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100 Washington Street
Boonton, NJ 07005

**PLANNING BOARD
RE-ORGANIZATION & REGULAR MEETING AGENDA
JANUARY 14, 2026 - 7:30 P.M.**

For those who are unable to attend the meeting in-person, please feel free to attend virtually using either of the following methods:

Please visit the web address below to join the webinar:

<https://us06web.zoom.us/j/88609543255>

Webinar ID: 886 0954 3255

No Passcode required.

Or by Telephone dial:

US: +1 (301)715-8592 or +1 (312)626-6799 or +1 (929)205-6099 or +1(346)248-7799 or +1 (669)900-6833

Webinar ID: 886 0954 3255

- 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 Vice Chair to lead 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			
Kimberly Mazzei			
Richard Orlusky			
Rob Murray			
Adam Schnitzler			
Anthony Suppa			
Jack Venturini			
Mark Wrobel			
Alan Zambarano			
Adam Brewer			
Mayor Jim Lynch			

The following should also be present:

Board Attorney

Ms. Alexandra Handel, Board Engineer

4. BOARD RE-ORGANIZATION

- a. Swear in re-appointed members
 - i. Waqar Khokhar – Board Member, Class IV
 - ii. Robert Murray – Board Member, Class IV Alt
 - iii. Jack Venturini – Board Member, Class II
 - iv. Alan Zambarano – Board Member, Class IV
- b. Swear in new appointed members
 - i. Kimberley Mazzei – Council Representative, Class III
- c. Election of Officers
 - i. Chair
 - ii. Vice Chair
- d. Appointment
 - i. Attorney
 - ii. Planning Consultant
 - iii. Engineering Consultant
 - iv. Secretary
 - v. Official Newspapers
- e. Annual Resolution and Meeting Schedule

5. PAYMENT OF THE BILLS

- a. The Board Clerk confirmed that the bills are in order to be paid.

MOVED: _____	SECONDED: _____	
VOICE VOTE: _____	IN FAVOR: _____	AGAINST: _____

6. APPROVAL OF MINUTES

- a. Minutes of the regular Planning Board meeting of **December 10, 2025** were presented to the Board.

7. RESOLUTIONS

- a. No resolutions at this time.

8. PUBLIC HEARINGS

- a. **APPLICATION 2025-05 211 MONROE ST**
 Applicant: Carlsen Boncouer
 211 Monroe Street (Block 82, Lot 8)
 Site Plan Exempt with “C” Variances
- b. **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

9. INVITATION FOR PUBLIC COMMENT OF NON-AGENDA MATTERS

10. OLD BUSINESS

11. NEW BUSINESS

12. ADJOURNMENT

a. There being no further business, the meeting shall adjourn.

MOVED: _____	SECONDED: _____	
VOICE VOTE:	IN FAVOR: _____	AGAINST: _____

**SUBJECT TO LAST MINUTE CHANGE OF ORDER
NO NEW BUSINESS / TESTIMONY AFTER 10:00 P.M.
MEETING TO ADJOURN NO LATER THAN 10:30 P.M.**