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100 Washington Street
Boonton, NJ 07005

**PLANNING BOARD
REGULAR MEETING MINUTES
MARCH 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 9th, 2026 and published on January 14th, 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		
Mayor Jim Lynch		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. Zambarano and seconded by Mr. Venturini and the motion carried; bills approved.

MOVED: Zambarano	SECONDED: Venturini	
VOICE VOTE: ALL	IN FAVOR:	AGAINST:NONE

5. **APPROVAL OF MINUTES**

- a. Minutes of the Regular Board meeting of **February 11, 2026**, were distributed. There were no comments or corrections and the minutes were accepted as presented by the Board.

6. **RESOLUTIONS**

- a. No resolutions at this time.

7. BOARD DISCUSSION ITEM – ORDINANCES MASTER PLAN CONSISTENCY REVIEW

The Board reviewed three ordinances referred by the Governing Body following adoption of the Fourth Round Housing Element and Fair Share Plan.

Presentation by Chris Colley, Board Planner:

- Ordinance 01-26: Amendment to the Affordable Housing Industrial (AHI) Zone increasing permitted density from **16 to 25 units per acre**
- Ordinance 02-26: Amendment to the Division Street Redevelopment Plan increasing affordable housing set-aside from **15% to 20%**
- Ordinance 03-26: Comprehensive update to Chapter 70 (Affordable Housing Ordinance) to align with current state regulations

The Planner advised that the ordinances were **not inconsistent with the Master Plan** and recommended that the Board transmit correspondence to the Governing Body.

Public Comment

The Board briefly opened the matter to the public.
No comments were made.

Board Action

Motion to:

1. Find Ordinances 01-26, 02-26, and 03-26 **not inconsistent with the Master Plan**, and
2. Authorize Board Attorney to send correspondence to the Governing Body

Moved by: Rob Murray
Seconded by: Jack Venturini

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

9 YES, 2 EXCUSED. Ordinance review APPROVED.

8. PUBLIC HEARINGS

a. APPLICATION 2025-06 103 OAK ST

Applicant: Congregation of the Boonton Oratory
103 Oak Street (Block 17, Lot 13)
Site Plan Exempt with “C” & “D” Variances
****Application carried over from January PB meeting****

The Board conducted a public hearing on **Application No. 2025-06**.

Procedural Statement / Recusal

Board Counsel explained that the application was being reheard **anew** due to prior **potential conflict issues**, and that the record would be established from the beginning.

- **Waqar Khokhar recused himself** due to a potential conflict and did not participate in the hearing or vote. Eligible voting members were identified on the record.

Applicant Presentation

The Applicant, represented by counsel, proposed:

- Conversion of an **existing single-family dwelling** into a **two-family dwelling**
- No expansion of building footprint
- Interior renovations only
- Use associated with a **religious/institutional entity** (church/school-related housing)

Testimony was provided by:

- Applicant representatives – Mr. Daniel O’Mullane
- Professional Engineer (site conditions, layout, compliance) – Mr. Harrison Barany
- Professional Planner (zoning analysis, inherently beneficial use argument) – Mr. Tony Garrett

Key testimony included:

- No increase in building size, bulk, or coverage
- Parking to be accommodated on-site
- Use intended to support institutional operations (teacher housing)

Public Comment

- The hearing was opened to the public.
- Multiple members, residents of 101 Oak Street; Mr. William Miho and Kai Miho spoke **in opposition**, citing:
 - Concerns about neighborhood character.
 - Increased density and precedent.
 - Transition from owner-occupied homes to institutional/rental use.
 - Potential long-term impacts on zoning and residential stability.
- The public portion was closed.

Board Discussion

The Board discussed:

- Applicability of institutional and inherently beneficial use standards.

- Consistency with zoning and neighborhood character.
- Use of **deed restrictions** to limit occupancy.
- Enforcement mechanisms through zoning and code compliance.
- Conditions to ensure limited and appropriate use of the property.

Conditions of Approval (as discussed on record)

- No additional habitable space permitted in the basement.
- Execution of a **mutually acceptable deed restriction** limiting occupancy.
- Review and approval of restriction language by Board Attorney and town professionals.
- Enforcement through zoning and code compliance mechanisms.

Board Action

Motion to approve **Application No. 2025-06 (103 Oak Street)** with conditions:

Moved by: Richard Orlusky

Seconded by: Jack Venturini

Planning Board Clerk to conduct Roll Call vote:

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

5 YES, 2 NO, 4 EXCUSED. APPLICATION APPROVED WITH CONDITIONS.

9. INVITATION FOR PUBLIC COMMENT OF NON-AGENDA MATTERS

- a. The meeting was opened to the public for matters not on the agenda.
 - i. **No comments were offered.** The public comment portion was closed.

10. OLD/ NEW BUSINESS

- a. None.

11. ADJOURNMENT

- a. To close, Mr. Brewer made a motion to adjourn All members present voted. The meeting was adjourned at approximately 10:00 p.m.

Respectfully submitted,

Briana Clemmons

Briana Clemmons, Planning Board Clerk