



COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

PRINCIPALS:  
*Joseph H. Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*

**B U R G I S**  
A S S O C I A T E S , I N C .

## MEMORANDUM

To: Borough of River Edge Land Use Board  
From: Thomas Behrens, Jr., PP, AICP  
Subject: Minor Site Plan Application  
Joseph's Pizzeria, LLC  
486 Kinderkamack Road  
Block 804 Lots 13 & 14  
Date: March 16, 2020  
BA#: 3679.03

### INTRODUCTION

The applicant, Joseph's Pizzeria, LLC, is requesting site plan approval for the proposed change in ownership of the former Mazzone's pizzeria space at the above-referenced site in accordance with Section 350-4E of the Borough Code which states, *"notwithstanding the provisions of Section 350-5B(3), site plan approval shall be required for any building or structure (regardless of its previous use) which is to be used a restaurant for sit-down service or take-out service or as a fast-food establishment, or any other intended use where a beverage or food handlers' license is required."*

The site was the subject of the Planning Board's 2013 approval at which time the space in question was operated as a pizzeria as it had for several decades. The applicant proposes to continue the same pizzeria operation with no changes to the site or seating. The property is located in the C-1 Zone wherein the pizzeria is a permitted use.

### SUBMISSION DETAILS

Our office is in receipt of the following:

1. Application materials and checklist.
2. Site plan prepared by Lapatka Associates, Inc. dated revised June 19, 2013.
3. Sign plan prepared by Montoro Architectural Group dated revised June 26, 2013.

## PLANNING REVIEW

**Property Description.** The site, identified as Block 804 Lots 13 and 14, is a 1.06-acre tract developed with a two level commercial strip mall with frontage on Kinderkamack Road. Angled parking is provided in the front of the site and access to the rear parking area is provided via the southerly driveway. The building is occupied by a number of tenants including a nail salon, music school, jewelry store, Joyce restaurant, Nick's Hot Bagels, Hobby shop, several vacant spaces and the space in question. Development surrounding the site includes single-family development to the south and west. Commercial development to the north and NJ Transit rail corridor and Hackensack River to the east.

**Proposed Development.** As noted above, the applicant proposes to operate the new pizzeria in accordance with the former operation of the 554 square foot space as Mazzone's Pizzeria and 2013 Board approval for the site. Based on the application materials, the pizzeria will operate on a daily basis from 11:00am to 10:00pm with 2 employees, one of whom will also provide deliveries. No exterior site improvements are proposed.

The following is noted with respect to specific elements of the development application:

1. Number of Seats. The applicant proposes to maintain the 6 seats that were previously approved for Mazzone's Pizzeria.
2. Parking. The 2013 site plan approval assigned the pizzeria a parking requirement of 4 spaces. The proposed changed in tenancy does not require any additional parking. There will be no deliveries to the site as the applicant will be purchasing all supplies with his own vehicle. It is recommended the employees park in the rear of the site due to the limited availability of parking in the front.
3. Signage. Through testimony the applicant should confirm compliance with the 2013 site plan approval in which a maximum 20 square foot building mounted sign was approved.
4. Garbage and Recycling. The proposed storage location(s) and handling of garbage and recycling should be provided. All exterior storage should be appropriately screened and maintained.
5. Prior Conditions and Approvals. The applicant should confirm compliance with all conditions and terms of prior approvals or request any deviations thereof.