

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 YUDIN'S INCORPORATED

ADDRESS 301 GREENWOOD AVE BLOCK 52 LOT 1 ZONE I-2

PREVIOUS TENANT TOP LINE UNIFORMS PREVIOUS USE _____

UNIT# 1 & 1A AREA Sq. Ft 27,372 PROPOSED USE STORAGE OF MAJOR APPLIANCES

CHANGES _____

RELOCATION? PHONE 201-765-4393 EMAIL _____

DATE 12/18/22 ZONING OFFICIAL Mal Bundy APPROVED-Yes No

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

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

owner's signature required.

2C-20

APPLICATION FOR ZONING CERTIFICATE FOR NON-RESIDENTIAL USE

\$100 APPLICATION FEE
PAYABLE TO "BOROUGH OF MIDLAND PARK"
Cash _____ Check # 27296 (AS)

280 Godwin Avenue
Borough of Midland Park, NJ 07432

RECEIVED AT
BOROUGH OF MIDLAND PARK
DEC 19 2022
BUILDING DEPT.

STREET ADDRESS OF PROPERTY: 301 GREENWOOD AVENUE, Midland Park, NJ 07432 ZONE: _____ BLOCK: 52 LOT: 1

NAME OF OCCUPANT: YUDIN'S INCORPORATED 61323 SELF AREA OF BLDG.-SQ.FT. / TOTAL AREA OF OCCUPANT-SQ.FT. SEE ATTACHED 27,372 SQUARE FEET SECTION OF BLDG. EXPANDED! 1+2A
SOLE PURPOSE OF OCCUPANCY/PLANNED USE (INCLUDING PRODUCTS OR SERVICES SOLD/MANUFACTURED): STORAGE - MAJOR APPL. EXPANDED SPACE EXISTING: 2+3 Shared: 4

PREVIOUS TENANT, IF APPLICABLE: TOP LINE UNIFORMS, LLC

NAME OF APPLICANT - IF A CORPORATION, NAME AND ADDRESS OF INDIVIDUAL MAKING APPLICATION:
YUDIN'S INC. - 378 MAIN ST. - WYCKOFF NJ 07481

APPLICANT'S ADDRESS: 378 MAIN ST WYCKOFF NJ 07481

APPLICANT'S PHONE: 201 955 4393 E-MAIL: YUDIN@ATT.NET

NAME OF OWNER OF BUILDING: MID-GREEN - OPPEA GROUP ADDRESS OF OWNER: 495 NOLA BLVD Suite 202 Greenwood Park NJ 07407

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

LIST OF ALL OTHER OCCUPANTS OF BUILDING	
Name:	Type of Business:

Incoming Shipments	<u>TYPE CONVEYANCE</u>	<u>PRODUCT</u>	<u>COMMENTS</u>
Number Weekly: _____	_____	<u>APPLIANCES</u>	_____
Outgoing Shipments			
Number Weekly: _____	_____	<u>APPLIANCES</u>	_____

NUMBER OF PEOPLE: Min _____ Max _____ NUMBER OF DAILY CUSTOMERS/VISITORS: _____ WILL YOU DEAL WITH THE GENERAL PUBLIC? YES _____ NO (NO)

HOURS OF OPERATION: From 7am To 5pm NUMBER OF DAYS OPEN WEEKLY: WEEK DAYS

GALS. WATER USED: Bathroom EXTENT OF NOISE: NONE
FUMES OR ODORS: NONE OTHER NUISANCES: NONE

ANY FLAMMABLES OR EXPLOSIVES USED OR STORED? (NO) YES _____
IF YES, EXPLAIN _____

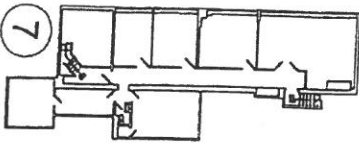
PROPOSED PERIOD OF OCCUPANCY: FROM JAN 1, 2023 TO 4/15-12/31 9405

Note: A SIGN PERMIT IS REQUIRED FOR ANY NEW SIGNS OR SIGN CHANGES - FLAGS AND BANNERS ALSO REQUIRE PERMITS. NEON SIGNS ARE PROHIBITED

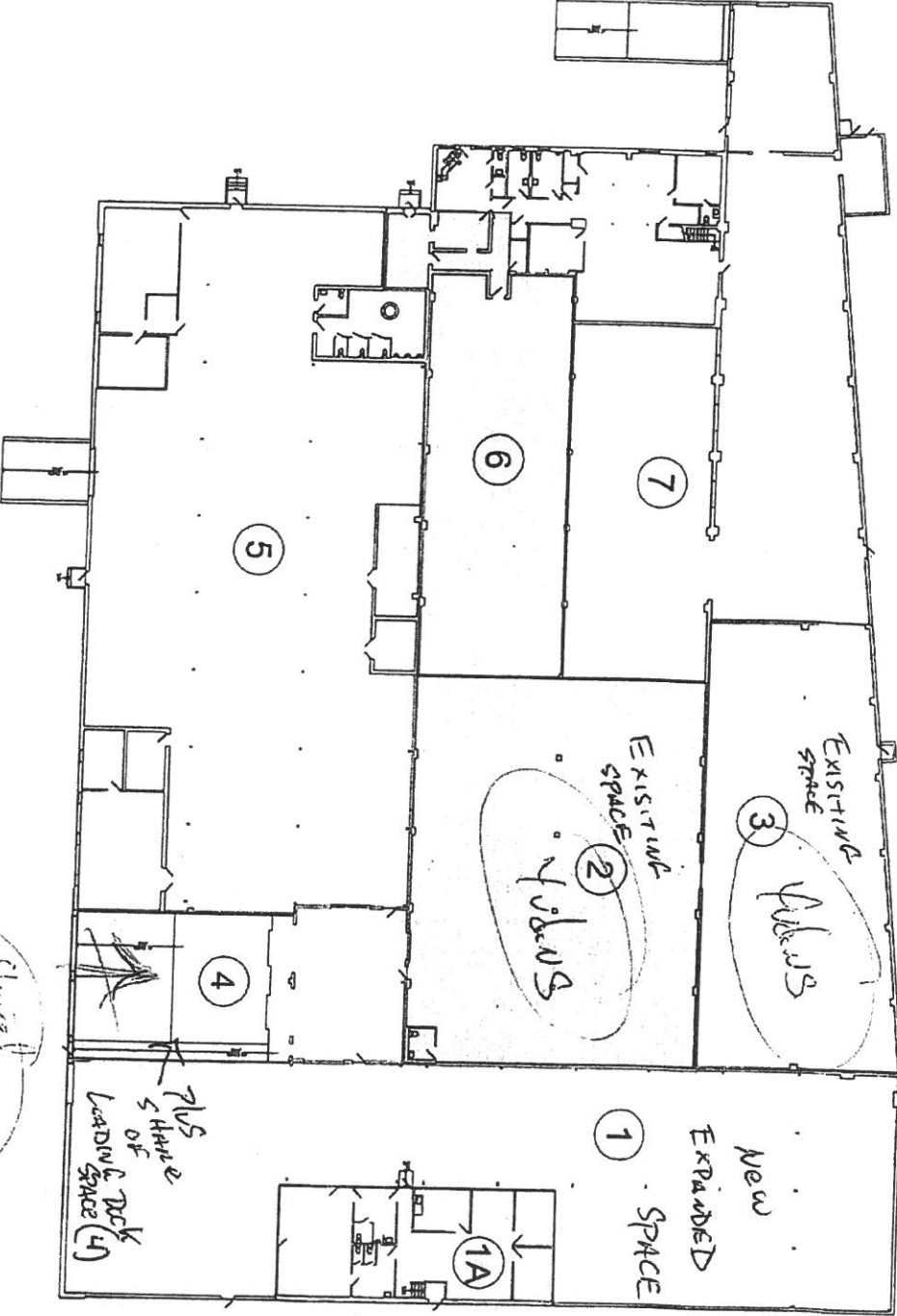
** EACH OCCUPANT MUST HAVE ITS OWN CERTIFICATE OF OCCUPANCY. IF YOU VACATE, THE NEW OCCUPANT WILL REQUIRE A NEW CERTIFICATE

APPLICANT SIGNATURE [Signature] CEO DATE 12-17-22

2ND FLOOR



1ST FLOOR



Shared Lobby Deck

PLUS SHARE OF LOBBY SPACE (4)

1
New EXPANDED SPACE

EXISTING SPACE
2
VIBRUS

EXISTING SPACE
3
VIBRUS

301 GREENWOOD AVE
MIDLAND PARK, NJ

