



T: (973) 402-9410
F: (973) 316-8498

100 Washington Street
Boonton, NJ 07005

**PLANNING BOARD
RE-ORGANIZATION & REGULAR MEETING AGENDA
JANUARY 14, 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 vice 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		

A quorum was established.

4. BOARD RE-ORGANIZATION

The following members were sworn in for their respective terms:

- Waqar Khokhar
- Robert Murray
- Jack Venturini
- Alan Zambrano
- Kimberly Mazzei

Each member took the Oath of Office to uphold the Constitutions of the United States and the State of New Jersey and to faithfully, impartially, and justly perform the duties of Planning Board membership.

Chair:

Nominations were opened. There being no additional nominations, the Chair was elected by voice vote. Adam Brewer was elected as Planning Board Chair.

Vice Chair:

Motion to appoint Richard Olusky as Vice Chair.

Vote: All members present voted **Aye**.

Motion carried.

The Board reviewed the Annual Resolution appointing the Planning Board Attorney, Engineer, Planner, Secretary, and official newspapers.

Motion: Mr. Zambrano

Second: Mr. Wrobel

Roll Call Vote:

All members present voted **Yes**.

Motion carried.

5. 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: Venturini	SECONDED: Suppa	
VOICE VOTE: ALL	IN FAVOR:	AGAINST:NONE

6. APPROVAL OF MINUTES

- a. Minutes of the Regular Board meeting of **December 10, 2025**, were distributed. There were no comments or corrections and the minutes were accepted as presented by 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

The hearing starts with Mr. Steven Schepis, Esq., appeared on behalf of the applicant. The applicant seeks variance relief related to building coverage, impervious coverage, and accessory structure setbacks, along with approval of stormwater management improvements, on a legally pre-existing undersized lot in the R-3A Zone.

The applicant Mr. Carlsen Boncouer and the applicant’s planner Mr. Harrison Barany, P.E., were sworn and testified. Testimony addressed the historic nature of the lot predating zoning, existing and proposed site conditions, stormwater retention, impervious coverage calculations, proposed shed installation, driveway materials, maintenance obligations, and consistency with the 2018 Boonton Master Plan.

Board members and professionals questioned the witnesses regarding construction timing, shed placement and height, gravel versus grass or decorative stone, drainage patterns, and long-term stormwater maintenance. The

applicant agreed to certain modifications, including improvements to the driveway apron and consideration of alternative materials.

The public was given an opportunity to question witnesses. No members of the public offered testimony beyond questioning.

The public portion of the hearing was closed.

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		
Mayor Jim Lynch	X		

11 YES, 0 NO. Application APPROVED.

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

The Board considered a “D” variance application for the property located at 103 Oak Street. Mayor Lynch and Ms. Mazzei recused from application.

Witnesses, applicant Father O’Mullane, Secretary of the Congregation of the Boonton Oratory, planner Mr. Harrison Barany, P.E & architect Mr. Tony Garrett were sworn and testified; regarding the proposed development and the relief requested. Testimony addressed the existing site conditions, zoning requirements, and the nature of the variance sought. Professional reports from the Board Planner Mr. Chris Colley and Board Engineer Ms. Alexandra Handel were entered into the record.

Testimony and discussion focused on, among other items:

- Whether the proposal satisfied the positive and negative criteria required for a “D” variance under the Municipal Land Use Law
- The intensity of the proposed use in relation to the surrounding neighborhood
- Lot coverage, floor area ratio, and parking layout, including the use of tandem parking
- The adequacy of on-site parking and the potential reliance on street parking
- Impacts on neighborhood character, zoning consistency, and the Master Plan
- Whether the site was particularly suited for the proposed use
- Concerns regarding bulk, density, and cumulative impacts

Board members questioned the applicant and professionals regarding ordinance compliance, the ability to further expand the structure without additional approvals, and whether approval would result in a substantial detriment to the zone plan or zoning ordinance.

Members of the public, Residents William Miho and Kai Miho from 101 Oak Street were given an opportunity to speak. Public comment was offered in opposition to the application, raising concerns regarding neighborhood impacts, scale, intensity of use, and zoning precedent.

After the close of testimony and public comment, the Board deliberated in public session. Based on the testimony, professional reports, and public input, the Board found that the applicant did not satisfy the required statutory criteria for the requested “D” variance relief.

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	
Mayor Jim Lynch			X

4 YES, 5 NO, 2 EXCUSED. Application DENIED.

9. INVITATION FOR PUBLIC COMMENT OF NON-AGENDA MATTERS

- a. No public comments on non-agenda matters at this time.

10. OLD/ NEW BUSINESS

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

11. ADJOURNMENT

- a. To close, Mr. Brewer made a motion to adjourn All members present voted. The meeting was adjourned at approximately 10:52 p.m.

Respectfully submitted,

Briana Clemmons

Briana Clemmons, Planning Board Clerk