

4731 Juniper
Meeting Notes by Bruce Chan

Thursday, December 3 2020

Attendees:

Bruce Chan

Sam Spearing (Bloomfield Development Corporation)

Michael Brennan (Pizza D'Italia)

Jeffrey Bucholtz

Daniel Brennan

Evan Miller

Marlo Baker

Maura Bainbridge

Nina Sacco

Tara Fay

Jen Lucchino

1. Presentation by Michael Brennan

- a. Pizza Italia has operated at 4512 for 36 years. Acquired the building 4 years ago
- b. On April 2nd, 2020 there was a fire at the Liberty Ave location
- c. Pizza Italia moved their business into unused space at 4731 Juniper St in order to continue operating their business
- d. In July a notice was served by the City that an occupancy permit was required in order for Pizza Italia to continue operating at 4731 Juniper St
- e. The City is requiring that an occupancy permit be on file for their records and this community meeting is the first step in that process
- f. 4512 Liberty Avenue is being renovated but is taking time. Pizza Italia would like to move back to Liberty Ave in late 1st quarter or early 2nd quarter
- g. The space at 4731 Juniper St that Pizza Italia is currently operating in has previously been used minimally for storage purposes. Now it is being used for prep space for pizzas.

2. Questions

- a. Q: Have you had any conversations with adjacent neighbors?
A: We went door to door when we first decided to operate on Juniper St The neighbors we spoke to were supportive. We've tried to be mindful and provide employee parking spaces. There hasn't been any major negative traffic impact since most business is pick-up or delivery.
- b. Q: What upgrades will be made to the Liberty Ave location? Accessibility?
Outdoor dining?
A: We're required to upgrade the entrance to be ADA compliant. The addition of outdoor seating is still an ongoing conversation with our architect for layout. If we decide we'd like to add a dine-in option, then we would also be required to offer an accessible (ADA compliant) bathroom.
- c. Q: Could you clarify what exactly you're asking for

A: Zoning use change. Pizza shop for occupancy permit. Not in the past, so city is asking for .

3. Discussion

- a. Zoning - out of compliance for being in R2A-VH.
- b. Pizza shop would be a non-comforming use.
- c. The building existed before 1920, the existing use was grandfathered in.
- d. There are and have historically been some businesses on Lorigan Street and Juniper St.
- e. Is there anything stopping this from staying long-term?
 - i. If they're granted the use change the pizza shop portion could stay long term. However, that's not the intention of Pizza Italia
- f. There is a retail component now. Before it was just delivery of bread. Now, pick up, which might be an issue?
 - i. You can walk in and buy bread directly from the bakery it's just not advertised as widely as a pizza shop.
- g. Could a pizza shop occupy the same space after Pizza Italia moves out?
 - i. Since both the Liberty Ave and Juniper St properties are owned within the same family it seems unlikely that they would want to have 2 pizza shops so close to each other.
- h. There's currently no occupancy permit on file via city website
- i. Is the use change temporary?
 - i. My understanding is that it would be permanent- Sam
- j. Is Sanchioli Bro's also getting a separate permit?
 - i. The use change would cover both and would allow Sanchioli Brothers to continue operating after Pizza Italia moves back to Liberty Ave -Sam
- k. What are the hours of operation for Pizza Italia?
 - i. Their website says the latest they're ever open is 10PM on Fridays & Saturdays.