



**CITY OF NEW BRUNSWICK  
ZONING BOARD OF ADJUSTMENT**

**CITY HALL COUNCIL CHAMBERS,  
78 BAYARD STREET, 7:00 PM**

**DECEMBER 16, 2019**

- I. ROLL CALL**
- II. PUBLIC ANNOUNCEMENT**
- III. SALUTE TO THE FLAG**
- IV. MINUTES OF THE BOARD'S OCTOBER 28, 2019 and NOVEMBER 25, 2019 MEETINGS**
- V. RESOLUTIONS OF MEMORIALIZATION**
  - A. 3 AMIGOS, LLC (ZB-2017-14)**

Site plan and variance application for the construction of a third- and fourth-floor addition to the existing mixed-use building located at 205 Hamilton Street, Block 57, Lot: 62.05. Zoning District: R-5A (*James F. Clarkin, Esq.*)
  - B. UNIVERSAL PROPERTY SERVICES (ZB-2019-07)**

Site plan and use variance application for the conversion of a gasoline station/auto repair/retail use into a gasoline station/retail use at 127 Easton Avenue, Block 71, Lot 29, 31, & 33 (*David Himmelman, Esq.*)
  - C. GLORIA LEGACY (ZB-2017-20) (*Amended Resolution*)**

Site plan application with use and bulk variances for the construction of a building addition and a new rear storage area with overhead door located at 296 Lee Avenue, Block 259, Lot 7, Zoning District: R-5A (*Mark S Shane, Esq.*)
- VI. PUBLIC HEARINGS**
  - A. UNIVERSAL PROPERTY SERVICES (ZB-2019-07)**

Site plan and use variance application for the conversion of a gasoline station/auto repair/retail use into a gasoline station/retail use at 127 Easton Avenue, Block 71, Lot 29, 31, & 33 (*David Himmelman, Esq.*)
  - B. ADOPTION OF THE 2020 ZONING BOARD MEETING SCHEDULE**
- VII. OTHER MATTERS OF INTEREST TO THE PUBLIC**
- VIII. DISCUSSION ITEMS**

**IX. ADJOURNMENT**