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**PLANNING BOARD  
 REGULAR MEETING MINUTES  
 FEBRUARY 11, 2026 - 7:30 P.M.**

1. **CALL MEETING TO ORDER/SUNSHINE STATEMENT** – Planning Board Chair to call meeting to order and read the Sunshine Statement:

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6. Notice of the meeting was sent to the Daily Record and the Citizen on January 9<sup>th</sup>, 2026 and published on January 14<sup>th</sup>, 2026. Notice was also posted on the Bulletin Board of the Municipal Building and on the Town of Boonton website.”

2. **PLEDGE OF ALLEGIANCE** – Planning Board chairman led those in attendance in the Pledge of Allegiance to the Flag.
3. **ROLL CALL** – Planning Board Clerk to conduct Roll Call:

NAME	PRESENT	ABSENT	EXCUSED
Waqar Khokhar	X		
Kimberly Mazzei	X		
Rob Murray	X		
Adam Schnitzler	X		
Anthony Suppa	X		
Jack Venturini		X	
Mark Wrobel	X		
Alan Zambarano	X		
Adam Brewer	X		
Richard Orlusky	X		
<b>Mayor Jim Lynch</b>	X		

4. **PAYMENT OF THE BILLS**

- a. The Planning Board Clerk Ms. Clemmons announced that the bills are in order to be paid. Mr. Brewer asked for a motion. Motion moved by Mr. Venturini and seconded by Mr. Suppa and the motion carried; bills approved.

MOVED: Suppa	SECONDED: Orlusky
VOICE VOTE: ALL	IN FAVOR:                      AGAINST:NONE

5. **APPROVAL OF MINUTES**

- a. Minutes of the Regular Board meeting of **January 14, 2026**, were distributed. There were no comments or corrections and the minutes were accepted as presented by the Board.

6. **RESOLUTIONS**

- a. **APPLICATION 2025-05 211 MONROE ST**  
 Applicant: Carlsen Boncouer  
 211 Monroe Street (Block 82, Lot 8)

**211 Monroe Street**

The Board considered a resolution memorializing its prior action on **Application No. 2025-05 (211 Monroe Street)**.

Board Counsel advised that the resolution had been revised based on Board comments and was in final form for consideration.

There being no further discussion:

**Motion** to approve the resolution was made and seconded.

**Roll Call Vote:**

NAME	YES	NO	EXCUSED
Waqar Khokhar	X		
Kimberly Mazzei	X		
Rob Murray	X		
Adam Schnitzler	X		
Anthony Suppa	X		
Jack Venturini			X
Mark Wrobel	X		
Alan Zambarano	X		
Adam Brewer	X		
Richard Orlusky	X		
<b>Mayor Jim Lynch</b>	<b>X</b>		

**10 YES, 0 NO, 1 EXCUSED. RESOLUTION APPROVED.**

**b. APPLICATION 2025-06 103 OAK ST**

Board Counsel advised that **no resolution** was being presented for **Application No. 2025-06 (103 Oak Street)** due to identified **procedural and potential conflict issues** discovered after the prior meeting.

Counsel explained:

- Proceeding with a resolution could subject the Board to legal challenge
- The matter will be **re-noticed and reheard in full** at a future meeting
- The application will proceed **anew**, with full testimony and public participation
- The issue was counsel’s oversight and **not attributable to the Board or applicant**

No Board action was taken.

**7. PUBLIC HEARINGS**

**a. ADOPTION OF TOWN OF BOONTON – FOURTH ROUND OF HOUSING ELEMENT AND FAIR SHARE PLAN: FIRST AMENDMENT**

- i. Viewing of document and discussion with Board and Topology’s Planner Chris Colley. Roll call shall be conducted below:

Chris Colley, Board Planner, presented the proposed **First Amendment to the Town of Boonton Fourth Round Housing Element and Fair Share Plan**.

Key points of the presentation included:

- The Town’s **prospective need obligation of 99 affordable housing units**
- Prior reliance on credits from the **Boonton Housing Authority** (Riverview and Chestnut Street Cottages) and the **Division Street Redevelopment Plan**
- Challenges filed by the **Fair Share Housing Center** and **Riverwalk**
- Direction from the State Affordable Housing Dispute Resolution Program
- A **March 15, 2026 statewide deadline** to adopt an alternative plan
- Retention of immunity from builder’s-remedy lawsuits during the interim
- Use of a **Vacant Land Adjustment**, resulting in an adjusted obligation of **35 units**
- Continued credit for Division Street redevelopment units
- A proposed amendment increasing density in the **Affordable Housing Industrial (AHI) Zone** from **16 to 25 units per acre** (Block 69, Lot 75.01)
- Anticipated ordinance amendments required to implement the plan

**Motion** to approve the Fourth Round Housing Element and Fair Share Plan First Amendment and forward it to the Governing Body.

<b>NAME</b>	<b>YES</b>	<b>NO</b>	<b>EXCUSED</b>
Waqar Khokhar	<b>X</b>		
Kimberly Mazzei	<b>X</b>		
Rob Murray	<b>X</b>		
Adam Schnitzler	<b>X</b>		
Anthony Suppa	<b>X</b>		
Jack Venturini			<b>X</b>
Mark Wrobel	<b>X</b>		
Alan Zambarano	<b>X</b>		
Adam Brewer	<b>X</b>		
Richard Orlusky	<b>X</b>		
Mayor Jim Lynch	<b>X</b>		

**10 YES, 0 NO, 1 EXCUSED. RESOLUTION APPROVED.**

**Motion:** Mr. Orlusky. **Second:** Mr. Wrobel. **Motion carried.**

**8. INVITATION FOR PUBLIC COMMENT OF NON-AGENDA MATTERS**

The meeting was opened to the public for matters not on the agenda.

**No comments were offered.** The public comment portion was closed.

**9. OLD/ NEW BUSINESS**

- a. No old or new business at this time.

**10. ADJOURMENT**

- a. To close, Mr. Brewer made a motion to adjourn All members present voted. The meeting was adjourned at approximately 8:03 p.m.

Respectfully submitted,

*Briana Clemmons*

Briana Clemmons, Planning Board Clerk