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100 Washington Street
Boonton, NJ 07005

**PLANNING BOARD
REGULAR MEETING AGENDA
FEBRUARY 11, 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 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			
Rob Murray			
Adam Schnitzler			
Anthony Suppa			
Jack Venturini			
Mark Wrobel			
Alan Zambarano			
Adam Brewer			
Richard Orlusky			
Mayor Jim Lynch			

The following should also be present:

Board Attorney

Ms. Alexandra Handel, Board Engineer

4. 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: _____

5. APPROVAL OF MINUTES

- a. Minutes of the regular Planning Board meeting of **January 14, 2026** were presented to the Board.

6. RESOLUTIONS

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

7. PUBLIC HEARINGS

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

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

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

8. INVITATION FOR PUBLIC COMMENT OF NON-AGENDA MATTERS

9. OLD BUSINESS

10. NEW BUSINESS

11. ADJOURMENT

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

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