



**GENA**

**Zoning Committee Meeting**

**January 14, 2015**

Zoning Committee Members Present:

- Dan Bartoli
- Toki Rehder
- Mark Leuzzi Jr.
- Maria Nevelson
- John Longacre

Board Members Present:

- Paul Rossi

Applicants and Community Members:

- Georges El Roueiheb (applicant)
- Brett D. Feldman, Esq. (applicant's attorney)
- George Phillips
- John Amenta
- John Guarnieri

Agenda:

2400 W. Passyunk – Little Caesars Pizza

- Property is zoned industrial, so variance is required for use as a pizza shop.
- Franchise Operator – George El Roueiheb. He has been with Little Caesars for 6 years. He has 9 locations in Philadelphia, all family operated stores.
- Pizza shop would occupy 1400 sq. foot portion of building
- No dine in – take out only
- No slices or personal size pizzas. Customers can purchase whole pizzas and family meals.
- No delivery
- Simple menu – only pizza and wings. Liter soda bottles.
- Expected volume – 100 customers daily.
- Trash management
  - Corporate does 12-15 inspections annually as well as regular audits
  - Morning – an employees walks around the store when they first come in and picks up trash. Another walk around before lunch and before dinner.
  - No dine in, so less trash (cups, napkins, etc.) will be generated onsite or end up in parking lot.
  - They will provide cleaning schedule to GENA for review.



- There will be two 4-yard dumpsters, enclosed and locked – to prevent illegal dumping – and a 7 foot high fence
- No circulars will be delivered in the neighborhood. Any advertising will come through USPS.
- Hiring – plans to hire from community. Will need 10-15 employees. No employees have been hired yet.
- Community giving. Owner is very involved in giving back to community. Love Kitchen – once per year, provides 400-600 pizzas for free. Helps sponsor softball teams and other community events. Sponsors police academy.
- Parking lot - no lights – he will install them. Parking is ample – he only needs 4-6 spots to accommodate expected volume.
- Lease – 5 years, with three options

Other Zoning Committee business:

- Philadelphia 2035 Planning Process - next community meeting is February 9, 2015 – 6:00 pm – 7:30 pm at the Philadelphia High School for Creative & Performing Arts. Need representation from Girard Estates to ensure our concerns are addressed in the final South District Plan.
- CVS – continues to be a bad neighbor and have a parking lot covered with trash. The committee discussed strategies for dealing with CVS' continued disregard for the neighborhood.
- Other bad neighbors – Save-A-Lot – parking lot and trash area continues to be covered with trash despite multiple complaints and a meeting with the owners.
- Getty Station – problems with trash at the Getty Station on Oregon – who is the new owner?
- Garages – how to prevent contractors from dumping in this location.