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