



146 44TH Street 2ND Floor

LID 66482

License # R-5705

Information Sheet

People:

Property Owners: Frank Malta and Anthony Malta

Cattivo Business Owners: Frank and Renee Malta

New Liquor License Applicant/ Owner: Dave's Son's Holdings, Inc.

LLC Owner: Bradley C. Brubach

Attorney: Mark F. Flaherty

Place:

146 44th Street, 2nd Floor

Zoning: R1A-VH (Single-unit attached residential very high density)

Size: *Exterior* (Deck): 2820 sq. ft.

Interior (Kitchen Prep/ Hallway/ Storage): 985 sq. ft.

Site Plan: Not yet available

Necessary Approvals:

Zoning: Special exception or multiple variances depending on final site plans.

Liquor License:

- Applied for a double transfer of a liquor license (LID 66483) on March 23, 2012; Placard posted March 26, 2012.
- No Amusement Permit, No Sunday Sales, No Extended Hours Food Service

Business Plan Overview:

Reps from LU, LC, and Senator Ferlo's Office have met with the ownership and have requested specific information relative to the business' planned expansion. The owners and their attorney gave an overview of the proposed use for the current pending license and future plans for the 2nd floor space.

LID 66482; Dave Son's Holdings Application

- Applicant Brad Brubach has taken title to a license from a bar that had closed in the East End and cannot reopen, and license cannot operate at that location again.
- Mr. Brubach, a lender seeking to recover funds owed to him from the closure of this business, needs a physical location in order for the acquisition and transfer of the license to occur and is transferring it to the second floor of Cattivo.
- Once approved and activated by LCB, the license would serve out a 60 day suspension – as per the agreement with the DA'S Office, and would then be put into safekeeping and eventually transferred to another place in the city.
- All applicants are willing to sign a Conditional License Agreement (CLA) ensuring that this license is never operational at his location.

Proposed Cattivo expansion:

- The Maltas (owners of Cattivo) had always wanted to open a 2nd floor for Cattivo, including a rooftop deck.
- To do so under their existing license, they would need to apply separately to the LCB for an extension of premises to their license which would initiate another community approval process with the posting of a placard and a 30 day protest window, in addition to relevant zoning approvals.
- Plans include converting one residential unit to kitchen/ serving/ storage and create an outdoor serving/ seating area.
- New area would have a "café like feel," and there would be no live entertainment, and wireless internet available.
- Exploring parking solutions with RIDC and others.

Quality of Life Issues:

Lawrenceville United records and tracks 911 calls, incident report information in addition to 311 report information to identify concerning trends in Lawrenceville. Lawrenceville United has received complaints at or near 146 44th Street regarding the following:

- Noise (between 11pm – 2:30 am)
- Loitering (between 11 pm – 2:30 am)
- Parking issues (parking on sidewalks, parking in crosswalks, parking shortage)
- Litter and debris (cigarette butts, litter around intersection of 44th/ Plummer Streets)

Next Steps:

Community Meeting with Business Owners to present their plans on the full expansion- Tuesday, May 8, 2012, 6pm; Boys and Girls Club

Community Protest Period Deadline – April 24, 2012