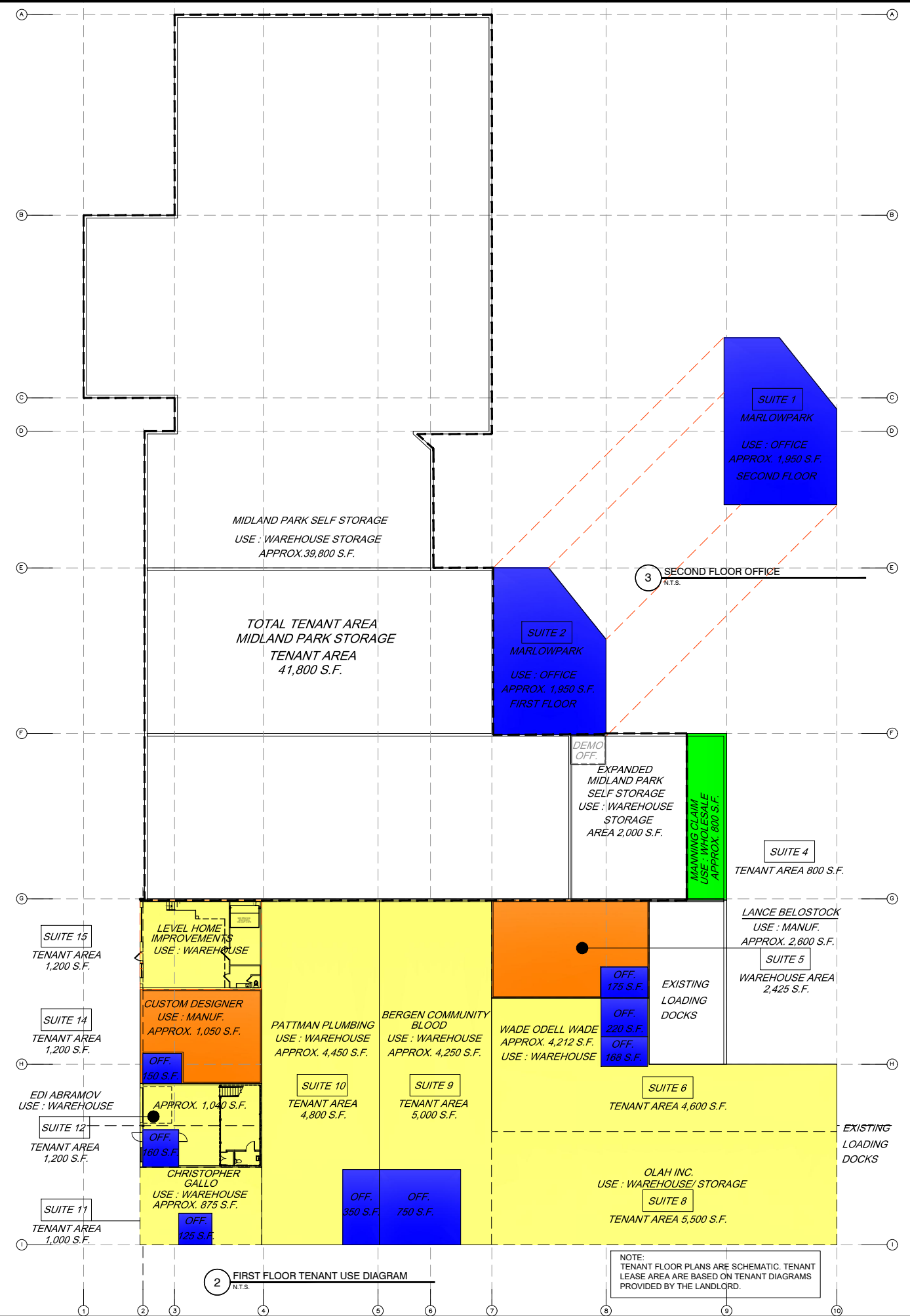
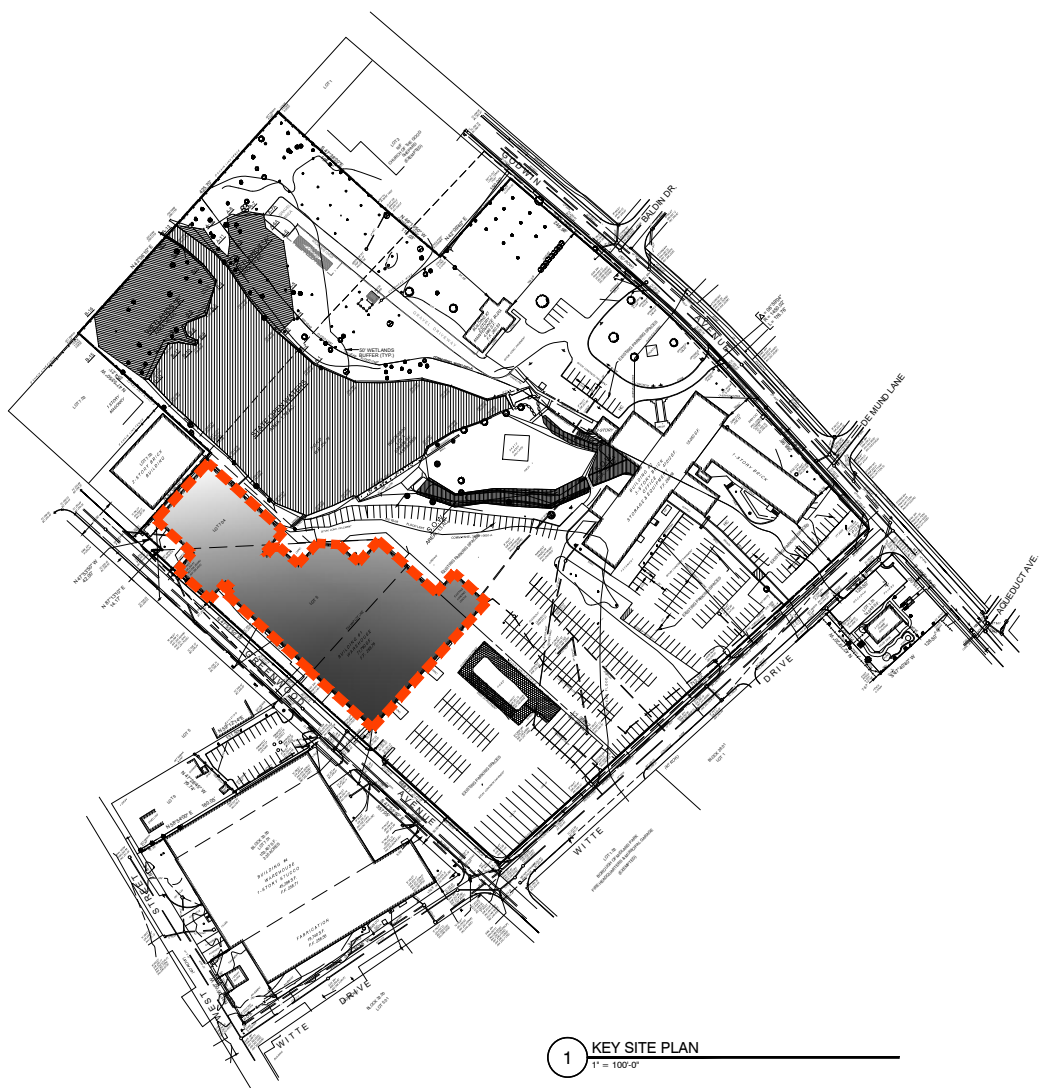
Nick Tsapatsaris & Associates
 Architects - Engineers
 info@tsapatsaris.com
 10 WILSEY SQUARE
 RIDGEWOOD, NJ 07450
 Phone: (201) 447-7044 Fax: 447-6074
 119 FIRST AVENUE S. Suite 470
 SEATTLE, WA 98104
 Phone: (206) 535-7972

COMMERCIAL BUILDING
 MARLOW PARK, L.L.C.
 80 GREENWOOD AVENUE MIDLAND PARK, NJ
 BLOCK 26.00 LOT 4.01 BERGEN COUNTY

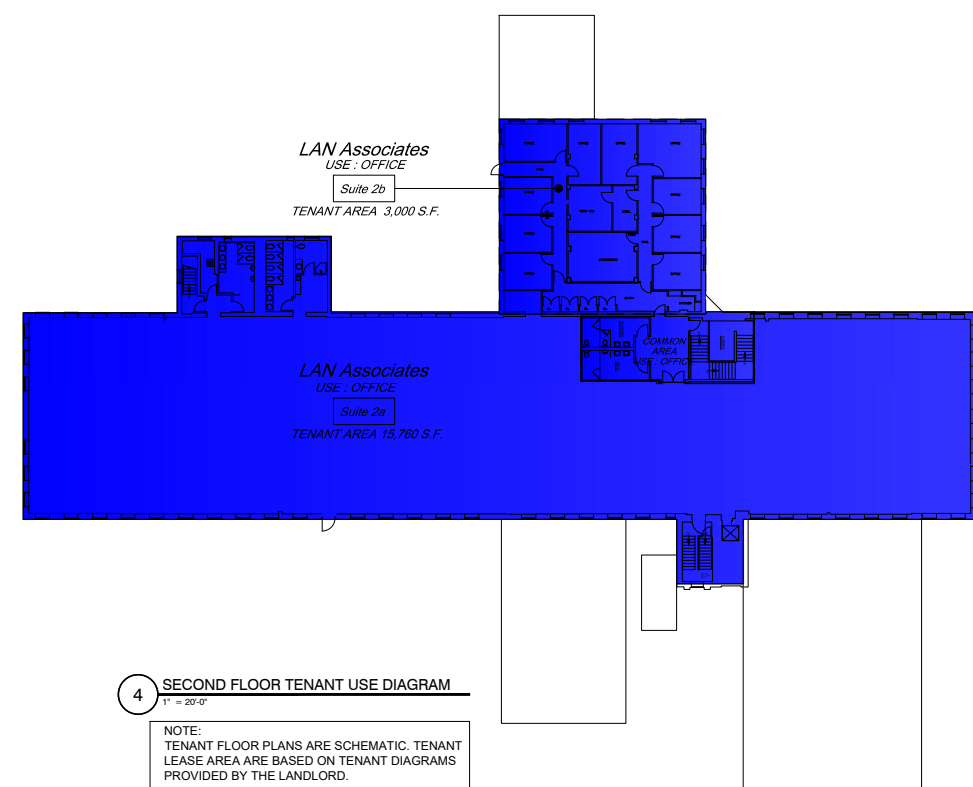
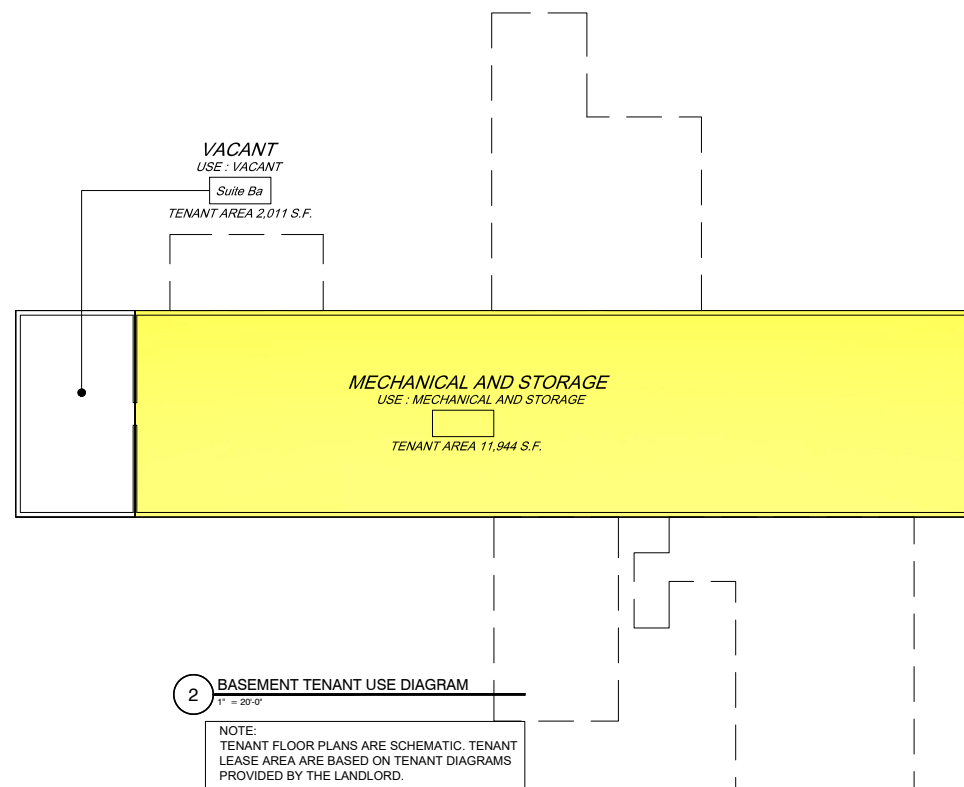
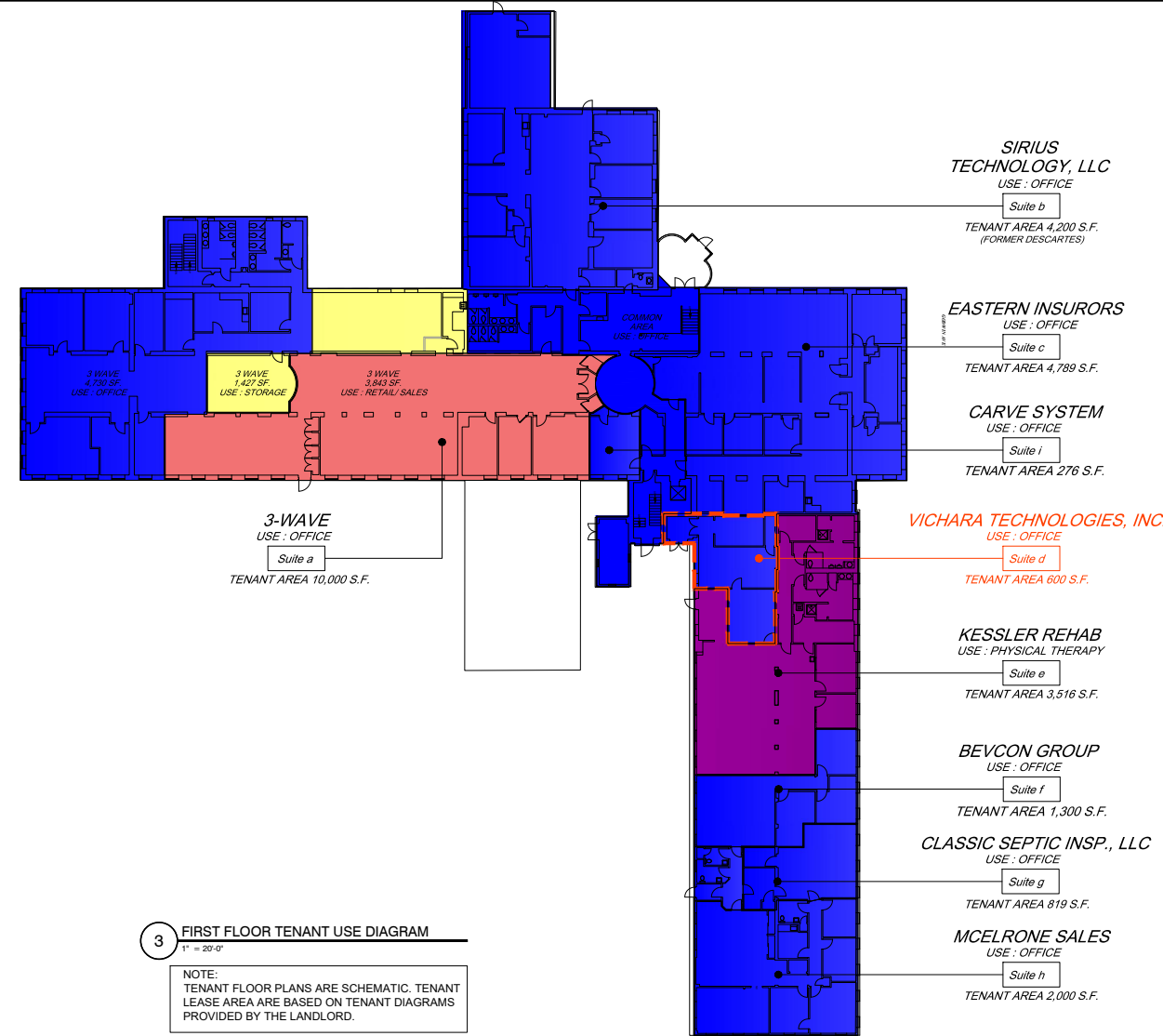
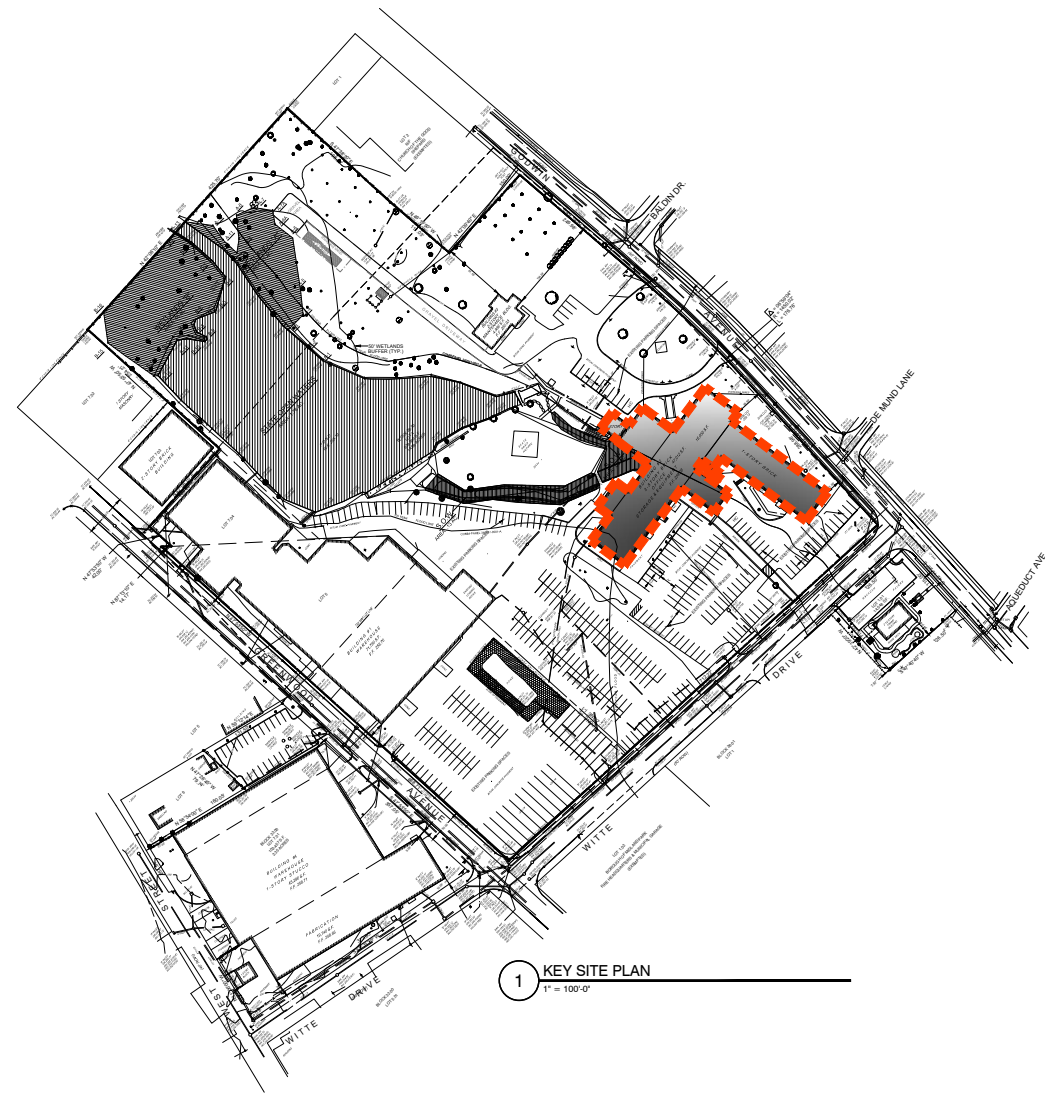
80 GREENWOOD
 USE DIAGRAM

JOB NUMBER
 0431203

DRAWING NUMBER
 PA-1



NOTE:
 TENANT FLOOR PLANS ARE SCHEMATIC. TENANT
 LEASE AREA ARE BASED ON TENANT DIAGRAMS
 PROVIDED BY THE LANDLORD.



NICK TSAPATSARIS P.E. R.A.
N.J. Architect Lic. 15195
N.J. Engineer Lic. 36446
N.Y. Engineer Lic. 07301

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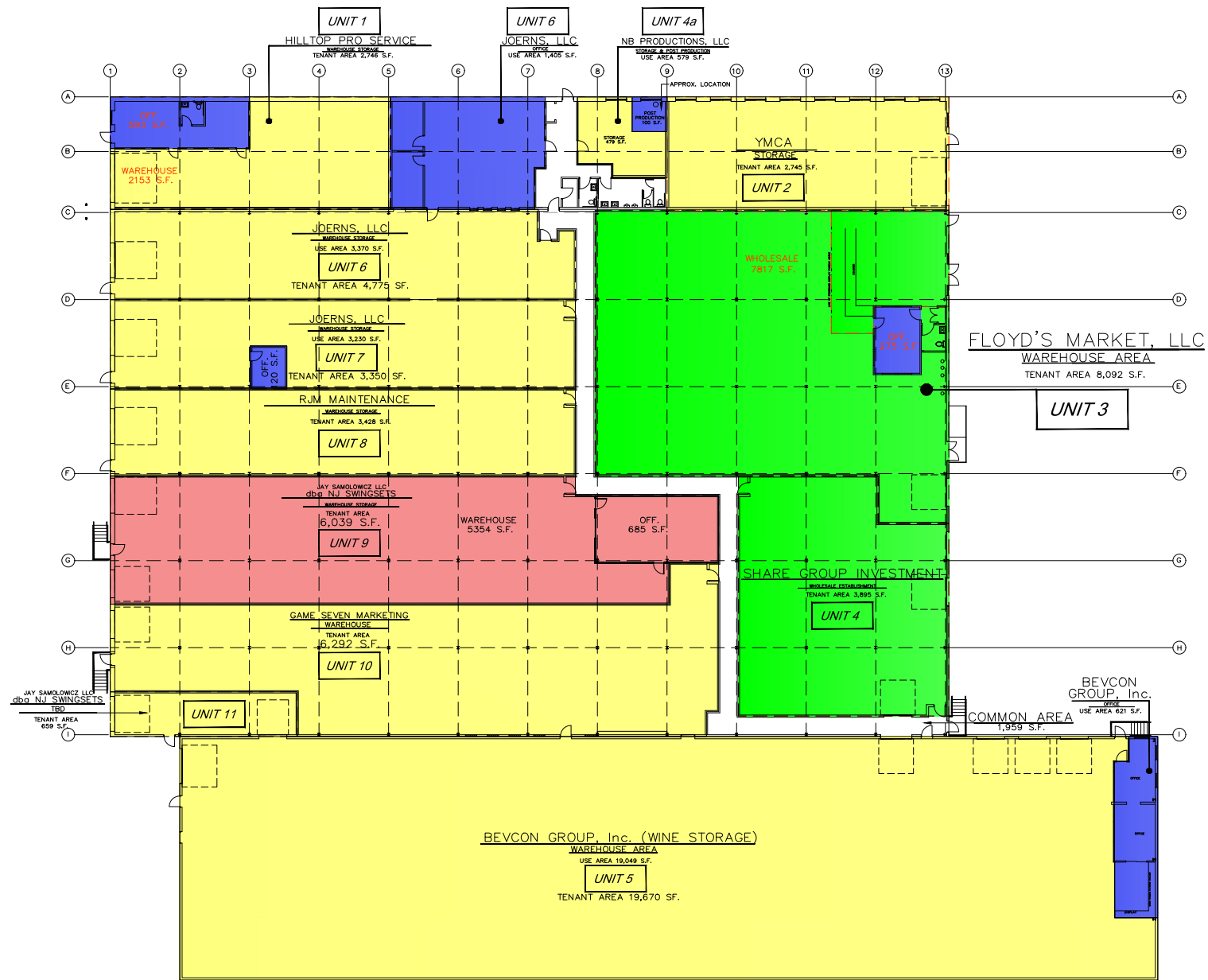
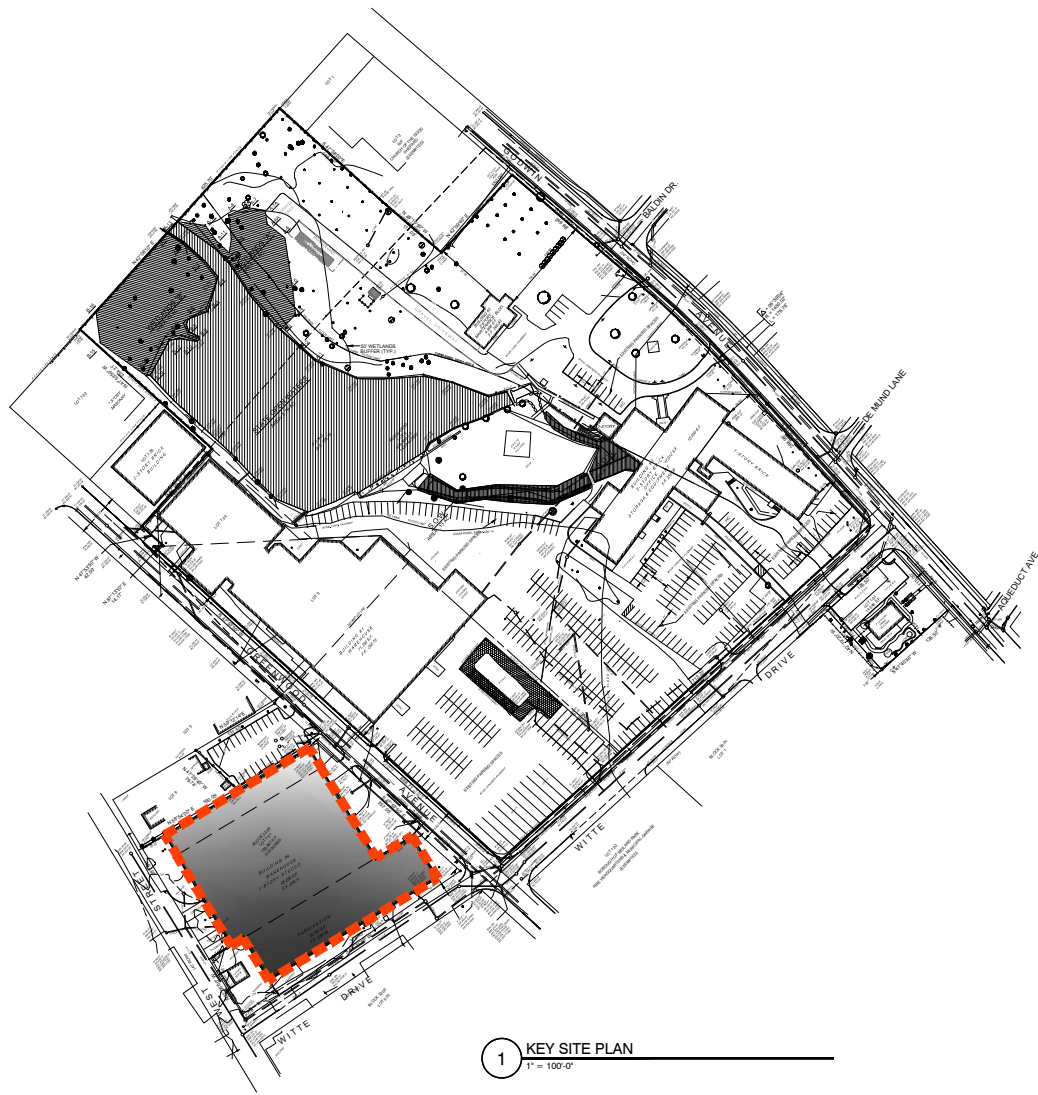
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Nick Tsapatsaris & Associates
Architects - Engineers
10 WILSEY SQUARE
RIDGEWOOD, NJ 07450
Phone: (201) 447-7044 Fax: 447-6074
119 FIRST AVENUE S. Suite 470
SEATTLE, WA 98104
Phone: (206) 535-7972

COMMERCIAL BUILDING
MARLOW PARK, L.L.C.
445 GODWIN AVENUE MIDLAND PARK, NJ
BLOCK 26.00 LOT 4.01 BERGEN COUNTY
445 GODWIN AVENUE
USE DIAGRAM

JOB NUMBER
0431203

DRAWING NUMBER
PA-2



NICK TSAPATSARIS P.E. R.A.
N.J. Architect Lic. 15195
N.J. Engineer Lic. 36446
N.Y. Engineer Lic. 67301

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Nick Tsapatsaris & Associates
Architects - Engineers
info@tsapatsaris.com
10 WILSEY SQUARE
RIDGEWOOD, NJ 07450
Phone: (201) 447-7044 Fax: 447-6074
119 FIRST AVENUE S. Suite 470
SEATTLE, WA 98104
Phone: (206) 535-7972

COMMERCIAL BUILDING
MARLOW PARK, L.L.C.
59 GREENWOOD AVENUE MIDLAND PARK, NJ
BLOCK 33.00 LOT 7.01 BERGEN COUNTY
59 GREENWOOD
USE DIAGRAM

JOB NUMBER
0431203
DRAWING NUMBER

PA-3

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)	54.01	346.00	11/20/2019
	445 Godwin Avenue	Refer to Individual Building Analysis (Table 3.1b)	166.70		1/16/2020
	Site Total		220.72	346.00	1/27/2020
Block 33.00, Lot 7.01	59 Greenwood Avenue	Refer to Individual Building Analysis (Table 3.1c)	74.97	37.00	3/9/2020
	Site Total		74.97	37.00	4/23/2020
Combined Lots Parking Analysis			295.69	383.00	5/29/2020
Required Parking per Ordinance #14-19**			221.77		7/14/2020
Parking Surplus of existing onsite parking			161.23		10/22/2020
* 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					11/10/2020
** For Non-Residential Mixed Uses with more than 10 tenants and more than 4 non related uses, the gross parking requirements shall be lessened by 25%					12/10/2020
					1/10/2022
					1/24/2022
					3/18/2022
					6/27/2022
					8/2/2022
					Last Revised
					12/7/2023

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	Midland Self Storage	Refer to Self Storage (Warehouse)		
		Demolished Office	Midland Self Storage	Refer to Self Storage (Warehouse)		
Suite 4	Wholesale	Wholesale Establishment	Manning Claim	800	600	1.33
Suite 5	Warehouse	Industrial Manufacturing	Lance Belostock	2,425	400	6.06
		Office Space	Lance Belostock	175	250	0.70
Suite 6	Warehouse	Warehouse Storage	Wade Odell Wade	4,212	employee	4.00
		Office Space	Wade Odell Wade	388	250	1.55
Suite 8	Warehouse	Warehouse Storage	Olah Inc.	5,500	employee	2.00
Suite 9	Warehouse	Warehouse Storage	Bergen Comm. Blood	4,250	employee	4.00
		Office	Bergen Comm. Blood	750	250	3.00
Suite 10	Warehouse	Warehouse	Pattman Plumbing	4,450	employee	2.00
		Office Space	Pattman Plumbing	350	250	1.40
Suite 11	Warehouse	Warehouse Storage	Christopher Gallo	875	1	1.00
		Office Space	Christopher Gallo	125	250	0.50
Suite 12	Wholesale	Warehouse Storage	Edi Abramov	1,040	Employee	2.00
		Office Space	Edi Abramov	160	250	0.64
Suite 14	Manufacturing	Industrial Manufacturing	Custom Designers	1,050	400	2.63
		Office Space	Custom Designers	150	250	0.60
Suite 15	Warehouse	Warehouse Storage	Level Home Improvements	1,200	Employee	3.00
Midland Park Self Storage	Warehouse	Self Storage (Warehouse)*	Midland Self Storage	41,800	employee	2.00
		Common Area	Industrial	3,330	employee	0.00
				76,930		54.01
*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		54.01

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)	Mixed Use Office	Office Space (variable user occupancies 10,000 sf of total occupied area)	Retail	3,843	200/ 250	17.37
			Office	4,730	250	24.63
			Storage	1,427	0	1.00
First Floor (b)	Office	Office Space	Sirius Technology, LLC	4,200	250	16.80
First Floor (c)	Office	Office Space	Eastern Insurors	4,513	250	18.05
First Floor (d)	Office	Office Space	Vichara Technologies	600	250	2.40
First Floor (e)	Physical Therapy	Physical Therapy	Kessler Rehab	3,516	200	17.58
First Floor (f)	Office	Office Space	Bevcon 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 Asspciates	3,000	250	12.00
				60,409		166.70
				445 Godwin Required Parking Spaces		166.70

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	Warehouse	Storage/ Warehouse	Hilltop Pro Service	2,153	Employee	4.00
		Office Space	Hilltop Pro Service	593	250	2.37
Unit 2	Warehouse	YMCA Storage	YMCA Storage	2,745	employee	2.00
Unit 3	Wholesale	Wholesale Establishment	Floyds Market, LLC	7,817	600	13.03
		Office Space	Floyds Market, LLC	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	Joerns, LLC	Joerns, LLC	3,370	Employee	3.00
		Joerns, LLC	Joerns, LLC	1,405	250	5.62
Unit 7	Warehouse	Joerns, LLC	Joerns, LLC	3,230	Employee	3.00
		Joerns, LLC	Joerns, LLC	120	250	0.48
Unit 8	Warehouse	Storage	RJM Maintenance	3,428	Employee	1.00
Unit 9	Warehouse/ Entertainment	Storage/ Entertainment	NJ Swingsets	5,355	1.5 Spaces/ Employee (Adult)	19.50
		Office Space/ Entertainment	NJ Swingsets	685		
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		
Net 59 Greenwood Required Parking Spaces						72.48
Common area		Parking Ratio Varies	Mixed Use	2,146	859	2.50
Gross Building Area				64,417		
Net 59 Greenwood Required Parking Spaces						74.97