



**CITY OF NEW BRUNSWICK  
ZONING BOARD OF ADJUSTMENT  
CITY HALL COUNCIL CHAMBERS  
78 BAYARD STREET  
7:00 PM  
JANUARY 27, 2020**

- I. ROLL CALL**
- II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)**
- III. SALUTE TO THE FLAG**
- IV. REORGANIZATION OF THE BOARD**
  - Nomination of Chairperson
  - Nomination of Vice-Chairperson
  - Nomination of Secretary
  - Appointment of Board Attorney
  - Appointment of Conflict Board Attorney
  - Appointment of Board Planner
  - Appointment of Board Engineer
  - Appointment for Hydraulic Modeling/Water System Capacity Analysis
  - Appointment of Traffic Systems Analysis Engineer
  - 2020 Calendar Meeting Dates
- V. MINUTES OF THE BOARD'S DECEMBER 16, 2019 MEETING**
- VI. ANNUAL REPORT OF THE ZONING BOARD**

Review of the variances granted by the Zoning Board in 2019
- VII. RESOLUTIONS OF MEMORIALIZATION**
- VIII. 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.*)
- IX. OTHER MATTERS OF INTEREST TO THE PUBLIC**
- X. DISCUSSION ITEMS**
- XI. ADJOURNMENT**