

**A G E N D A**  
**THURSDAY, DECEMBER 20, 2018**  
**7:30 p.m.**

PLEDGE OF ALLEGIANCE

NEW BUSINESS:

Garnico Group LLC/Barnes Tract Redevelopment, 973 and 961 Mountain Avenue, Block 14, Lots 13 and 14 – Applicants are proposing site plan and development for a 32 unit townhouse and apartment complex, which will include affordable housing units. New variances include height over 35 feet where 39.6 feet is proposed, and front yard under 30 feet where 26.4 feet is proposed.

Lemos, 1073 Willow Road, Block 7.04, Lot 34 – Applicant proposes to construct a new single-family dwelling. Existing variances include driveway in the side yard setback. New variances include a use variance for the floor area over 22.5 percent where 26.8 percent is proposed, foundation area over 15 percent where 16.9 percent is proposed, and lot coverage over 30 percent where 35.8 percent is proposed.

MEMORIALIZATIONS:

Planning Board:

Maloney and Curcio Inc., 1090 Bristol Road, Block 7.04, Lot 38 – Applicant proposes a Change of Tenancy for warehouse, office, and commercial wholesales for plumbing parts. Existing variances include foundation area over 35 percent where 37.5 percent exists. A new variance is necessary for insufficient parking in the Limited Industrial Zone where 32 spaces are provided and 69 spaces are required.

Artis Senior Living, 1020-1028 Springfield Avenue, Block 24.04, Lots 10.01 and 10.04 – Site plan and development of a senior living facility. New variances include a use variance for the senior living facility, front yard parking, insufficient parking, height over 35 feet where 42 feet is proposed, wall over 8 feet where 25 feet is proposed, generator in the front yard, and lot coverage over 65 percent where 82.5 percent is proposed.

Kreisberg, 1442 Fernwood Road, Block 10.04, Lot 4 – Applicants are proposing to construct a deck addition in the rear yard of a single-family dwelling. Existing variance includes driveway in the side yard setback. New variances include ground

projection over 3.75 percent where 4.4 percent is proposed, and lot coverage over 30 percent where 46.1 percent is proposed.

The next meeting will be held on Tuesday, January 22, 2018 at 7:30 pm.