

**A G E N D A**  
**MONDAY, NOVEMBER 23, 2015**  
**7:30 p.m.**

**CONTINUATION:**  
**Board of Adjustment:**

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Capitol Senior Housing, 1042-1050 Springfield Avenue, Block 24.D, Lots 7, 7.A, 8.A, 8.B – Applicants are proposing preliminary and final major site plan and development approval to permit a 79 unit assisted living facility as well as ancillary site improvements in the O-B Zone. Variances include use variance, height over two stories where three stories with a 50’ max. is proposed, front yard under 50 feet, foundation area over 25 percent where 29 percent is proposed, lot coverage over 65 percent where 62.1 percent is proposed, side yard parking/pavement, underground parking, insufficient parking spaces, signs.

**NEW BUSINESS:**  
**Board of Adjustment:**

Durbak, 478 Summit Road, Block 7.B, Lot 3 – A – Applicant proposes to install solar panels onto the roof of a single-family dwelling. Existing variance includes driveway in the side yard. New variance includes the solar panels which are considered an accessory structure and use.

Dinorscio, 1638 Larkspur Drive, Block 3.A, Lot 81 – Applicants are proposing to construct a raised patio with a roof at the rear of a single-family dwelling. Existing variances include side yard under 10 feet or 10 percent width where 9.5 feet exists, and driveway in the side yard. New variance includes ground projections over 3.75 percent where 4.5 percent is proposed.

**NEW BUSINESS:**  
**Planning Board:**

Menza and Beissel Communities/Fox Chase Reserve, 1350 and 1360 Route 22, Block 15.I, Lots 48.A and 48.B – Applicants are proposing a site plan and development for the purpose of constructing a 23-unit residential townhouse development with five building, nineteen market rate units and four affordable housing units. Variances required are height over 36 feet where 39.5 is proposed, side yard under 25 feet where 11.0 feet is proposed and sign over 50 square feet where 81 square feet exists and will be relocated.

**MEMORIALIZATION:**

Redevelopment area of the Barnes Tract.

The next meeting will be held on December 22, 2015 at 7:30 p.m.